A BILL TO BE ENTITLED

1   AN ACT

2   relating to the creation of the Great Southwest Improvement

3   District; providing authority to impose a tax and issue bonds.

4   BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5   SECTION 1. CREATION OF DISTRICT. (a) The Great Southwest

6   Improvement District is a special district created under Section

7   59, Article XVI, Texas Constitution.

8   (b) The board by resolution may change the name of the

9   district.

10   SECTION 2. DEFINITIONS. In this Act:

11   (1) "Board" means the board of directors of the

12   district.

13   (2) "District" means the Great Southwest Improvement

14   District.

15   SECTION 3. DECLARATION OF INTENT. (a) The creation of the

16   district is necessary to promote, develop, encourage, and maintain

17   employment, commerce, transportation, housing, tourism,

18   recreation, the arts, entertainment, economic development, safety,

19   and the public welfare in the area of the district.

20   (b) This legislation and the creation of the district may

21   not be interpreted to relieve Tarrant County or the City of

22   Arlington from providing the level of services provided as of the

23   effective date of this Act to the area in the district. The

24   district is created to supplement and not to supplant the county or

1 city services provided in the area in the district.

2   (c) The creation of the district is essential to accomplish

3 the purposes of Sections 52 and 52-a, Article III, and Section 59,

4 Article XVI, Texas Constitution, and other public purposes stated

5 in this Act.

6   SECTION 4. BOUNDARIES. The district includes all the

7 territory contained in the following described area:

8 Being 3,510 Acres of land, lying in Arlington, Tarrant County,

9 Texas, said 3,510 Acre tract is more particularly described by

10 metes and bounds as follows:

11 BEGINNING at a point at the intersection of the South Right-of-Way

12 of AVENUE E and the East Right-of-Way STATE HIGHWAY 360;

13 THENCE North 89 deg. 18 min. 00 sec. East, along the South

14 Right-of-Way of said AVENUE E, a distance of 793.62 feet to a point

15 for corner;

16 THENCE North 89 deg. 19 min. 35 sec. East, along the South

17 Right-of-Way of said AVENUE E, a distance of 116.62 feet to a point

18 for corner;

19 THENCE North 89 deg. 28 in. 27 sec. East, along the South

20 Right-of-Way of said AVENUE E, a distance of 607.32 feet to a point

21 for corner;

22 THENCE North 00 deg. 46 min. 31 sec. West, along the East

23 Right-of-Way of AVENUE F, a distance of 263.89 feet to a point for

24 corner;

25 THENCE Northeasterly, along the East Right-of-Way of said AVENUE F,

26 a distance of 222.33 feet along the arc of a curve to the right, said

27 curve having a central angle of 36 deg. 11 min. 23 sec., a radius of

1   352.00 feet, a chord which bears North 17 deg. 56 min. 29 sec. East,

2   and a chord distance of 218.66 feet to a point for corner;

3   THENCE North 36 deg. 18 min. 17 sec. East, along the East

4   Right-of-Way of said AVENUE F, a distance of 375.08 feet to a point

5   for corner;

6   THENCE Northeasterly, along the East Right-of-Way of said AVENUE F,

7   a distance of 524.17 feet along the arc of a curve to the right, said

8   curve having a central angle of 55 deg. 06 min. 20 sec., a radius of

9   545.00 feet, a chord which bears North 64 deg. 16 min. 14 sec. East,

10 and a chord distance of 504.20 feet to a point for corner;

11 THENCE North 89 deg. 27 min. 20 sec. East, along the South

12 Right-of-Way of said AVENUE F, a distance of 233.71 feet to a point

13 for corner;

14 THENCE North 00 deg. 32 min. 40 sec. West, crossing INTERSTATE 30, a

15 distance of 393.59 feet to a point for corner;

16 THENCE North 44 deg. 45 min. 03 sec. West, along the West

17 Right-of-Way of 108th Street, a distance of 11.62 feet to a point

18 for corner;

19 THENCE Northwesterly, along the West Right-of-Way of said 108th

20 Street, a distance of 332.26 feet along the arc of a curve to the

21 right, said curve having a central angle of 09 deg. 56 min. 01 sec.,

22 a radius of 1916.42 feet, a chord which bears North 36 deg. 21 min.

23 26 sec. West, and a chord distance of 331.84 feet to a point for

24 corner;

25 THENCE South 89 deg. 28 min. 59 sec. West, a distance of 210.24 feet

26 to a point for corner;

27 THENCE Northwesterly, a distance of 442.15 feet along the arc of a

1 curve to the right, said curve having a central angle of 75 deg. 20

2 min. 12 sec., a radius of 336.27 feet, a chord which bears North 53

3 deg. 47 min. 42 sec. West, and a chord distance of 410.98 feet to a

4 point for corner;

5 THENCE North 16 deg. 16 min. 43 sec. West, crossing AVENUE H, a

6 distance of 101.03 feet to a point for corner;

7 THENCE Southwesterly, along the North Right-of-Way of said AVENUE

8 H, a distance of 226.13 feet along the arc of a curve to the right,

9 said curve having a central angle of 05 deg. 56 min. 36 sec., a

10 radius of 2180.00 feet, a chord which bears South 85 deg. 37 min. 13

11 sec. West, and a chord distance of 226.03 feet to a point for

12 corner;

13 THENCE Northwesterly, along the North Right-of-Way of said AVENUE

14 H, a distance of 39.49 feet along the arc of a curve to the right,

15 said curve having a central angle of 100 deg. 06 min. 51 sec., a

16 radius of 22.60 feet, a chord which bears North 46 deg. 55 min. 22

17 sec. West, and a chord distance of 34.65 feet to a point for corner;

18 THENCE North 06 deg. 11 min. 11 sec. West, along the East

19 Right-of-Way of 107th STREET, a distance of 2.04 feet to a point for

20 corner;

21 THENCE North 00 deg. 32 min. 35 sec. West, along the East

22 Right-of-Way of said 107th STREET, a distance of 873.75 feet to a

23 point for corner;

24 THENCE North 89 deg. 28 min. 42 sec. East, a distance of 1013.04

25 feet to a point for corner;

26 THENCE North 83 deg. 27 min. 30 sec. East, a distance of 811.45 feet

27 to a point for corner;

1 THENCE North 76 deg. 33 min. 42 sec. East, a distance of 1055.56
2 feet to a point for corner;
3 THENCE North 85 deg. 05 min. 04 sec. East, a distance of 61.31 feet
4 to a point for corner;
5 THENCE North 89 deg. 11 min. 03 sec. East, a distance of 86.85 feet
6 to a point for corner;
7 THENCE Southeasterly, a distance of 467.84 feet along the arc of a
8 curve to the right, said curve having a central angle of 87 deg. 53
9 min. 13 sec., a radius of 305.00 feet, a chord which bears South 45
10 deg. 14 min. 25 sec. East, and a chord distance of 423.31 feet to a
11 point for corner;
12 THENCE North 87 deg. 18 min. 58 sec. East, a distance of 14.79 feet
13 to a point for corner;
14 THENCE North 76 deg. 01 min. 39 sec. East, a distance of 58.62 feet
15 to a point for corner;
16 THENCE North 89 deg. 34 min. 04 sec. East, a distance of 304.45 feet
17 to a point for corner;
18 THENCE South 00 deg. 46 min. 58 sec. East, along the West
19 Right-of-Way of GREAT SOUTHWEST PARKWAY, a distance of 915.59 feet
20 to a point for corner;
21 THENCE North 89 deg. 24 min. 10 sec. East, along the South
22 Right-of-Way of said AVENUE H, a distance of 736.69 feet to a point
23 for corner;
24 THENCE North 89 deg. 08 min. 50 sec. East, along the South
25 Right-of-Way of said AVENUE H, a distance of 829.81 feet to a point
26 for corner;
27 THENCE Southeasterly, along the South Right-of-Way of said AVENUE

1 H, a distance of 224.93 feet along the arc of a curve to the right,
2 said curve having a central angle of 13 deg. 13 min. 05 sec., a
3 radius of 975.00 feet, a chord which bears South 83 deg. 55 min. 56
4 sec. East, and a chord distance of 224.43 feet to a point for
5 corner;
6 THENCE Southeasterly, along the South Right-of-Way of said AVENUE
7 H, a distance of 113.93 feet along the arc of a curve to the right,
8 said curve having a central angle of 30 deg. 38 min. 49 sec., a
9 radius of 213.00 feet, a chord which bears South 62 deg. 33 min. 35
10 sec. East, and a chord distance of 112.58 feet to a point for
11 corner;
12 THENCE Southeasterly, along the South Right-of-Way of said AVENUE
13 H, a distance of 273.85 feet along the arc of a curve to the left,
14 said curve having a central angle of 50 deg. 36 min. 54 sec., a
15 radius of 310.00 feet, a chord which bears South 64 deg. 56 min. 56
16 sec. East, and a chord distance of 265.04 feet to a point for
17 corner;
18 THENCE North 89 deg. 54 min. 05 sec. East, along the South
19 Right-of-Way of said AVENUE H, a distance of 513.98 feet to a point
20 for corner;
21 THENCE Southeasterly, along the West Right-of-Way of DUNCAN PERRY
22 ROAD, a distance of 35.71 feet along the arc of a curve to the right,
23 said curve having a central angle of 63 deg. 56 min. 35 sec., a
24 radius of 32.00 feet, a chord which bears South 45 deg. 04 min. 41
25 sec. East, and a chord distance of 33.89 feet to a point for corner;
26 THENCE South 03 deg. 29 min. 05 sec. East, along the West
27 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 214.93 feet to

1   a point for corner;

2   THENCE North 89 deg. 07 min. 38 sec. West, along the West

3   Right-of-Way of said DUNCAN PERRY ROAD, a distance of 7.42 feet to a

4   point for corner;

5   THENCE South 04 deg. 03 min. 22 sec. West, along the West

6   Right-of-Way of said DUNCAN PERRY ROAD, a distance of 228.55 feet to

7   a point for corner;

8   THENCE South 04 deg. 59 min. 44 sec. West, along the West

9   Right-of-Way of said DUNCAN PERRY ROAD, a distance of 331.03 feet to

10   a point for corner;

11   THENCE South 08 deg. 21 min. 46 sec. East, along the West

12   Right-of-Way of said DUNCAN PERRY ROAD, a distance of 341.21 feet to

13   a point for corner;

14   THENCE South 89 deg. 27 min. 30 sec. East, along the West

15   Right-of-Way of said DUNCAN PERRY ROAD, a distance of 9.88 feet to a

16   point for corner;

17   THENCE South 01 deg. 02 min. 06 sec. East, along the West

18   Right-of-Way of said DUNCAN PERRY ROAD, a distance of 453.88 feet to

19   a point for corner;

20   THENCE South 01 deg. 14 min. 54 sec. East, along the West

21   Right-of-Way of said DUNCAN PERRY ROAD, a distance of 595.47 feet to

22   a point for corner;

23   THENCE South 00 deg. 43 min. 19 sec. East, along the West

24   Right-of-Way of said DUNCAN PERRY ROAD, a distance of 380.08 feet to

25   a point for corner;

26   THENCE South 89 deg. 25 min. 39 sec. West, a distance of 901.46 feet

27   to a point for corner;

1 THENCE South 00 deg. 17 min. 53 sec. East, along the West

2 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 2301.31 feet

3 to a point for corner;

4 THENCE Southwesterly, along the West Right-of-Way of said DUNCAN

5 PERRY ROAD, a distance of 136.29 feet along the arc of a curve to the

6 right, said curve having a central angle of 13 deg. 16 min. 49 sec.,

7 a radius of 588.00 feet, a chord which bears South 08 deg. 39 min. 42

8 sec. West, and a chord distance of 135.99 feet to a point for

9 corner;

10 THENCE South 17 deg. 46 min. 38 sec. West, along the West

11 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 106.31 feet to

12 a point for corner;

13 THENCE Southwesterly, along the West Right-of-Way of said DUNCAN

14 PERRY ROAD, a distance of 254.37 feet along the arc of a curve to the

15 left, said curve having a central angle of 18 deg. 46 min. 54 sec., a

16 radius of 776.00 feet, a chord which bears South 09 deg. 16 min. 28

17 sec. West, and a chord distance of 253.24 feet to a point for

18 corner;

19 THENCE South 00 deg. 44 min. 05 sec. East, along the West

20 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 629.24 feet to

21 a point for corner;

22 THENCE Southwesterly, along the West Right-of-Way of said DUNCAN

23 PERRY ROAD, a distance of 58.44 feet along the arc of a curve to the

24 right, said curve having a central angle of 97 deg. 02 min. 49 sec.,

25 a radius of 34.50 feet, a chord which bears South 42 deg. 20 min. 01

26 sec. West, and a chord distance of 51.70 feet to a point for corner;

27 THENCE South 89 deg. 21 min. 53 sec. West, along the North

1 Right-of-Way DALWORTH STREET, a distance of 1659.97 feet to a point

2 for corner;

3 THENCE South 00 deg. 32 min. 18 sec. East, along the West

4 Right-of-Way of said GREAT SOUTHWEST PARKWAY, a distance of 1823.00

5 feet to a point for corner;

6 THENCE South 02 deg. 08 min. 47 sec. West, along the West

7 Right-of-Way of said GREAT SOUTHWEST PARKWAY, a distance of 135.16

8 feet to a point for corner;

9 THENCE South 00 deg. 29 min. 20 sec. East, along the West

10 Right-of-Way of said GREAT SOUTHWEST PARKWAY, a distance of 109.26

11 feet to a point for corner;

12 THENCE North 86 deg. 12 min. 50 sec. West, along the West

13 Right-of-Way of said GREAT SOUTHWEST PARKWAY, a distance of 9.08

14 feet to a point for corner;

15 THENCE South 01 deg. 14 min. 37 sec. East, along the West

16 Right-of-Way of GREAT SOUTHWEST PARKWAY, a distance of 394.01 feet

17 to a point for corner;

18 THENCE South 80 deg. 33 min. 34 sec. West, along the North

19 Right-of-Way of ABRAM STREET, a distance of 997.69 feet to a point

20 for corner;

21 THENCE South 01 deg. 43 min. 38 sec. East, a distance of 872.59 feet

22 to a point for corner;

23 THENCE South 89 deg. 59 min. 06 sec. West, along the North

24 Right-of-Way of SHERMAN STREET, a distance of 1382.10 feet to a

25 point for corner;

26 THENCE South 81 deg. 55 min. 29 sec. West, along the North

27 Right-of-Way of said SHERMAN STREET, a distance of 50.49 feet to a

1 point for corner;

2 THENCE South 89 deg. 53 min. 39 sec. West, along the North

3 Right-of-Way of SHERMAN STREET, a distance of 824.45 feet to a point

4 for corner;

5 THENCE South 00 deg. 30 min. 36 sec. East, a distance of 2651.50

6 feet to a point for corner;

7 THENCE South 89 deg. 53 min. 10 sec. East, a distance of 1685.58

8 feet to a point for corner;

9 THENCE North 89 deg. 39 min. 48 sec. East, a distance of 1636.52

10 feet to a point for corner;

11 THENCE South 00 deg. 54 min. 24 sec. East, a distance of 2591.48

12 feet to a point for corner;

13 THENCE South 89 deg. 28 min. 03 sec. West, along the North

14 Right-of-Way of PARK ROW DRIVE, a distance of 526.67 feet to a point

15 for corner;

16 THENCE South 00 deg. 32 min. 44 sec. East, along the North

17 Right-of-Way of said PARK ROW DRIVE, a distance of 9.25 feet to a

18 point for corner;

19 THENCE South 89 deg. 30 min. 53 sec. West, along the North

20 Right-of-Way of said PARK ROW DRIVE, a distance of 36.28 feet to a

21 point for corner;

22 THENCE South 00 deg. 57 min. 21 sec. East, a distance of 1968.65

23 feet to a point for corner;

24 THENCE North 89 deg. 47 min. 42 sec. East, a distance of 35.55 feet

25 to a point for corner;

26 THENCE South 00 deg. 59 min. 04 sec. East, a distance of 364.55 feet

27 to a point for corner;

1 THENCE North 89 deg. 51 min. 46 sec. West, a distance of 31.34 feet

2 to a point for corner;

3 THENCE South 05 deg. 56 min. 34 sec. East, a distance of 70.40 feet

4 to a point for corner;

5 THENCE South 00 deg. 43 min. 05 sec. East, a distance of 645.13 feet

6 to a point for corner;

7 THENCE South 12 deg. 48 min. 56 sec. East, a distance of 137.79 feet

8 to a point for corner;

9 THENCE South 01 deg. 03 min. 35 sec. East, a distance of 2098.76

10 feet to a point for corner;

11 THENCE North 89 deg. 50 min. 55 sec. West, along the North

12 Right-of-Way of ARKANSAS LANE, a distance of 322.92 feet to a point

13 for corner;

14 THENCE South 87 deg. 42 min. 34 sec. West, along the North

15 Right-of-Way of said ARKANSAS LANE, a distance of 130.75 feet to a

16 point for corner;

17 THENCE South 89 deg. 56 min. 42 sec. West, along the North

18 Right-of-Way of said ARKANSAS LANE, a distance of 800.83 feet to a

19 point for corner;

20 THENCE North 88 deg. 20 min. 33 sec. West, along the North

21 Right-of-Way of said ARKANSAS LANE, a distance of 195.04 feet to a

22 point for corner;

23 THENCE North 89 deg. 15 min. 10 sec. West, along the North

24 Right-of-Way of said ARKANSAS LANE, a distance of 298.97 feet to a

25 point for corner;

26 THENCE North 88 deg. 30 min. 54 sec. West, along the North

27 Right-of-Way of said ARKANSAS LANE, a distance of 144.46 feet to a

1 point for corner;

2 THENCE South 89 deg. 19 min. 57 sec. West, along the North

3 Right-of-Way of said ARKANSAS LANE, a distance of 933.05 feet to a

4 point for corner;

5 THENCE North 84 deg. 44 min. 36 sec. West, along the North

6 Right-of-Way of said ARKANSAS LANE, a distance of 105.86 feet to a

7 point for corner;

8 THENCE South 88 deg. 32 min. 35 sec. West, along the North

9 Right-of-Way of said ARKANSAS LANE, a distance of 97.10 feet to a

10 point for corner;

11 THENCE South 01 deg. 38 min. 40 sec. East, along the North

12 Right-of-Way of said ARKANSAS LANE, a distance of 11.44 feet to a

13 point for corner;

14 THENCE South 88 deg. 16 min. 30 sec. West, along the North

15 Right-of-Way of said ARKANSAS LANE, a distance of 481.75 feet to a

16 point for corner;

17 THENCE South 01 deg. 33 min. 31 sec. East, along the North

18 Right-of-Way of said ARKANSAS LANE, a distance of 5.88 feet to a

19 point for corner;

20 THENCE South 88 deg. 32 min. 42 sec. West, along the North

21 Right-of-Way of said ARKANSAS LANE, a distance of 537.65 feet to a

22 point for corner;

23 THENCE South 86 deg. 14 min. 57 sec. West, a distance of 1028.76

24 feet to a point for corner;

25 THENCE South 02 deg. 31 min. 33 sec. East, along the West

26 Right-of-Way of said STATE HIGHWAY 360, a distance of 88.90 feet to

27 a point for corner;

1 THENCE Southeasterly, along the West Right-of-Way of said STATE

2 HIGHWAY 360, a distance of 211.52 feet along the arc of a curve to

3 the left, said curve having a central angle of 11 deg. 22 min. 45

4 sec., a radius of 1065.00 feet, a chord which bears South 18 deg. 21

5 min. 02 sec. East, and a chord distance of 211.17 feet to a point for

6 corner;

7 THENCE South 24 deg. 52 min. 02 sec. East, along the West

8 Right-of-Way of said STATE HIGHWAY 360, a distance of 149.67 feet to

9 a point for corner;

10 THENCE Southeasterly, along the West Right-of-Way of said STATE

11 HIGHWAY 360, a distance of 246.89 feet along the arc of a curve to

12 the right, said curve having a central angle of 14 deg. 42 min. 16

13 sec., a radius of 962.00 feet, a chord which bears South 20 deg. 14

14 min. 09 sec. East, and a chord distance of 246.21 feet to a point for

15 corner;

16 THENCE South 14 deg. 31 min. 23 sec. East, along the West

17 Right-of-Way of said STATE HIGHWAY 360, a distance of 84.73 feet to

18 a point for corner;

19 THENCE Southeasterly, along the West Right-of-Way of said STATE

20 HIGHWAY 360, a distance of 34.33 feet along the arc of a curve to the

21 right, said curve having a central angle of 4 deg. 00 min. 22 sec., a

22 radius of 491.00 feet, a chord which bears South 09 deg. 16 min. 33

23 sec. East, and a chord distance of 34.32 feet to a point for corner;

24 THENCE North 89 deg. 25 min. 10 sec. West, along the South

25 Right-of-Way of PARK VILLAGE DRIVE, a distance of 78.50 feet to a

26 point for corner;

27 THENCE Southwesterly, along the South Right-of-Way of said PARK

1   VILLAGE DRIVE, a distance of 111.90 feet along the arc of a curve to

2   the left, said curve having a central angle of 16 deg. 34 min. 04

3   sec., a radius of 387.00 feet, a chord which bears South 80 deg. 56

4   min. 53 sec. West, and a chord distance of 111.52 feet to a point for

5   corner;

6   THENCE Southwesterly, along the South Right-of-Way of said PARK

7   VILLAGE DRIVE, a distance of 69.26 feet along the arc of a curve to

8   the right, said curve having a central angle of 11 deg. 30 min. 07

9   sec., a radius of 345.00 feet, a chord which bears South 81 deg. 21

10 min. 02 sec. West, and a chord distance of 69.14 feet to a point for

11 corner;

12 THENCE South 89 deg. 14 min. 03 sec. West, along the South

13 Right-of-Way of PARK VILLAGE DRIVE, a distance of 1155.30 feet to a

14 point for corner;

15 THENCE North 00 deg. 30 min. 23 sec. West, along the West

16 Right-of-Way of CARTER DRIVE, a distance of 750.95 feet to a point

17 for corner;

18 THENCE South 89 deg. 12 min. 09 sec. West, along the South

19 Right-of-Way of said ARKANSAS LANE, a distance of 1808.31 feet to a

20 point for corner;

21 THENCE North 00 deg. 45 min. 06 sec. West, along the West

22 Right-of-Way of REMYNSE DRIVE, a distance of 387.48 feet to a point

23 for corner;

24 THENCE Northeasterly, along the West Right-of-Way of said REMYNSE

25 DRIVE, a distance of 186.77 feet along the arc of a curve to the

26 right, said curve having a central angle of 21 deg. 01 min. 24 sec.,

27 a radius of 509.00 feet, a chord which bears North 08 deg. 58 min. 11

1 sec. East, and a chord distance of 185.72 feet to a point for

2 corner;

3 THENCE North 18 deg. 27 min. 33 sec. East, along the West

4 Right-of-Way of said REMYNSE DRIVE, a distance of 107.55 feet to a

5 point for corner;

6 THENCE Northeasterly, along the West Right-of-Way of said REMYNSE

7 DRIVE, a distance of 289.03 feet along the arc of a curve to the

8 left, said curve having a central angle of 23 deg. 00 min. 00 sec., a

9 radius of 720.00 feet, a chord which bears North 06 deg. 57 min. 33

10 sec. East, and a chord distance of 287.09 feet to a point for

11 corner;

12 THENCE North 07 deg. 02 min. 27 sec. West, along the West

13 Right-of-Way of said REMYNSE DRIVE, a distance of 62.81 feet to a

14 point for corner;

15 THENCE Northwesterly, along the West Right-of-Way of said REMYNSE

16 DRIVE, a distance of 226.19 feet along the arc of a curve to the

17 left, said curve having a central angle of 17 deg. 56 min. 59 sec., a

18 radius of 722.00 feet, a chord which bears North 18 deg. 32 min. 27

19 sec. West, and a chord distance of 225.27 feet to a point for

20 corner;

21 THENCE North 28 deg. 37 min. 54 sec. West, along the West

22 Right-of-Way of said REMYNSE DRIVE, a distance of 99.02 feet to a

23 point for corner;

24 THENCE Northwesterly, along the West Right-of-Way of said REMYNSE

25 DRIVE, a distance of 196.67 feet along the arc of a curve to the

26 right, said curve having a central angle of 12 deg. 45 min. 42 sec.,

27 a radius of 883.00 feet, a chord which bears North 20 deg. 44 min. 20

1 sec. West, and a chord distance of 196.27 feet to a point for

2 corner;

3 THENCE South 88 deg. 47 min. 34 sec. East, a distance of 91.63 feet

4 to a point for corner;

5 THENCE North 89 deg. 44 min. 01 sec. East, along the South

6 Right-of-Way of TAN OAK LANE, a distance of 550.34 feet to a point

7 for corner;

8 THENCE North 00 deg. 57 min. 09 sec. West, along the West

9 Right-of-Way of SHERRY STREET, a distance of 175.26 feet to a point

10 for corner;

11 THENCE North 01 deg. 58 min. 12 sec. West, along the West

12 Right-of-Way of said SHERRY STREET, a distance of 239.21 feet to a

13 point for corner;

14 THENCE North 00 deg. 07 min. 04 sec. West, along the West

15 Right-of-Way of said SHERRY STREET, a distance of 228.22 feet to a

16 point for corner;

17 THENCE North 00 deg. 11 min. 09 sec. East, along the West

18 Right-of-Way of said SHERRY STREET, a distance of 335.21 feet to a

19 point for corner;

20 THENCE North 01 deg. 40 min. 33 sec. East, along the West

21 Right-of-Way of said SHERRY STREET, a distance of 193.37 feet to a

22 point for corner;

23 THENCE North 00 deg. 28 min. 22 sec. West, along the West

24 Right-of-Way of said SHERRY STREET, a distance of 181.98 feet to a

25 point for corner;

26 THENCE North 04 deg. 59 min. 34 sec. East, along the West

27 Right-of-Way of said SHERRY STREET, a distance of 70.29 feet to a

1 point for corner;

2 THENCE North 01 deg. 36 min. 52 sec. West, along the West

3 Right-of-Way of said SHERRY STREET, a distance of 91.25 feet to a

4 point for corner;

5 THENCE North 03 deg. 28 min. 30 sec. West, along the West

6 Right-of-Way of said SHERRY STREET, a distance of 115.07 feet to a

7 point for corner;

8 THENCE North 07 deg. 07 min. 56 sec. West, along the West

9 Right-of-Way of said SHERRY STREET, a distance of 24.90 feet to a

10 point for corner;

11 THENCE North 03 deg. 21 min. 08 sec. West, along the West

12 Right-of-Way of said SHERRY STREET, a distance of 124.63 feet to a

13 point for corner;

14 THENCE North 02 deg. 54 min. 02 sec. West, along the West

15 Right-of-Way of said SHERRY STREET, a distance of 67.29 feet to a

16 point for corner;

17 L370 THENCE North 00 deg. 25 min. 54 sec. East, along the West

18 Right-of-Way of said SHERRY STREET, a distance of 175.77 feet to a

19 point for corner;

20 THENCE North 00 deg. 58 min. 05 sec. East, along the West

21 Right-of-Way of said SHERRY STREET, a distance of 50.01 feet to a

22 point for corner;

23 THENCE North 00 deg. 11 min. 18 sec. West, along the West

24 Right-of-Way of said SHERRY STREET, a distance of 1700.31 feet to a

25 point for corner;

26 THENCE Northeasterly, along the West Right-of-Way of SHERRY STREET,

27 a distance of 100.70 feet along the arc of a curve to the right, said

1　curve having a central angle of 7 deg. 42 min. 12 sec., a radius of

2　749.00 feet, a chord which bears North 04 deg. 43 min. 52 sec. East,

3　and a chord distance of 100.62 feet to a point for corner;

4　THENCE North 05 deg. 36 min. 39 sec. East, along the West

5　Right-of-Way of said SHERRY STREET, a distance of 77.90 feet to a

6　point for corner;

7　THENCE North 00 deg. 33 min. 38 sec. West, along the West

8　Right-of-Way of said SHERRY STREET, a distance of 293.46 feet to a

9　point for corner;

10　THENCE North 89 deg. 36 min. 57 sec. East, along the North

11　Right-of-Way of MARILYN LANE, a distance of 705.33 feet to a point

12　for corner;

13　THENCE Southeasterly, along the North Right-of-Way of said MARILYN

14　LANE, a distance of 90.74 feet along the arc of a curve to the right,

15　said curve having a central angle of 19 deg. 46 min. 06 sec., a

16　radius of 263.00 feet, a chord which bears South 80 deg. 14 min. 46

17　sec. East, and a chord distance of 90.29 feet to a point for corner;

18　THENCE Northeasterly, along the North Right-of-Way of CATALO LANE,

19　a distance of 272.23 feet along the arc of a curve to the right, said

20　curve having a central angle of 20 deg. 02 min. 34 sec., a radius of

21　778.22 feet, a chord which bears North 30 deg. 39 min. 04 sec. East,

22　and a chord distance of 270.85 feet to a point for corner;

23　THENCE North 42 deg. 49 min. 01 sec. East, along the North

24　Right-of-Way of said CATALO LANE, a distance of 13.06 feet to a

25　point for corner;

26　THENCE Northeasterly, along the North Right-of-Way of said CATALO

27　LANE, a distance of 259.23 feet along the arc of a curve to the

1 right, said curve having a central angle of 16 deg. 42 min. 05 sec.,

2 a radius of 889.33 feet, a chord which bears North 53 deg. 28 min. 32

3 sec. East, and a chord distance of 258.32 feet to a point for

4 corner;

5 THENCE Northeasterly, along the North Right-of-Way of said CATALO

6 LANE, a distance of 59.97 feet along the arc of a curve to the right,

7 said curve having a central angle of 6 deg. 48 min. 20 sec., a radius

8 of 504.88 feet, a chord which bears North 64 deg. 30 min. 26 sec.

9 East, and a chord distance of 59.93 feet to a point for corner;

10 THENCE North 69 deg. 25 min. 30 sec. East, along the North

11 Right-of-Way of said CATALO LANE, a distance of 439.89 feet to a

12 point for corner;

13 THENCE North 71 deg. 13 min. 22 sec. East, along the North

14 Right-of-Way of said CATALO LANE, a distance of 60.68 feet to a

15 point for corner;

16 THENCE Southwesterly, along the East Right-of-Way of said CARTER

17 DRIVE, a distance of 503.07 feet along the arc of a curve to the

18 right, said curve having a central angle of 32 deg. 26 min. 29 sec.,

19 a radius of 888.49 feet, a chord which bears South 03 deg. 11 min. 39

20 sec. West, and a chord distance of 496.38 feet to a point for

21 corner;

22 THENCE South 21 deg. 24 min. 21 sec. West, along the East

23 Right-of-Way of said CARTER DRIVE, a distance of 139.66 feet to a

24 point for corner;

25 THENCE Southwesterly, along the East Right-of-Way of said CARTER

26 DRIVE, a distance of 244.09 feet along the arc of a curve to the

27 left, said curve having a central angle of 21 deg. 15 min. 21 sec., a

1 radius of 657.96 feet, a chord which bears South 09 deg. 00 min. 05

2 sec. West, and a chord distance of 242.70 feet to a point for

3 corner;

4 THENCE North 89 deg. 50 min. 40 sec. East, along the North

5 Right-of-Way of said PARK ROW DRIVE, a distance of 120.00 feet to a

6 point for corner;

7 THENCE North 00 deg. 05 min. 33 sec. East, a distance of 50.11 feet

8 to a point for corner;

9 THENCE Northeasterly, a distance of 218.07 feet along the arc of a

10 curve to the right, said curve having a central angle of 20 deg. 42

11 min. 49 sec., a radius of 603.19 feet, a chord which bears North 14

12 deg. 36 min. 48 sec. East, and a chord distance of 216.88 feet to a

13 point for corner;

14 THENCE Northeasterly, a distance of 133.23 feet along the arc of a

15 curve to the left, said curve having a central angle of 6 deg. 44

16 min. 25 sec., a radius of 1132.48 feet, a chord which bears North 19

17 deg. 54 min. 36 sec. East, and a chord distance of 133.15 feet to a

18 point for corner;

19 THENCE North 12 deg. 52 min. 43 sec. East, a distance of 16.59 feet

20 to a point for corner;

21 THENCE North 89 deg. 32 min. 45 sec. East, a distance of 845.07 feet

22 to a point for corner;

23 THENCE North 00 deg. 04 min. 33 sec. West, along the West

24 Right-of-Way of said STATE HIGHWAY 360, a distance of 3117.85 feet

25 to a point for corner;

26 THENCE North 00 deg. 27 min. 25 sec. West, along the West

27 Right-of-Way of said STATE HIGHWAY 360, a distance of 577.80 feet to

1 a point for corner;

2 THENCE North 89 deg. 37 min. 02 sec. West, along the South

3 Right-of-Way of HOLLANDALE CIRCLE, a distance of 474.66 feet to a

4 point for corner;

5 THENCE Northwesterly, along the South Right-of-Way of said

6 HOLLANDALE CIRCLE, a distance of 208.65 feet along the arc of a

7 curve to the right, said curve having a central angle of 23 deg. 02

8 min. 02 sec., a radius of 519.00 feet, a chord which bears North 78

9 deg. 09 min. 02 sec. West, and a chord distance of 207.24 feet to a

10 point for corner;

11 THENCE Northwesterly, along the South Right-of-Way of said

12 HOLLANDALE CIRCLE, a distance of 187.77 feet along the arc of a

13 curve to the left, said curve having a central angle of 16 deg. 34

14 min. 17 sec., a radius of 649.22 feet, a chord which bears North 78

15 deg. 00 min. 12 sec. West, and a chord distance of 187.12 feet to a

16 point for corner;

17 THENCE South 89 deg. 25 min. 15 sec. West, along the South

18 Right-of-Way of said HOLLANDALE CIRCLE, a distance of 276.73 feet

19 to a point for corner;

20 THENCE Northwesterly, along the South Right-of-Way of said

21 HOLLANDALE CIRCLE, a distance of 192.68 feet along the arc of a

22 curve to the right, said curve having a central angle of 35 deg. 29

23 min. 54 sec., a radius of 311.00 feet, a chord which bears North 73

24 deg. 12 min. 25 sec. West, and a chord distance of 189.62 feet to a

25 point for corner;

26 THENCE North 54 deg. 59 min. 04 sec. West, along the South

27 Right-of-Way of said HOLLANDALE CIRCLE, a distance of 212.76 feet

1 to a point for corner;

2 THENCE Northwesterly, along the South Right-of-Way of said

3 HOLLANDALE CIRCLE, a distance of 307.94 feet along the arc of a

4 curve to the right, said curve having a central angle of 53 deg. 37

5 min. 44 sec., a radius of 329.00 feet, a chord which bears North 28

6 deg. 08 min. 32 sec. West, and a chord distance of 296.82 feet to a

7 point for corner;

8 THENCE North 00 deg. 53 min. 02 sec. West, along the West

9 Right-of-Way of said HOLLANDALE CIRCLE, a distance of 107.38 feet

10 to a point for corner;

11 THENCE South 89 deg. 42 min. 13 sec. West, a distance of 257.92 feet

12 to a point for corner;

13 THENCE South 66 deg. 41 min. 35 sec. West, a distance of 64.83 feet

14 to a point for corner;

15 THENCE South 89 deg. 08 min. 15 sec. West, along the South

16 Right-of-Way of HARRIETT STREET, a distance of 94.29 feet to a point

17 for corner;

18 THENCE South 85 deg. 40 min. 35 sec. West, a distance of 182.29 feet

19 to a point for corner;

20 THENCE South 89 deg. 37 min. 02 sec. West, a distance of 415.59 feet

21 to a point for corner;

22 THENCE North 00 deg. 11 min. 41 sec. West, along the West

23 Right-of-Way of said SHERRY STREET, a distance of 93.22 feet to a

24 point for corner;

25 THENCE South 89 deg. 29 min. 06 sec. West, a distance of 1813.48

26 feet to a point for corner;

27 THENCE North 00 deg. 07 min. 09 sec. East, a distance of 3.52 feet to

1 a point for corner;

2 THENCE South 89 deg. 25 min. 27 sec. West, a distance of 187.99 feet

3 to a point for corner;

4 THENCE South 00 deg. 25 min. 41 sec. West, a distance of 30.07 feet

5 to a point for corner;

6 THENCE South 89 deg. 10 min. 33 sec. West, a distance of 649.93 feet

7 to a point for corner;

8 THENCE North 00 deg. 44 min. 04 sec. West, along the West

9 Right-of-Way of NEW YORK AVE., a distance of 101.98 feet to a point

10 for corner;

11 THENCE South 89 deg. 54 min. 07 sec. West, along the South

12 Right-of-Way of EDNA STREET, a distance of 1253.59 feet to a point

13 for corner;

14 THENCE Southwesterly, along the South Right-of-Way of said EDNA

15 STREET, a distance of 13.05 feet along the arc of a curve to the

16 left, said curve having a central angle of 37 deg. 14 min. 50 sec., a

17 radius of 20.08 feet, a chord which bears South 64 deg. 35 min. 24

18 sec. West, and a chord distance of 12.83 feet to a point for corner;

19 THENCE North 15 deg. 40 min. 25 sec. East, along the East

20 Right-of-Way of BROWNING STREET, a distance of 85.48 feet to a point

21 for corner;

22 THENCE Northeasterly, along the East Right-of-Way of said BROWNING

23 STREET, a distance of 111.00 feet along the arc of a curve to the

24 right, said curve having a central angle of 8 deg. 9 min. 59 sec., a

25 radius of 778.75 feet, a chord which bears North 17 deg. 10 min. 57

26 sec. East, and a chord distance of 110.90 feet to a point for

27 corner;

1 THENCE North 21 deg. 01 min. 10 sec. East, along the East
2 Right-of-Way of said BROWNING STREET, a distance of 105.65 feet to a
3 point for corner;
4 THENCE Northeasterly, along the South Right-of-Way of said ABRAM
5 STREET, a distance of 27.78 feet along the arc of a curve to the
6 right, said curve having a central angle of 66 deg. 18 min. 35 sec.,
7 a radius of 24.00 feet, a chord which bears North 54 deg. 10 min. 27
8 sec. East, and a chord distance of 26.25 feet to a point for corner;
9 THENCE North 88 deg. 30 min. 46 sec. East, along the South
10 Right-of-Way of said ABRAM STREET, a distance of 29.55 feet to a
11 point for corner;
12 THENCE North 00 deg. 13 min. 53 sec. East, a distance of 2.66 feet to
13 a point for corner;
14 THENCE North 13 deg. 13 min. 24 sec. East, a distance of 198.91 feet
15 to a point for corner;
16 THENCE Southeasterly, along the North Right-of-Way of said ABRAM
17 STREET, a distance of 79.92 feet along the arc of a curve to the
18 left, said curve having a central angle of 57 deg. 57 min. 58 sec., a
19 radius of 79.00 feet, a chord which bears South 25 deg. 45 min. 53
20 sec. East, and a chord distance of 76.56 feet to a point for corner;
21 THENCE Southeasterly, along the North Right-of-Way of said ABRAM
22 STREET, a distance of 47.53 feet along the arc of a curve to the
23 left, said curve having a central angle of 34 deg. 28 min. 22 sec., a
24 radius of 79.00 feet, a chord which bears South 74 deg. 44 min. 57
25 sec. East, and a chord distance of 46.82 feet to a point for corner;
26 THENCE North 88 deg. 07 min. 41 sec. East, along the North
27 Right-of-Way of said ABRAM STREET, a distance of 150.33 feet to a

1 point for corner;

2 THENCE Southeasterly, along the North Right-of-Way of said ABRAM

3 STREET, a distance of 73.39 feet along the arc of a curve to the

4 right, said curve having a central angle of 09 deg. 24 min. 30 sec.,

5 a radius of 446.95 feet, a chord which bears South 87 deg. 10 min. 41

6 sec. East, and a chord distance of 73.31 feet to a point for corner;

7 THENCE South 54 deg. 07 min. 10 sec. East, along the North

8 Right-of-Way of said ABRAM STREET, a distance of 16.35 feet to a

9 point for corner;

10 THENCE South 00 deg. 23 min. 47 sec. East, along the North

11 Right-of-Way of said ABRAM STREET, a distance of 4.99 feet to a

12 point for corner;

13 THENCE South 89 deg. 49 min. 20 sec. East, along the North

14 Right-of-Way of said ABRAM STREET, a distance of 428.64 feet to a

15 point for corner;

16 THENCE South 88 deg. 43 min. 13 sec. East, along the North

17 Right-of-Way of said ABRAM STREET, a distance of 50.01 feet to a

18 point for corner;

19 THENCE North 89 deg. 46 min. 12 sec. East, along the North

20 Right-of-Way of said ABRAM STREET, a distance of 1077.56 feet to a

21 point for corner;

22 THENCE North 89 deg. 20 min. 47 sec. East, along the North

23 Right-of-Way of said ABRAM STREET, a distance of 227.63 feet to a

24 point for corner;

25 THENCE North 01 deg. 10 min. 06 sec. West, a distance of 2331.72

26 feet to a point for corner;

27 THENCE South 61 deg. 37 min. 06 sec. West, along the South

1 Right-of-Way of UNION PACIFIC RAIL ROAD, a distance of 2280.66 feet

2 to a point for corner;

3 THENCE North 08 deg. 20 min. 34 sec. East, along the East

4 Right-of-Way of STADIUM DRIVE, a distance of 253.60 feet to a point

5 for corner;

6 THENCE North 00 deg. 50 min. 41 sec. East, along the East

7 Right-of-Way of said STADIUM DRIVE, a distance of 32.31 feet to a

8 point for corner;

9 THENCE North 31 deg. 09 min. 01 sec. West, along the East

10 Right-of-Way of said STADIUM DRIVE, a distance of 21.48 feet to a

11 point for corner;

12 THENCE North 68 deg. 54 min. 25 sec. East, along the East

13 Right-of-Way of said STADIUM DRIVE, a distance of 13.95 feet to a

14 point for corner;

15 THENCE North 00 deg. 17 min. 58 sec. East, along the East

16 Right-of-Way of said STADIUM DRIVE, a distance of 244.69 feet to a

17 point for corner;

18 THENCE North 07 deg. 20 min. 30 sec. East, along the East

19 Right-of-Way of said STADIUM DRIVE, a distance of 146.59 feet to a

20 point for corner;

21 THENCE North 00 deg. 45 min. 40 sec. East, along the East

22 Right-of-Way of said STADIUM DRIVE, a distance of 174.90 feet to a

23 point for corner;

24 THENCE North 14 deg. 02 min. 09 sec. East, along the East

25 Right-of-Way of said STADIUM DRIVE, a distance of 43.38 feet to a

26 point for corner;

27 THENCE North 12 deg. 54 min. 29 sec. West, along the East

1 Right-of-Way of STADIUM DRIVE, a distance of 138.88 feet to a point

2 for corner;

3 THENCE South 79 deg. 20 min. 41 sec. West, along the North

4 Right-of-Way of DIVISION STREET, a distance of 130.86 feet to a

5 point for corner;

6 THENCE North 09 deg. 51 min. 20 sec. West, along the West

7 Right-of-Way of STADIUM DRIVE, a distance of 293.08 feet to a point

8 for corner;

9 THENCE North 03 deg. 49 min. 49 sec. West, along the West

10 Right-of-Way said of said STADIUM DRIVE, a distance of 89.92 feet to

11 a point for corner;

12 THENCE North 11 deg. 12 min. 49 sec. West, along the West

13 Right-of-Way said of said STADIUM DRIVE, a distance of 44.98 feet to

14 a point for corner;

15 THENCE Northwesterly, along the West Right-of-Way of said STADIUM

16 DRIVE, a distance of 247.11 feet along the arc of a curve to the

17 right, said curve having a central angle of 9 deg. 59 min. 59 sec., a

18 radius of 1415.89 feet, a chord which bears North 05 deg. 12 min. 46

19 sec. West, and a chord distance of 246.80 feet to a point for

20 corner;

21 THENCE North 04 deg. 11 min. 57 sec. East, along the West

22 Right-of-Way of said STADIUM DRIVE, a distance of 83.32 feet to a

23 point for corner;

24 THENCE North 16 deg. 32 min. 18 sec. East, along the West

25 Right-of-Way of said STADIUM DRIVE, a distance of 255.28 feet to a

26 point for corner;

27 THENCE Northeasterly, along the West Right-of-Way of said STADIUM

1 DRIVE, a distance of 212.11 feet along the arc of a curve to the

2 right, said curve having a central angle of 10 deg. 37 min. 58 sec.,

3 a radius of 1143.00 feet, a chord which bears North 24 deg. 30 min.

4 37 sec. East, and a chord distance of 211.81 feet to a point for

5 corner;

6 THENCE North 30 deg. 51 min. 10 sec. East, along the West

7 Right-of-Way said of STADIUM DRIVE, a distance of 135.27 feet to a

8 point for corner;

9 THENCE North 36 deg. 12 min. 05 sec. East, along the West

10 Right-of-Way of said STADIUM DRIVE, a distance of 72.73 feet to a

11 point for corner;

12 THENCE North 36 deg. 47 min. 40 sec. East, along the West

13 Right-of-Way of said STADIUM DRIVE, a distance of 113.61 feet to a

14 point for corner;

15 THENCE Northeasterly, along the West Right-of-Way of said STADIUM

16 DRIVE, a distance of 479.33 feet along the arc of a curve to the

17 left, said curve having a central angle of 8 deg. 19 min. 20 sec., a

18 radius of 3300.00 feet, a chord which bears North 30 deg. 52 min. 56

19 sec. East, and a chord distance of 478.91 feet to a point for

20 corner;

21 THENCE North 26 deg. 59 min. 36 sec. East, along the West

22 Right-of-Way of said STADIUM DRIVE, a distance of 357.82 feet to a

23 point for corner;

24 THENCE Northeasterly, along the West Right-of-Way of said STADIUM

25 DRIVE, a distance of 330.45 feet along the arc of a curve to the

26 left, said curve having a central angle of 20 deg. 02 min. 07 sec., a

27 radius of 945.00 feet, a chord which bears North 16 deg. 58 min. 29

1 sec. East, and a chord distance of 328.77 feet to a point for

2 corner;

3 THENCE South 68 deg. 21 min. 14 sec. East, along the North

4 Right-of-Way of CHAPMAN CUTOFF, a distance of 484.32 feet to a point

5 for corner;

6 THENCE Northeasterly, along the West Right-of-Way of said CHAPMAN

7 CUTOFF, a distance of 132.77 feet along the arc of a curve to the

8 left, said curve having a central angle of 78 deg. 25 min. 33 sec., a

9 radius of 97.00 feet, a chord which bears North 72 deg. 26 min. 01

10 sec. East, and a chord distance of 122.65 feet to a point for

11 corner;

12 THENCE North 33 deg. 13 min. 14 sec. East, along the West

13 Right-of-Way of said CHAPMAN CUTOFF, a distance of 338.54 feet to a

14 point for corner;

15 THENCE North 11 deg. 46 min. 47 sec. West, along the West

16 Right-of-Way of said CHAPMAN CUTOFF, a distance of 25.03 feet to a

17 point for corner;

18 THENCE South 56 deg. 29 min. 41 sec. East, along the South

19 Right-of-Way of RANDOL MILL ROAD, a distance of 509.10 feet to a

20 point for corner;

21 THENCE Southeasterly, along the South Right-of-Way of said RANDOL

22 MILL ROAD, a distance of 587.95 feet along the arc of a curve to the

23 left, said curve having a central angle of 34 deg. 20 min. 17 sec., a

24 radius of 981.05 feet, a chord which bears South 73 deg. 20 min. 32

25 sec. East, and a chord distance of 579.19 feet to a point for

26 corner;

27 THENCE North 89 deg. 31 min. 06 sec. East, along the South

1 Right-of-Way of RANDOL MILL ROAD, a distance of 1260.01 feet to a

2 point for corner;

3 THENCE North 89 deg. 43 min. 14 sec. East, along the South

4 Right-of-Way of RANDOL MILL ROAD, a distance of 719.86 feet to a

5 point for corner;

6 THENCE North 83 deg. 26 min. 17 sec. East, along the South

7 Right-of-Way of RANDOL MILL ROAD, a distance of 236.37 feet to a

8 point for corner;

9 THENCE Northeasterly, along the South Right-of-Way of said RANDOL

10 MILL ROAD, a distance of 349.54 feet along the arc of a curve to the

11 left, said curve having a central angle of 06 deg. 26 min. 49 sec., a

12 radius of 3106.50 feet, a chord which bears North 78 deg. 29 min. 12

13 sec. East, and a chord distance of 349.36 feet to a point for

14 corner;

15 THENCE North 75 deg. 11 min. 24 sec. East, along the South

16 Right-of-Way of said RANDOL MILL ROAD, a distance of 865.95 feet to

17 a point for corner;

18 THENCE Northeasterly, along the South Right-of-Way of said RANDOL

19 MILL ROAD, a distance of 252.88 feet along the arc of a curve to the

20 right, said curve having a central angle of 12 deg. 18 min. 18 sec.,

21 a radius of 1177.50 feet, a chord which bears North 81 deg. 02 min.

22 09 sec. East, and a chord distance of 252.40 feet to a point for

23 corner;

24 THENCE North 02 deg. 19 min. 50 sec. West, along the South

25 Right-of-Way of said RANDOL MILL ROAD, a distance of 18.49 feet to a

26 point for corner;

27 THENCE North 88 deg. 59 min. 16 sec. East, along the South

1 Right-of-Way of said RANDOL MILL ROAD, a distance of 142.23 feet to

2 a point for corner;

3 THENCE South 79 deg. 28 min. 13 sec. East, crossing said STATE

4 HIGHWAY 360, a distance of 385.20 feet to a point for corner;

5 THENCE North 06 deg. 08 min. 29 sec. West, along the East

6 Right-of-Way of said STATE HIGHWAY 360, a distance of 1831.64 feet

7 to a point for corner;

8 THENCE North 05 deg. 41 min. 43 sec. West, along the East

9 Right-of-Way of said STATE HIGHWAY 360, a distance of 471.64 feet to

10 a point for corner;

11 THENCE North 05 deg. 12 min. 31 sec. West, along the East

12 Right-of-Way of said STATE HIGHWAY 360, a distance of 184.16 feet to

13 a point for corner;

14 THENCE North 03 deg. 12 min. 31 sec. West, along the East

15 Right-of-Way of said STATE HIGHWAY 360, a distance of 261.89 feet to

16 a point for corner;

17 THENCE North 02 deg. 08 min. 19 sec. West, along the East

18 Right-of-Way of said STATE HIGHWAY 360, a distance of 111.63 feet to

19 a point for corner;

20 THENCE Northeasterly, along the South Right-of-Way of said AVENUE

21 E, a distance of 41.74 feet along the arc of a curve to the right,

22 said curve having a central angle of 98 deg. 43 min. 58 sec., a

23 radius of 24.22 feet, a chord which bears North 39 deg. 18 min. 11

24 sec. East, and a chord distance of 36.76 feet to the POINT OF

25 BEGINNING, containing within these calls 3,510 Acres of land.

26 SECTION 5. FINDINGS RELATING TO BOUNDARIES. The boundaries

27 and field notes of the district form a closure. If a mistake is made

1 in the field notes or in copying the field notes in the legislative

2 process, the mistake does not in any way affect the district's:

3 (1) organization, existence, or validity;

4 (2) right to issue any type of bond for a purpose for

5 which the district is created or to pay the principal of and

6 interest on a bond;

7 (3) right to impose or collect an assessment or tax; or

8 (4) legality or operation.

9 SECTION 6. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a) The

10 district is created to serve a public use and benefit.

11 (b) All land and other property included in the district

12 will benefit from the improvements and services to be provided by

13 the district under powers conferred by Sections 52 and 52-a,

14 Article III, and Section 59, Article XVI, Texas Constitution, and

15 other powers granted under this Act.

16 (c) The creation of the district is in the public interest

17 and is essential to:

18 (1) further the public purposes of the development and

19 diversification of the economy of the state;

20 (2) eliminate unemployment and underemployment; and

21 (3) develop or expand transportation and commerce.

22 (d) The district will:

23 (1) promote the health, safety, and general welfare of

24 residents, employers, employees, visitors, consumers in the

25 district, and of the public;

26 (2) provide needed funding to preserve, maintain, and

27 enhance the economic health and vitality of the district as a

1 community and business center; and

2   (3) promote the health, safety, welfare, and enjoyment

3 of the public by providing pedestrian ways and by landscaping and

4 developing certain areas in the district, which are necessary for

5 the restoration, preservation, and enhancement of scenic beauty.

6   (e) Pedestrian ways along or across a street, whether at

7 grade or above or below the surface, and street lighting, street

8 landscaping, and street art objects are parts of and necessary

9 components of a street and are considered to be a street or road

10 improvement.

11   (f) The district will not act as the agent or

12 instrumentality of any private interest even though the district

13 will benefit many private interests as well as the public.

14   SECTION 7. APPLICATION OF OTHER LAW.   (a)   Except as

15 otherwise provided by this Act, Chapter 375, Local Government Code,

16 applies to the district.

17   (b) Chapter 311, Government Code (Code Construction Act),

18 applies to this Act.

19   SECTION 8. CONSTRUCTION OF ACT. This Act shall be liberally

20 construed in conformity with the findings and purposes stated in

21 this Act.

22   SECTION 9. BOARD OF DIRECTORS; TERMS.   The district is

23 governed by a board of nine directors who serve staggered terms of

24 four years with four or five directors' terms expiring June 1 of

25 each odd-numbered year.

26   SECTION 10. QUALIFICATIONS. (a) To be qualified to serve

27 as a director, a person must be at least 18 years old and:

1   (1) an owner of property subject to assessment by the

2   district;

3   (2) an owner of a beneficial interest in a trust that

4   owns property subject to assessment by the district; or

5   (3) an agent, employee, or tenant nominated by a

6   person covered by Subdivision (1) or (2) of this subsection.

7   (b) Section 375.063, Local Government Code, does not apply

8   to the board.

9   SECTION 11. APPOINTMENT OF DIRECTORS. The governing body

10   of the City of Arlington shall appoint directors from persons

11   recommended by the board as provided by Section 375.064, Local

12   Government Code.

13   SECTION 12. CONFLICTS OF INTEREST; ONE-TIME AFFIDAVIT. (a)

14   Except as provided by this section:

15   (1) a director appointed under Section 11 may

16   participate in all board votes and decisions; and

17   (2) Chapter 171, Local Government Code, governs

18   conflicts of interest for directors.

19   (b) Section 171.004, Local Government Code, does not apply

20   to the district. A director who has a substantial interest in a

21   business or charitable entity that will receive a pecuniary benefit

22   from a board action shall file a one-time affidavit declaring the

23   interest. An additional affidavit is not required if the

24   director's interest changes. After the affidavit is filed with the

25   board secretary, the director may participate in a discussion or

26   vote on that action if:

27   (1) a majority of the directors have a similar

1 interest in the same entity; or

2   (2) all other similar business or charitable entities

3 in the district will receive a similar pecuniary benefit.

4   (c) A director who is also an officer or employee of a public

5 entity may not participate in the discussion of or vote on a matter

6 regarding a contract with that same public entity.

7   (d) For purposes of this section, a director has a

8 substantial interest in a charitable entity in the same manner that

9 a person would have a substantial interest in a business entity

10 under Section 171.002, Local Government Code.

11   SECTION 13. ELECTRONIC TRANSMISSIONS. (a) The district

12 may acquire, operate, or charge fees for the use of the district

13 conduits for:

14   (1) another person's:

15   (A) telecommunications network;

16   (B) fiber-optic cable; or

17   (C) electronic transmission line; or

18   (2) any other type of transmission line or supporting

19 facility.

20   (b) The district may not require a person to use a district

21 conduit.

22   SECTION 14. ADDITIONAL POWERS OF DISTRICT. The district

23 may exercise the powers given to:

24   (1) a corporation created under Section 4B,

25 Development Corporation Act of 1979 (Article 5190.6, Vernon's Texas

26 Civil Statutes); and

27   (2) a housing finance corporation created under

1 Chapter 394, Local Government Code, to provide housing or
2 residential development projects in the district.

3   SECTION 15. AGREEMENTS; GRANTS. (a) The district may make
4 an agreement with or accept a gift, grant, or loan from any person.

5   (b) The implementation of a project is a governmental
6 function or service for the purposes of Chapter 791, Government
7 Code.

8   SECTION 16. LAW ENFORCEMENT SERVICES. To protect the
9 public interest, the district may contract with the City of
10 Arlington or Tarrant County to provide law enforcement services in
11 the district for a fee.

12   SECTION 17. NONPROFIT CORPORATION. (a) The board by
13 resolution may authorize the creation of a nonprofit corporation to
14 assist and act on behalf of the district in implementing a project
15 or providing a service authorized by this Act.

16   (b) The board shall appoint the board of directors of the
17 nonprofit corporation. The board of directors of the nonprofit
18 corporation shall serve in the same manner as the board of directors
19 of a local government corporation created under Chapter 431,
20 Transportation Code.

21   (c) The nonprofit corporation has the powers of and is
22 considered for purposes of this Act to be a local government
23 corporation created under Chapter 431, Transportation Code.

24   SECTION 18. PETITION REQUIRED FOR FINANCING SERVICES AND
25 IMPROVEMENTS. (a) The board may not finance a service or
26 improvement project under this Act unless a written petition
27 requesting that service or improvement has been filed with the

1   board.

2   (b) The petition must be signed by:

3   (1) the owners of a majority of the assessed value of

4   real property in the district that will be subject to the assessment

5   as determined by the most recent certified tax appraisal roll for

6   Tarrant County; or

7   (2) at least 50 persons who own real property in the

8   district that will be subject to the assessment, if there are more

9   than 50 persons who own real property in the district that will be

10   subject to assessment as determined by the most recent certified

11   tax appraisal roll for Tarrant County.

12   SECTION 19. ASSESSMENTS. (a) The board by resolution may

13   impose and collect an assessment for any purpose authorized by this

14   Act.

15   (b) An assessment, a reassessment, or an assessment

16   resulting from an addition to or correction of the assessment roll

17   by the district, penalties and interest on an assessment or

18   reassessment, expenses of collection, and reasonable attorney's

19   fees incurred by the district:

20   (1) are a first and prior lien against the property

21   assessed;

22   (2) are superior to any other lien or claim other than

23   a lien or claim for county, school district, or municipal ad valorem

24   taxes; and

25   (3) are the personal liability of and charge against

26   the owners of the property even if the owners are not named in the

27   assessment proceedings.

1   (c) The lien is effective from the date of the board's

2 resolution imposing the assessment until the date the assessment is

3 paid. The board may enforce the lien in the same manner that the

4 board may enforce an ad valorem tax lien against real property.

5   SECTION 20. UTILITIES. The district may not impose an

6 impact fee or assessment on the property, equipment, rights-of-way,

7 facilities, or improvements of an electric utility or a power

8 generation company as defined by Section 31.002, Utilities Code, of

9 a gas utility as defined by Section 101.003 or 121.001, Utilities

10 Code, of a telecommunications provider as defined by Section

11 51.002, Utilities Code, or of a person that provides to the public

12 cable television or advanced telecommunications services.

13   SECTION 21. OBLIGATIONS. (a) The district may issue bonds

14 or other obligations payable in whole or in part from assessments,

15 impact fees, revenue, grants, or other money of the district, or any

16 combination of those sources of money, to pay for any authorized

17 purpose of the district.

18   (b) In exercising the district's borrowing power, the

19 district may issue a bond or other obligation in the form of a bond,

20 note, certificate of participation, or other instrument evidencing

21 a proportionate interest in payments to be made by the district, or

22 other type of obligation.

23   (c) The board may not issue bonds for a service or

24 improvement project under this Act unless a written petition

25 requesting that improvement has been filed with the board. The

26 petition must be signed by the owners of a majority of the assessed

27 value of real property in the district that will be subject to the

1 assessment as determined by the most recent certified tax appraisal

2 roll for Tarrant County.

3   SECTION 22. DISBURSEMENTS OR TRANSFERS OF MONEY. The board

4 by resolution shall establish the number of directors' signatures

5 and the procedure required for a disbursement or transfer of the

6 district's money.

7   SECTION 23. COMPETITIVE BIDDING LIMIT. Section 375.221,

8 Local Government Code, applies to the district only for a contract

9 that has a value greater than $25,000.

10   SECTION 24. EXCEPTION FOR DISSOLUTION OF DISTRICT WITH

11 OUTSTANDING DEBT. (a) The board may vote to dissolve a district

12 that has debt. If the vote is in favor of dissolution, the district

13 shall remain in existence solely for the limited purpose of

14 discharging its debts. The dissolution is effective when all debts

15 have been discharged.

16   (b) Section 375.264, Local Government Code, does not apply

17 to the district.

18   SECTION 25. INITIAL DIRECTORS. (a) The initial board

19 consists of the following persons:

20   Pos. No.   Name of Director

21   1   Jeff Williams

22   2   Jerry Jordan

23   3   Dirk Taylor

24   4   Kevin Santaularia

25   5   Mark Skinner

26   6   Bennett Carter

27   7   Knute Klingen

1   8   Ken McCall

2   9   Dennis Brown

3   (b) Of the initial directors, the terms of directors

4   appointed for positions 1 through 5 expire on June 1, 2005, and the

5   terms of directors appointed for positions 6 through 9 expire on

6   June 1, 2007.

7   (c) Sections 10 and 11 do not apply to this section.

8   (d) This section expires September 1, 2007.

9   SECTION 26. LEGISLATIVE FINDINGS. The legislature finds

10   that:

11   (1) proper and legal notice of the intention to

12   introduce this Act, setting forth the general substance of this

13   Act, has been published as provided by law, and the notice and a

14   copy of this Act have been furnished to all persons, agencies,

15   officials, or entities to which they are required to be furnished by

16   the constitution and laws of this state, including the governor,

17   who has submitted the notice and Act to the Texas Commission on

18   Environmental Quality;

19   (2) the Texas Commission on Environmental Quality has

20   filed its recommendations relating to this Act with the governor,

21   lieutenant governor, and speaker of the house of representatives

22   within the required time;

23   (3) the general law relating to consent by political

24   subdivisions to the creation of districts with conservation,

25   reclamation, and road powers and the inclusion of land in those

26   districts has been complied with; and

27   (4) all requirements of the constitution and laws of

1 this state and the rules and procedures of the legislature with

2 respect to the notice, introduction, and passage of this Act have

3 been fulfilled and accomplished.

4   SECTION 27. EFFECTIVE DATE.   This Act takes effect

5 immediately if it receives a vote of two-thirds of all the members

6 elected to each house, as provided by Section 39, Article III, Texas

7 Constitution.   If this Act does not receive the vote necessary for

8 immediate effect, this Act takes effect September 1, 2003.