

By: Goodman, Smith of Tarrant

H.B. No. 3583

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, or of a person that provides to the public cable television or
11 advanced telecommunications services.

12 SECTION 21. OBLIGATIONS. (a) The district may issue bonds
13 or other obligations payable in whole or in part from assessments,
14 impact fees, revenue, grants, or other money of the district, or any
15 combination of those sources of money, to pay for any authorized
16 purpose of the district.

17 (b) In exercising the district's borrowing power, the
18 district may issue a bond or other obligation in the form of a bond,
19 note, certificate of participation, or other instrument evidencing
20 a proportionate interest in payments to be made by the district, or
21 other type of obligation.

22 (c) The board may not issue bonds for a service or
23 improvement project under this Act unless a written petition
24 requesting that improvement has been filed with the board. The
25 petition must be signed by the owners of a majority of the assessed
26 value of real property in the district that will be subject to the
27 assessment as determined by the most recent certified tax appraisal

1 roll for Tarrant County.

2 SECTION 22. DISBURSEMENTS OR TRANSFERS OF MONEY. The board
3 by resolution shall establish the number of directors' signatures
4 and the procedure required for a disbursement or transfer of the
5 district's money.

6 SECTION 23. COMPETITIVE BIDDING LIMIT. Section 375.221,
7 Local Government Code, applies to the district only for a contract
8 that has a value greater than \$25,000.

9 SECTION 24. EXCEPTION FOR DISSOLUTION OF DISTRICT WITH
10 OUTSTANDING DEBT. (a) The board may vote to dissolve a district
11 that has debt. If the vote is in favor of dissolution, the district
12 shall remain in existence solely for the limited purpose of
13 discharging its debts. The dissolution is effective when all debts
14 have been discharged.

15 (b) Section 375.264, Local Government Code, does not apply
16 to the district.

17 SECTION 25. INITIAL DIRECTORS. (a) The initial board
18 consists of the following persons:

19	Pos. No.	Name of Director
20	1	_____
21	2	_____
22	3	_____
23	4	_____
24	5	_____
25	6	_____
26	7	_____
27	8	_____

1 respect to the notice, introduction, and passage of this Act have
2 been fulfilled and accomplished.

3 SECTION 27. EFFECTIVE DATE. This Act takes effect
4 immediately if it receives a vote of two-thirds of all the members
5 elected to each house, as provided by Section 39, Article III, Texas
6 Constitution. If this Act does not receive the vote necessary for
7 immediate effect, this Act takes effect September 1, 2003.

COMMITTEE AMENDMENT NO. 1

Amend H.B. 3583 as follows:

(1) On page 38, line 10, strike "Code, or" and substitute "Code, of a telecommunications provider as defined by Section 51.002, Utilities Code, or".

(2) On pages 39-40, strike SECTION 25(a) of the bill and substitute the following:

(a) The initial board consists of the following persons:

Pos. No.	Name of Director
1	Jeff Williams
2	Jerry Jordan
3	Dirk Taylor
4	Kevin Santaularia
5	Mark Skinner
6	Bennett Carter
7	Knute Klingen
8	Ken McCall
9	Dennis Brown

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