



KENNEDALE CITY COUNCIL AGENDA
SPECIAL BUDGET MEETING I AUGUST 27, 2025 AT 5:30 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

B. INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

II. PUBLIC COMMENT

The Kennedale City Council welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Kennedale City Council cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

III. PUBLIC HEARING

A. To receive public comment on the Fiscal Year 2025-2026 City of Kennedale Budget

B. To receive public comment on a tax rate of \$0.696190 per \$100 valuation proposed by the governing body of the City of Kennedale, with a Maintenance and Operation rate of \$0.483073 and an Interest and Sinking (debt rate) of \$0.213117.

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale City Council, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

B. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. Take action on City of Kennedale Ordinance #789 as described in PZ case# 25-09 to consider a proposed zoning change from "C-2 general commercial District" and "R-3 Single Family Residential District" to an "I – Industrial District" for the properties located at 426 S Dick Price Rd, 516 S Dick Price Rd, 520 S Dick Price Rd, 606 S Dick Price Rd, City of Kennedale, Tarrant County, Texas, 76060.

D. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss and hold a Roll Call Vote to take action on Ordinance #787 of the City of Kennedale, Texas, adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; appropriating resources for each department, project, operation, activity, purchase, account and other expenditures; providing for emergency expenditures and expenditures as allowed by applicable state law; providing for the filing and posting of the budget as required by state law; providing a severability clause; and providing an effective date.
2. Discuss and take action on the ratification of the property tax for Fiscal Year 2026.
3. Discuss and hold a Roll Call Vote to take action on Ordinance #788 of the City of Kennedale, Texas, levying municipal ad valorem taxes for use and support of the municipal government of the City of Kennedale, Texas, for the 2025-2026 fiscal year at the rate of \$0.696190 per one hundred dollars (\$100.00), and for each year thereafter until otherwise provided, on all taxable property within the corporate limits of the City of Kennedale; providing for apportioning each levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid; approving the tax rolls; providing a severability clause; repealing conflicting ordinances; providing a savings clause; and providing an effective date.
4. Authorize the City Manager to Purchase a Patrol Car for the Police Department from the FY 2024-2025 Budget

V. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale City Council determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

VI. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

VII. ADJOURNMENT



BARBARA DAHL,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE AUGUST 27, 2025 KENNEDALE CITY COUNCIL AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING 817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 27, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 27, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 27, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.

SUBJECT

Take action on City of Kennedale Ordinance #789 as described in PZ Case# 25-09 to consider a proposed zoning change from "C-2 General Commercial District" and "R-3 Single Family Residential District" to an "I – Industrial District" for the properties located at 426 S Dick Price Rd, 516 S Dick Price Rd, 520 S Dick Price Rd, 606 S Dick Price Rd, City of Kennedale, Tarrant County, Texas, 76060.

ORIGINATED BY

Nathan Gonzales, Community Development Director

SUMMARY

RECOMMENDATION

Approve

ATTACHMENTS

1.	Staff Report - PZ Case #25-09 Zoning- Nathan Gonzales	Staff Report - PZ Case #25-09 Zoning- Nathan Gonzales.docx
2.	789 Dick Price Road PD Zoning Ordinance.CEA	789 Dick Price Road PD Zoning Ordinance.CEA.docx
3.	FIG 3- VICINITY MAP-Layout1 (1)	FIG 3- VICINITY MAP-Layout1 (1).pdf
4.	Attachments 1-3	Attachments 1-3.pdf
5.	19942 FIG 1 - EXISTING SITE MAP FIG 1 1 (1)	19942 FIG 1 - EXISTING SITE MAP FIG 1 1 (1).pdf
6.	19943 FIG 2- PROPOSED SITE MAP FIG 2 1 (1)	19943 FIG 2- PROPOSED SITE MAP FIG 2 1 (1).pdf
7.	Deed Parcel 4 and 5 - D202040557 (1)	Deed Parcel 4 and 5 - D202040557 (1).pdf
8.	19932_Deed Parcel 2 and half of 3 - D202134488 (1)	19932_Deed Parcel 2 and half of 3 - D202134488 (1).pdf
9.	Deed other half of Parcel 3 - D202134486 (1)	Deed other half of Parcel 3 - D202134486 (1).pdf
10.	19922_Deed Parcel 1 - D202153007 (1)	19922_Deed Parcel 1 - D202153007 (1).pdf
11.	19926_Deed Parcel 2 and half of 3 - D202134488 (1)	19926_Deed Parcel 2 and half of 3 - D202134488 (1).pdf
12.	PZ Case 25-09 200' Buffer Letter (1)	PZ Case 25-09 200' Buffer Letter (1).docx
13.	19922_Deed Parcel 1 - D202153007 (2)	19922_Deed Parcel 1 - D202153007 (2).pdf
14.	Address Labels (2) (1)	Address Labels (2) (1).docx
15.	200' Buffer Map	200' Buffer Map.png
16.	Publisher's Affidavit - P&Z Case 25- (1)	Publisher's Affidavit - P&Z Case 25- (1).pdf
17.	PZ Owner Affidavit (1)	PZ Owner Affidavit (1).pdf

MEETING DATE: AUGUST 27, 2025

AGENDA ITEM NUMBER: Consent Agenda IV C.

SUBJECT

PZ CASE# 25-09 To consider a proposed zoning change from “C-2 GENERAL COMMERCIAL DISTRICT” and “R-3 SINGLE FAMILY RESIDENTIAL DISTRICT” to an “I – INDUSTRIAL DISTRICT” for the properties located at 426 S DICK PRICE RD, 516 S DICK PRICE RD, 520 S DICK PRICE RD, 606 S DICK PRICE RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

ORIGINATED BY

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change
Applicant	Charles Marsh for Texas Regional Landfill Company
Location	606 S Dick Price Rd
Surrounding Uses	Industrial and Residential
Surrounding Zoning	I, R-1, AG
Future Land Use Designation	Industrial
Staff Recommendation	Recommended Approval

I. CURRENT STATUS OF THE PROPERTIES

The properties operated by the Texas Regional Landfill Company consist of (5) separate parcels, currently zoned C-2 and R-3 (See Exhibit A). These parcels will be replatted into one lot, following a successful zoning change. Although the current zoning of C-2 and R-3 exists, the site operates as an entrance and staging area, with scales and a small operations office. The operators have plans to expand the landfill further into the ETJ and Tarrant County areas. This future expansion, however, is not planned to occur within the corporate city limits, and the operators do not have any plans to annex their property into the city. The portion of their property that falls within the city limits may later be used as a customer drop-off station, or transfer station, in the future. A zoning change to Industrial would permit this specific use under a Special Exception, if granted by the Board of Adjustment. The operators plan to relocate their entrance further north, while also removing one entrance to the south. By doing so, traffic visibility in the area would be improved as the current entrance is located near a slope in the road with limited visibility.



II. SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject properties are surrounded by similar land uses. There is an industrial-zoned property to the east (Old Castle), a construction and material company directly north, and undeveloped land to the southeast, currently zoned R-1 but operates as a quarry.

The proposed zoning change is compatible with adjacent uses and zoning.

III. ZONING REVIEW FOR PROPOSED LAND USE

The city's adopted Future Land Use Plan envisions the specific area of town to support existing and future industrial uses (See Exhibits B & C).

Staff has reviewed the city's Comprehensive Plan and Future Land Use Plan and has found that the proposed zoning change is consistent with adopted plans.

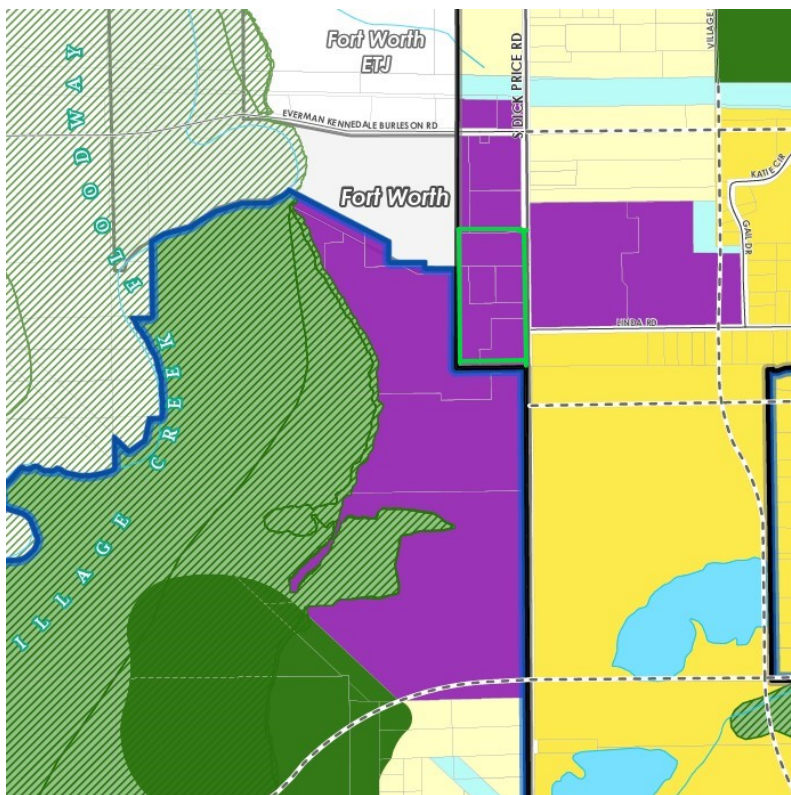


Exhibit B- Future Land Use Plan @ 606 S Dick Price Rd

ECONOMIC DEVELOPMENT GOAL: Kennedale will have a strong and resilient economic base.

OBJECTIVE 1: Continue to capitalize on a strong industrial employment workforce

RECOMMENDATION

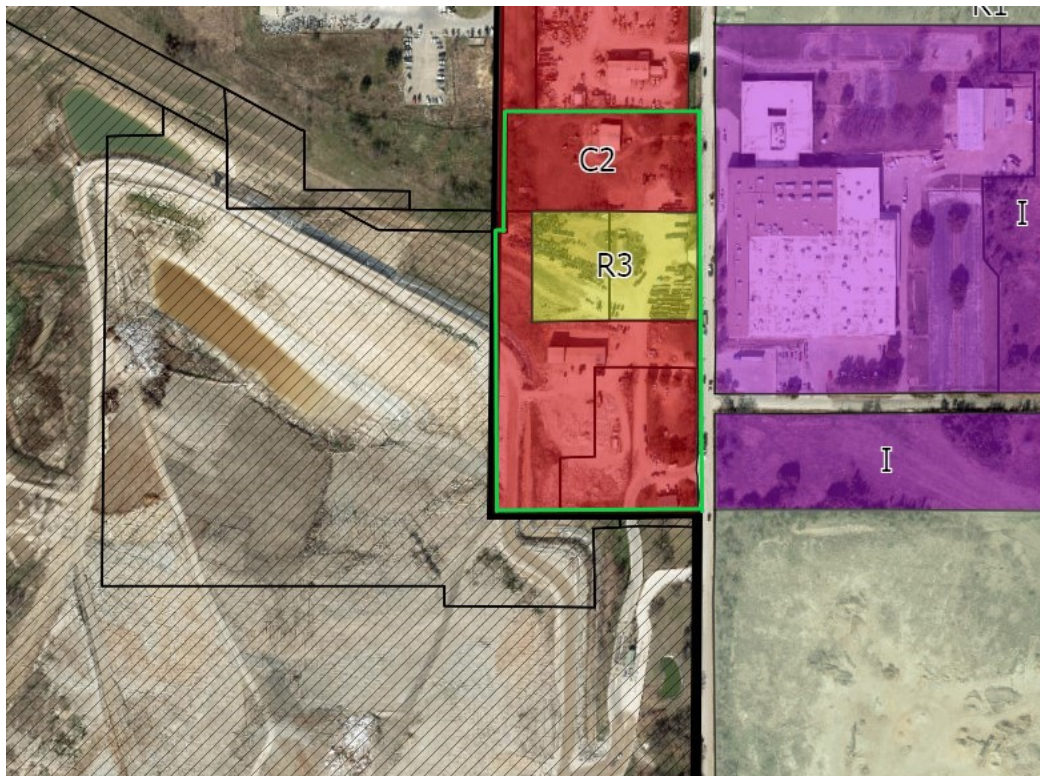
Staff recommends approval.

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change
Applicant	Charles Marsh for Texas Regional Landfill Company
Location	606 S Dick Price Rd
Surrounding Uses	Industrial and Residential
Surrounding Zoning	I, R-1, AG
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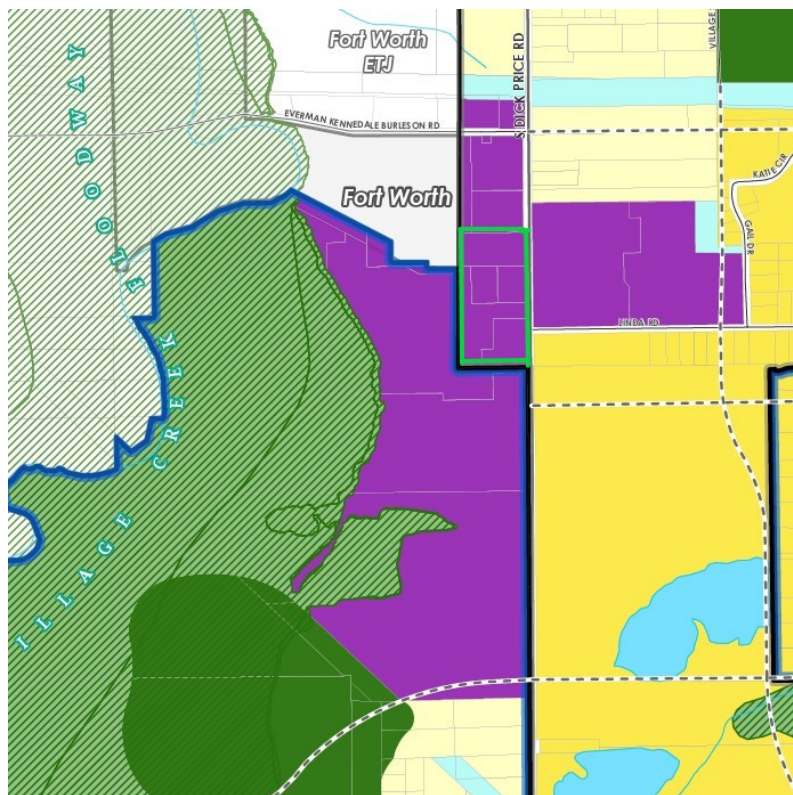


Exhibit B- Future Land Use Plan @ 606 S Dick Price Rd

ECONOMIC DEVELOPMENT GOAL: Kennedale will have a strong and resilient economic base.

OBJECTIVE 1: Continue to capitalize on a strong industrial employment workforce

Exhibit C- Economic Development Goal, Objective 1

On July 24, 2025, the Planning and Zoning Commission conducted a public hearing and recommended approval by a vote a 5-0.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1.	FIG 3- VICINITY MAP-Layout1	FIG 3- VICINITY MAP-Layout1.pdf
2.	19942_ FIG 1 - EXISTING SITE MAP FIG 1 1	19942_ FIG 1 - EXISTING SITE MAP FIG 1 1.pdf
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12.	Publisher's Affidavit - P&Z Case 25-	Publisher's Affidavit - P&Z Case 25-.pdf
13.	PZ Owner Affidavit	PZ Owner Affidavit.pdf

ORDINANCE NO. 789

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE CITY OF KENNEDALE, BEING FIVE PARCELS OF LAND, LOCATED AT 426 S DICK PRICE RD, 500 S DICK PRICE RD, 516 S DICK PRICE RD, 520 S DICK PRICE RD, 606 S DICK PRICE RD FROM “C-2” GENERAL COMMERCIAL AND “R-3” SINGLE FAMILY RESIDENTIAL TO “I” INDUSTRIAL DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas (the “City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the property owners of a certain tract or parcel of land have requested a zoning classification change on the property from its current classification of “C-2” General Commercial and “R-3” Single Family Residential to “I” Industrial District; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on July 24, 2025, and the City Council of the City of Kennedale held a public hearing on August 19, 2025, with respect to the zoning change described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to amend the Unified Development Code, as amended, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

SECTION 1.

The Unified Development Code, as amended, is hereby amended so that the permitted uses in the hereinafter described area shall be altered, changed and amended as shown and described below:

Being five parcels of land, located at 426 S DICK PRICE RD, 500 S DICK PRICE RD, 516 S DICK PRICE RD, 520 S DICK PRICE RD, 606 S DICK PRICE RD, City of Kennedale, Tarrant County, Texas, 76060 (the "Properties"), as more fully depicted in attached figures 1, 2, and 3, (attached and incorporated herein) shall be rezoned from "C-2" General Commercial and "R-3" Single Family Residential to "I" Industrial District.

SECTION 2.

The zoning district and boundaries herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses allowed and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 3.

The use of the Property described above shall conform to all applicable regulations contained in the Uniform Development Code and all other applicable and pertinent ordinances of the City. Any further amendments to the permitted standards and regulations of the standards shall require public hearings and approval by the Planning and Zoning Commission and the City Council.

SECTION 4.

The City Secretary is hereby directed to amend the official zoning map to reflect the changes in classifications approved herein.

SECTION 5.

This Ordinance shall be cumulative of the Unified Development Code, as amended, and all other ordinances of the City of Kennedale, Texas, affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 6.

All rights or remedies of the City of Kennedale, Texas, are expressly saved as to any and all violations of the Unified Development Code, as amended, that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 7.

It is hereby declared to be the intention of the City Council of the City of Kennedale that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 8.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

The City Secretary of the City of Kennedale is hereby directed to publish the caption, the penalty clause, the publication clause, and the effective date clause of this Ordinance as provided by Section 3.10 of the Charter of the City of Kennedale.

SECTION 10.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE ON THIS _____ DAY OF _____, 2025.

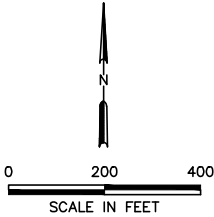
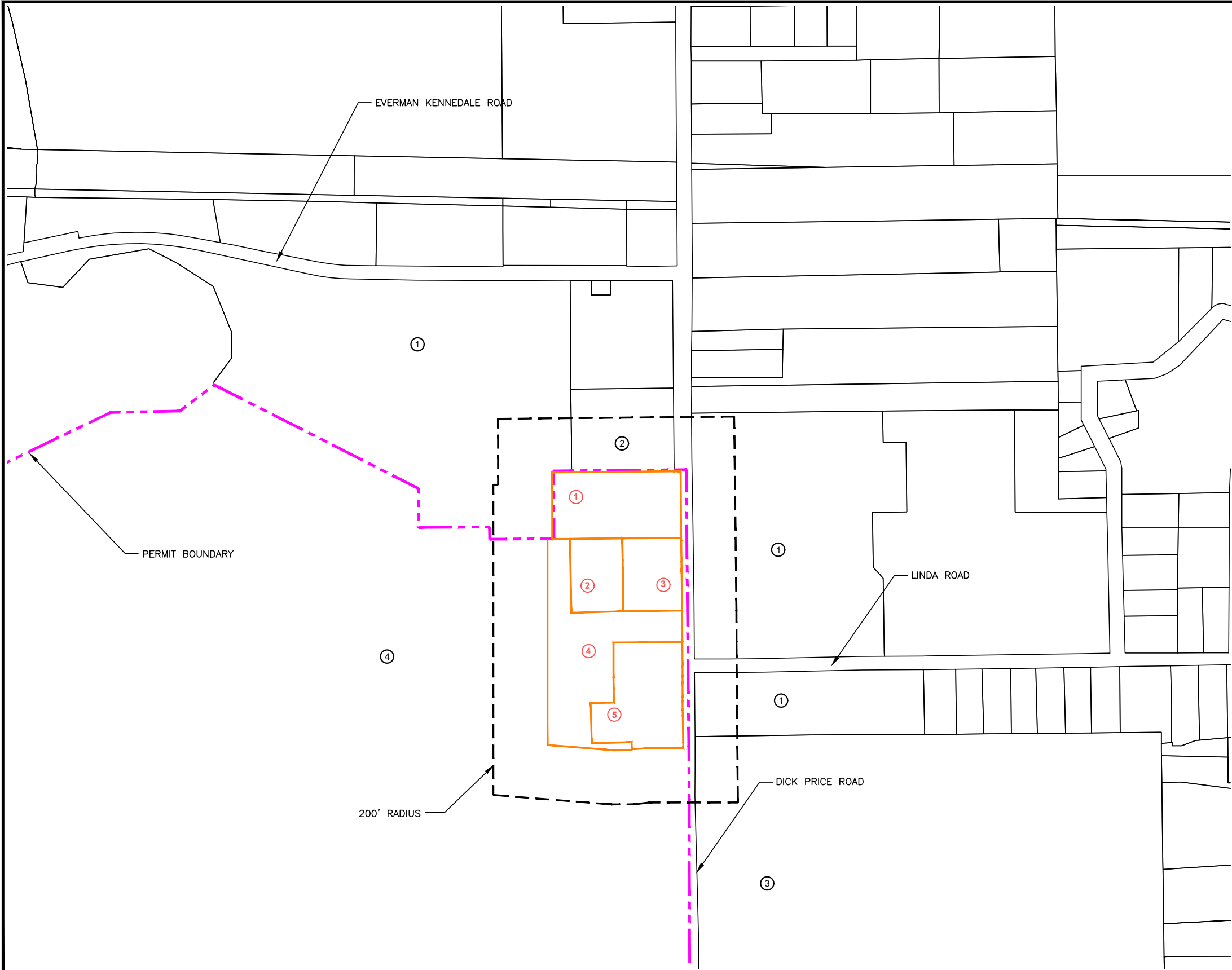
APPROVED:

MAYOR, BRAD HORTON

ATTEST:

CITY SECRETARY, BARBARA DAHL

P:\Solid waste\WC\Dick Price Road TS\Zoning\Fig 3- VICINITY MAP.dwg, enarsh, 1:2



LEGEND

- LANDFILL PERMIT BOUNDARY
- PROPOSED INDUSTRIAL ZONING

PARCEL ADDRESS

- ① 426 S DICK PRICE RD
- ② 516 S DICK PRICE RD
- ③ 520 S DICK PRICE RD
- ④ 500 S DICK PRICE RD
- ⑤ 606 S DICK PRICE RD

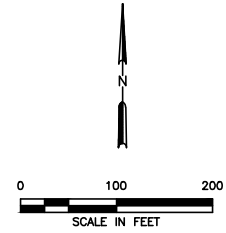
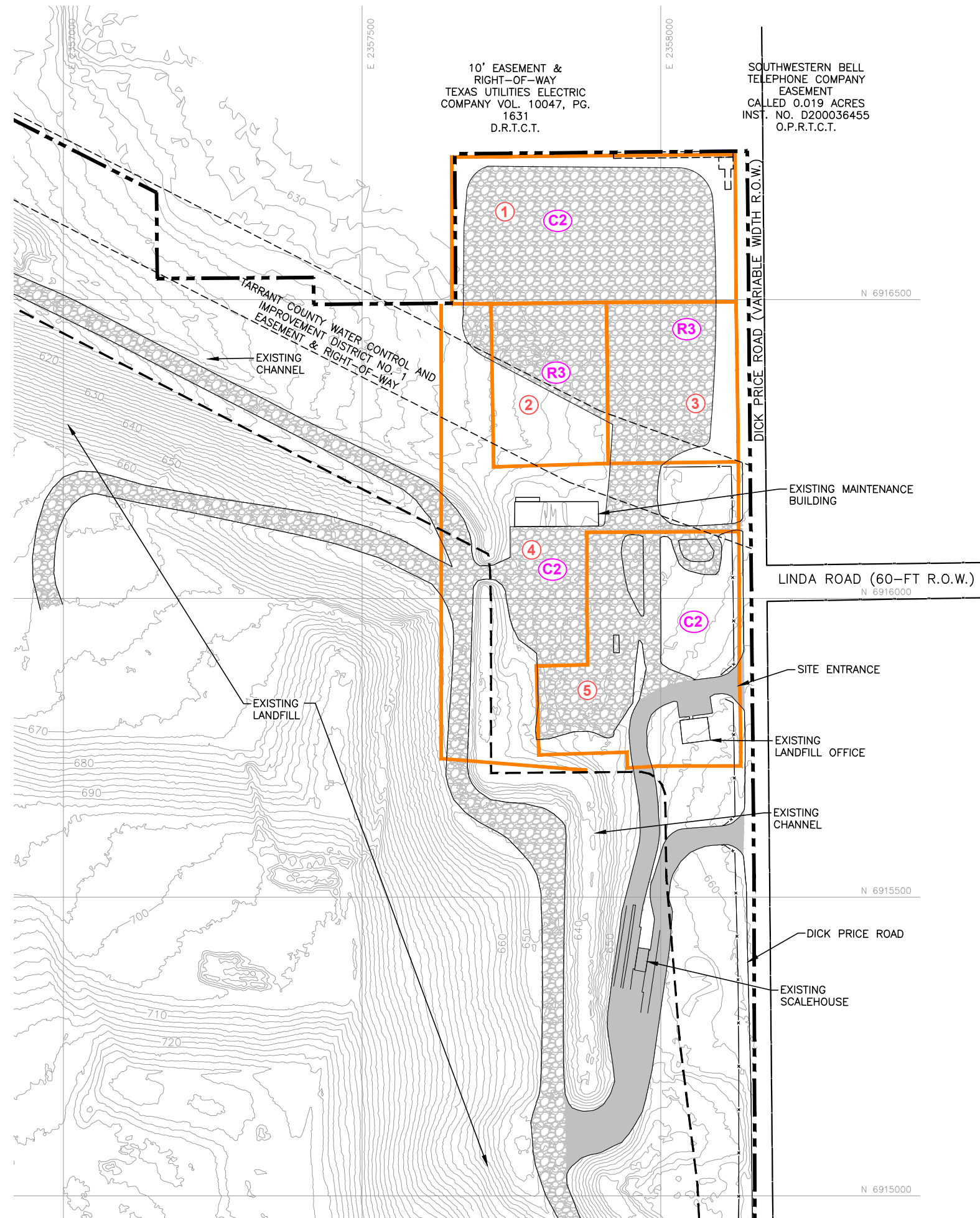
LANDOWNERS WITHIN 200'

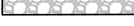
- ① OLDCASTLE INFRASTRUCTURE INC.
- ② ARK CONTRACTING SERVICES LLC.
- ③ MARTIN AIMEE A
- ④ IESI TX LANDFILL LP

NOTES:

- 1. PROPERTY LINES REPRODUCED FROM TARRANT COUNTY APPRAISAL DISTRICT DEEDS BOUNDARY MAP.

☐ DRAFT ☒ FOR PERMITTING PURPOSES ONLY ☐ ISSUED FOR CONSTRUCTION		PREPARED FOR TEXAS REGIONAL LANDFILL COMPANY, LP		ZONING APPLICATION VICINITY MAP		
DATE: 05/2025 FILE: 0771-356-11 CAD: 3-VICINITY MAP.DWG		DRAWN BY: RAA DESIGN BY: SSM REVIEWED BY: CMW				
 Weaver Consultants Group TBPE REGISTRATION NO. F-3727		REVISIONS		FORT WORTH C&D LANDFILL TARRANT COUNTY, TEXAS		
		NO.	DATE	DESCRIPTION	WWW.WCGRP.COM	FIGURE 3



- | LEGEND | |
|---|----------------------------|
|  | LANDFILL PERMIT BOUNDARY |
|  | PROPOSED INDUSTRIAL ZONING |
|  | PERMITTED LIMITS OF WASTE |
|  | EXISTING CONTOUR |
|  | STATE PLANE COORDINATE |
|  | PARCEL ID |
|  | EXISTING BORING |
|  | EXISTING GRAVEL/DIRT ROAD |
|  | EXISTING CONCRETE ROAD |

- CITY OF KENNEDALE ZONING INFORMATION**
- | | |
|-------------|---------------------------|
| (C2) | GENERAL COMMERCIAL |
| (R3) | SINGLE FAMILY RESIDENTIAL |

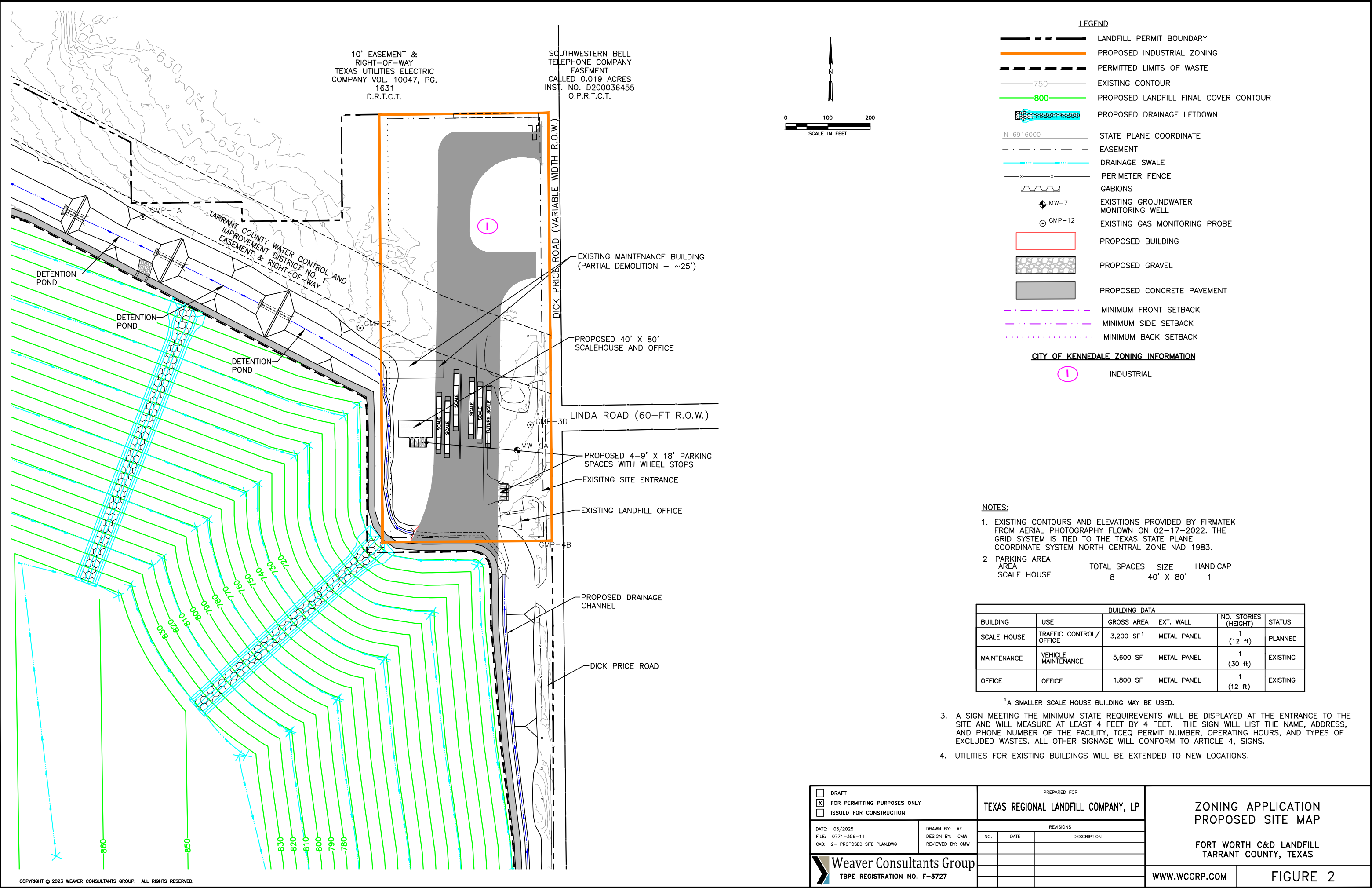
- | <u>PARCEL ADDRESS</u> | |
|-----------------------|---------------------|
| ① | 426 S DICK PRICE RD |
| ② | 516 S DICK PRICE RD |
| ③ | 520 S DICK PRICE RD |
| ④ | 500 S DICK PRICE RD |
| ⑤ | 606 S DICK PRICE RD |

NOTES:

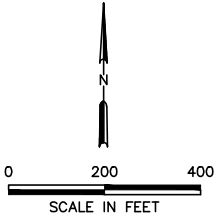
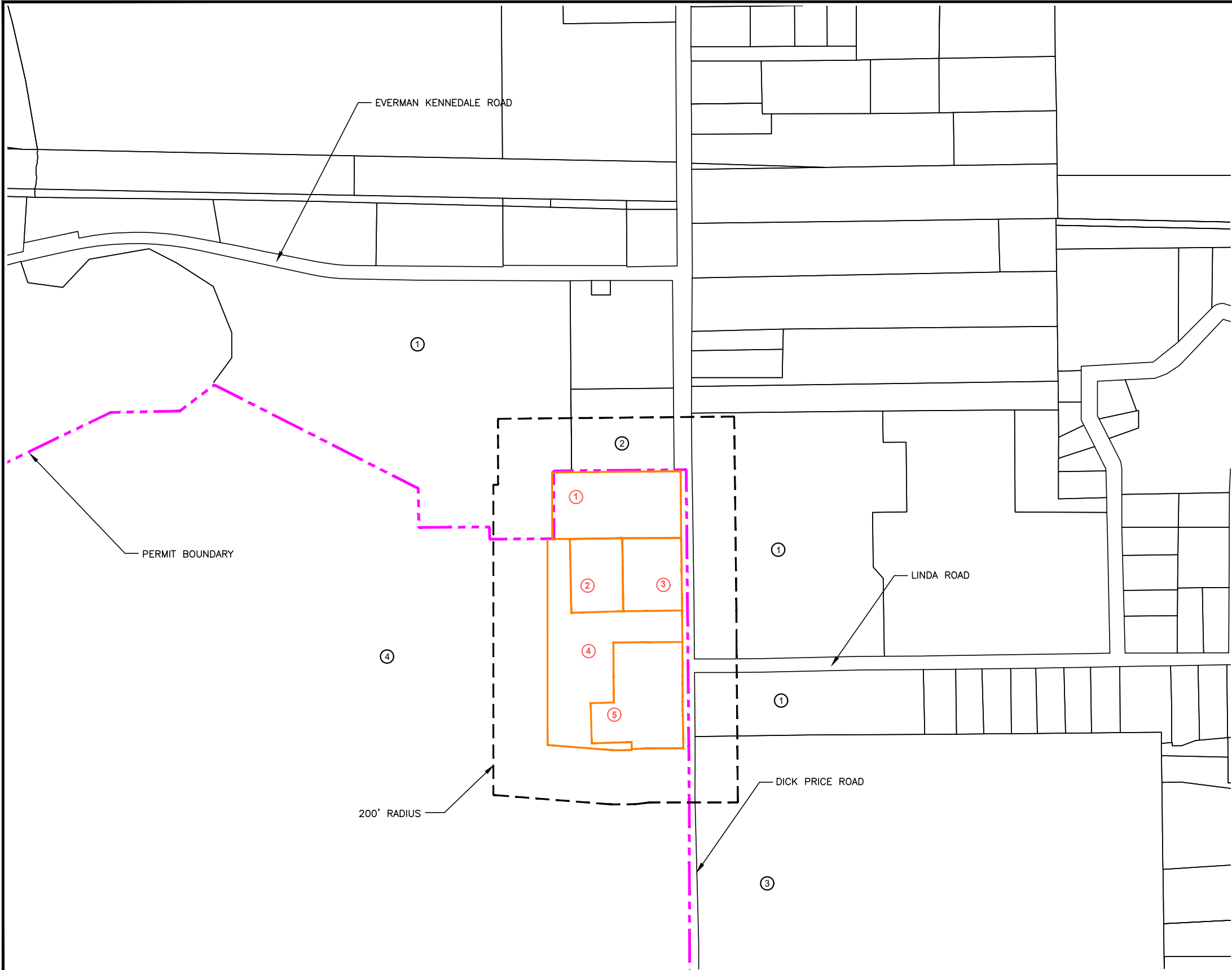
1. EXISTING CONTOURS AND ELEVATIONS PROVIDED BY FIRMATEK FROM AERIAL PHOTOGRAPHY FLOWN ON 02-17-2022. THE GRID SYSTEM IS TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 1983.

☐ DRAFT ☒ FOR PERMITTING PURPOSES ONLY ☐ ISSUED FOR CONSTRUCTION		PREPARED FOR		ZONING APPLICATION EXISTING SITE MAP		
TEXAS REGIONAL LANDFILL COMPANY, LP						
DATE: 05/2025 FILE: 0771-356-11 CAD: 1- EXISTING SITE PLAN.DWG		DRAWN BY: RAA DESIGN BY: SSM REVIEWED BY: CMW		FORT WORTH C&D LANDFILL TARRANT COUNTY, TEXAS		
Weaver Consultants Group TBPE REGISTRATION NO. F-3727		REVISIONS				
		NO.	DATE	DESCRIPTION		
				WWW.WCGRP.COM		
				FIGURE 1		

P:\Solid waste\WC\Dick Price Road TS\Zoning\FIG 2- PROPOSED SITE MAP.dwg, cmar.sh, 1:2



P:\Solid waste\WC\Dick Price Road TS\Zoning\Fig 3- VICINITY MAP.dwg, enarsh, 1:2



LEGEND

- LANDFILL PERMIT BOUNDARY
- PROPOSED INDUSTRIAL ZONING

PARCEL ADDRESS

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- ③ 520 S DICK PRICE RD
- ④ 500 S DICK PRICE RD
- ⑤ 606 S DICK PRICE RD

LANDOWNERS WITHIN 200'

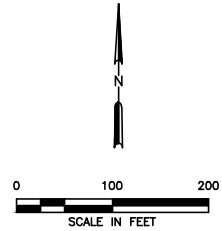
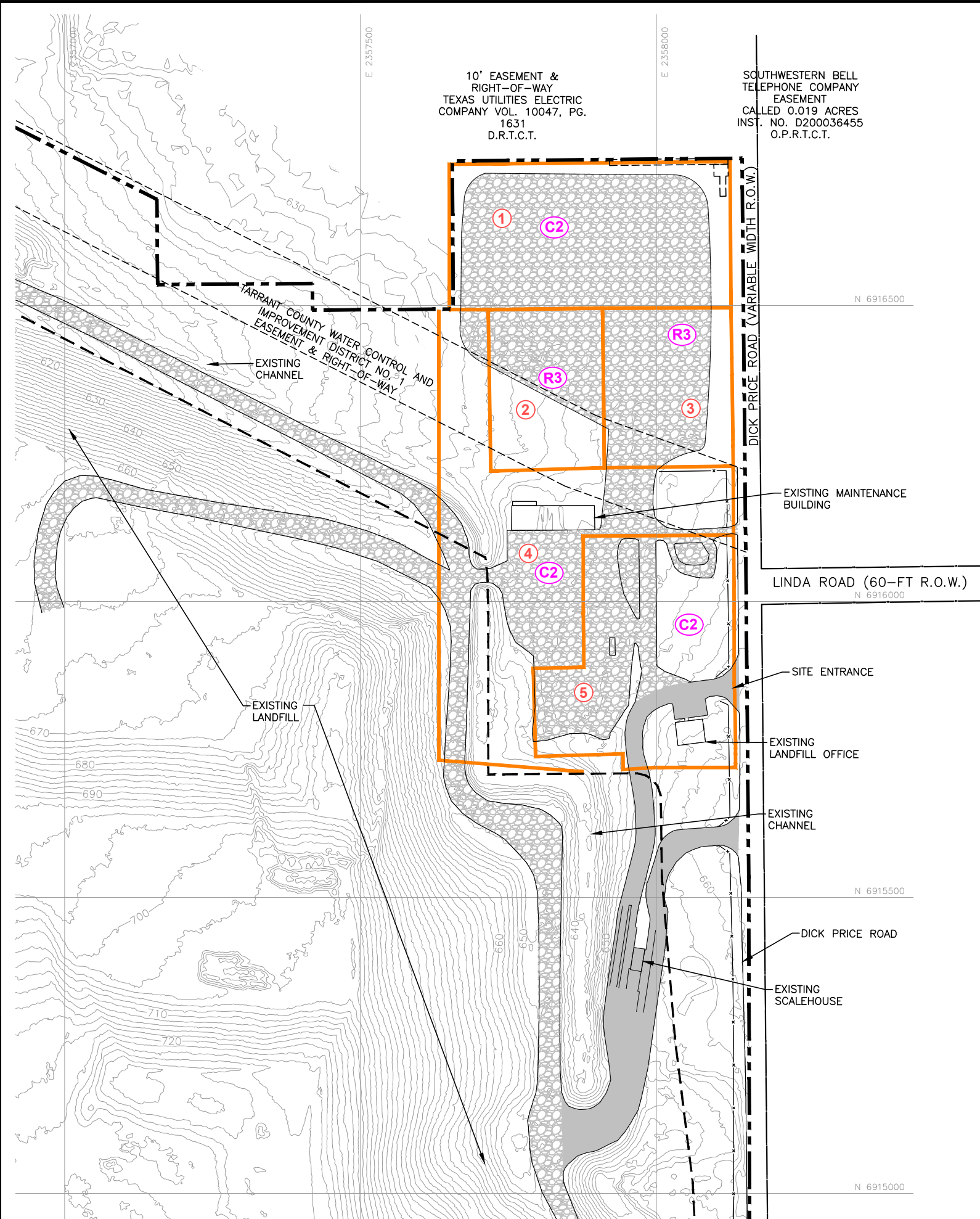
- ① OLDCASTLE INFRASTRUCTURE INC.
- ② ARK CONTRACTING SERVICES LLC.
- ③ MARTIN AIMEE A
- ④ IESI TX LANDFILL LP

NOTES:

- 1. PROPERTY LINES REPRODUCED FROM TARRANT COUNTY APPRAISAL DISTRICT DEEDS BOUNDARY MAP.

☐ DRAFT ☒ FOR PERMITTING PURPOSES ONLY ☐ ISSUED FOR CONSTRUCTION		PREPARED FOR TEXAS REGIONAL LANDFILL COMPANY, LP		ZONING APPLICATION VICINITY MAP		
DATE: 05/2025 FILE: 0771-356-11 CAD: 3-VICINITY MAP.DWG		DRAWN BY: RAA DESIGN BY: SSM REVIEWED BY: CMW				
 Weaver Consultants Group TBPE REGISTRATION NO. F-3727		REVISIONS		FORT WORTH C&D LANDFILL TARRANT COUNTY, TEXAS		
		NO.	DATE	DESCRIPTION	WWW.WCGRP.COM	FIGURE 3

P:\Solid waste\WC\Dick Price Road TS\Zoning\FIG 1 - EXISTING SITE MAP.dwg, cmar.sh, 1:2



LEGEND	
	LANDFILL PERMIT BOUNDARY
	PROPOSED INDUSTRIAL ZONING
	PERMITTED LIMITS OF WASTE
	EXISTING CONTOUR
	STATE PLANE COORDINATE
	PARCEL ID
	EXISTING BORING
	EXISTING GRAVEL/DIRT ROAD
	EXISTING CONCRETE ROAD

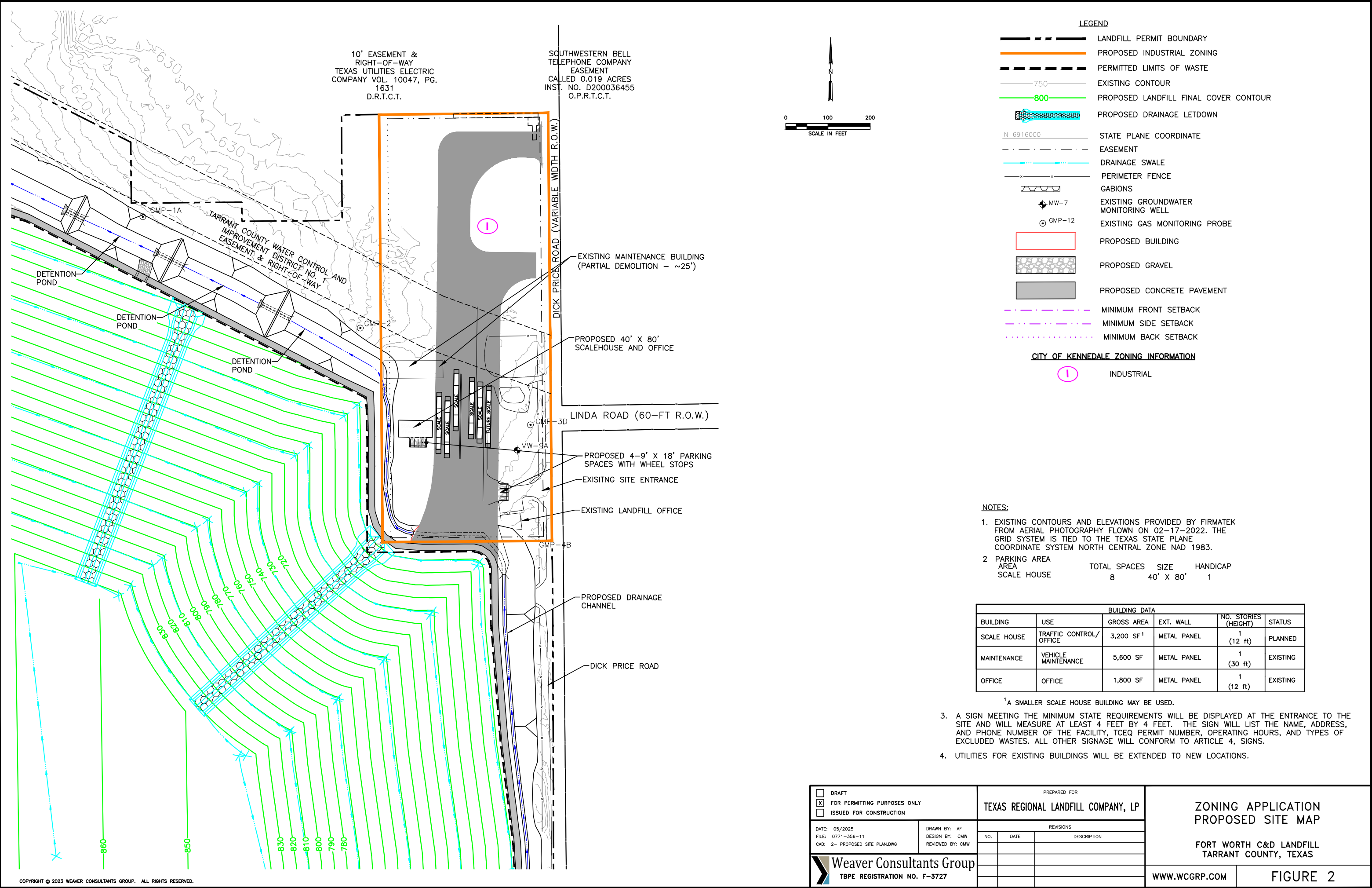
CITY OF KENNEDALE ZONING INFORMATION	
	GENERAL COMMERCIAL
	SINGLE FAMILY RESIDENTIAL

PARCEL ADDRESS	
	426 S DICK PRICE RD
	516 S DICK PRICE RD
	520 S DICK PRICE RD
	500 S DICK PRICE RD
	606 S DICK PRICE RD

NOTES:
1. EXISTING CONTOURS AND ELEVATIONS PROVIDED BY FIRMATEK FROM AERIAL PHOTOGRAPHY FLOWN ON 02-17-2022. THE GRID SYSTEM IS TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 1983.

☐ DRAFT ☒ FOR PERMITTING PURPOSES ONLY ☐ ISSUED FOR CONSTRUCTION		PREPARED FOR		ZONING APPLICATION EXISTING SITE MAP	
		TEXAS REGIONAL LANDFILL COMPANY, LP			
DATE: 05/2025 FILE: 0771-356-11 CAD: 1- EXISTING SITE PLAN.DWG		DRAWN BY: RAA DESIGN BY: SSM REVIEWED BY: CMW		FORT WORTH C&D LANDFILL TARRANT COUNTY, TEXAS	
 Weaver Consultants Group TBPE REGISTRATION NO. F-3727		REVISIONS			
		NO.	DATE	DESCRIPTION	
				WWW.WCGRP.COM	
				FIGURE 1	

P:\Solid waste\WC\Dick Price Road TS\Zoning\FIG 2- PROPOSED SITE MAP.dwg, cmar.sh, 1:2



21
30

SPECIAL WARRANTY DEED

Date: January 31, 2002

Grantor: Will Kari d/b/a Kari Excavating and Construction Company,
Christine Louise Lamb and Jerome Stock

Grantor's Mailing Address:

4041 Diamond Loch West
Fort Worth, Tarrant County, Texas 76180

Grantee: IESI TX Landfill, LP

Grantee's Mailing Address:

6125 Airport Freeway
Suite 202
Haltom City, Tarrant County, Texas 76117

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed.

Property (including any improvements): 133.13 acre tract in Tarrant County, Texas, part of Blocks 53 and 54, SHELBY COUNTY SCHOOL LAND SURVEY, A-1375 more particularly described in Exhibit "A" attached hereto and incorporated herein.

Reservations from and Exceptions to Conveyance and Warranty: Those exceptions shown on Exhibit "B" attached hereto and incorporated herein; and taxes for 2002, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part

FILED
TARRANT COUNTY TEXAS

2002 FEB 11 AM 11:31

SUZANNE HENDERSON
COUNTY CLERK

COPIES

thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

This Conveyance by Grantor to Grantee is made on an "AS-IS WHERE-IS" basis. Except as specifically provided herein, Grantor **MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.**

When the context requires, singular nouns and pronouns include the plural.

Will Kari

WILL KARI

d/b/a KARI EXCAVATING AND
CONSTRUCTION COMPANY

Christine Louise Lamb Stock

CHRISTINE LOUISE LAMB STOCK

a/k/a CHRISTINE LOUISE LAMB

Jerome Stock

JEROME STOCK

STATE OF TEXAS §
COUNTY OF TARRANT §

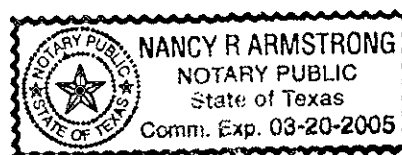
BEFORE ME, the undersigned authority, on this day personally appeared Will Kari, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of January, 2002.

Nancy R. Armstrong

Notary Public-State of Texas

SPECIAL WARRANTY DEED

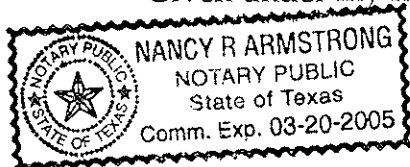


PAGE 2

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Christine Louise Lamb Stock a/k/a Christine Louise Lamb, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of January, 2002.

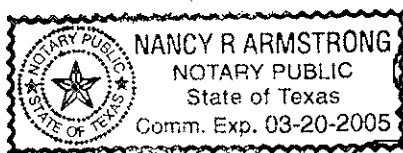


Nancy R. Armstrong
Notary Public-State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Jerome Stock, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of January, 2002.



Nancy R. Armstrong
Notary Public-State of Texas

AFTER RECORDING RETURN TO:

Mr. John Frazier
201 Main Street, Suite 2500
Fort Worth, Texas 76102

Exhibit "A"

Being a 133.13 acre tract comprising all of that certain Christine Louise Lamb 0.878 acre tract (Vol. 12431, Pg. 681, Tarrant County Deed Records) and all of Tracts 1, 4 and 5; part of Tracts 3 and 4 of that certain Will Kari property (Vol. 09469, Pg. 1878, TCDR) and being part of Blocks 53 and 54, in the Shelby County School Land Survey, A-1375, Tarrant County, Texas. The 133.13 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike set in Dick Price Road at the Southeast corner of said Will Kari Tract 5 and the Northeast corner of that certain IESI 38.107 acre tract (Vol. 12748, Pg. 132 TCDR);

Thence S. 89 degrees 14 minutes 39 seconds W. (Call N. 89 degrees 58 minutes 52 seconds W) along the North boundary line of said IESI tract a distance of 2537.76 feet to a Tesco monument found for the Southwest corner of said Will Kari Tract 1;

Thence N. 46 degrees 48 minutes 59 seconds W. (Call N. 45 degrees 56 minutes W); along the Northeasterly TESCO right-of-way line and the Southwesterly line of said Will Kari Tract 1; passing at 324.90 feet (Call 325.54') a 1/2 inch iron rod found on line; for a total distance of 410.90 feet to the centerline of Village Creek.

Thence along the centerline of Village Creek as follows:

N. 39 degrees 23 minutes 43 seconds E a distance of 183.99 feet;
N. 05 degrees 23 minutes 37 seconds E a distance of 248.14 feet;
N. 06 degrees 35 minutes 46 seconds W a distance of 271.25 feet;
N. 22 degrees 45 minutes 38 seconds W a distance of 203.92 feet;
N. 33 degrees 05 minutes 28 seconds W a distance of 223.00 feet to a point for corner;

Thence N. 89 degrees 35 minutes 07 seconds E (Call S. 89 degrees 04 minutes E) along said Will Kari Tract 3 a distance of 158.98 feet (Call 158.3') to a iron rod with cap found for a point for corner;

Thence N 00 degrees 38 minutes 35 seconds W (Call N 00 degrees 11 minutes) along the West boundary line of said Will Kari Tract 3 a distance of 1352.60 to a PK nail set for the Northwest corner of this 133.13 acre tract;

Thence N 83 degrees 44 minutes 07 seconds E (Call N 84 degrees 32 minutes East) along Everman-Kennedale Road a distance of 89.87 feet to a PK nail set for a point for corner;

Thence N 76 degrees 51 minutes 09 seconds E (Call N 77 degrees 39 minutes E) along Everman-Kennedale Road a distance of 220.38 feet to a PK nail set for a point for corner;

Thence along the centerline of Village Creek as follows:

S 18 degrees 32 minutes 48 seconds E a distance of 111.31 feet;
S 82 degrees 52 minutes 48 seconds E a distance of 130.00 feet;
N 57 degrees 58 minutes 17 seconds E a distance of 180.00 feet;
S 89 degrees 34 minutes 11 seconds E a distance of 267.59 feet;
S 57 degrees 32 minutes 48 seconds E a distance of 160.00 feet;
S 28 degrees 44 minutes 51 seconds E a distance of 136.44 feet;
S 01 degrees 57 minutes 56 seconds E a distance of 144.68 feet;
S 35 degrees 47 minutes 12 seconds W a distance of 110.67 feet to a point for corner.

Thence S 63 degrees 03 minutes 25 seconds E along the Southerly boudary line of that certain Waste Management of Texas, Inc. tract (Vol. 10986, Pg. 609 TCDR) a distance of 845.08 feet to a iron rod with cap

set for a point for corner and from which a 1" iron rod found for the Northeast corner of said Waste Mgmt tract bears N 00 degrees 29 minutes 43 seconds W 770.92.

Thence S 00 degrees 29 minutes 43 seconds E along said Will Kari Tract 2 a distance of 143.87 feet to a iron rod with cap found for a point for corner;

Thence N 89 degrees 40 minutes 49 seconds E (Call S 89 degrees 16 seconds E) along said Will Kari Tract 2 a distance of 260.10 feet (Call 259.47 feet) to a wood post found for a point for corner and from which a iron rod with cap bears 0.8' N & 1.6' E.

Thence S 00 degrees 47 minutes 02 seconds E (Call S 00 degrees 17 minutes W) along said Will Kari Tract 2 a distance of 45.19 feet (Call 45.0') to a wood post found for a point for corner.

Thence N 89 degrees 19 minutes 46 seconds E (Call S 89 degrees 46 minutes E) along said Will Kari Tract 2; passing at 239.12 feet to a 1/2 inch rod found on line; for a total distance of 292.82 feet (Call 293.24) to a iron rod with cap set for a point for corner.

Thence S 00 degrees 33 minutes 18 seconds E (Call S 00 degrees 14 minutes W) along said Will Kari Tract 2 a distance of 283.19 feet (Call 283.2') to a iron rod with cap found for a point for corner;

Thence N 89 degrees 31 minutes 52 seconds E (Call S 89 degrees 40 minutes 24 seconds E) along said Will Kari Tract 2, passing at 411.23 feet a one inch iron rod found on the West line of Dick Price Road; for a total distance of 436.83 feet (Call 436.9') to a PK nail set for a point for corner;

Thence S 00 degrees 31 minutes 33 seconds E (Call S 00 degrees 19 minutes 35 seconds W) along Dick Price Road a distance of 303.42 feet to a PK nail set for the Northeast corner of said Lamb 0.878 acre tract and from which a found 1/2 inch iron rod bears S 88 degrees 44 minutes 31 seconds W 24.23 feet;

Thence S 00 degrees 26 minutes 05 seconds E (Call S 00 degrees 19 minutes 35 seconds W) along Dick Price Road a distance of 181.30 feet to a PK nail set for the Southeast corner of said Lamb 0.878 acre tract and from which a found 1/2 inch iron rod bears S 85 degrees 55 minutes 29 seconds W 25.22 feet;

S 00 degrees 27 minutes 58 seconds E (Call S 00 degrees 19 minutes 35 seconds W) along Dick Price Road a distance of 197.53 feet to a PK nail set for the Southeast corner of said Will Kari Tract 3 and the Northeast corner said Will Kari Tract 4 and from which a found 1/2 inch iron rod bears S 89 degrees 29 minutes 48 seconds W 25.48 feet;

Thence S 00 degrees 08 minutes 16 seconds E (Call S 00 degrees 38 minutes 42 seconds W) along Dick Price Road, a distance of 698.26 feet (Call 698.14;) to the POINT OF BEGINNING.

Exhibit "B"

Easement Rights, Terms, Conditions and Stipulations as set out in "Quit-Claim Deed with Reservation of Pipeline Easement":

Grantor: Tarrant County Water Control and Improvement District Number One

To: Elvis C. Culton, recorded in Volume 5707, Page 717, Deed Records, Tarrant County, Texas.

Easement, Rights, Terms, Conditions and Stipulations as set out in Suit 67-103463-87, District Court styles: "Tarrant County Water Control and Improvement District Number One vs. Elvis C. Culton and wife, Mary J. Culton", recorded District Court, Tarrant County, Texas.

Memorandum of Purchase Option:

Parties: Will Kari d/b/a Kari Excavating and Construction Company and Independent Environmental Services, Inc.

Recorded: April 28, 1997, Volume 12748, Page 133, Real Records, Tarrant County, Texas.

Rights, Terms, Conditions and Stipulations as set out in Certified Copy of Judgment #67-6783-71, styles: "Tarrant County Water Control and Improvement District Number One vs. Floyd Henry Culton, et al, recorded in Volume 5465, Page 344, Deed Records, Tarrant County, Texas.

Matters as disclosed by the examination of survey prepared by Kevin A. Olsen, Registered Public Surveyor No. 4524, dated September-December, 2001:

1). Encroachment or protrusion of fence along the South and Southeast portion of property.

2). Encroachment or protrusion of Village Creek along the Southwest, West, Northwest and Northerly property lines.

3). Manholes and Power Poles located within the easement described in Volume 5465, Page 344, Deed Records, Tarrant County, Texas.

4). Power Poles located on a portion of the East property line.

5. Pond, and Shed located within the Easement recorded in Volume 5465, Page 344, Deed Records, Tarrant County, Texas.

Unofficial Copy

D202040557
MR JOHN FRAZIER
201 MAIN ST #2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O: F I R S T A M E R I C A N T I T L E C O

RECEIPT NO	REGISTER	REC'D-BY	PRINTED DATE	TIME
202153358	DR91	CAR	02/11/2002	11:32

	INSTRUMENT	FEHCD	INDEXED	TIME	
1	D202040557	WD	20020211	11:32	CG

T O T A L D O C U M E N T S : 0 1 F E E S : 2 1 . 0 0

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

GENERAL WARRANTY DEED

FILED
TARRANT COUNTY TEXAS
2002 MAY 16 AM 9:04

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS

§

BY _____

That Lynn Hommel aka Lynn Ashley Hommel, and wife, Paula Hommel aka Paula Jean Hommel (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **IESI TX LANDFILL LP**, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Travis County, Texas, and more particularly described on **EXHIBIT "A"** which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on **Exhibit "B"** attached hereto (herein called the "Permitted Encumbrances").

TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to **WARRANT** and **FOREVER DEFEND**, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 15 day of May, 2002.

Lynn Hommel

Lynn Hommel aka Lynn Ashley Hommel

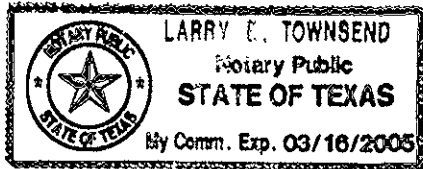
Paula Hommel

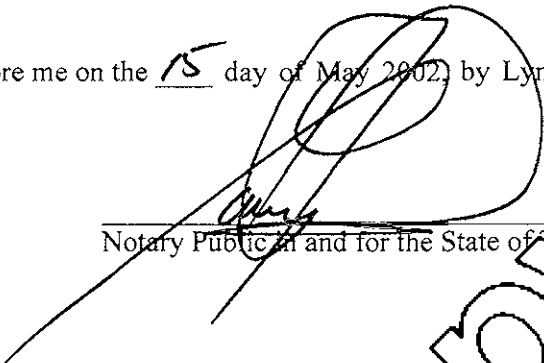
Paula Hommel aka Paula Jean Hommel

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Lynn Hommel
aka Lynn Ashley Hommel.

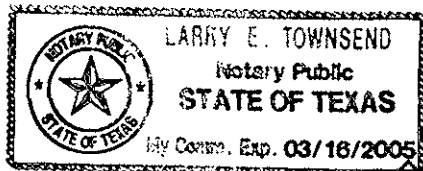


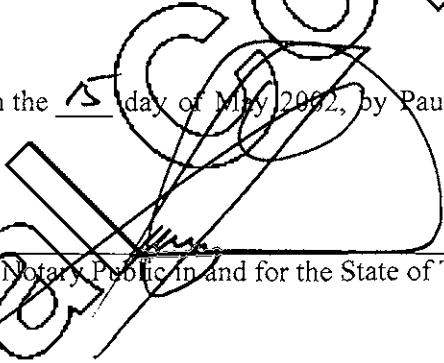

Notary Public in and for the State of Texas

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Paula Hommel
aka Paula Jean Hommel.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

Parcel 1

BEING A TRACT OR PARCEL OF LAND OUT OF BLOCK 53, SHELBY COUNTY SCHOOL LAND SURVEY, ABST. NO. 1375, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 57.692 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOL. 2604, PAGE 61, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin at the Southwest corner of a 0.272 acre tract of land described in a deed recorded in Vol. 5720, Page 485, Deed Records, Tarrant County, Texas, said point being South 0 deg. 18 min. 00 sec. West 1262.44 feet and North 89 deg. 44 min. 00 sec. West 236.30 feet from the Northeast corner of said Block 53;

THENCE North 89 deg. 44 min. 00 sec. West 200.00 feet to an iron pin for corner;

THENCE North 0 deg. 18 min. 00 sec. East 283.80 feet to an iron pin for corner;

THENCE South 89 deg. 44 min. 00 sec. East 200.00 feet to an iron pin for corner;

THENCE South 0 deg. 18 min. 00 sec. West 283.80 feet to the POINT OF BEGINNING and containing 1.303 acres of land more or less.

Parcel 2

Being a tract of land out of Block 53 of the SHELBY COUNTY SCHOOL LAND SURVEY, Abstract No. 1375, Tarrant County, Texas, and being all of the tract conveyed to Lynn Ashley Hommel and Paula Hommel by deed recorded in Volume 6979, Page 2113, and a portion of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5927, Page 728, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East line of Block 53, said point being South 0 degrees 18 minutes 00 seconds West 978.64 feet from its Northeast corner and in the centerline of Dick Price Road;

THENCE South 0 degrees 18 minutes 00 seconds West with the East line of Block 53 and the centerline of Dick Price Road 134.62 feet to a point for corner;

THENCE North 89 degrees 44 minutes 00 seconds West at 25 feet passing an iron pin in the West line of Dick Price Road, in all 236.30 feet to a point for corner;

THENCE North 0 degrees 18 minutes 00 seconds East 134.62 feet to a point for corner;

THENCE South 89 degrees 44 minutes 00 seconds East at 211.3 feet passing an iron pin in the West line of Dick Price Road, in all 236.30 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 1328, Page 633, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 3226, Page 287, Deed Records of Tarrant County, Texas.
3. Easement for water main and sewer lines granted to F. H. Culton and wife, Beulah Culton, recorded in Volume 3848, Page 202, Deed Records of Tarrant County, Texas.
4. Easement awarded to Texas Electric Service Company by judgment entered in Cause No. 66,851, County Court at Law of Tarrant County, a certified copy of which is recorded in Volume 4711, Page 869, Deed Records of Tarrant County, Texas.
5. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 96-6784-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5096, Page 407, Deed Records of Tarrant County, Texas.
6. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 67-6783-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5465, Page 344, Deed Records of Tarrant County, Texas.
7. Easement for roadway granted to Tarrant County, State of Texas, recorded in Volume 5759, Page 148, Deed Records of Tarrant County, Texas.
8. Easement for water line conveyed by grantors in warranty deed recorded in Volume 6345, Page 598, Deed Records of Tarrant County, Texas.

D202134488
KELLY HART & HALLMAN
201 MAIN ST #2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202271696	DR91	CAP	05/16/2002	09:03

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202134488	WD	20020516	09:03	CK 8112

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

DT-02C 99819-LET

GENERAL WARRANTY DEED

FILED
TRAVIS COUNTY TEXAS
2002 MAY 15 AM 9:03

STATE OF TEXAS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS

SUZANNE HENDERSON
COUNTY CLERK

That Vicki G. Lamb and Susan Nichols (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by IESI TX LANDFILL LP, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Travis County, Texas, and more particularly described on EXHIBIT "A" which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on Exhibit "B" attached hereto (herein called the "Permitted Encumbrances").

TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 15 day of May, 2002.

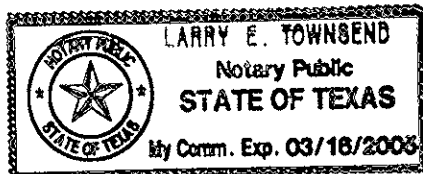
Vicki G. Lamb
Vicki G. Lamb

Susan K. Nichols
Susan Nichols

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Vicki G. Lamb.

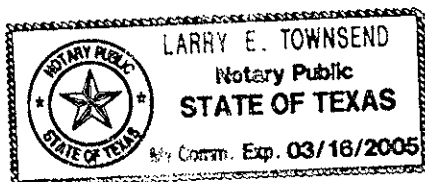


[Signature]
Notary Public in and for the State of Texas

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Susan Nichols.



[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

Legal Description

A tract of land out of Block 53 of the SHELBY COUNTY SCHOOL LAND SURVEY, Abstract No. 1375, Tarrant County, Texas, being all of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5720, Page 485, and a portion of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5623, Page 228, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East line of Block 53, said point being South 0 degrees 18 minutes 00 seconds West 1113.26 feet from its Northeast corner and in the centerline of Dick Price Road;

THENCE South 0 degrees 18 minutes 00 seconds West with the East line of Block 53 and the centerline of Dick Price Road 149.18 feet to a point for corner;

THENCE North 89 degrees 44 minutes 00 seconds West at 25 feet passing an iron pin in the West line of Dick Price Road, in all 236.3 feet to a point for corner;

THENCE North 0 degrees 18 minutes 00 seconds East 149.18 feet to a point for corner;

THENCE South 89 degrees 44 minutes 00 seconds East at 211.3 feet passing an iron pin in the West line of Dick Price Road, in all 236.3 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 1328, Page 633, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 3226, Page 287, Deed Records of Tarrant County, Texas.
3. Easement for water main and sewer lines granted to F. H. Culton and wife, Beulah Culton, recorded in Volume 3848, Page 202, Deed Records of Tarrant County, Texas.
4. Easement awarded to Texas Electric Service Company by judgment entered in Cause No. 66,851, County Court at Law of Tarrant County, a certified copy of which is recorded in Volume 4711, Page 869, Deed Records of Tarrant County, Texas.
5. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 96-6784-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5096, Page 407, Deed Records of Tarrant County, Texas.
6. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 67-6783-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5465, Page 344, Deed Records of Tarrant County, Texas.
7. Easement for roadway granted to Tarrant County, State of Texas, recorded in Volume 5759, Page 143, Deed Records of Tarrant County, Texas.
8. Easement for water line conveyed by grantors in warranty deed recorded in Volume 6345, Page 599, Deed Records of Tarrant County, Texas.

D202134486
KELLY HART & HALLMAN
201 MAIN ST #2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202271694	DR91	CAP	05/16/2002	09:01

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202134486	WD	20020516	09:01	CK 8110

T O T A L : D O C U M E N T S : 01 F E E S : 17.00

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

15

FILED
TARRANT COUNTY TEXAS

GENERAL WARRANTY DEED

2002 JUN -5 PM 1:46

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TARRANT

§

§

BY _____

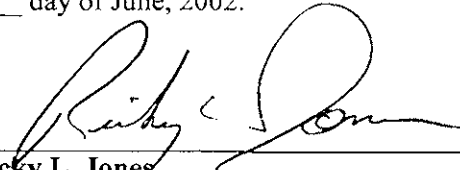
That Ricky L. Jones and wife, Patricia O. Jones (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **IESI TX LANDFILL LP**, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Tarrant County, Texas, and more particularly described on **EXHIBIT "A"** which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

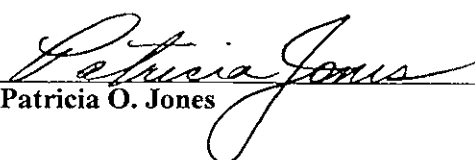
This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on **Exhibit "B"** attached hereto (herein called the "Permitted Encumbrances").

TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 5th day of June, 2002.


Ricky L. Jones


Patricia O. Jones

STATE OF TEXAS)

COUNTY OF Tarrant)

This instrument was acknowledged before me on the 5th day of June 2002, by Ricky L. Jones.

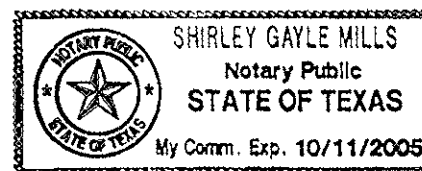
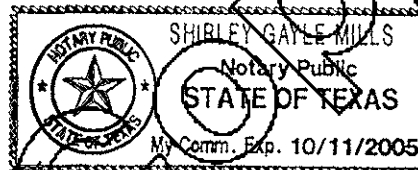
Shirley Gayle Mills
Notary Public in and for the State of Texas

STATE OF TEXAS)

COUNTY OF Tarrant)

This instrument was acknowledged before me on the 5th day of May 2002, by Patricia O. Jones.

Shirley Gayle Mills
Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

2.813 ACRES OF LAND OUT OF BLOCK 53, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 57.692 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2604, PAGE 61 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO JAMES TYNER BY DONALD MEYERS AND BETTY MEYERS IN VOLUME 10021, PAGE 584 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK 53, IN THE CENTERLINE OF DICK PRICE ROAD, FROM WHICH THE NORTHEAST CORNER OF SAID BLOCK 53 BEARS NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, 727.64 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST - 250.10 FEET, WITH THE CENTERLINE OF DICK PRICE ROAD AND THE EAST LINE OF SAID BLOCK 53 TO A POINT CORNER;

THENCE NORTH 89 DEGREES 42 MINUTES 41 SECONDS WEST, AT 25.0 FEET PASS A 5/8" IRON ROD FOUND IN THE WEST LINE OF SAID DICK PRICE ROAD, CONTINUING IN ALL FOR A DISTANCE OF 490.21 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 20 MINUTES 51 SECONDS EAST - 249.90 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 44 MINUTES 08 SECONDS EAST, AT 465.0 FEET PASS A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID DICK PRICE ROAD, CONTINUING IN ALL FOR A DISTANCE OF 490.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.813 ACRES OF LAND.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Utilities Electric Company by instrument recorded in Volume 10047, Page 1631, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Southwestern Bell Telephone Company by instrument recorded in Volume 14223, Page 515, Deed Records of Tarrant County, Texas.
3. Portion of property lying in Dick Price Road as shown on survey dated March 1, 1995, by Jarrell L. Moore, Registered Professional Land Surveyor No. 4854

Unofficial Copy

D202153007
KELLY HART HALLMAN
201 MAIN ST 2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E C O

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202295447	DR92	DW	06/05/2002	13:42

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202153007	WD	20020605	13:42	CK 6517

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

B Y : _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

GENERAL WARRANTY DEED

FILED
TARRANT COUNTY TEXAS
2002 MAY 16 AM 9:04

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS

§

BY _____
COUNTY CLERK

That Lynn Hommel aka Lynn Ashley Hommel, and wife, Paula Hommel aka Paula Jean Hommel (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **IESI TX LANDFILL LP**, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Travis County, Texas, and more particularly described on **EXHIBIT "A"** which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on **Exhibit "B"** attached hereto (herein called the "Permitted Encumbrances").

TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to **WARRANT** and **FOREVER DEFEND**, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 15 day of May, 2002.

Lynn Hommel

Lynn Hommel aka Lynn Ashley Hommel

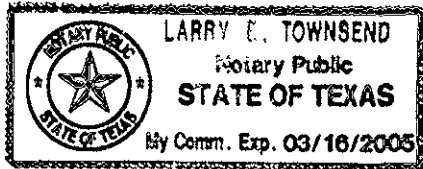
Paula Hommel

Paula Hommel aka Paula Jean Hommel

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Lynn Hommel
aka Lynn Ashley Hommel.

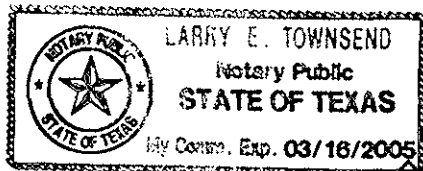


[Signature]
Notary Public in and for the State of Texas

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Paula Hommel
aka Paula Jean Hommel.



[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

Parcel 1

BEING A TRACT OR PARCEL OF LAND OUT OF BLOCK 53, SHELBY COUNTY SCHOOL LAND SURVEY, ABST. NO. 1375, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 57.692 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOL. 2604, PAGE 61, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin at the Southwest corner of a 0.272 acre tract of land described in a deed recorded in Vol. 5720, Page 485, Deed Records, Tarrant County, Texas, said point being South 0 deg. 18 min. 00 sec. West 1262.44 feet and North 89 deg. 44 min. 00 sec. West 236.30 feet from the Northeast corner of said Block 53;

THENCE North 89 deg. 44 min. 00 sec. West 200.00 feet to an iron pin for corner;

THENCE North 0 deg. 18 min. 00 sec. East 283.80 feet to an iron pin for corner;

THENCE South 89 deg. 44 min. 00 sec. East 200.00 feet to an iron pin for corner;

THENCE South 0 deg. 18 min. 00 sec. West 283.80 feet to the POINT OF BEGINNING and containing 1.303 acres of land more or less.

Parcel 2

Being a tract of land out of Block 53 of the SHELBY COUNTY SCHOOL LAND SURVEY, Abstract No. 1375, Tarrant County, Texas, and being all of the tract conveyed to Lynn Ashley Hommel and Paula Hommel by deed recorded in Volume 6979, Page 2113, and a portion of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5927, Page 728, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East line of Block 53, said point being South 0 degrees 18 minutes 00 seconds West 978.64 feet from its Northeast corner and in the centerline of Dick Price Road;

THENCE South 0 degrees 18 minutes 00 seconds West with the East line of Block 53 and the centerline of Dick Price Road 134.62 feet to a point for corner;

THENCE North 89 degrees 44 minutes 00 seconds West at 25 feet passing an iron pin in the West line of Dick Price Road, in all 236.30 feet to a point for corner;

THENCE North 0 degrees 18 minutes 00 seconds East 134.62 feet to a point for corner;

THENCE South 89 degrees 44 minutes 00 seconds East at 211.3 feet passing an iron pin in the West line of Dick Price Road, in all 236.30 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 1328, Page 633, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 3226, Page 287, Deed Records of Tarrant County, Texas.
3. Easement for water main and sewer lines granted to F. H. Culton and wife, Beulah Culton, recorded in Volume 3848, Page 202, Deed Records of Tarrant County, Texas.
4. Easement awarded to Texas Electric Service Company by judgment entered in Cause No. 66,851, County Court at Law of Tarrant County, a certified copy of which is recorded in Volume 4711, Page 869, Deed Records of Tarrant County, Texas.
5. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 96-6784-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5096, Page 407, Deed Records of Tarrant County, Texas.
6. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 67-6783-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5465, Page 344, Deed Records of Tarrant County, Texas.
7. Easement for roadway granted to Tarrant County, State of Texas, recorded in Volume 5759, Page 148, Deed Records of Tarrant County, Texas.
8. Easement for water line conveyed by grantors in warranty deed recorded in Volume 6345, Page 598, Deed Records of Tarrant County, Texas.

D202134488
KELLY HART & HALLMAN
201 MAIN ST #2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202271696	DR91	CAP	05/16/2002	09:03

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202134488	WD	20020516	09:03	CK 8112

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



NOTICE OF PUBLIC HEARING

July 2, 2025

The Kennedale Planning and Zoning Commission will hold a specially called public hearing for the following case on Thursday, July 24, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE# 25-09 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "C-2 GENERAL COMMERCIAL DISTRICT" AND "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO AN "I – INDUSTRIAL DISTRICT" FOR 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A second public hearing for this case will be held before City Council on Tuesday, August 19, 2025, at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135

15

FILED
TARRANT COUNTY TEXAS

GENERAL WARRANTY DEED

2002 JUN -5 PM 1:46

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TARRANT

§

§

BY _____

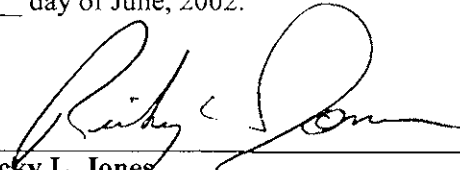
That Ricky L. Jones and wife, Patricia O. Jones (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **IESI TX LANDFILL LP**, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Tarrant County, Texas, and more particularly described on **EXHIBIT "A"** which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on **Exhibit "B"** attached hereto (herein called the "Permitted Encumbrances").

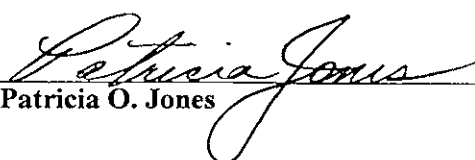
TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 5th day of June, 2002.



Ricky L. Jones



Patricia O. Jones

STATE OF TEXAS)

COUNTY OF Tarrant)

This instrument was acknowledged before me on the 5th day of June 2002, by Ricky L. Jones.

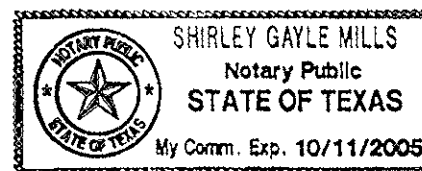
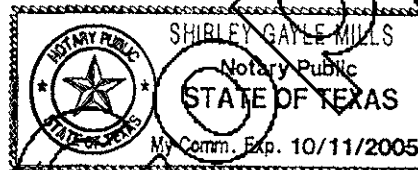
Shirley Gayle Mills
Notary Public in and for the State of Texas

STATE OF TEXAS)

COUNTY OF Tarrant)

This instrument was acknowledged before me on the 5th day of May 2002, by Patricia O. Jones.

Shirley Gayle Mills
Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

2.813 ACRES OF LAND OUT OF BLOCK 53, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 57.692 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2604, PAGE 61 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO JAMES TYNER BY DONALD MEYERS AND BETTY MEYERS IN VOLUME 10021, PAGE 584 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK 53, IN THE CENTERLINE OF DICK PRICE ROAD, FROM WHICH THE NORTHEAST CORNER OF SAID BLOCK 53 BEARS NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, 727.64 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST - 250.10 FEET, WITH THE CENTERLINE OF DICK PRICE ROAD AND THE EAST LINE OF SAID BLOCK 53 TO A POINT CORNER;

THENCE NORTH 89 DEGREES 42 MINUTES 41 SECONDS WEST, AT 25.0 FEET PASS A 5/8" IRON ROD FOUND IN THE WEST LINE OF SAID DICK PRICE ROAD, CONTINUING IN ALL FOR A DISTANCE OF 490.21 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 20 MINUTES 51 SECONDS EAST - 249.90 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 44 MINUTES 08 SECONDS EAST, AT 465.0 FEET PASS A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID DICK PRICE ROAD, CONTINUING IN ALL FOR A DISTANCE OF 490.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.813 ACRES OF LAND.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Utilities Electric Company by instrument recorded in Volume 10047, Page 1631, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Southwestern Bell Telephone Company by instrument recorded in Volume 14223, Page 515, Deed Records of Tarrant County, Texas.
3. Portion of property lying in Dick Price Road as shown on survey dated March 1, 1995, by Jarrell L. Moore, Registered Professional Land Surveyor No. 4854

Unofficial Copy

D202153007
KELLY HART HALLMAN
201 MAIN ST 2500
FT WORTH TX 76102

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E C O

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202295447	DR92	DM	06/05/2002	13:42

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202153007	WD	20020605	13:42	CK 6517

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

B Y : _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

IESI TX LANDFILL LP
3 WATERWAY SQUARE PL STE 110
THE WOODLANDS, TX 77380

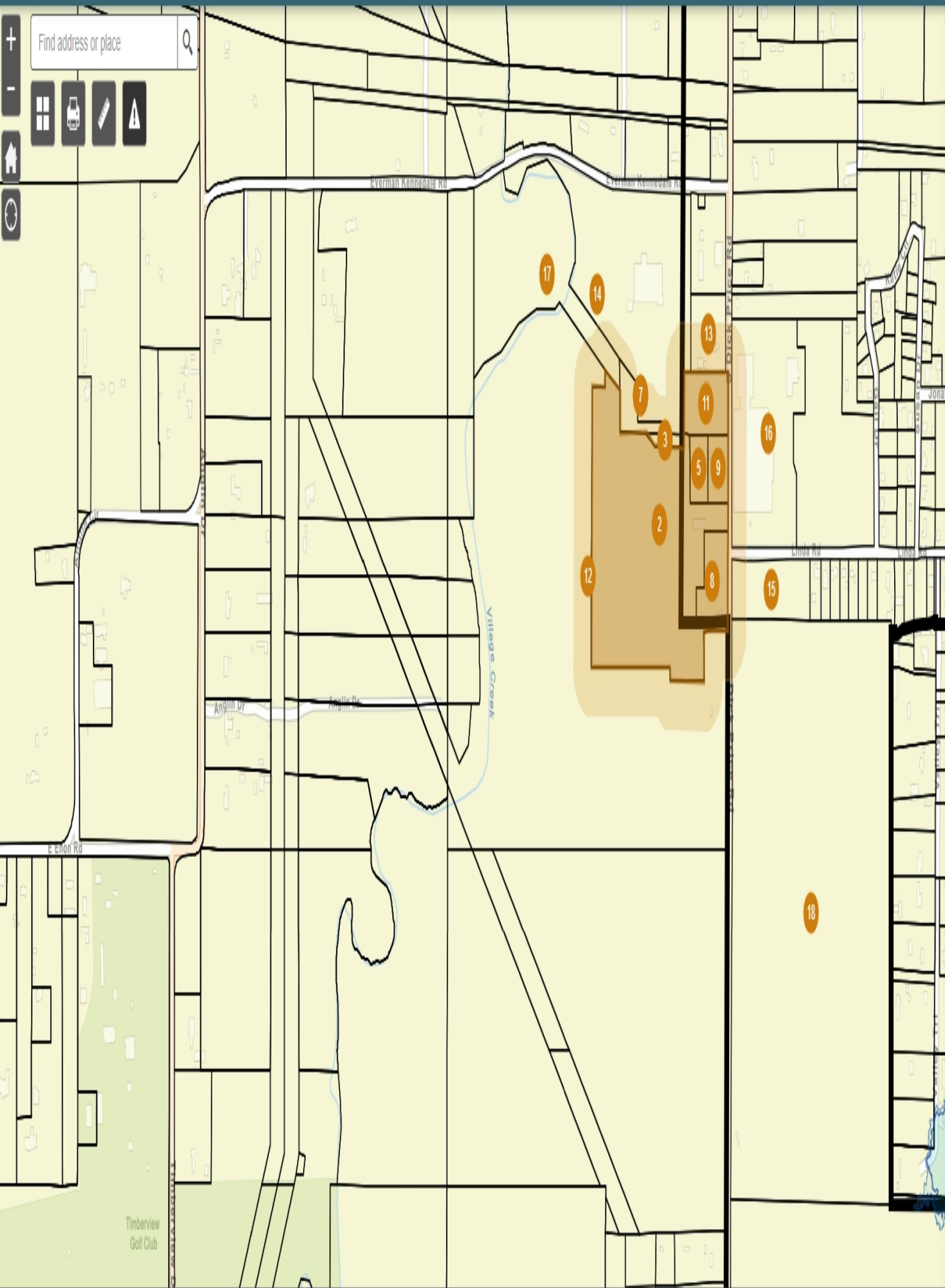
ARK CONTRACTING SERVICES LLC
420 S DICK PRICE RD
KENNEDEALE , TX 76060

OLDCASTLE INFRASTRUCTURE INC
900 ASHWOOD PKWY STE 600
ATLANTA, GA 30338

MARTIN AIMEE A
1575 WALLIS RD
ALEDO, TX 76008-3896

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 76060

KENNEDALE ISD
120 W KENNEDALE PKWY
KENNEDEALE, TX 76060



Layer List

Layers

- ☒ Overlay Districts - Floodplain
- ☒ Overlay Districts - Business 287 and Interstate 20/820 Loop
- ☐ Zoning (View)
- ☒ KennedaleCityLimits
- ☒ TAD Parcels
- ☐ Aerials2019

DOWNLOAD CSV	1 Feet: 7.05 IESI TX LANDFILL LP 500 S DICK PRICE RD	2 Feet: 7.05 IESI TX LANDFILL LP 500 S DICK PRICE RD	3 Feet: 347.34 IESI TX LANDFILL LP 5820 EVERMAN KENNEDALE ...	4 Feet: 479.32 IESI TX LANDFILL LP 516 S DICK PRICE RD	5 Feet: 479.32 IESI TX LANDFILL LP 516 S DICK PRICE RD	6 Feet: 558.7 IESI TX LANDFILL LP 5754 EVERMAN KENNEDALE ...	7 Feet: 558.7 IESI TX LANDFILL LP 5754 EVERMAN KENNEDALE ...	8 Feet: 603.91 IESI TX LANDFILL LP 606 S DICK PRICE RD
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0249980	Legal Ad - IPL0249980		1.0	93.0L

ATTENTION: CITY OF KENNEDALE IP
405 MUNICIPAL DR
KENNEDEALE, TX 76060-2249
citysecretary@cityofkenneedale.com

CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING
The Kennedale PLANNING AND ZON-
ING COMMISSION will hold a public
hearing ON THURSDAY, JULY 24,
2025 AT 6:00 PM for the following case
in the City Council Chambers, located
at 405 Municipal Drive, Kennedale,
Tarrant County, Texas 76060, WITH A
SUBSEQUENT PUBLIC HEARING for
the case WILL BE HELD BY THE CITY
OF KENNEDALE CITY COUNCIL ON
AUGUST 19, 2025 AT 5:30 PM ALSO
LOCATED AT 405 MUNICIPAL DRIVE,
KENNEDEALE, TARRANT COUNTY,
TEXAS 76060.

PZ CASE# 25-09 TO CONDUCT A
PUBLIC HEARING AND CONSIDER
A PROPOSED ZONING CHANGE
FROM "C-2 GENERAL COMMERCIAL
DISTRICT" AND "R-3 SINGLE FAM-
ILY RESIDENTIAL DISTRICT" TO AN
"I – INDUSTRIAL DISTRICT" FOR 426
S DICK PRICE RD, SHELBY COUNTY
SCHOOL LAND SURV ABSTRACT
1375 TRACT 53S CITY BOUNDARY
SPLIT; 500 S DICK PRICE RD, SHELBY
COUNTY SCHOOL LAND SURV AB-
STRACT 1375 TRACT 53H & 53N CITY
BOUNDARY SPLIT; 516 S DICK PRICE
RD, SHELBY COUNTY SCHOOL
LAND SURV ABSTRACT 1375 TRACT
53Q CITY BOUNDARY SPLIT; 520 S
DICK PRICE RD, SHELBY COUNTY
SCHOOL LAND SURV ABSTRACT
1375 TRACT 53F, 53F1, 53F2, 53L &
53 P; 606 S DICK PRICE RD, SHEL-
BY COUNTY SCHOOL LAND SURV
ABSTRACT 1375 TRACT 53E, 53E1,
53H1, 53M & 53M1 OF THE CITY OF
KENNEDEALE, TARRANT COUNTY,
TEXAS, 76060.

PZ CASE #25-10 to conduct a public
hearing and consider a replat of prop-
erties located at 426 S DICK PRICE
RD, SHELBY COUNTY SCHOOL
LAND SURV ABSTRACT 1375 TRACT
53S CITY BOUNDARY SPLIT; 500 S
DICK PRICE RD, SHELBY COUNTY
SCHOOL LAND SURV ABSTRACT
1375 TRACT 53H & 53N CITY BOUND-
ARY SPLIT; 516 S DICK PRICE RD,
SHELBY COUNTY SCHOOL LAND
SURV ABSTRACT 1375 TRACT
53Q CITY BOUNDARY SPLIT; 520 S
DICK PRICE RD, SHELBY COUNTY
SCHOOL LAND SURV ABSTRACT
1375 TRACT 53F, 53F1, 53F2, 53L &
53 P; 606 S DICK PRICE RD, SHEL-
BY COUNTY SCHOOL LAND SURV
ABSTRACT 1375 TRACT 53E, 53E1,
53H1, 53M & 53M1 OF THE CITY OF
KENNEDEALE, TARRANT COUNTY,
TEXAS, 76060.

PZ CASE #25-11 to conduct a public
hearing and consider a replat of the
property located at 625 GRAPEVINE
TR, OAK CREST ADDITION, BLOCK
13, LOT BR OF THE CITY OF KEN-
NEDEALE, TARRANT COUNTY, TEXAS,
76060.

PZ CASE #25-12 to conduct a pub-
lic hearing and consider a replat of
the property located at 220 SPRING
BRANCH, RIJZ ADDITION, BLOCK A,
LOT 1R OF THE CITY OF KENNEDALE,
TARRANT COUNTY, TEXAS, 76060.

Interested persons are encouraged to
attend the public hearings to offer
public comments or provide written
comments prior to the meeting to:
community development department,
405 Municipal Drive, Kennedale, TX,
76060. For more information, please
call (817) 985-2135.
IPL0249980
Jun 29 2025

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day
personally appeared the undersigned, Bid and Legal Coordinator for the
Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in
Tarrant County, Texas; and who, after being duly sworn, did depose and
say that the attached clipping of an advertisement was published in the
above named paper on the listed dates:

1.0 insertion(s) published on:
06/29/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
me on



**CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING**

The Kennedale PLANNING AND ZONING COMMISSION will hold a public hearing ON THURSDAY, JULY 24, 2025 AT 6:00 PM for the following case in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, WITH A SUBSEQUENT PUBLIC HEARING for the case WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON AUGUST 19, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE# 25-09 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "C-2 GENERAL COMMERCIAL DISTRICT" AND "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO AN "I – INDUSTRIAL DISTRICT" FOR 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-10 to conduct a public hearing and consider a replat of properties located at 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-11 to conduct a public hearing and consider a replat of the property located at 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-12 to conduct a public hearing and consider a replat of the property located at 220 SPRING BRANCH, RUIZ ADDITION, BLOCK A, LOT 1R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

Interested persons are encouraged to attend the public hearings to offer public comments or provide written comments prior to the meeting to: community development department, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.
IPL0249980
Jun 29 2025



KENNEDALE
Planning Department
www.cityofkennedale.com

CITY OF KENNEDALE
PLANNING & ZONING
OWNER AFFIDAVIT (Only required if applicant is applying on behalf of the owner)

Case # PZ 25-000476, 477, 478, 479, and 480

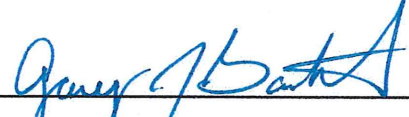
Property Address: 520, 426, and 606 South Dick Price Road

Legal Description: SHELBY COUNTY SCHOOL LAND SURV Abstract 1375 Tract 53F 53F1 53F2 53L & 53P

Applicant: Texas Regional Landfill Company, LP f/k/a IESI TX Landfill, LP

Type of PZ request: Rezoning

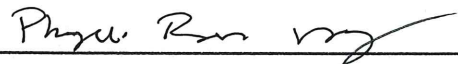
I, Gary Bartels, current owner of above mentioned property, authorize the applicant or his authorized representative to make application for the Kennedale Planning & Zoning Commission to consider granting the above reference request on my behalf and to appear before the Commission.

Owner Signature: 

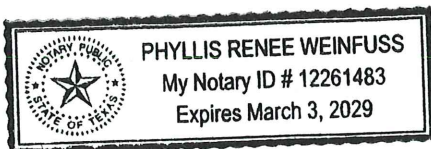
Date: JUNE 30 2025

SWORN TO and Subscribed before me by Gary Bartels

ON THIS 30th DAY OF June, 2025



Notary Public, Tarrant County, Texas



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 27, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: AUGUST 27, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.1.

SUBJECT

Discuss and hold a Roll Call Vote to take action on Ordinance #787 of the City of Kennedale, Texas, adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; appropriating resources for each department, project, operation, activity, purchase, account and other expenditures; providing for emergency expenditures and expenditures as allowed by applicable state law; providing for the filing and posting of the budget as required by state law; providing a severability clause; and providing an effective date.

ORIGINATED BY

Jonathan Horton, Finance Director

SUMMARY

Changes made in budget amounts since the August 5th workshop are listed, by fund, below:

General Fund (01): Property tax revenue is based on a rate of \$0.696190/\$100

- Mayor and Council: Increase of Special Events by \$1K
- Court: Adjustment of expenditure allocation. Total remains the same.
- Finance:
 - \$4K reduction in total expenditure achieved by reducing Office Supplies, Office Equipment, Dues/Publications, Training, Travel, and Fees.
 - Increase of \$3,100 to cover increase of collection fees from Tarrant County. The County's cost is increasing to \$1.07/account for the next three years.
- Fire: \$17,650 reduction in total expenditure achieved by reducing Building Maintenance, Life Safety Equipment, Uniforms, Cleaning Supplies, General Office Supplies, Printed Supplies, Postage, and Expendable Supplies.
- Senior Center: Reduction of Expendable Supplies of \$1K
- Library: Reduction of \$11,500 across the Processing Supplies, Office Equipment, and Special Services accounts due to moving RFID project to FY25. This shift will decrease facility downtime by using a previously scheduled facility closure for part of the implementation.
- Communications: Reduction of \$3,500 across Expendable Supplies, Office Equipment, and Special Events accounts
- Public Works:
 - Reduction of Park Maintenance and Sonora and Rodgers Farm Park accounts by \$2,500/each
 - Training reduced to \$7K
 - Special services reduced to \$193K
 - Travel reduced to \$2,500
- Non-Departmental: \$80,000 reduction in the Capital Replacement Fund transfer due to removal of PD patrol vehicle.

Municipal Court Building Security and Technology Fund (19)

- Per House Bill 1950, this new fund was created and the budgets modified for Funds 12 (Court Security) and 16 (Court Technology) accordingly.

Economic Development Corporation

- Increase Building Maintenance to \$758,405 from \$600,000 to accommodate Hutcherson Construction contract approved by Council on August 5, 2025.
- Increase of \$3K in Special Events

RECOMMENDATION

Approve

Approve using the following language:

I move to approve an ordinance for the City of Kennedale, Texas adopting the budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026; appropriating resources for each department, project, operation, activity, purchase, account and other expenditures; providing for emergency expenditures and expenditures as allowed by applicable state law; providing for the filing and posting of the budget as required by state law; providing a severability clause; and providing an effective date.

ATTACHMENTS

1.	787- FY 25-26 Budget Ordinance- Final	787- FY 25-26 Budget Ordinance- Final.docx
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CITY OF KENNEDALE, TEXAS
ORDINANCE NO. 787

AN ORDINANCE OF THE CITY OF KENNEDALE, TEXAS ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; APPROPRIATING RESOURCES FOR EACH DEPARTMENT, PROJECT, OPERATION, ACTIVITY, PURCHASE, ACCOUNT, AND OTHER EXPENDITURES; PROVIDING FOR EMERGENCY EXPENDITURES AS ALLOWED BY APPLICABLE STATE LAW; PROVIDING FOR THE FILING AND POSTING OF THE BUDGET AS REQUIRED BY STATE LAW; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Finance Director of the City has filed with the City Secretary a budget outlining all proposed expenditures of the Government of the City for the fiscal year beginning October 1, 2025, and ending September 30, 2026, (hereinafter referred to as the "Budget"); and

WHEREAS, the Budget, a copy of which is attached hereto as Exhibit "A" and incorporated herein for all purposes, specifically sets forth each of the various projects for which appropriations are delineated, and the estimated amount of money carried in the Budget for each of such projects; and

WHEREAS, the Budget has been filed with the City Secretary for at least thirty (30) days before the date the City Council makes its tax levy for the fiscal year, and such Budget has been available for inspection by any taxpayer; and

WHEREAS, notice of a public hearing on the proposed Budget, stating the date, time, place, and subject matter of said public hearing, was given as required by the laws of the State of Texas; and

WHEREAS, such public hearing was held on August 27, 2025, and those wishing to speak on the Budget were heard; and

WHEREAS, the City Council has studied the Budget and listened to the comments of the taxpayers at the public hearing held thereon and has determined that the Budget is in the best interest of the City and that same should be approved and adopted; and

WHEREAS, at the conclusion of the public hearing, the governing body of the City took action on the proposed Budget by record vote, which vote is duly recorded below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

SECTION 1.

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

The Budget of the revenues of the City and the expenses of conducting the affairs thereof for the ensuing fiscal year beginning October 1, 2025, and ending September 30, 2026, is hereby adopted and approved, and there is hereby appropriated from the funds indicated therein such sums for the projects, operations, activities, purchases, accounts and other expenditures proposed in the Budget, as set forth in Exhibit "A."

SECTION 3.

No expenditure of the funds of the City shall hereafter be made except in compliance with the Budget and applicable state law; provided, however, that in case of grave public necessity to meet unusual and unforeseen conditions, which could not by reasonable, diligent thought and attention have been included in the original Budget, expenditures may from time to time be authorized by the City Council as amendments to the original Budget.

SECTION 4.

The following statements are true and correct:

This budget will raise more total property taxes than last year's budget by an amount of \$103,959.45, which is a 1.22 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$63,518.64.

The municipal property tax rate for the preceding fiscal year was \$0.706190 per \$100.

The municipal property tax rates that have been adopted or calculated for the current fiscal year for which this Budget is adopted are as follows:

(A) the property tax rate is \$0.696190 per \$100;

(B) the No-New Revenue tax rate is \$0.687818 per \$100;

(C) the Voter-Approval tax rate is \$0.745716 per \$100;

(D) the De Minimis Rate tax rate is \$0.763635 per \$100 taxable property value after exemptions;

(E) the debt rate is \$0.213117 per \$100 taxable property value; and

(F) the total amount of municipal debt obligations secured by property taxes is \$33,144,167.

SECTION 5.

A copy of the approved Budget, including the cover page, shall be posted on the City's website, along with the record vote of each member of the City Council, as required by law. In addition, the Finance Director shall file or cause to be filed a true and correct copy of this Ordinance, along with the approved Budget attached hereto, with the City Secretary, as required by law.

SECTION 6.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS THE ____ DAY OF AUGUST 2025, BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS.

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
David Glover, Place 1	_____	_____	_____
Thelma Kobeck, Place 2	_____	_____	_____
Kenneth Michels, Place 3	_____	_____	_____
Chris Gary, Place 4	_____	_____	_____
Jeff Nevarez, Place 5	_____	_____	_____

CITY OF KENNEDALE, TEXAS

APPROVED:

Brad Horton, Mayor

ATTEST:

Barbara Dahl, City Secretary

EXHIBIT A

MEETING DATE: AUGUST 27, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.2.

SUBJECT

Discuss and take action on the ratification of the property tax for Fiscal Year 2026.

ORIGINATED BY

Jonathan Horton, Finance Director

SUMMARY

In accordance with Texas Local Government Code Chapter 102, adoption of a budget that will require raising more revenues from property taxes than in the previous year requires a separate vote from the governing body to ratify the property tax increases reflected in the budget. This vote is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate as required by Chapter 21, Tax Code, or other law.

RECOMMENDATION

Approve

Approve using the following language:

"I move to ratify the property tax increase as reflected in the adopted FY26 budget."

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 27, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.3.

SUBJECT

Discuss and hold a Roll Call Vote to take action on Ordinance #788 of the City of Kennedale, Texas, levying municipal ad valorem taxes for use and support of the municipal government of the City of Kennedale, Texas, for the 2025-2026 fiscal year at the rate of \$0.696190 per one hundred dollars (\$100.00), and for each year thereafter until otherwise provided, on all taxable property within the corporate limits of the City of Kennedale; providing for apportioning each levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid; approving the tax rolls; providing a severability clause; repealing conflicting ordinances; providing a savings clause; and providing an effective date.

ORIGINATED BY

Jonathan Horton, Finance Director

SUMMARY

A taxing unit may not impose property taxes in any year until the governing body has adopted a tax rate for that year, and the annual tax rate must be set by ordinance, resolution, or order, depending on the method prescribed by law for adoption of a law by the governing body. The vote on the ordinance, resolution, or order setting the tax rate must be separate from the vote adopting the budget. This final vote is necessary since we are adopting a rate above the no-new-revenue tax rate.

This must be a record vote with at least 60% of Council members voting in favor.

RECOMMENDATION

Approve

Approve using the following language:

"I move that the property tax rate be increased by the adoption of a tax rate of \$0.696190, which is effectively a 1.22% increase in the tax rate."

ATTACHMENTS

1.	788 FY 25-26 Tax Rate Ordinance_ Final	788 FY 25-26 Tax Rate Ordinance_ Final.docx
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**CITY OF KENNEDALE, TEXAS
ORDINANCE NO. 788**

AN ORDINANCE OF THE CITY OF KENNEDALE, TEXAS AFFIXING AND LEVYING MUNICIPAL AD VALOREM TAXES ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF KENNEDALE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026 AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED, AT THE RATE OF \$0.696190 PER ONE HUNDRED DOLLARS (\$100.00), AND FOR DIRECTING THE ASSESSMENT THEREOF; PROVIDING FOR A DATE ON WHICH SUCH TAXES BECOME DUE AND DELINQUENT TOGETHER WITH PENAL TIES AND INTEREST THEREON; PROVIDING FOR PLACE OF PAYMENT; PROVIDING FOR APPROVAL OF THE TAX ROLLS PRESENTED TO THE CITY COUNCIL; PROVIDING FOR REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas ("City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City hereby finds that the tax for the fiscal year beginning October 1, 2025, and ending September 30, 2026, levied for current expenses of the City and the general improvements of the City and its property must be levied to provide the revenue requirements of the budget for the ensuing year; and

WHEREAS, the City Council further finds that taxes for the year 2025-2026, hereinafter levied therefore are necessary to pay interest and to provide the required sinking fund on outstanding bonds of the City issued for City purposes, and on bonds proposed to be issued for such purposes during the ensuing year; and

WHEREAS, the City Council approved on August 27, 2025, a separate budget ordinance for the fiscal year beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, the City Council provided notice of the effective tax rate as required by law; and

WHEREAS, pursuant to Section 26.05 of the Texas Tax Code, the City Council held a public hearing on the proposed tax rate on August 27, 2025 during a special called City Council Meeting at 5:30 p.m., held in the Kennedale City Hall Council Chambers, located at 405 Municipal Drive, Kennedale, Texas, and took action on the proposed rate at the close of the public hearing; and

WHEREAS, all statutory and constitutional requirements concerning the levying and assessing of ad valorem taxes have been complied with; and

WHEREAS, the City Council has, by record vote, approved separately each of the two components of the tax rate set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS THAT:

SECTION 1.

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

The real and personal property tax appraisal rolls as certified by the Chief Appraiser of the Tarrant County Appraisal District to the City Council for the 2025-2026 tax year are hereby accepted.

SECTION 3.

There is hereby levied and ordered to be assessed and collected for the fiscal year beginning October 1, 2025, and ending September 30, 2026, and for each fiscal year thereafter until it be otherwise provided and ordained, on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Kennedale, Texas, and not exempt from taxation by the constitution of the State of Texas and valid state laws, an ad valorem tax rate of \$0.696190 on each One Hundred Dollars (\$100.00) assessed value of taxable property, which tax rate is apportioned and distributed as follows:

- A. For the purpose of defraying the current maintenance and operation expenses of the City (General Fund), a tax of \$0.483073 on each One Hundred Dollars (\$100.00) assessed value of all taxable property.
- B. For the purpose of creating a Debt Service Fund to pay the interest and principle on all outstanding indebtedness, a tax of \$0.213117 on each One Hundred Dollars (\$100.00) assessed value of all taxable property within the City which shall be applied to the payment of such interest and maturities of all outstanding bonded indebtedness.

Total tax rate: \$0.696190.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 1.22% PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$-27.90.

SECTION 4.

All monies collected and hereby appropriated are set apart for the specific purposes indicated, and the funds shall be accounted for in such a manner as to readily show balances at any time.

SECTION 5.

All ad valorem taxes herein levied shall become due and payable on October 1, 2025, and all ad valorem taxes for the year shall become delinquent after January 31, 2026. There shall be no discount for payment of taxes prior to said January 31, 2026. Payment of such taxes shall be due in one full installment except as otherwise required by law. A delinquent tax shall incur all penalties and interest authorized by state law, Section 33.01 of the Tax Code.

SECTION 6.

Taxes herein levied and uncollected as of January 31, 2026, shall be a first and prior lien against the property, which lien shall be superior and prior to all other liens.

SECTION 7.

Pursuant to the authority granted by Section 33.07 of the Texas Tax Code, in the event that the taxes become delinquent on or after February 1, 2026 but not later than May 1, 2026 and that remain delinquent on July 1, 2026, and in the event such delinquent taxes are referred to an attorney for collection, an additional amount of twenty percent (20%) of the total amount of tax, penalty and interest then due shall be added as collection costs to be paid by the taxpayer

SECTION 8.

Pursuant to the authority granted by Section 33.08 of the Texas Tax Code, the City further provides that all taxes that become delinquent on or after June 1, 2026, shall, in order to defray the costs of collection, incur an additional penalty in the amount of 20% of the delinquent tax, penalty, and interest.

SECTION 9.

Taxes are payable at the offices of the County Tax Assessor-Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

SECTION 10.

All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

SECTION 11.

It is hereby declared to be the intention of the City Council that if any of the phrases, clauses, sentences, paragraphs, and sections of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clauses, sentence, paragraph, or section.

SECTION 12.

All rights or remedies of the City under previous ordinances are expressly saved as to penalties for liabilities for any delinquencies and penalties for prior years and under prior ordinances of the City, and such delinquencies and penalties owed shall not be affected by this Ordinance, but may be collected through any remedy available under law.

SECTION 13.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS THE _____ DAY OF AUGUST 2025, BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS.

David Glover, Place 1
Thelma Kobeck, Place 2
Kenneth Michels, Place 3
Chris Gary, Place 4
Jeff Nevarez, Place 5

<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

APPROVED:

Brad Horton, Mayor

ATTEST:

Barbara Dahl, City Secretary

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 27, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.4.

SUBJECT
Authorize the City Manager to Purchase a Patrol Car for the Police Department from the FY 2024-2025 Budget

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Staff Report - 2025 Ford Police Interceptor with Up-Fit Sames Government Fleet Sales 08-202-2025	Staff Report - 2025 Ford Police Interceptor with Up-Fit Sames Government Fleet Sales 08-202-2025.doc
2.	SAG-AI-1019	SAG-AI-1019.pdf

MEETING DATE: August 27, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

SUBJECT

Approval for the purchase of a Ford Police Interceptor response vehicle to include the addition of necessary emergency equipment.

ORIGINATED BY

Mike Holguin, Police Chief

SUMMARY

The police department is requesting the approval for the purchase of one (1) fully equipped police response vehicle. The department currently utilized Ford Police Interceptors as the primary patrol vehicle, replacing the older model Chevy Tahoes.

The total purchase price for one (1) black, police rated, Ford Explorer Police Interceptor with a 3.3L V-6 gasoline direct injection engine and the complete emergency response up-fit package from Sames Bastrop Ford - Government Fleet Sales is **\$71,240.47**. This includes the base cost of the vehicle \$46,900.00 plus the up-fitter cost of \$23,640.47 and the transport cost of \$700.00.

Sames Government Fleet Sales TIPS number - 240901; Farrwest Up-fitter Buy Board number - 703-23.

Staff appreciates the Council's consideration and will be available to answer questions.

RECOMMENDATION

Approve

ATTACHMENTS

1.	Sames Bastrop Ford Government Fleet Sales Quote Number SAG-AI1019
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"Service Through Delivery!"

QUOTE NUMBER:SAG-AI-1019

Quote For:
Kennedale Police Department
401 Municipal Drive
Kennedale, TX. 76060

YEAR MAKE MODEL	CONTRACT #	COLOR	QUANTITY	PRICE	TOTAL
2025 Ford Police Interceptor Utility AWD	TIPS 240901	Agate Black Metallic	1	\$46900	\$46900

Equipment Group 500A, 3.3L TI-VCT V6 Engine, 10-Speed Auto Transmission, Ultimate Wiring Kit, Rear Console Mounting Plate, 100 Watt Siren Speaker, Driver Side LED Spot Lamp, Keyed Alike Key Code B, Police Wire Harness Connector Kit, Front License Plate Bracket

DESCRIPTION	QUANTITY	PRICE	TOTAL
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QUOTE NUMBER	CONTRACT NUMBER	QUANTITY	PRICE	TOTAL
3536	BUY BOARD CONTRACT # 703-23	1	\$23640.47	\$23640.47

YEAR MAKE MODEL	VIN NUMBER	TOTAL
	TRANSPORT:	\$700
	GRAND TOTAL:	\$71240.47

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