

Memorandum of Understanding
Between the Bonds Ranch Community Homeowner's Association, Inc
and Bonds Ranch Land LP, and any successors,
for Items Related to
the future Rio Claro Project Development in Northwest Fort Worth

This Memorandum of Understanding ("MOU"), entered to on the date signed by the authorized representatives, by and between the, Crestview and Lago Vista Communities, its residents and BONDS RANCH HOA(s), collectively the **Bonds Ranch Community Homeowner's Association, Inc** ("BONDS RANCH HOA"), a Texas Non-Profit Corporation acting herein by and through, its duly authorized representative(s), and **Bonds Ranch Land LP**, and any successors, a Texas limited partnership ("DEVELOPER") acting by and through its duly authorized representative.

WHEREAS, DEVELOPER is planning to construct a 706 acre master-planned residential development in Northwest Fort Worth, known as the Rio Claro Project ("Rio Claro"); and

WHEREAS, the BONDS RANCH HOA and DEVELOPER have entered into discussions to have DEVELOPER subject to certain obligations, listed below, related to the development of the property in exchange for written support of the development by and from the BONDS RANCH HOA; and

WHEREAS, the BONDS RANCH HOA and DEVELOPER desire to document the discussions and mutual understandings between the BONDS RANCH HOA and DEVELOPER regarding the Rio Claro Project;

NOW, THEREFORE, the BONDS RANCH HOA and DEVELOPER mutually understand the following:

1.
UNDERSTANDING

2.1. Buffer Area Maintenance. DEVELOPER, through future Rio Claro HOA, to maintain buffer areas between the existing neighborhoods and the Rio Claro including the areas between the back of fence and property line that is not private and is currently owned by the BONDS RANCH HOA. Maintenance to include normal and ordinary maintenance such as rough mowing and weeding, done once during the dormant months (November to February) and once per month during growing months (March to October), among other customary items. Natural areas to be kept and maintained as such. The buffer areas are shown on exhibit "B".

2.2. Entry Feature Maintenance. DEVELOPER to maintain the current entry feature off of Bonds Ranch Road, built on Rio Claro Property, near the entrance to the Crestview community. Maintenance to include normal and ordinary upkeep, landscaping, mowing, and weeding among other customary items and done so as needed, typically on a weekly or bi-weekly basis. The entry feature is shown on exhibit "C".

2.3. Access to Rio Claro Amenities. DEVELOPER to offer access to Rio Claro amenities, such as the future swimming pool, pavilions, parks, trails, playgrounds, and any other Rio Claro amenities, to BONDS RANCH HOA for an annual fee of \$500 per home. This is only an offer to paying residents of the BONDS RANCH HOA and does not constitute any other obligations by and to the future Rio Claro HOA. Rio Claro amenities are shown on exhibit “B”.

2.4. Zoning. DEVELOPER to change the zoning request to 1) change the commercial zoning request, shown on exhibit “A”, to Neighborhood Commercial Zoning Class E and 2) add the A-10 & A-7.5 zoning classification for the lots that abut the Crestview & Lago Vista Communities also shown on exhibit “A”, per the legend. No other zoning changes or requests by BONDS RANCH HOA to DEVELOPER shall be made or asked thereof.

2.5. Abutting Homes Masonry & Fencing. DEVELOPER to require, through recorded Rio Claro guidelines, that the A-10 homes, shown on exhibit “A”, per the legend, abutting the Crestview and Lago Vista Communities, shall have 100% masonry on the rear elevation. Further, the abutting A-10 homes shall have a rear wrought iron fence.

2.6. Lago Vista Gate. DEVELOPER to construct a gate at the roadway connection(s), and any future connections made, shown on exhibit “A” between the Rio Claro and the Lago Vista Community. Per City of Fort Worth subdivision ordinance, a connection must be made to the roadway from the Lago Vista Community to the Rio Claro. Where barbed wire exists on BONDS RANCH HOA property, the gate will tie into said barbed wire. Gate to be maintained by DEVELOPER.

2.7. Lago Vista Buffer. DEVELOPER to ensure a buffer of at least ten (10) feet from the back of the Rio Claro lots and the Lago Vista property, along and near Los Rios Drive & Molina Drive, as shown on Exhibit “D”.

2.8. BONDS RANCH HOA Support. In exchange for items listed above in 2.1 through 2.6, BONDS RANCH HOA, its residents, and representatives, agree to provide written support to the City of Fort Worth, its representatives, City Council members, and other relevant parties, for DEVELOPER’s Rio Claro Project. Support shall mean writing and speaking in the affirmative to allow for the passing, by the City of Fort Worth Zoning Commission, City Council and other necessary Commissions, Organizations or Groups, of DEVELOPER’s Zoning and Annexation requests as submitted. In the event the BONDS RANCH HOA does not provide support to the above mentioned zoning and annexation requests, DEVELOPER shall have no obligations to items 2.3, 2.5, 2.7 and maintenance under 2.1 shall only be for property within the Rio Claro boundaries.

SIGNED this _____ day of _____, 2022.

**BONDS RANCH COMMUNITY
HOMEOWNERS ASSOCIATION, INC**

BONDS RANCH LAND LP

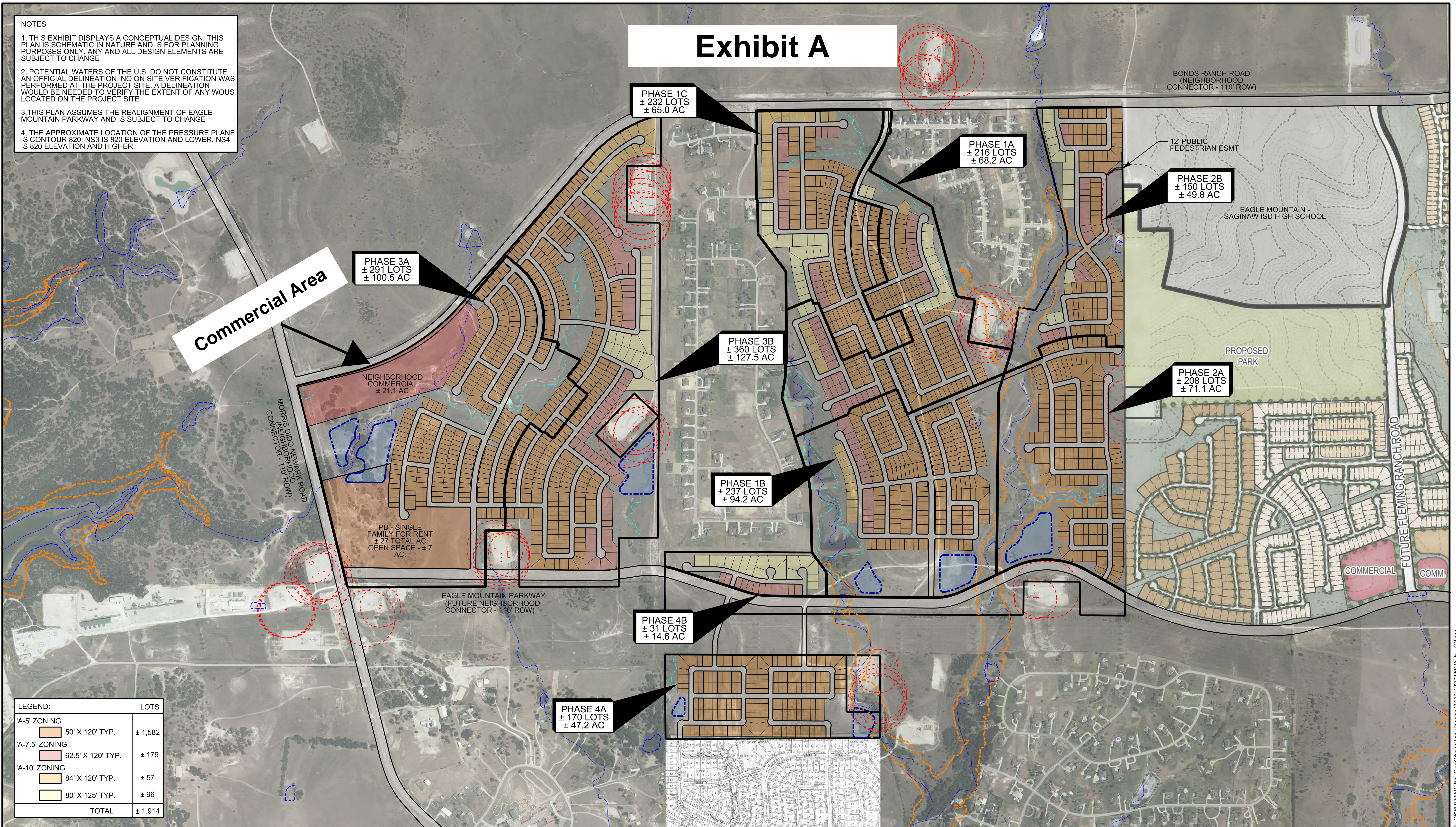
Name
Title

Name: Matt Mildren
Title: Manager

NOTES

1. THIS EXHIBIT DISPLAYS A CONCEPTUAL DESIGN. THIS PLAN IS SCHEMATIC IN NATURE AND IS FOR PLANNING PURPOSES ONLY. ANY AND ALL DESIGN ELEMENTS ARE SUBJECT TO CHANGE.
2. POTENTIAL WATERS OF THE U.S. DO NOT CONSTITUTE AN OFFICIAL DELINEATION. NO ON SITE VERIFICATION WAS PERFORMED AT THE PROJECT SITE. A DELINEATION WOULD BE NEEDED TO VERIFY THE EXTENT OF ANY WOUS LOCATED ON THE PROJECT SITE.
3. THIS PLAN ASSUMES THE REALIGNMENT OF EAGLE MOUNTAIN PARKWAY AND IS SUBJECT TO CHANGE.
4. THE APPROXIMATE LOCATION OF THE PRESSURE PLANE IS CONTOUR 820. NS3 IS 820 ELEVATION AND LOWER. NS4 IS 820 ELEVATION AND HIGHER.

Exhibit A



LEGEND:		LOTS
'A-5' ZONING	50' X 120' TYP.	± 1,582
'A-7.5' ZONING	62.5' X 120' TYP.	± 179
'A-10' ZONING	84' X 120' TYP.	± 57
	80' X 125' TYP.	± 96
TOTAL		± 1,914



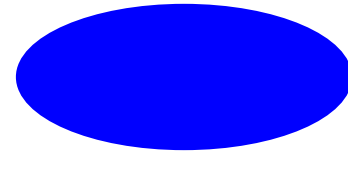

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Exhibit B

BONDS RANCH ROAD
(NEIGHBORHOOD
CONNECTOR - 110' ROW)

Buffer Areas & Amenities

-  Park/Playground
-  Green Open Space & Buffers to be Maintained
-  Amenity Center with Swimming Pool
-  Existing Wet Ponds with pedestrian access

PHASE 3A
± 291 LOTS
± 100.5 AC

PHASE 1C
± 232 LOTS
± 65.0 AC

PHASE 1A
± 216 LOTS
± 68.2 AC

PHASE 3B
± 360 LOTS
± 127.5 AC

PHASE 1B
± 237 LOTS
± 94.2 AC

NEIGHBORHOOD
COMMERCIAL
± 21.1 AC





PD - SINGLE
FAMILY FOR RENT
± 27 TOTAL AC.
OPEN SPACE - ± 7
AC.

EAGLE MOUNTAIN PARKWAY
(FUTURE NEIGHBORHOOD
CONNECTOR - 110' ROW)

PHASE 4B
± 31 LOTS
± 14.6 AC

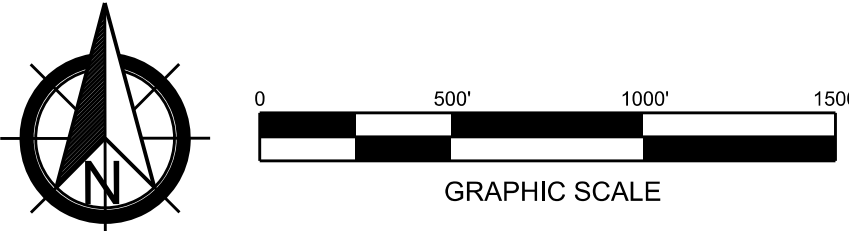
PHASE 4A
± 170 LOTS
± 47.2 AC

MORRIS DICK NEWARK ROAD
CONNECTOR - 110' ROW

LEGEND:		LOTS
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TOTAL		± 1,914

Rio Claro

APRIL 2022





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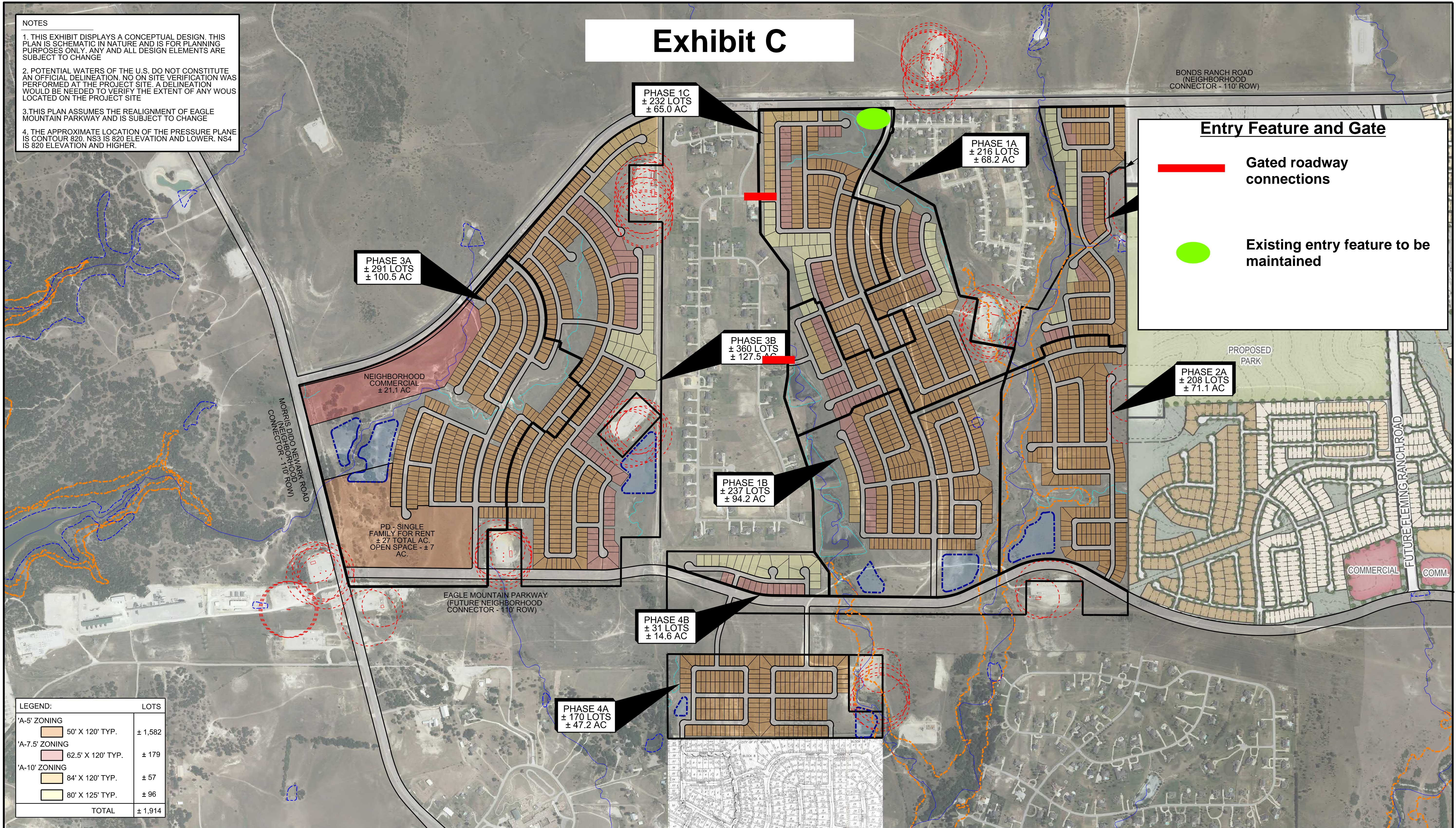
Exhibit C

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Entry Feature and Gate

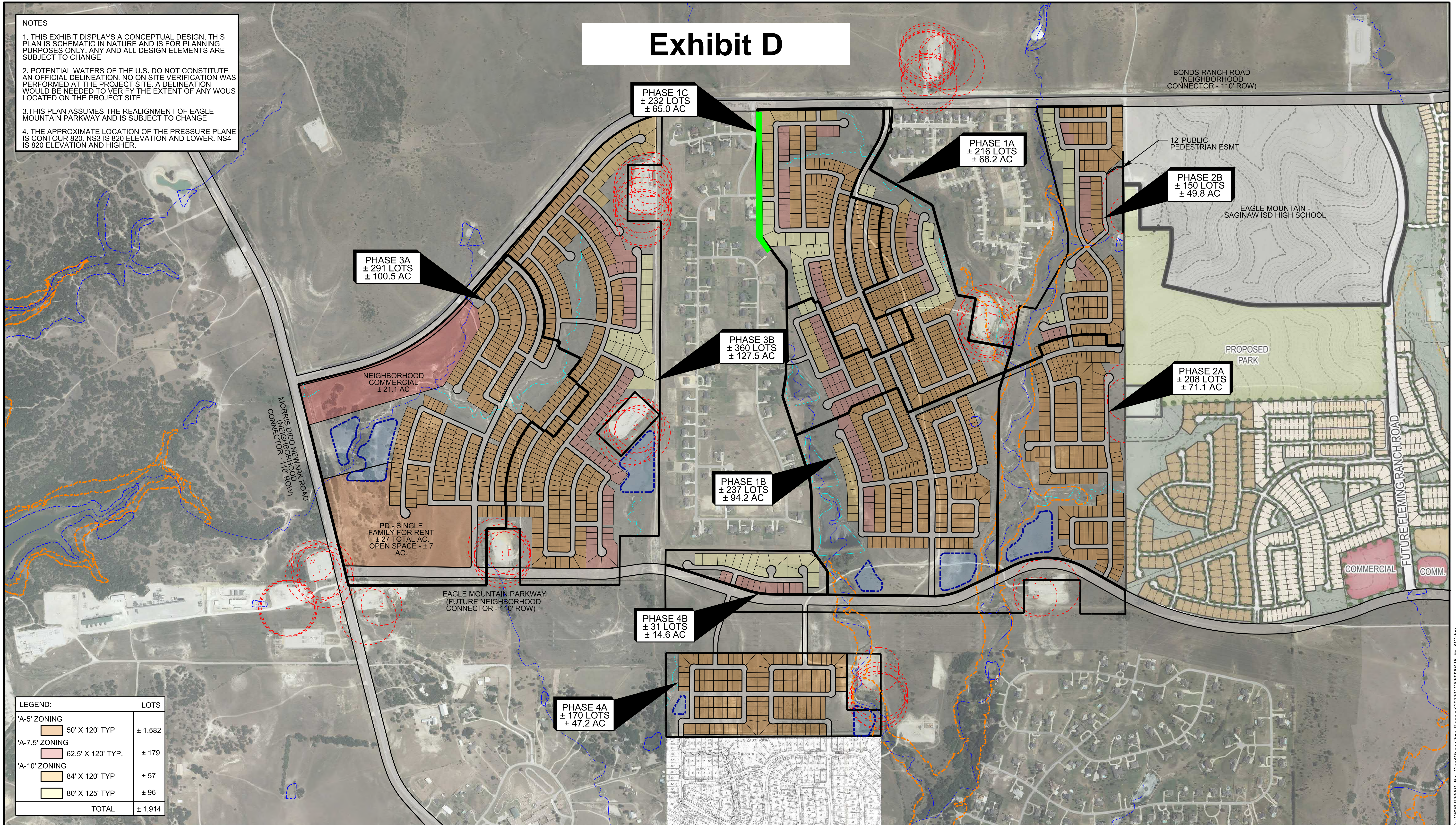
-  Gated roadway connections
-  Existing entry feature to be maintained



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	80' X 125' TYP.	± 96
TOTAL		± 1,914

Exhibit D

- NOTES**
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LEGEND:

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