

1-1 By: Goodman, Smith of Tarrant H.B. No. 3583  
1-2 (Senate Sponsor - Harris)  
1-3 (In the Senate - Received from the House May 19, 2003;  
1-4 May 20, 2003, read first time and referred to Committee on  
1-5 Intergovernmental Relations; May 23, 2003, reported favorably by  
1-6 the following vote: Yeas 4, Nays 0; May 23, 2003, sent to printer.)

1-7 A BILL TO BE ENTITLED  
1-8 AN ACT

1-9 relating to the creation of the Great Southwest Improvement  
1-10 District; providing authority to impose a tax and issue bonds.

1-11 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-12 SECTION 1. CREATION OF DISTRICT. (a) The Great Southwest  
1-13 Improvement District is a special district created under Section  
1-14 59, Article XVI, Texas Constitution.

1-15 (b) The board by resolution may change the name of the  
1-16 district.

1-17 SECTION 2. DEFINITIONS. In this Act:

1-18 (1) "Board" means the board of directors of the  
1-19 district.

1-20 (2) "District" means the Great Southwest Improvement  
1-21 District.

1-22 SECTION 3. DECLARATION OF INTENT. (a) The creation of the  
1-23 district is necessary to promote, develop, encourage, and maintain  
1-24 employment, commerce, transportation, housing, tourism,  
1-25 recreation, the arts, entertainment, economic development, safety,  
1-26 and the public welfare in the area of the district.

1-27 (b) This legislation and the creation of the district may  
1-28 not be interpreted to relieve Tarrant County or the City of  
1-29 Arlington from providing the level of services provided as of the  
1-30 effective date of this Act to the area in the district. The  
1-31 district is created to supplement and not to supplant the county or  
1-32 city services provided in the area in the district.

1-33 (c) The creation of the district is essential to accomplish  
1-34 the purposes of Sections 52 and 52-a, Article III, and Section 59,  
1-35 Article XVI, Texas Constitution, and other public purposes stated  
1-36 in this Act.

1-37 SECTION 4. BOUNDARIES. The district includes all the  
1-38 territory contained in the following described area:

1-39 Being 3,510 Acres of land, lying in Arlington, Tarrant County,  
1-40 Texas, said 3,510 Acre tract is more particularly described by  
1-41 metes and bounds as follows:

1-42 BEGINNING at a point at the intersection of the South Right-of-Way  
1-43 of AVENUE E and the East Right-of-Way STATE HIGHWAY 360;

1-44 THENCE North 89 deg. 18 min. 00 sec. East, along the South  
1-45 Right-of-Way of said AVENUE E, a distance of 793.62 feet to a point  
1-46 for corner;

1-47 THENCE North 89 deg. 19 min. 35 sec. East, along the South  
1-48 Right-of-Way of said AVENUE E, a distance of 116.62 feet to a point  
1-49 for corner;

1-50 THENCE North 89 deg. 28 in. 27 sec. East, along the South  
1-51 Right-of-Way of said AVENUE E, a distance of 607.32 feet to a point  
1-52 for corner;

1-53 THENCE North 00 deg. 46 min. 31 sec. West, along the East  
1-54 Right-of-Way of AVENUE F, a distance of 263.89 feet to a point for  
1-55 corner;

1-56 THENCE Northeasterly, along the East Right-of-Way of said AVENUE F,  
1-57 a distance of 222.33 feet along the arc of a curve to the right, said  
1-58 curve having a central angle of 36 deg. 11 min. 23 sec., a radius of  
1-59 352.00 feet, a chord which bears North 17 deg. 56 min. 29 sec. East,  
1-60 and a chord distance of 218.66 feet to a point for corner;

1-61 THENCE North 36 deg. 18 min. 17 sec. East, along the East  
1-62 Right-of-Way of said AVENUE F, a distance of 375.08 feet to a point  
1-63 for corner;

1-64 THENCE Northeasterly, along the East Right-of-Way of said AVENUE F,

2-1 a distance of 524.17 feet along the arc of a curve to the right, said  
 2-2 curve having a central angle of 55 deg. 06 min. 20 sec., a radius of  
 2-3 545.00 feet, a chord which bears North 64 deg. 16 min. 14 sec. East,  
 2-4 and a chord distance of 504.20 feet to a point for corner;  
 2-5 THENCE North 89 deg. 27 min. 20 sec. East, along the South  
 2-6 Right-of-Way of said AVENUE F, a distance of 233.71 feet to a point  
 2-7 for corner;  
 2-8 THENCE North 00 deg. 32 min. 40 sec. West, crossing INTERSTATE 30, a  
 2-9 distance of 393.59 feet to a point for corner;  
 2-10 THENCE North 44 deg. 45 min. 03 sec. West, along the West  
 2-11 Right-of-Way of 108th Street, a distance of 11.62 feet to a point  
 2-12 for corner;  
 2-13 THENCE Northwesterly, along the West Right-of-Way of said 108th  
 2-14 Street, a distance of 332.26 feet along the arc of a curve to the  
 2-15 right, said curve having a central angle of 09 deg. 56 min. 01 sec.,  
 2-16 a radius of 1916.42 feet, a chord which bears North 36 deg. 21 min.  
 2-17 26 sec. West, and a chord distance of 331.84 feet to a point for  
 2-18 corner;  
 2-19 THENCE South 89 deg. 28 min. 59 sec. West, a distance of 210.24 feet  
 2-20 to a point for corner;  
 2-21 THENCE Northwesterly, a distance of 442.15 feet along the arc of a  
 2-22 curve to the right, said curve having a central angle of 75 deg. 20  
 2-23 min. 12 sec., a radius of 336.27 feet, a chord which bears North 53  
 2-24 deg. 47 min. 42 sec. West, and a chord distance of 410.98 feet to a  
 2-25 point for corner;  
 2-26 THENCE North 16 deg. 16 min. 43 sec. West, crossing AVENUE H, a  
 2-27 distance of 101.03 feet to a point for corner;  
 2-28 THENCE Southwesterly, along the North Right-of-Way of said AVENUE  
 2-29 H, a distance of 226.13 feet along the arc of a curve to the right,  
 2-30 said curve having a central angle of 05 deg. 56 min. 36 sec., a  
 2-31 radius of 2180.00 feet, a chord which bears South 85 deg. 37 min. 13  
 2-32 sec. West, and a chord distance of 226.03 feet to a point for  
 2-33 corner;  
 2-34 THENCE Northwesterly, along the North Right-of-Way of said AVENUE  
 2-35 H, a distance of 39.49 feet along the arc of a curve to the right,  
 2-36 said curve having a central angle of 100 deg. 06 min. 51 sec., a  
 2-37 radius of 22.60 feet, a chord which bears North 46 deg. 55 min. 22  
 2-38 sec. West, and a chord distance of 34.65 feet to a point for corner;  
 2-39 THENCE North 06 deg. 11 min. 11 sec. West, along the East  
 2-40 Right-of-Way of 107th STREET, a distance of 2.04 feet to a point for  
 2-41 corner;  
 2-42 THENCE North 00 deg. 32 min. 35 sec. West, along the East  
 2-43 Right-of-Way of said 107th STREET, a distance of 873.75 feet to a  
 2-44 point for corner;  
 2-45 THENCE North 89 deg. 28 min. 42 sec. East, a distance of 1013.04  
 2-46 feet to a point for corner;  
 2-47 THENCE North 83 deg. 27 min. 30 sec. East, a distance of 811.45 feet  
 2-48 to a point for corner;  
 2-49 THENCE North 76 deg. 33 min. 42 sec. East, a distance of 1055.56  
 2-50 feet to a point for corner;  
 2-51 THENCE North 85 deg. 05 min. 04 sec. East, a distance of 61.31 feet  
 2-52 to a point for corner;  
 2-53 THENCE North 89 deg. 11 min. 03 sec. East, a distance of 86.85 feet  
 2-54 to a point for corner;  
 2-55 THENCE Southeasterly, a distance of 467.84 feet along the arc of a  
 2-56 curve to the right, said curve having a central angle of 87 deg. 53  
 2-57 min. 13 sec., a radius of 305.00 feet, a chord which bears South 45  
 2-58 deg. 14 min. 25 sec. East, and a chord distance of 423.31 feet to a  
 2-59 point for corner;  
 2-60 THENCE North 87 deg. 18 min. 58 sec. East, a distance of 14.79 feet  
 2-61 to a point for corner;  
 2-62 THENCE North 76 deg. 01 min. 39 sec. East, a distance of 58.62 feet  
 2-63 to a point for corner;  
 2-64 THENCE North 89 deg. 34 min. 04 sec. East, a distance of 304.45 feet  
 2-65 to a point for corner;  
 2-66 THENCE South 00 deg. 46 min. 58 sec. East, along the West  
 2-67 Right-of-Way of GREAT SOUTHWEST PARKWAY, a distance of 915.59 feet  
 2-68 to a point for corner;  
 2-69 THENCE North 89 deg. 24 min. 10 sec. East, along the South

3-1 Right-of-Way of said AVENUE H, a distance of 736.69 feet to a point  
 3-2 for corner;  
 3-3 THENCE North 89 deg. 08 min. 50 sec. East, along the South  
 3-4 Right-of-Way of said AVENUE H, a distance of 829.81 feet to a point  
 3-5 for corner;  
 3-6 THENCE Southeasterly, along the South Right-of-Way of said AVENUE  
 3-7 H, a distance of 224.93 feet along the arc of a curve to the right,  
 3-8 said curve having a central angle of 13 deg. 13 min. 05 sec., a  
 3-9 radius of 975.00 feet, a chord which bears South 83 deg. 55 min. 56  
 3-10 sec. East, and a chord distance of 224.43 feet to a point for  
 3-11 corner;  
 3-12 THENCE Southeasterly, along the South Right-of-Way of said AVENUE  
 3-13 H, a distance of 113.93 feet along the arc of a curve to the right,  
 3-14 said curve having a central angle of 30 deg. 38 min. 49 sec., a  
 3-15 radius of 213.00 feet, a chord which bears South 62 deg. 33 min. 35  
 3-16 sec. East, and a chord distance of 112.58 feet to a point for  
 3-17 corner;  
 3-18 THENCE Southeasterly, along the South Right-of-Way of said AVENUE  
 3-19 H, a distance of 273.85 feet along the arc of a curve to the left,  
 3-20 said curve having a central angle of 50 deg. 36 min. 54 sec., a  
 3-21 radius of 310.00 feet, a chord which bears South 64 deg. 56 min. 56  
 3-22 sec. East, and a chord distance of 265.04 feet to a point for  
 3-23 corner;  
 3-24 THENCE North 89 deg. 54 min. 05 sec. East, along the South  
 3-25 Right-of-Way of said AVENUE H, a distance of 513.98 feet to a point  
 3-26 for corner;  
 3-27 THENCE Southeasterly, along the West Right-of-Way of DUNCAN PERRY  
 3-28 ROAD, a distance of 35.71 feet along the arc of a curve to the right,  
 3-29 said curve having a central angle of 63 deg. 56 min. 35 sec., a  
 3-30 radius of 32.00 feet, a chord which bears South 45 deg. 04 min. 41  
 3-31 sec. East, and a chord distance of 33.89 feet to a point for corner;  
 3-32 THENCE South 03 deg. 29 min. 05 sec. East, along the West  
 3-33 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 214.93 feet to  
 3-34 a point for corner;  
 3-35 THENCE North 89 deg. 07 min. 38 sec. West, along the West  
 3-36 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 7.42 feet to a  
 3-37 point for corner;  
 3-38 THENCE South 04 deg. 03 min. 22 sec. West, along the West  
 3-39 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 228.55 feet to  
 3-40 a point for corner;  
 3-41 THENCE South 04 deg. 59 min. 44 sec. West, along the West  
 3-42 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 331.03 feet to  
 3-43 a point for corner;  
 3-44 THENCE South 08 deg. 21 min. 46 sec. East, along the West  
 3-45 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 341.21 feet to  
 3-46 a point for corner;  
 3-47 THENCE South 89 deg. 27 min. 30 sec. East, along the West  
 3-48 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 9.88 feet to a  
 3-49 point for corner;  
 3-50 THENCE South 01 deg. 02 min. 06 sec. East, along the West  
 3-51 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 453.88 feet to  
 3-52 a point for corner;  
 3-53 THENCE South 01 deg. 14 min. 54 sec. East, along the West  
 3-54 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 595.47 feet to  
 3-55 a point for corner;  
 3-56 THENCE South 00 deg. 43 min. 19 sec. East, along the West  
 3-57 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 380.08 feet to  
 3-58 a point for corner;  
 3-59 THENCE South 89 deg. 25 min. 39 sec. West, a distance of 901.46 feet  
 3-60 to a point for corner;  
 3-61 THENCE South 00 deg. 17 min. 53 sec. East, along the West  
 3-62 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 2301.31 feet  
 3-63 to a point for corner;  
 3-64 THENCE Southwesterly, along the West Right-of-Way of said DUNCAN  
 3-65 PERRY ROAD, a distance of 136.29 feet along the arc of a curve to the  
 3-66 right, said curve having a central angle of 13 deg. 16 min. 49 sec.,  
 3-67 a radius of 588.00 feet, a chord which bears South 08 deg. 39 min. 42  
 3-68 sec. West, and a chord distance of 135.99 feet to a point for  
 3-69 corner;

- 4-1 THENCE South 17 deg. 46 min. 38 sec. West, along the West  
4-2 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 106.31 feet to  
4-3 a point for corner;  
4-4 THENCE Southwesterly, along the West Right-of-Way of said DUNCAN  
4-5 PERRY ROAD, a distance of 254.37 feet along the arc of a curve to the  
4-6 left, said curve having a central angle of 18 deg. 46 min. 54 sec., a  
4-7 radius of 776.00 feet, a chord which bears South 09 deg. 16 min. 28  
4-8 sec. West, and a chord distance of 253.24 feet to a point for  
4-9 corner;  
4-10 THENCE South 00 deg. 44 min. 05 sec. East, along the West  
4-11 Right-of-Way of said DUNCAN PERRY ROAD, a distance of 629.24 feet to  
4-12 a point for corner;  
4-13 THENCE Southwesterly, along the West Right-of-Way of said DUNCAN  
4-14 PERRY ROAD, a distance of 58.44 feet along the arc of a curve to the  
4-15 right, said curve having a central angle of 97 deg. 02 min. 49 sec.,  
4-16 a radius of 34.50 feet, a chord which bears South 42 deg. 20 min. 01  
4-17 sec. West, and a chord distance of 51.70 feet to a point for corner;  
4-18 THENCE South 89 deg. 21 min. 53 sec. West, along the North  
4-19 Right-of-Way DALWORTH STREET, a distance of 1659.97 feet to a point  
4-20 for corner;  
4-21 THENCE South 00 deg. 32 min. 18 sec. East, along the West  
4-22 Right-of-Way of said GREAT SOUTHWEST PARKWAY, a distance of 1823.00  
4-23 feet to a point for corner;  
4-24 THENCE South 02 deg. 08 min. 47 sec. West, along the West  
4-25 Right-of-Way of said GREAT SOUTHWEST PARKWAY, a distance of 135.16  
4-26 feet to a point for corner;  
4-27 THENCE South 00 deg. 29 min. 20 sec. East, along the West  
4-28 Right-of-Way of said GREAT SOUTHWEST PARKWAY, a distance of 109.26  
4-29 feet to a point for corner;  
4-30 THENCE North 86 deg. 12 min. 50 sec. West, along the West  
4-31 Right-of-Way of said GREAT SOUTHWEST PARKWAY, a distance of 9.08  
4-32 feet to a point for corner;  
4-33 THENCE South 01 deg. 14 min. 37 sec. East, along the West  
4-34 Right-of-Way of GREAT SOUTHWEST PARKWAY, a distance of 394.01 feet  
4-35 to a point for corner;  
4-36 THENCE South 80 deg. 33 min. 34 sec. West, along the North  
4-37 Right-of-Way of ABRAM STREET, a distance of 997.69 feet to a point  
4-38 for corner;  
4-39 THENCE South 01 deg. 43 min. 38 sec. East, a distance of 872.59 feet  
4-40 to a point for corner;  
4-41 THENCE South 89 deg. 59 min. 06 sec. West, along the North  
4-42 Right-of-Way of SHERMAN STREET, a distance of 1382.10 feet to a  
4-43 point for corner;  
4-44 THENCE South 81 deg. 55 min. 29 sec. West, along the North  
4-45 Right-of-Way of said SHERMAN STREET, a distance of 50.49 feet to a  
4-46 point for corner;  
4-47 THENCE South 89 deg. 53 min. 39 sec. West, along the North  
4-48 Right-of-Way of SHERMAN STREET, a distance of 824.45 feet to a point  
4-49 for corner;  
4-50 THENCE South 00 deg. 30 min. 36 sec. East, a distance of 2651.50  
4-51 feet to a point for corner;  
4-52 THENCE South 89 deg. 53 min. 10 sec. East, a distance of 1685.58  
4-53 feet to a point for corner;  
4-54 THENCE North 89 deg. 39 min. 48 sec. East, a distance of 1636.52  
4-55 feet to a point for corner;  
4-56 THENCE South 00 deg. 54 min. 24 sec. East, a distance of 2591.48  
4-57 feet to a point for corner;  
4-58 THENCE South 89 deg. 28 min. 03 sec. West, along the North  
4-59 Right-of-Way of PARK ROW DRIVE, a distance of 526.67 feet to a point  
4-60 for corner;  
4-61 THENCE South 00 deg. 32 min. 44 sec. East, along the North  
4-62 Right-of-Way of said PARK ROW DRIVE, a distance of 9.25 feet to a  
4-63 point for corner;  
4-64 THENCE South 89 deg. 30 min. 53 sec. West, along the North  
4-65 Right-of-Way of said PARK ROW DRIVE, a distance of 36.28 feet to a  
4-66 point for corner;  
4-67 THENCE South 00 deg. 57 min. 21 sec. East, a distance of 1968.65  
4-68 feet to a point for corner;  
4-69 THENCE North 89 deg. 47 min. 42 sec. East, a distance of 35.55 feet

5-1 to a point for corner;  
 5-2 THENCE South 00 deg. 59 min. 04 sec. East, a distance of 364.55 feet  
 5-3 to a point for corner;  
 5-4 THENCE North 89 deg. 51 min. 46 sec. West, a distance of 31.34 feet  
 5-5 to a point for corner;  
 5-6 THENCE South 05 deg. 56 min. 34 sec. East, a distance of 70.40 feet  
 5-7 to a point for corner;  
 5-8 THENCE South 00 deg. 43 min. 05 sec. East, a distance of 645.13 feet  
 5-9 to a point for corner;  
 5-10 THENCE South 12 deg. 48 min. 56 sec. East, a distance of 137.79 feet  
 5-11 to a point for corner;  
 5-12 THENCE South 01 deg. 03 min. 35 sec. East, a distance of 2098.76  
 5-13 feet to a point for corner;  
 5-14 THENCE North 89 deg. 50 min. 55 sec. West, along the North  
 5-15 Right-of-Way of ARKANSAS LANE, a distance of 322.92 feet to a point  
 5-16 for corner;  
 5-17 THENCE South 87 deg. 42 min. 34 sec. West, along the North  
 5-18 Right-of-Way of said ARKANSAS LANE, a distance of 130.75 feet to a  
 5-19 point for corner;  
 5-20 THENCE South 89 deg. 56 min. 42 sec. West, along the North  
 5-21 Right-of-Way of said ARKANSAS LANE, a distance of 800.83 feet to a  
 5-22 point for corner;  
 5-23 THENCE North 88 deg. 20 min. 33 sec. West, along the North  
 5-24 Right-of-Way of said ARKANSAS LANE, a distance of 195.04 feet to a  
 5-25 point for corner;  
 5-26 THENCE North 89 deg. 15 min. 10 sec. West, along the North  
 5-27 Right-of-Way of said ARKANSAS LANE, a distance of 298.97 feet to a  
 5-28 point for corner;  
 5-29 THENCE North 88 deg. 30 min. 54 sec. West, along the North  
 5-30 Right-of-Way of said ARKANSAS LANE, a distance of 144.46 feet to a  
 5-31 point for corner;  
 5-32 THENCE South 89 deg. 19 min. 57 sec. West, along the North  
 5-33 Right-of-Way of said ARKANSAS LANE, a distance of 933.05 feet to a  
 5-34 point for corner;  
 5-35 THENCE North 84 deg. 44 min. 36 sec. West, along the North  
 5-36 Right-of-Way of said ARKANSAS LANE, a distance of 105.86 feet to a  
 5-37 point for corner;  
 5-38 THENCE South 88 deg. 32 min. 35 sec. West, along the North  
 5-39 Right-of-Way of said ARKANSAS LANE, a distance of 97.10 feet to a  
 5-40 point for corner;  
 5-41 THENCE South 01 deg. 38 min. 40 sec. East, along the North  
 5-42 Right-of-Way of said ARKANSAS LANE, a distance of 11.44 feet to a  
 5-43 point for corner;  
 5-44 THENCE South 88 deg. 16 min. 30 sec. West, along the North  
 5-45 Right-of-Way of said ARKANSAS LANE, a distance of 481.75 feet to a  
 5-46 point for corner;  
 5-47 THENCE South 01 deg. 33 min. 31 sec. East, along the North  
 5-48 Right-of-Way of said ARKANSAS LANE, a distance of 5.88 feet to a  
 5-49 point for corner;  
 5-50 THENCE South 88 deg. 32 min. 42 sec. West, along the North  
 5-51 Right-of-Way of said ARKANSAS LANE, a distance of 537.65 feet to a  
 5-52 point for corner;  
 5-53 THENCE South 86 deg. 14 min. 57 sec. West, a distance of 1028.76  
 5-54 feet to a point for corner;  
 5-55 THENCE South 02 deg. 31 min. 33 sec. East, along the West  
 5-56 Right-of-Way of said STATE HIGHWAY 360, a distance of 88.90 feet to  
 5-57 a point for corner;  
 5-58 THENCE Southeasterly, along the West Right-of-Way of said STATE  
 5-59 HIGHWAY 360, a distance of 211.52 feet along the arc of a curve to  
 5-60 the left, said curve having a central angle of 11 deg. 22 min. 45  
 5-61 sec., a radius of 1065.00 feet, a chord which bears South 18 deg. 21  
 5-62 min. 02 sec. East, and a chord distance of 211.17 feet to a point for  
 5-63 corner;  
 5-64 THENCE South 24 deg. 52 min. 02 sec. East, along the West  
 5-65 Right-of-Way of said STATE HIGHWAY 360, a distance of 149.67 feet to  
 5-66 a point for corner;  
 5-67 THENCE Southeasterly, along the West Right-of-Way of said STATE  
 5-68 HIGHWAY 360, a distance of 246.89 feet along the arc of a curve to  
 5-69 the right, said curve having a central angle of 14 deg. 42 min. 16

6-1 sec., a radius of 962.00 feet, a chord which bears South 20 deg. 14  
6-2 min. 09 sec. East, and a chord distance of 246.21 feet to a point for  
6-3 corner;  
6-4 THENCE South 14 deg. 31 min. 23 sec. East, along the West  
6-5 Right-of-Way of said STATE HIGHWAY 360, a distance of 84.73 feet to  
6-6 a point for corner;  
6-7 THENCE Southeasterly, along the West Right-of-Way of said STATE  
6-8 HIGHWAY 360, a distance of 34.33 feet along the arc of a curve to the  
6-9 right, said curve having a central angle of 4 deg. 00 min. 22 sec., a  
6-10 radius of 491.00 feet, a chord which bears South 09 deg. 16 min. 33  
6-11 sec. East, and a chord distance of 34.32 feet to a point for corner;  
6-12 THENCE North 89 deg. 25 min. 10 sec. West, along the South  
6-13 Right-of-Way of PARK VILLAGE DRIVE, a distance of 78.50 feet to a  
6-14 point for corner;  
6-15 THENCE Southwesterly, along the South Right-of-Way of said PARK  
6-16 VILLAGE DRIVE, a distance of 111.90 feet along the arc of a curve to  
6-17 the left, said curve having a central angle of 16 deg. 34 min. 04  
6-18 sec., a radius of 387.00 feet, a chord which bears South 80 deg. 56  
6-19 min. 53 sec. West, and a chord distance of 111.52 feet to a point for  
6-20 corner;  
6-21 THENCE Southwesterly, along the South Right-of-Way of said PARK  
6-22 VILLAGE DRIVE, a distance of 69.26 feet along the arc of a curve to  
6-23 the right, said curve having a central angle of 11 deg. 30 min. 07  
6-24 sec., a radius of 345.00 feet, a chord which bears South 81 deg. 21  
6-25 min. 02 sec. West, and a chord distance of 69.14 feet to a point for  
6-26 corner;  
6-27 THENCE South 89 deg. 14 min. 03 sec. West, along the South  
6-28 Right-of-Way of PARK VILLAGE DRIVE, a distance of 1155.30 feet to a  
6-29 point for corner;  
6-30 THENCE North 00 deg. 30 min. 23 sec. West, along the West  
6-31 Right-of-Way of CARTER DRIVE, a distance of 750.95 feet to a point  
6-32 for corner;  
6-33 THENCE South 89 deg. 12 min. 09 sec. West, along the South  
6-34 Right-of-Way of said ARKANSAS LANE, a distance of 1808.31 feet to a  
6-35 point for corner;  
6-36 THENCE North 00 deg. 45 min. 06 sec. West, along the West  
6-37 Right-of-Way of REMYNSE DRIVE, a distance of 387.48 feet to a point  
6-38 for corner;  
6-39 THENCE Northeasterly, along the West Right-of-Way of said REMYNSE  
6-40 DRIVE, a distance of 186.77 feet along the arc of a curve to the  
6-41 right, said curve having a central angle of 21 deg. 01 min. 24 sec.,  
6-42 a radius of 509.00 feet, a chord which bears North 08 deg. 58 min. 11  
6-43 sec. East, and a chord distance of 185.72 feet to a point for  
6-44 corner;  
6-45 THENCE North 18 deg. 27 min. 33 sec. East, along the West  
6-46 Right-of-Way of said REMYNSE DRIVE, a distance of 107.55 feet to a  
6-47 point for corner;  
6-48 THENCE Northeasterly, along the West Right-of-Way of said REMYNSE  
6-49 DRIVE, a distance of 289.03 feet along the arc of a curve to the  
6-50 left, said curve having a central angle of 23 deg. 00 min. 00 sec., a  
6-51 radius of 720.00 feet, a chord which bears North 06 deg. 57 min. 33  
6-52 sec. East, and a chord distance of 287.09 feet to a point for  
6-53 corner;  
6-54 THENCE North 07 deg. 02 min. 27 sec. West, along the West  
6-55 Right-of-Way of said REMYNSE DRIVE, a distance of 62.81 feet to a  
6-56 point for corner;  
6-57 THENCE Northwesterly, along the West Right-of-Way of said REMYNSE  
6-58 DRIVE, a distance of 226.19 feet along the arc of a curve to the  
6-59 left, said curve having a central angle of 17 deg. 56 min. 59 sec., a  
6-60 radius of 722.00 feet, a chord which bears North 18 deg. 32 min. 27  
6-61 sec. West, and a chord distance of 225.27 feet to a point for  
6-62 corner;  
6-63 THENCE North 28 deg. 37 min. 54 sec. West, along the West  
6-64 Right-of-Way of said REMYNSE DRIVE, a distance of 99.02 feet to a  
6-65 point for corner;  
6-66 THENCE Northwesterly, along the West Right-of-Way of said REMYNSE  
6-67 DRIVE, a distance of 196.67 feet along the arc of a curve to the  
6-68 right, said curve having a central angle of 12 deg. 45 min. 42 sec.,  
6-69 a radius of 883.00 feet, a chord which bears North 20 deg. 44 min. 20

7-1 sec. West, and a chord distance of 196.27 feet to a point for  
 7-2 corner;  
 7-3 THENCE South 88 deg. 47 min. 34 sec. East, a distance of 91.63 feet  
 7-4 to a point for corner;  
 7-5 THENCE North 89 deg. 44 min. 01 sec. East, along the South  
 7-6 Right-of-Way of TAN OAK LANE, a distance of 550.34 feet to a point  
 7-7 for corner;  
 7-8 THENCE North 00 deg. 57 min. 09 sec. West, along the West  
 7-9 Right-of-Way of SHERRY STREET, a distance of 175.26 feet to a point  
 7-10 for corner;  
 7-11 THENCE North 01 deg. 58 min. 12 sec. West, along the West  
 7-12 Right-of-Way of said SHERRY STREET, a distance of 239.21 feet to a  
 7-13 point for corner;  
 7-14 THENCE North 00 deg. 07 min. 04 sec. West, along the West  
 7-15 Right-of-Way of said SHERRY STREET, a distance of 228.22 feet to a  
 7-16 point for corner;  
 7-17 THENCE North 00 deg. 11 min. 09 sec. East, along the West  
 7-18 Right-of-Way of said SHERRY STREET, a distance of 335.21 feet to a  
 7-19 point for corner;  
 7-20 THENCE North 01 deg. 40 min. 33 sec. East, along the West  
 7-21 Right-of-Way of said SHERRY STREET, a distance of 193.37 feet to a  
 7-22 point for corner;  
 7-23 THENCE North 00 deg. 28 min. 22 sec. West, along the West  
 7-24 Right-of-Way of said SHERRY STREET, a distance of 181.98 feet to a  
 7-25 point for corner;  
 7-26 THENCE North 04 deg. 59 min. 34 sec. East, along the West  
 7-27 Right-of-Way of said SHERRY STREET, a distance of 70.29 feet to a  
 7-28 point for corner;  
 7-29 THENCE North 01 deg. 36 min. 52 sec. West, along the West  
 7-30 Right-of-Way of said SHERRY STREET, a distance of 91.25 feet to a  
 7-31 point for corner;  
 7-32 THENCE North 03 deg. 28 min. 30 sec. West, along the West  
 7-33 Right-of-Way of said SHERRY STREET, a distance of 115.07 feet to a  
 7-34 point for corner;  
 7-35 THENCE North 07 deg. 07 min. 56 sec. West, along the West  
 7-36 Right-of-Way of said SHERRY STREET, a distance of 24.90 feet to a  
 7-37 point for corner;  
 7-38 THENCE North 03 deg. 21 min. 08 sec. West, along the West  
 7-39 Right-of-Way of said SHERRY STREET, a distance of 124.63 feet to a  
 7-40 point for corner;  
 7-41 THENCE North 02 deg. 54 min. 02 sec. West, along the West  
 7-42 Right-of-Way of said SHERRY STREET, a distance of 67.29 feet to a  
 7-43 point for corner;  
 7-44 L370 THENCE North 00 deg. 25 min. 54 sec. East, along the West  
 7-45 Right-of-Way of said SHERRY STREET, a distance of 175.77 feet to a  
 7-46 point for corner;  
 7-47 THENCE North 00 deg. 58 min. 05 sec. East, along the West  
 7-48 Right-of-Way of said SHERRY STREET, a distance of 50.01 feet to a  
 7-49 point for corner;  
 7-50 THENCE North 00 deg. 11 min. 18 sec. West, along the West  
 7-51 Right-of-Way of said SHERRY STREET, a distance of 1700.31 feet to a  
 7-52 point for corner;  
 7-53 THENCE Northeasterly, along the West Right-of-Way of SHERRY STREET,  
 7-54 a distance of 100.70 feet along the arc of a curve to the right, said  
 7-55 curve having a central angle of 7 deg. 42 min. 12 sec., a radius of  
 7-56 749.00 feet, a chord which bears North 04 deg. 43 min. 52 sec. East,  
 7-57 and a chord distance of 100.62 feet to a point for corner;  
 7-58 THENCE North 05 deg. 36 min. 39 sec. East, along the West  
 7-59 Right-of-Way of said SHERRY STREET, a distance of 77.90 feet to a  
 7-60 point for corner;  
 7-61 THENCE North 00 deg. 33 min. 38 sec. West, along the West  
 7-62 Right-of-Way of said SHERRY STREET, a distance of 293.46 feet to a  
 7-63 point for corner;  
 7-64 THENCE North 89 deg. 36 min. 57 sec. East, along the North  
 7-65 Right-of-Way of MARILYN LANE, a distance of 705.33 feet to a point  
 7-66 for corner;  
 7-67 THENCE Southeasterly, along the North Right-of-Way of said MARILYN  
 7-68 LANE, a distance of 90.74 feet along the arc of a curve to the right,  
 7-69 said curve having a central angle of 19 deg. 46 min. 06 sec., a

8-1 radius of 263.00 feet, a chord which bears South 80 deg. 14 min. 46  
 8-2 sec. East, and a chord distance of 90.29 feet to a point for corner;  
 8-3 THENCE Northeasterly, along the North Right-of-Way of CATALO LANE,  
 8-4 a distance of 272.23 feet along the arc of a curve to the right, said  
 8-5 curve having a central angle of 20 deg. 02 min. 34 sec., a radius of  
 8-6 778.22 feet, a chord which bears North 30 deg. 39 min. 04 sec. East,  
 8-7 and a chord distance of 270.85 feet to a point for corner;  
 8-8 THENCE North 42 deg. 49 min. 01 sec. East, along the North  
 8-9 Right-of-Way of said CATALO LANE, a distance of 13.06 feet to a  
 8-10 point for corner;  
 8-11 THENCE Northeasterly, along the North Right-of-Way of said CATALO  
 8-12 LANE, a distance of 259.23 feet along the arc of a curve to the  
 8-13 right, said curve having a central angle of 16 deg. 42 min. 05 sec.,  
 8-14 a radius of 889.33 feet, a chord which bears North 53 deg. 28 min. 32  
 8-15 sec. East, and a chord distance of 258.32 feet to a point for  
 8-16 corner;  
 8-17 THENCE Northeasterly, along the North Right-of-Way of said CATALO  
 8-18 LANE, a distance of 59.97 feet along the arc of a curve to the right,  
 8-19 said curve having a central angle of 6 deg. 48 min. 20 sec., a radius  
 8-20 of 504.88 feet, a chord which bears North 64 deg. 30 min. 26 sec.  
 8-21 East, and a chord distance of 59.93 feet to a point for corner;  
 8-22 THENCE North 69 deg. 25 min. 30 sec. East, along the North  
 8-23 Right-of-Way of said CATALO LANE, a distance of 439.89 feet to a  
 8-24 point for corner;  
 8-25 THENCE North 71 deg. 13 min. 22 sec. East, along the North  
 8-26 Right-of-Way of said CATALO LANE, a distance of 60.68 feet to a  
 8-27 point for corner;  
 8-28 THENCE Southwesterly, along the East Right-of-Way of said CARTER  
 8-29 DRIVE, a distance of 503.07 feet along the arc of a curve to the  
 8-30 right, said curve having a central angle of 32 deg. 26 min. 29 sec.,  
 8-31 a radius of 888.49 feet, a chord which bears South 03 deg. 11 min. 39  
 8-32 sec. West, and a chord distance of 496.38 feet to a point for  
 8-33 corner;  
 8-34 THENCE South 21 deg. 24 min. 21 sec. West, along the East  
 8-35 Right-of-Way of said CARTER DRIVE, a distance of 139.66 feet to a  
 8-36 point for corner;  
 8-37 THENCE Southwesterly, along the East Right-of-Way of said CARTER  
 8-38 DRIVE, a distance of 244.09 feet along the arc of a curve to the  
 8-39 left, said curve having a central angle of 21 deg. 15 min. 21 sec., a  
 8-40 radius of 657.96 feet, a chord which bears South 09 deg. 00 min. 05  
 8-41 sec. West, and a chord distance of 242.70 feet to a point for  
 8-42 corner;  
 8-43 THENCE North 89 deg. 50 min. 40 sec. East, along the North  
 8-44 Right-of-Way of said PARK ROW DRIVE, a distance of 120.00 feet to a  
 8-45 point for corner;  
 8-46 THENCE North 00 deg. 05 min. 33 sec. East, a distance of 50.11 feet  
 8-47 to a point for corner;  
 8-48 THENCE Northeasterly, a distance of 218.07 feet along the arc of a  
 8-49 curve to the right, said curve having a central angle of 20 deg. 42  
 8-50 min. 49 sec., a radius of 603.19 feet, a chord which bears North 14  
 8-51 deg. 36 min. 48 sec. East, and a chord distance of 216.88 feet to a  
 8-52 point for corner;  
 8-53 THENCE Northeasterly, a distance of 133.23 feet along the arc of a  
 8-54 curve to the left, said curve having a central angle of 6 deg. 44  
 8-55 min. 25 sec., a radius of 1132.48 feet, a chord which bears North 19  
 8-56 deg. 54 min. 36 sec. East, and a chord distance of 133.15 feet to a  
 8-57 point for corner;  
 8-58 THENCE North 12 deg. 52 min. 43 sec. East, a distance of 16.59 feet  
 8-59 to a point for corner;  
 8-60 THENCE North 89 deg. 32 min. 45 sec. East, a distance of 845.07 feet  
 8-61 to a point for corner;  
 8-62 THENCE North 00 deg. 04 min. 33 sec. West, along the West  
 8-63 Right-of-Way of said STATE HIGHWAY 360, a distance of 3117.85 feet  
 8-64 to a point for corner;  
 8-65 THENCE North 00 deg. 27 min. 25 sec. West, along the West  
 8-66 Right-of-Way of said STATE HIGHWAY 360, a distance of 577.80 feet to  
 8-67 a point for corner;  
 8-68 THENCE North 89 deg. 37 min. 02 sec. West, along the South  
 8-69 Right-of-Way of HOLLANDALE CIRCLE, a distance of 474.66 feet to a

9-1 point for corner;  
 9-2 THENCE Northwesterly, along the South Right-of-Way of said  
 9-3 HOLLANDALE CIRCLE, a distance of 208.65 feet along the arc of a  
 9-4 curve to the right, said curve having a central angle of 23 deg. 02  
 9-5 min. 02 sec., a radius of 519.00 feet, a chord which bears North 78  
 9-6 deg. 09 min. 02 sec. West, and a chord distance of 207.24 feet to a  
 9-7 point for corner;  
 9-8 THENCE Northwesterly, along the South Right-of-Way of said  
 9-9 HOLLANDALE CIRCLE, a distance of 187.77 feet along the arc of a  
 9-10 curve to the left, said curve having a central angle of 16 deg. 34  
 9-11 min. 17 sec., a radius of 649.22 feet, a chord which bears North 78  
 9-12 deg. 00 min. 12 sec. West, and a chord distance of 187.12 feet to a  
 9-13 point for corner;  
 9-14 THENCE South 89 deg. 25 min. 15 sec. West, along the South  
 9-15 Right-of-Way of said HOLLANDALE CIRCLE, a distance of 276.73 feet  
 9-16 to a point for corner;  
 9-17 THENCE Northwesterly, along the South Right-of-Way of said  
 9-18 HOLLANDALE CIRCLE, a distance of 192.68 feet along the arc of a  
 9-19 curve to the right, said curve having a central angle of 35 deg. 29  
 9-20 min. 54 sec., a radius of 311.00 feet, a chord which bears North 73  
 9-21 deg. 12 min. 25 sec. West, and a chord distance of 189.62 feet to a  
 9-22 point for corner;  
 9-23 THENCE North 54 deg. 59 min. 04 sec. West, along the South  
 9-24 Right-of-Way of said HOLLANDALE CIRCLE, a distance of 212.76 feet  
 9-25 to a point for corner;  
 9-26 THENCE Northwesterly, along the South Right-of-Way of said  
 9-27 HOLLANDALE CIRCLE, a distance of 307.94 feet along the arc of a  
 9-28 curve to the right, said curve having a central angle of 53 deg. 37  
 9-29 min. 44 sec., a radius of 329.00 feet, a chord which bears North 28  
 9-30 deg. 08 min. 32 sec. West, and a chord distance of 296.82 feet to a  
 9-31 point for corner;  
 9-32 THENCE North 00 deg. 53 min. 02 sec. West, along the West  
 9-33 Right-of-Way of said HOLLANDALE CIRCLE, a distance of 107.38 feet  
 9-34 to a point for corner;  
 9-35 THENCE South 89 deg. 42 min. 13 sec. West, a distance of 257.92 feet  
 9-36 to a point for corner;  
 9-37 THENCE South 66 deg. 41 min. 35 sec. West, a distance of 64.83 feet  
 9-38 to a point for corner;  
 9-39 THENCE South 89 deg. 08 min. 15 sec. West, along the South  
 9-40 Right-of-Way of HARRIETT STREET, a distance of 94.29 feet to a point  
 9-41 for corner;  
 9-42 THENCE South 85 deg. 40 min. 35 sec. West, a distance of 182.29 feet  
 9-43 to a point for corner;  
 9-44 THENCE South 89 deg. 37 min. 02 sec. West, a distance of 415.59 feet  
 9-45 to a point for corner;  
 9-46 THENCE North 00 deg. 11 min. 41 sec. West, along the West  
 9-47 Right-of-Way of said SHERRY STREET, a distance of 93.22 feet to a  
 9-48 point for corner;  
 9-49 THENCE South 89 deg. 29 min. 06 sec. West, a distance of 1813.48  
 9-50 feet to a point for corner;  
 9-51 THENCE North 00 deg. 07 min. 09 sec. East, a distance of 3.52 feet to  
 9-52 a point for corner;  
 9-53 THENCE South 89 deg. 25 min. 27 sec. West, a distance of 187.99 feet  
 9-54 to a point for corner;  
 9-55 THENCE South 00 deg. 25 min. 41 sec. West, a distance of 30.07 feet  
 9-56 to a point for corner;  
 9-57 THENCE South 89 deg. 10 min. 33 sec. West, a distance of 649.93 feet  
 9-58 to a point for corner;  
 9-59 THENCE North 00 deg. 44 min. 04 sec. West, along the West  
 9-60 Right-of-Way of NEW YORK AVE., a distance of 101.98 feet to a point  
 9-61 for corner;  
 9-62 THENCE South 89 deg. 54 min. 07 sec. West, along the South  
 9-63 Right-of-Way of EDNA STREET, a distance of 1253.59 feet to a point  
 9-64 for corner;  
 9-65 THENCE Southwesterly, along the South Right-of-Way of said EDNA  
 9-66 STREET, a distance of 13.05 feet along the arc of a curve to the  
 9-67 left, said curve having a central angle of 37 deg. 14 min. 50 sec., a  
 9-68 radius of 20.08 feet, a chord which bears South 64 deg. 35 min. 24  
 9-69 sec. West, and a chord distance of 12.83 feet to a point for corner;

10-1 THENCE North 15 deg. 40 min. 25 sec. East, along the East  
10-2 Right-of-Way of BROWNING STREET, a distance of 85.48 feet to a point  
10-3 for corner;  
10-4 THENCE Northeasterly, along the East Right-of-Way of said BROWNING  
10-5 STREET, a distance of 111.00 feet along the arc of a curve to the  
10-6 right, said curve having a central angle of 8 deg. 9 min. 59 sec., a  
10-7 radius of 778.75 feet, a chord which bears North 17 deg. 10 min. 57  
10-8 sec. East, and a chord distance of 110.90 feet to a point for  
10-9 corner;  
10-10 THENCE North 21 deg. 01 min. 10 sec. East, along the East  
10-11 Right-of-Way of said BROWNING STREET, a distance of 105.65 feet to a  
10-12 point for corner;  
10-13 THENCE Northeasterly, along the South Right-of-Way of said ABRAM  
10-14 STREET, a distance of 27.78 feet along the arc of a curve to the  
10-15 right, said curve having a central angle of 66 deg. 18 min. 35 sec.,  
10-16 a radius of 24.00 feet, a chord which bears North 54 deg. 10 min. 27  
10-17 sec. East, and a chord distance of 26.25 feet to a point for corner;  
10-18 THENCE North 88 deg. 30 min. 46 sec. East, along the South  
10-19 Right-of-Way of said ABRAM STREET, a distance of 29.55 feet to a  
10-20 point for corner;  
10-21 THENCE North 00 deg. 13 min. 53 sec. East, a distance of 2.66 feet to  
10-22 a point for corner;  
10-23 THENCE North 13 deg. 13 min. 24 sec. East, a distance of 198.91 feet  
10-24 to a point for corner;  
10-25 THENCE Southeasterly, along the North Right-of-Way of said ABRAM  
10-26 STREET, a distance of 79.92 feet along the arc of a curve to the  
10-27 left, said curve having a central angle of 57 deg. 57 min. 58 sec., a  
10-28 radius of 79.00 feet, a chord which bears South 25 deg. 45 min. 53  
10-29 sec. East, and a chord distance of 76.56 feet to a point for corner;  
10-30 THENCE Southeasterly, along the North Right-of-Way of said ABRAM  
10-31 STREET, a distance of 47.53 feet along the arc of a curve to the  
10-32 left, said curve having a central angle of 34 deg. 28 min. 22 sec., a  
10-33 radius of 79.00 feet, a chord which bears South 74 deg. 44 min. 57  
10-34 sec. East, and a chord distance of 46.82 feet to a point for corner;  
10-35 THENCE North 88 deg. 07 min. 41 sec. East, along the North  
10-36 Right-of-Way of said ABRAM STREET, a distance of 150.33 feet to a  
10-37 point for corner;  
10-38 THENCE Southeasterly, along the North Right-of-Way of said ABRAM  
10-39 STREET, a distance of 73.39 feet along the arc of a curve to the  
10-40 right, said curve having a central angle of 09 deg. 24 min. 30 sec.,  
10-41 a radius of 446.95 feet, a chord which bears South 87 deg. 10 min. 41  
10-42 sec. East, and a chord distance of 73.31 feet to a point for corner;  
10-43 THENCE South 54 deg. 07 min. 10 sec. East, along the North  
10-44 Right-of-Way of said ABRAM STREET, a distance of 16.35 feet to a  
10-45 point for corner;  
10-46 THENCE South 00 deg. 23 min. 47 sec. East, along the North  
10-47 Right-of-Way of said ABRAM STREET, a distance of 4.99 feet to a  
10-48 point for corner;  
10-49 THENCE South 89 deg. 49 min. 20 sec. East, along the North  
10-50 Right-of-Way of said ABRAM STREET, a distance of 428.64 feet to a  
10-51 point for corner;  
10-52 THENCE South 88 deg. 43 min. 13 sec. East, along the North  
10-53 Right-of-Way of said ABRAM STREET, a distance of 50.01 feet to a  
10-54 point for corner;  
10-55 THENCE North 89 deg. 46 min. 12 sec. East, along the North  
10-56 Right-of-Way of said ABRAM STREET, a distance of 1077.56 feet to a  
10-57 point for corner;  
10-58 THENCE North 89 deg. 20 min. 47 sec. East, along the North  
10-59 Right-of-Way of said ABRAM STREET, a distance of 227.63 feet to a  
10-60 point for corner;  
10-61 THENCE North 01 deg. 10 min. 06 sec. West, a distance of 2331.72  
10-62 feet to a point for corner;  
10-63 THENCE South 61 deg. 37 min. 06 sec. West, along the South  
10-64 Right-of-Way of UNION PACIFIC RAIL ROAD, a distance of 2280.66 feet  
10-65 to a point for corner;  
10-66 THENCE North 08 deg. 20 min. 34 sec. East, along the East  
10-67 Right-of-Way of STADIUM DRIVE, a distance of 253.60 feet to a point  
10-68 for corner;  
10-69 THENCE North 00 deg. 50 min. 41 sec. East, along the East

11-1 Right-of-Way of said STADIUM DRIVE, a distance of 32.31 feet to a  
11-2 point for corner;  
11-3 THENCE North 31 deg. 09 min. 01 sec. West, along the East  
11-4 Right-of-Way of said STADIUM DRIVE, a distance of 21.48 feet to a  
11-5 point for corner;  
11-6 THENCE North 68 deg. 54 min. 25 sec. East, along the East  
11-7 Right-of-Way of said STADIUM DRIVE, a distance of 13.95 feet to a  
11-8 point for corner;  
11-9 THENCE North 00 deg. 17 min. 58 sec. East, along the East  
11-10 Right-of-Way of said STADIUM DRIVE, a distance of 244.69 feet to a  
11-11 point for corner;  
11-12 THENCE North 07 deg. 20 min. 30 sec. East, along the East  
11-13 Right-of-Way of said STADIUM DRIVE, a distance of 146.59 feet to a  
11-14 point for corner;  
11-15 THENCE North 00 deg. 45 min. 40 sec. East, along the East  
11-16 Right-of-Way of said STADIUM DRIVE, a distance of 174.90 feet to a  
11-17 point for corner;  
11-18 THENCE North 14 deg. 02 min. 09 sec. East, along the East  
11-19 Right-of-Way of said STADIUM DRIVE, a distance of 43.38 feet to a  
11-20 point for corner;  
11-21 THENCE North 12 deg. 54 min. 29 sec. West, along the East  
11-22 Right-of-Way of STADIUM DRIVE, a distance of 138.88 feet to a point  
11-23 for corner;  
11-24 THENCE South 79 deg. 20 min. 41 sec. West, along the North  
11-25 Right-of-Way of DIVISION STREET, a distance of 130.86 feet to a  
11-26 point for corner;  
11-27 THENCE North 09 deg. 51 min. 20 sec. West, along the West  
11-28 Right-of-Way of STADIUM DRIVE, a distance of 293.08 feet to a point  
11-29 for corner;  
11-30 THENCE North 03 deg. 49 min. 49 sec. West, along the West  
11-31 Right-of-Way said of said STADIUM DRIVE, a distance of 89.92 feet to  
11-32 a point for corner;  
11-33 THENCE North 11 deg. 12 min. 49 sec. West, along the West  
11-34 Right-of-Way said of said STADIUM DRIVE, a distance of 44.98 feet to  
11-35 a point for corner;  
11-36 THENCE Northwesterly, along the West Right-of-Way of said STADIUM  
11-37 DRIVE, a distance of 247.11 feet along the arc of a curve to the  
11-38 right, said curve having a central angle of 9 deg. 59 min. 59 sec., a  
11-39 radius of 1415.89 feet, a chord which bears North 05 deg. 12 min. 46  
11-40 sec. West, and a chord distance of 246.80 feet to a point for  
11-41 corner;  
11-42 THENCE North 04 deg. 11 min. 57 sec. East, along the West  
11-43 Right-of-Way of said STADIUM DRIVE, a distance of 83.32 feet to a  
11-44 point for corner;  
11-45 THENCE North 16 deg. 32 min. 18 sec. East, along the West  
11-46 Right-of-Way of said STADIUM DRIVE, a distance of 255.28 feet to a  
11-47 point for corner;  
11-48 THENCE Northeasterly, along the West Right-of-Way of said STADIUM  
11-49 DRIVE, a distance of 212.11 feet along the arc of a curve to the  
11-50 right, said curve having a central angle of 10 deg. 37 min. 58 sec.,  
11-51 a radius of 1143.00 feet, a chord which bears North 24 deg. 30 min.  
11-52 37 sec. East, and a chord distance of 211.81 feet to a point for  
11-53 corner;  
11-54 THENCE North 30 deg. 51 min. 10 sec. East, along the West  
11-55 Right-of-Way said of STADIUM DRIVE, a distance of 135.27 feet to a  
11-56 point for corner;  
11-57 THENCE North 36 deg. 12 min. 05 sec. East, along the West  
11-58 Right-of-Way of said STADIUM DRIVE, a distance of 72.73 feet to a  
11-59 point for corner;  
11-60 THENCE North 36 deg. 47 min. 40 sec. East, along the West  
11-61 Right-of-Way of said STADIUM DRIVE, a distance of 113.61 feet to a  
11-62 point for corner;  
11-63 THENCE Northeasterly, along the West Right-of-Way of said STADIUM  
11-64 DRIVE, a distance of 479.33 feet along the arc of a curve to the  
11-65 left, said curve having a central angle of 8 deg. 19 min. 20 sec., a  
11-66 radius of 3300.00 feet, a chord which bears North 30 deg. 52 min. 56  
11-67 sec. East, and a chord distance of 478.91 feet to a point for  
11-68 corner;  
11-69 THENCE North 26 deg. 59 min. 36 sec. East, along the West

12-1 Right-of-Way of said STADIUM DRIVE, a distance of 357.82 feet to a  
12-2 point for corner;  
12-3 THENCE Northeasterly, along the West Right-of-Way of said STADIUM  
12-4 DRIVE, a distance of 330.45 feet along the arc of a curve to the  
12-5 left, said curve having a central angle of 20 deg. 02 min. 07 sec., a  
12-6 radius of 945.00 feet, a chord which bears North 16 deg. 58 min. 29  
12-7 sec. East, and a chord distance of 328.77 feet to a point for  
12-8 corner;  
12-9 THENCE South 68 deg. 21 min. 14 sec. East, along the North  
12-10 Right-of-Way of CHAPMAN CUTOFF, a distance of 484.32 feet to a point  
12-11 for corner;  
12-12 THENCE Northeasterly, along the West Right-of-Way of said CHAPMAN  
12-13 CUTOFF, a distance of 132.77 feet along the arc of a curve to the  
12-14 left, said curve having a central angle of 78 deg. 25 min. 33 sec., a  
12-15 radius of 97.00 feet, a chord which bears North 72 deg. 26 min. 01  
12-16 sec. East, and a chord distance of 122.65 feet to a point for  
12-17 corner;  
12-18 THENCE North 33 deg. 13 min. 14 sec. East, along the West  
12-19 Right-of-Way of said CHAPMAN CUTOFF, a distance of 338.54 feet to a  
12-20 point for corner;  
12-21 THENCE North 11 deg. 46 min. 47 sec. West, along the West  
12-22 Right-of-Way of said CHAPMAN CUTOFF, a distance of 25.03 feet to a  
12-23 point for corner;  
12-24 THENCE South 56 deg. 29 min. 41 sec. East, along the South  
12-25 Right-of-Way of RANDOL MILL ROAD, a distance of 509.10 feet to a  
12-26 point for corner;  
12-27 THENCE Southeasterly, along the South Right-of-Way of said RANDOL  
12-28 MILL ROAD, a distance of 587.95 feet along the arc of a curve to the  
12-29 left, said curve having a central angle of 34 deg. 20 min. 17 sec., a  
12-30 radius of 981.05 feet, a chord which bears South 73 deg. 20 min. 32  
12-31 sec. East, and a chord distance of 579.19 feet to a point for  
12-32 corner;  
12-33 THENCE North 89 deg. 31 min. 06 sec. East, along the South  
12-34 Right-of-Way of RANDOL MILL ROAD, a distance of 1260.01 feet to a  
12-35 point for corner;  
12-36 THENCE North 89 deg. 43 min. 14 sec. East, along the South  
12-37 Right-of-Way of RANDOL MILL ROAD, a distance of 719.86 feet to a  
12-38 point for corner;  
12-39 THENCE North 83 deg. 26 min. 17 sec. East, along the South  
12-40 Right-of-Way of RANDOL MILL ROAD, a distance of 236.37 feet to a  
12-41 point for corner;  
12-42 THENCE Northeasterly, along the South Right-of-Way of said RANDOL  
12-43 MILL ROAD, a distance of 349.54 feet along the arc of a curve to the  
12-44 left, said curve having a central angle of 06 deg. 26 min. 49 sec., a  
12-45 radius of 3106.50 feet, a chord which bears North 78 deg. 29 min. 12  
12-46 sec. East, and a chord distance of 349.36 feet to a point for  
12-47 corner;  
12-48 THENCE North 75 deg. 11 min. 24 sec. East, along the South  
12-49 Right-of-Way of said RANDOL MILL ROAD, a distance of 865.95 feet to  
12-50 a point for corner;  
12-51 THENCE Northeasterly, along the South Right-of-Way of said RANDOL  
12-52 MILL ROAD, a distance of 252.88 feet along the arc of a curve to the  
12-53 right, said curve having a central angle of 12 deg. 18 min. 18 sec.,  
12-54 a radius of 1177.50 feet, a chord which bears North 81 deg. 02 min.  
12-55 09 sec. East, and a chord distance of 252.40 feet to a point for  
12-56 corner;  
12-57 THENCE North 02 deg. 19 min. 50 sec. West, along the South  
12-58 Right-of-Way of said RANDOL MILL ROAD, a distance of 18.49 feet to a  
12-59 point for corner;  
12-60 THENCE North 88 deg. 59 min. 16 sec. East, along the South  
12-61 Right-of-Way of said RANDOL MILL ROAD, a distance of 142.23 feet to  
12-62 a point for corner;  
12-63 THENCE South 79 deg. 28 min. 13 sec. East, crossing said STATE  
12-64 HIGHWAY 360, a distance of 385.20 feet to a point for corner;  
12-65 THENCE North 06 deg. 08 min. 29 sec. West, along the East  
12-66 Right-of-Way of said STATE HIGHWAY 360, a distance of 1831.64 feet  
12-67 to a point for corner;  
12-68 THENCE North 05 deg. 41 min. 43 sec. West, along the East  
12-69 Right-of-Way of said STATE HIGHWAY 360, a distance of 471.64 feet to

13-1 a point for corner;  
 13-2 THENCE North 05 deg. 12 min. 31 sec. West, along the East  
 13-3 Right-of-Way of said STATE HIGHWAY 360, a distance of 184.16 feet to  
 13-4 a point for corner;  
 13-5 THENCE North 03 deg. 12 min. 31 sec. West, along the East  
 13-6 Right-of-Way of said STATE HIGHWAY 360, a distance of 261.89 feet to  
 13-7 a point for corner;  
 13-8 THENCE North 02 deg. 08 min. 19 sec. West, along the East  
 13-9 Right-of-Way of said STATE HIGHWAY 360, a distance of 111.63 feet to  
 13-10 a point for corner;  
 13-11 THENCE Northeasterly, along the South Right-of-Way of said AVENUE  
 13-12 E, a distance of 41.74 feet along the arc of a curve to the right,  
 13-13 said curve having a central angle of 98 deg. 43 min. 58 sec., a  
 13-14 radius of 24.22 feet, a chord which bears North 39 deg. 18 min. 11  
 13-15 sec. East, and a chord distance of 36.76 feet to the POINT OF  
 13-16 BEGINNING, containing within these calls 3,510 Acres of land.

13-17 SECTION 5. FINDINGS RELATING TO BOUNDARIES. The boundaries  
 13-18 and field notes of the district form a closure. If a mistake is made  
 13-19 in the field notes or in copying the field notes in the legislative  
 13-20 process, the mistake does not in any way affect the district's:

13-21 (1) organization, existence, or validity;  
 13-22 (2) right to issue any type of bond for a purpose for  
 13-23 which the district is created or to pay the principal of and  
 13-24 interest on a bond;  
 13-25 (3) right to impose or collect an assessment or tax; or  
 13-26 (4) legality or operation.

13-27 SECTION 6. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a) The  
 13-28 district is created to serve a public use and benefit.

13-29 (b) All land and other property included in the district  
 13-30 will benefit from the improvements and services to be provided by  
 13-31 the district under powers conferred by Sections 52 and 52-a,  
 13-32 Article III, and Section 59, Article XVI, Texas Constitution, and  
 13-33 other powers granted under this Act.

13-34 (c) The creation of the district is in the public interest  
 13-35 and is essential to:

13-36 (1) further the public purposes of the development and  
 13-37 diversification of the economy of the state;  
 13-38 (2) eliminate unemployment and underemployment; and  
 13-39 (3) develop or expand transportation and commerce.

13-40 (d) The district will:  
 13-41 (1) promote the health, safety, and general welfare of  
 13-42 residents, employers, employees, visitors, consumers in the  
 13-43 district, and of the public;

13-44 (2) provide needed funding to preserve, maintain, and  
 13-45 enhance the economic health and vitality of the district as a  
 13-46 community and business center; and

13-47 (3) promote the health, safety, welfare, and enjoyment  
 13-48 of the public by providing pedestrian ways and by landscaping and  
 13-49 developing certain areas in the district, which are necessary for  
 13-50 the restoration, preservation, and enhancement of scenic beauty.

13-51 (e) Pedestrian ways along or across a street, whether at  
 13-52 grade or above or below the surface, and street lighting, street  
 13-53 landscaping, and street art objects are parts of and necessary  
 13-54 components of a street and are considered to be a street or road  
 13-55 improvement.

13-56 (f) The district will not act as the agent or  
 13-57 instrumentality of any private interest even though the district  
 13-58 will benefit many private interests as well as the public.

13-59 SECTION 7. APPLICATION OF OTHER LAW. (a) Except as  
 13-60 otherwise provided by this Act, Chapter 375, Local Government Code,  
 13-61 applies to the district.

13-62 (b) Chapter 311, Government Code (Code Construction Act),  
 13-63 applies to this Act.

13-64 SECTION 8. CONSTRUCTION OF ACT. This Act shall be liberally  
 13-65 construed in conformity with the findings and purposes stated in  
 13-66 this Act.

13-67 SECTION 9. BOARD OF DIRECTORS; TERMS. The district is  
 13-68 governed by a board of nine directors who serve staggered terms of  
 13-69 four years with four or five directors' terms expiring June 1 of

14-1 each odd-numbered year.

14-2 SECTION 10. QUALIFICATIONS. (a) To be qualified to serve  
14-3 as a director, a person must be at least 18 years old and:

14-4 (1) an owner of property subject to assessment by the  
14-5 district;

14-6 (2) an owner of a beneficial interest in a trust that  
14-7 owns property subject to assessment by the district; or

14-8 (3) an agent, employee, or tenant nominated by a  
14-9 person covered by Subdivision (1) or (2) of this subsection.

14-10 (b) Section 375.063, Local Government Code, does not apply  
14-11 to the board.

14-12 SECTION 11. APPOINTMENT OF DIRECTORS. The governing body  
14-13 of the City of Arlington shall appoint directors from persons  
14-14 recommended by the board as provided by Section 375.064, Local  
14-15 Government Code.

14-16 SECTION 12. CONFLICTS OF INTEREST; ONE-TIME AFFIDAVIT. (a)  
14-17 Except as provided by this section:

14-18 (1) a director appointed under Section 11 may  
14-19 participate in all board votes and decisions; and

14-20 (2) Chapter 171, Local Government Code, governs  
14-21 conflicts of interest for directors.

14-22 (b) Section 171.004, Local Government Code, does not apply  
14-23 to the district. A director who has a substantial interest in a  
14-24 business or charitable entity that will receive a pecuniary benefit  
14-25 from a board action shall file a one-time affidavit declaring the  
14-26 interest. An additional affidavit is not required if the  
14-27 director's interest changes. After the affidavit is filed with the  
14-28 board secretary, the director may participate in a discussion or  
14-29 vote on that action if:

14-30 (1) a majority of the directors have a similar  
14-31 interest in the same entity; or

14-32 (2) all other similar business or charitable entities  
14-33 in the district will receive a similar pecuniary benefit.

14-34 (c) A director who is also an officer or employee of a public  
14-35 entity may not participate in the discussion of or vote on a matter  
14-36 regarding a contract with that same public entity.

14-37 (d) For purposes of this section, a director has a  
14-38 substantial interest in a charitable entity in the same manner that  
14-39 a person would have a substantial interest in a business entity  
14-40 under Section 171.002, Local Government Code.

14-41 SECTION 13. ELECTRONIC TRANSMISSIONS. (a) The district  
14-42 may acquire, operate, or charge fees for the use of the district  
14-43 conduits for:

14-44 (1) another person's:

14-45 (A) telecommunications network;

14-46 (B) fiber-optic cable; or

14-47 (C) electronic transmission line; or

14-48 (2) any other type of transmission line or supporting  
14-49 facility.

14-50 (b) The district may not require a person to use a district  
14-51 conduit.

14-52 SECTION 14. ADDITIONAL POWERS OF DISTRICT. The district  
14-53 may exercise the powers given to:

14-54 (1) a corporation created under Section 4B,  
14-55 Development Corporation Act of 1979 (Article 5190.6, Vernon's Texas  
14-56 Civil Statutes); and

14-57 (2) a housing finance corporation created under  
14-58 Chapter 394, Local Government Code, to provide housing or  
14-59 residential development projects in the district.

14-60 SECTION 15. AGREEMENTS; GRANTS. (a) The district may make  
14-61 an agreement with or accept a gift, grant, or loan from any person.

14-62 (b) The implementation of a project is a governmental  
14-63 function or service for the purposes of Chapter 791, Government  
14-64 Code.

14-65 SECTION 16. LAW ENFORCEMENT SERVICES. To protect the  
14-66 public interest, the district may contract with the City of  
14-67 Arlington or Tarrant County to provide law enforcement services in  
14-68 the district for a fee.

14-69 SECTION 17. NONPROFIT CORPORATION. (a) The board by

15-1 resolution may authorize the creation of a nonprofit corporation to  
 15-2 assist and act on behalf of the district in implementing a project  
 15-3 or providing a service authorized by this Act.

15-4 (b) The board shall appoint the board of directors of the  
 15-5 nonprofit corporation. The board of directors of the nonprofit  
 15-6 corporation shall serve in the same manner as the board of directors  
 15-7 of a local government corporation created under Chapter 431,  
 15-8 Transportation Code.

15-9 (c) The nonprofit corporation has the powers of and is  
 15-10 considered for purposes of this Act to be a local government  
 15-11 corporation created under Chapter 431, Transportation Code.

15-12 SECTION 18. PETITION REQUIRED FOR FINANCING SERVICES AND  
 15-13 IMPROVEMENTS. (a) The board may not finance a service or  
 15-14 improvement project under this Act unless a written petition  
 15-15 requesting that service or improvement has been filed with the  
 15-16 board.

15-17 (b) The petition must be signed by:

15-18 (1) the owners of a majority of the assessed value of  
 15-19 real property in the district that will be subject to the assessment  
 15-20 as determined by the most recent certified tax appraisal roll for  
 15-21 Tarrant County; or

15-22 (2) at least 50 persons who own real property in the  
 15-23 district that will be subject to the assessment, if there are more  
 15-24 than 50 persons who own real property in the district that will be  
 15-25 subject to assessment as determined by the most recent certified  
 15-26 tax appraisal roll for Tarrant County.

15-27 SECTION 19. ASSESSMENTS. (a) The board by resolution may  
 15-28 impose and collect an assessment for any purpose authorized by this  
 15-29 Act.

15-30 (b) An assessment, a reassessment, or an assessment  
 15-31 resulting from an addition to or correction of the assessment roll  
 15-32 by the district, penalties and interest on an assessment or  
 15-33 reassessment, expenses of collection, and reasonable attorney's  
 15-34 fees incurred by the district:

15-35 (1) are a first and prior lien against the property  
 15-36 assessed;

15-37 (2) are superior to any other lien or claim other than  
 15-38 a lien or claim for county, school district, or municipal ad valorem  
 15-39 taxes; and

15-40 (3) are the personal liability of and charge against  
 15-41 the owners of the property even if the owners are not named in the  
 15-42 assessment proceedings.

15-43 (c) The lien is effective from the date of the board's  
 15-44 resolution imposing the assessment until the date the assessment is  
 15-45 paid. The board may enforce the lien in the same manner that the  
 15-46 board may enforce an ad valorem tax lien against real property.

15-47 SECTION 20. UTILITIES. The district may not impose an  
 15-48 impact fee or assessment on the property, equipment, rights-of-way,  
 15-49 facilities, or improvements of an electric utility or a power  
 15-50 generation company as defined by Section 31.002, Utilities Code, of  
 15-51 a gas utility as defined by Section 101.003 or 121.001, Utilities  
 15-52 Code, of a telecommunications provider as defined by Section  
 15-53 51.002, Utilities Code, or of a person that provides to the public  
 15-54 cable television or advanced telecommunications services.

15-55 SECTION 21. OBLIGATIONS. (a) The district may issue bonds  
 15-56 or other obligations payable in whole or in part from assessments,  
 15-57 impact fees, revenue, grants, or other money of the district, or any  
 15-58 combination of those sources of money, to pay for any authorized  
 15-59 purpose of the district.

15-60 (b) In exercising the district's borrowing power, the  
 15-61 district may issue a bond or other obligation in the form of a bond,  
 15-62 note, certificate of participation, or other instrument evidencing  
 15-63 a proportionate interest in payments to be made by the district, or  
 15-64 other type of obligation.

15-65 (c) The board may not issue bonds for a service or  
 15-66 improvement project under this Act unless a written petition  
 15-67 requesting that improvement has been filed with the board. The  
 15-68 petition must be signed by the owners of a majority of the assessed  
 15-69 value of real property in the district that will be subject to the

16-1 assessment as determined by the most recent certified tax appraisal  
16-2 roll for Tarrant County.

16-3 SECTION 22. DISBURSEMENTS OR TRANSFERS OF MONEY. The board  
16-4 by resolution shall establish the number of directors' signatures  
16-5 and the procedure required for a disbursement or transfer of the  
16-6 district's money.

16-7 SECTION 23. COMPETITIVE BIDDING LIMIT. Section 375.221,  
16-8 Local Government Code, applies to the district only for a contract  
16-9 that has a value greater than \$25,000.

16-10 SECTION 24. EXCEPTION FOR DISSOLUTION OF DISTRICT WITH  
16-11 OUTSTANDING DEBT. (a) The board may vote to dissolve a district  
16-12 that has debt. If the vote is in favor of dissolution, the district  
16-13 shall remain in existence solely for the limited purpose of  
16-14 discharging its debts. The dissolution is effective when all debts  
16-15 have been discharged.

16-16 (b) Section 375.264, Local Government Code, does not apply  
16-17 to the district.

16-18 SECTION 25. INITIAL DIRECTORS. (a) The initial board  
16-19 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

16-30 (b) Of the initial directors, the terms of directors  
16-31 appointed for positions 1 through 5 expire on June 1, 2005, and the  
16-32 terms of directors appointed for positions 6 through 9 expire on  
16-33 June 1, 2007.

16-34 (c) Sections 10 and 11 do not apply to this section.

16-35 (d) This section expires September 1, 2007.

16-36 SECTION 26. LEGISLATIVE FINDINGS. The legislature finds  
16-37 that:

16-38 (1) proper and legal notice of the intention to  
16-39 introduce this Act, setting forth the general substance of this  
16-40 Act, has been published as provided by law, and the notice and a  
16-41 copy of this Act have been furnished to all persons, agencies,  
16-42 officials, or entities to which they are required to be furnished by  
16-43 the constitution and laws of this state, including the governor,  
16-44 who has submitted the notice and Act to the Texas Commission on  
16-45 Environmental Quality;

16-46 (2) the Texas Commission on Environmental Quality has  
16-47 filed its recommendations relating to this Act with the governor,  
16-48 lieutenant governor, and speaker of the house of representatives  
16-49 within the required time;

16-50 (3) the general law relating to consent by political  
16-51 subdivisions to the creation of districts with conservation,  
16-52 reclamation, and road powers and the inclusion of land in those  
16-53 districts has been complied with; and

16-54 (4) all requirements of the constitution and laws of  
16-55 this state and the rules and procedures of the legislature with  
16-56 respect to the notice, introduction, and passage of this Act have  
16-57 been fulfilled and accomplished.

16-58 SECTION 27. EFFECTIVE DATE. This Act takes effect  
16-59 immediately if it receives a vote of two-thirds of all the members  
16-60 elected to each house, as provided by Section 39, Article III, Texas  
16-61 Constitution. If this Act does not receive the vote necessary for  
16-62 immediate effect, this Act takes effect September 1, 2003.

16-63 \* \* \* \* \*