

By: Harris

S.B. No. 919

A BILL TO BE ENTITLED

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AN ACT

relating to the creation of The Lakes Municipal Utility and Management District of Tarrant County; providing the authority to issue bonds and impose taxes.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3855 to read as follows:

CHAPTER 3855. THE LAKES MUNICIPAL UTILITY AND MANAGEMENT DISTRICT  
OF TARRANT COUNTY

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3855.001. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Arlington, located in Tarrant County.

(3) "District" means The Lakes Municipal Utility and Management District of Tarrant County.

(4) "Improvement project" means any program or project authorized by Section 3855.055, inside or outside the boundaries of the district, that is determined by the board to be necessary to accomplish the public purposes of the district.

Sec. 3855.002. CREATION AND NATURE OF DISTRICT. (a) The Lakes Municipal Utility and Management District of Tarrant County is a special district created under Section 59, Article XVI, Texas

1 Constitution.

2 (b) The board by resolution may change the district's name.  
3 The board shall give written notice of such change and the new name  
4 to the city.

5 Sec. 3855.003. LIBERAL CONSTRUCTION OF CHAPTER. This  
6 chapter shall be liberally construed in conformity with the  
7 findings and purposes stated in this chapter.

8 Sec. 3855.004. RELATION TO OTHER LAW. If any provision of  
9 the general law, including a provision incorporated by reference in  
10 this chapter, is in conflict or inconsistent with this chapter,  
11 this chapter prevails.

12 Sec. 3855.005. INITIAL DISTRICT TERRITORY. (a) The  
13 district is initially composed of the territory described by  
14 Section 2 of the Act creating this chapter.

15 (b) A mistake made in the field notes or in copying the field  
16 notes in the legislative process does not affect:

17 (1) the organization, existence, or validity of the  
18 district;

19 (2) the right and power of the district to impose and  
20 collect ad valorem taxes, to levy, collect, and enforce  
21 assessments, and to impose fees and collect other revenues  
22 authorized by this chapter;

23 (3) the right or power of the board to enter into any  
24 type of contract, including the issuance of bonds or other  
25 obligations, for the purposes for which the district is created; or

26 (4) the legality or operations of the board.

27 Sec. 3855.006. ADDITION OR REMOVAL OF TERRITORY. The board

1 may add, delete, or exclude territory in the manner provided by  
2 Subchapter J, Chapter 49, Water Code, as limited by Section 54.016,  
3 Water Code, except that:

4 (1) land may not be added to or excluded from the  
5 district without the consent of the governing body of the city and  
6 the owners of the land being added or excluded;

7 (2) for purposes of this section, a reference in  
8 Subchapter J, Chapter 49, Water Code, or Section 54.016, Water  
9 Code, to a tax means an ad valorem tax; and

10 (3) land may not be removed or disannexed from the  
11 district at any time during which any bonds or other obligations of  
12 the district that are payable, in whole or in part, from ad valorem  
13 taxes on the land are outstanding.

14 Sec. 3855.007. PURPOSE; DECLARATION OF INTENT. (a) The  
15 creation of the district is essential to accomplish the purposes of  
16 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
17 Texas Constitution, and other public purposes stated in this  
18 chapter. By creating the district and in authorizing the city and  
19 other political subdivisions to contract with the district, the  
20 legislature has established a program to accomplish the public  
21 purposes set out in Section 52-a, Article III, Texas Constitution.

22 (b) The creation of the district is necessary to promote,  
23 develop, encourage, and maintain employment, commerce,  
24 transportation, housing, tourism, recreation, the arts,  
25 entertainment, economic development, safety, and the public  
26 welfare in the district.

27 (c) This chapter and the creation of the district may not be

1 interpreted to relieve the city or Tarrant County from providing  
2 the level of services provided as of the effective date of the Act  
3 enacting this chapter to the area in the district. The district is  
4 created to supplement and not to supplant the county or city  
5 services provided in the district.

6 Sec. 3855.008. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

7 (a) The district is created to serve a public use and benefit.

8 (b) All land and other property included in the district  
9 will benefit from the improvement projects and services to be  
10 provided by the district under powers conferred by Sections 52 and  
11 52-a, Article III, and Section 59, Article XVI, Texas  
12 Constitution, and other powers granted under this chapter.

13 (c) The creation of the district is in the public interest  
14 and is essential to further the public purposes of:

15 (1) developing and diversifying the economy of the  
16 state;

17 (2) elimination of unemployment and underemployment;

18 (3) providing quality residential housing; and

19 (4) developing or expanding transportation and  
20 commerce.

21 (d) The district will:

22 (1) promote the health, safety, and general welfare of  
23 residents, employers, potential employees, employees, visitors,  
24 and consumers in the district, and of the public;

25 (2) provide needed funding for the district to  
26 preserve, maintain, and enhance the economic health and vitality of  
27 the district as a residential community and business center; and

1           (3) promote the health, safety, welfare, and enjoyment  
2 of the public by providing pedestrian ways and by landscaping and  
3 developing certain areas in the district, which are necessary for  
4 the restoration, preservation, and enhancement of scenic beauty.

5           (e) Pedestrian ways along or across a street, whether at  
6 grade or above or below the surface, and street lighting, street  
7 landscaping, and street art objects are parts of and necessary  
8 components of a street and are considered to be improvement  
9 projects that include street or road improvements.

10           (f) The district will not act as the agent or  
11 instrumentality of any private interest even though the district  
12 will benefit many private interests as well as the public.

13           [Sections 3855.009–3855.050 reserved for expansion]

14           SUBCHAPTER B. GENERAL POWERS AND DUTIES

15           Sec. 3855.051. APPLICABLE RIGHTS AND LAWS. (a) Except as  
16 otherwise provided by this chapter, the district has all of the  
17 powers and duties:

18           (1) provided by the general laws relating to:

19                   (A) conservation and reclamation districts  
20 created under Section 59, Article XVI, Texas Constitution,  
21 including Chapters 49 and 54, Water Code, except that the  
22 district's bonds and other securities are not subject to the  
23 jurisdiction or supervision of the Texas Commission on  
24 Environmental Quality under Chapter 49, Water Code, or other law,  
25 and Section 49.102, Water Code, does not apply to the district; and

26                   (B) road districts created under Section 52(b),  
27 Article III, Texas Constitution;

1           (2) of a district under Subchapters A, E, and F,  
2 Chapter 375, Local Government Code, and other provisions of Chapter  
3 375 that are not inconsistent with this chapter; and

4           (3) of a municipality under Subchapter A, Chapter 372,  
5 Local Government Code, to impose, levy, and collect special  
6 assessments based on benefits to property, except that the power to  
7 levy special assessments on property shall be limited to property  
8 located within the district.

9           (b) The provisions of Chapter 375, Local Government Code,  
10 that relate to the powers and jurisdiction of the Texas Commission  
11 on Environmental Quality and to the restrictions applicable to  
12 residential property do not apply to the district.

13           Sec. 3855.052. ECONOMIC DEVELOPMENT. The district may  
14 create economic development programs and exercise the economic  
15 development powers that:

16           (1) Chapter 380, Local Government Code, provides to a  
17 municipality with a population of more than 100,000; and

18           (2) Chapter 1509, Government Code, provides to any  
19 municipality.

20           Sec. 3855.053. TERMS OF EMPLOYMENT; COMPENSATION. The  
21 board may employ and establish the terms of employment and  
22 compensation of an executive director or general manager and any  
23 other employees of the district the board considers necessary.

24           Sec. 3855.054. IMPACT FEES; EXEMPTION. (a) The district  
25 may impose impact fees in addition to those required by the city,  
26 including an impact fee on residential or commercial property, for  
27 the purposes of providing capital funding or maintenance and

1 operating funds for improvement projects.

2 (b) The district may not impose an impact fee or assessment  
3 on the property, including the equipment, rights-of-way,  
4 facilities, or improvements, of:

5 (1) an electric utility or a power generation company  
6 as defined by Section 31.002, Utilities Code;

7 (2) a gas utility as defined by Section 101.003 or  
8 121.001, Utilities Code;

9 (3) a telecommunications provider as defined by  
10 Section 51.002, Utilities Code; or

11 (4) a person who provides to the public cable  
12 television or advanced telecommunications services.

13 Sec. 3855.055. POWER TO PROVIDE IMPROVEMENT PROJECTS.

14 (a) The district may provide, conduct, and authorize, or it may  
15 enter into contracts with a governmental entity or private party to  
16 provide, the following activities and services and the following  
17 types of improvement projects or activities in support of or  
18 incidental to its improvement projects in accordance with city  
19 requirements:

20 (1) supply and distribution facilities and systems for  
21 the purpose of providing potable and city-approved nonpotable water  
22 to the residents and businesses of the district, including  
23 wastewater collection;

24 (2) paved roads and streets, inside and outside the  
25 district to the extent authorized by Section 52, Article III, Texas  
26 Constitution;

27 (3) the planning, design, construction, improvement,

1 and maintenance of landscaping; highway right-of-way or transit  
2 corridor beautification and improvements; lighting, banners, and  
3 signs; streets and sidewalks; hiking and cycling paths and trails;  
4 pedestrian walkways, skywalks, crosswalks, and tunnels; parks,  
5 lakes, gardens, recreational and sports facilities, open space,  
6 scenic areas, and related exhibits and preserves; fountains,  
7 plazas, transit stations and related improvements, and pedestrian  
8 malls; and drainage and stormwater detention improvements;

9 (4) protection and improvement of stormwater quality  
10 that flows through the district in accordance with state permit  
11 requirements;

12 (5) the planning, design, construction, or  
13 improvement of water, sewer, or off-street parking facilities and  
14 heliports;

15 (6) the planning and acquisition of public art and  
16 sculpture and related exhibits and facilities, including  
17 educational and cultural exhibits and facilities;

18 (7) the planning, design, construction, acquisition,  
19 lease, rental, improvement, maintenance, installation, and  
20 management of and provision of furnishings for facilities for  
21 conferences, conventions, or exhibitions; manufacturer, consumer,  
22 or trade shows; civic, community, or institutional events; and  
23 exhibits, displays, attractions, special events, and seasonal or  
24 cultural celebrations and holidays;

25 (8) the removal, razing, demolition, or clearing of  
26 land or improvements in connection with any improvement project;

27 (9) the acquisition and improvement of land and other



1 property for the mitigation of the environmental effects of any  
2 improvement project;

3 (10) the acquisition of real or personal property or  
4 an interest in real or personal property in connection with an  
5 authorized improvement project;

6 (11) any special or supplemental services for the  
7 improvement and promotion of the district or the areas adjacent to  
8 the district or for the protection of public health and safety  
9 within or adjacent to the district, including advertising,  
10 promotion, tourism, health and sanitation, public safety,  
11 security, fire protection or emergency medical services, business  
12 recruitment, development, elimination of traffic congestion, and  
13 recreational, educational, or cultural improvements, enhancements,  
14 and services; and

15 (12) any similar public improvement, facility, or  
16 service.

17 (b) The improvement projects authorized under Subsection  
18 (a) are subject to, and must comply with, the applicable codes,  
19 ordinances, and resolutions of the city. The district may not  
20 provide, conduct, or authorize any improvement project on or within  
21 the streets, highways, rights-of-way, or easements of the city or  
22 on property to be dedicated to the city subsequent to installation  
23 without the consent of the governing body of the city.

24 (c) Unless otherwise agreed to by the city and the district,  
25 the city, by ordinance, order, or resolution adopted by the  
26 governing body of the city, may require that title to and  
27 maintenance of all or any portion of improvement projects shall

1 vest in the city without compensation for the projects in  
2 accordance with the codes, orders, resolutions, and ordinances of  
3 the city. To the extent ownership and maintenance responsibilities  
4 are not assumed by the city, the district shall own, maintain, and  
5 operate the improvement projects after the date of completion of  
6 the projects, subject to the right of the city to order subsequent  
7 conveyances of the properties without compensation to the city on  
8 dates set by the city. The district shall immediately comply with  
9 any such ordinances, orders, or resolutions.

10 (d) For the purposes of this section, planning, design,  
11 construction, improvement, and maintenance of a lake includes work  
12 done for the purposes of drainage, reclamation, and recreation.

13 Sec. 3855.056. INCLUSION OF CERTAIN ZONES. (a) All or any  
14 part of the territory of the district is eligible to be included in:

15 (1) a tax increment reinvestment zone created by the  
16 city under Chapter 311, Tax Code;

17 (2) a tax abatement reinvestment zone created by the  
18 city under Chapter 312, Tax Code; or

19 (3) an enterprise zone created by the city under  
20 Chapter 2303, Government Code.

21 (b) If the city creates a tax increment reinvestment zone  
22 described by Subsection (a), the city and the board of directors of  
23 the zone, by contract with the district, may grant money deposited  
24 in the tax increment fund to the district to be used by the district  
25 for the purposes permitted for funds granted to a corporation under  
26 Section 380.002(b), Local Government Code, including the right to  
27 pledge such funds as security for any bonds issued by the district

1 for improvement projects.

2 Sec. 3855.057. POWERS RELATED GENERALLY TO CONTRACTS AND  
3 FINANCIAL MATTERS. (a) The district may:

4 (1) impose an ad valorem tax on all taxable property in  
5 the district, including industrial, commercial, and residential  
6 property, in order to finance and provide improvement projects,  
7 subject to the requirements and limitations contained in this  
8 chapter, or may impose special assessments on property in the  
9 district under Subchapters A, E, and F, Chapter 375, Local  
10 Government Code, or under this chapter and Subchapter A, Chapter  
11 372, Local Government Code;

12 (2) impose rates, fees, including impact fees, and  
13 other charges for the use of an improvement project or the  
14 consumption of a product accruing from an improvement project;

15 (3) borrow money for district purposes by issuing  
16 bonds, notes, credit agreements, or other obligations of any kind  
17 found by the board to be necessary or appropriate to the purposes  
18 and powers of the district, which must be secured by and payable  
19 from ad valorem taxes, assessments, or any other revenues of the  
20 district;

21 (4) enter into a contract with, or issue a negotiable  
22 or nonnegotiable note or warrant payable to, the city, or Tarrant  
23 County, or any other person for the accomplishment of any district  
24 purpose, including a contract for:

25 (A) the sharing of specified revenues and income  
26 of the district, or the payment, repayment, or reimbursement of any  
27 costs incurred by the city, Tarrant County, or another person for or

1 on behalf of the district, including all or part of the costs of an  
2 improvement project and interest on the reimbursed cost;

3 (B) the use, occupancy, lease, rental,  
4 operation, maintenance, or management of all or part of a proposed  
5 or existing improvement project; or

6 (C) the performance of any governmental service,  
7 including law enforcement and fire protection services;

8 (5) apply for and contract with any person to receive,  
9 administer, and perform any duty or obligation of the district  
10 under any federal, state, local, or private gift, grant, loan,  
11 conveyance, transfer, bequest, donation, or other financial  
12 assistance arrangement relating to the investigation, planning,  
13 analysis, study, design, acquisition, construction, improvement,  
14 completion, implementation, or operation by the district or others  
15 of a proposed or existing improvement project;

16 (6) establish, revise, repeal, enforce, collect, and  
17 apply the proceeds from user fees or charges for the enjoyment,  
18 sale, rental, or other use of the district's facilities, services,  
19 properties, or improvement projects;

20 (7) provide or secure the payment or repayment of the  
21 costs and expenses of the establishment, administration, and  
22 operation of the district and the district's costs or share of the  
23 costs of, or the revenues from, any improvement project or district  
24 contractual obligation or indebtedness by or through:

25 (A) a lease, installment purchase contract, or  
26 other agreement with any person;

27 (B) a tax, assessment, user fee, concession fee,

1 or rental charge; or

2 (C) other revenues or resources of the district;

3 (8) establish user charges related to the regulation  
4 of stormwater for the protection of water quality in the district;

5 (9) establish user charges for the use of nonpotable  
6 water for irrigation purposes, subject to the approval of the  
7 governing body of the city;

8 (10) undertake separately or jointly with other  
9 persons, including the city or Tarrant County, all or part of the  
10 cost of an improvement project, including an improvement project:

11 (A) for improving, enhancing, and supporting  
12 public safety and security, fire protection and emergency medical  
13 services, and law enforcement within and adjacent to the district;

14 or

15 (B) that confers a general benefit on the entire  
16 district or a special benefit on a definable part of the district;

17 and

18 (11) enter into tax abatement agreements in accordance  
19 with the general laws of the state authorizing and applicable to tax  
20 abatement agreements by municipalities.

21 (b) A contract the district enters into to carry out a  
22 purpose of this chapter may be on any terms and for any period as the  
23 board determines appropriate. Notwithstanding any other law, rule,  
24 or regulation, a state agency, the city and any other municipality,  
25 Tarrant County, any other political subdivision, any corporation,  
26 an individual, or any other entity may contract with the district to  
27 carry out the purposes of this chapter without any further

1 authorization.

2 Sec. 3855.058. RULES AND REGULATIONS; ZONING; SECURITY.

3 (a) The district may adopt, amend, and enforce by ordinary civil  
4 remedies reasonable rules and regulations:

5 (1) for the administration and operation of the  
6 district;

7 (2) for the use, enjoyment, availability, protection,  
8 security, and maintenance of the district's properties and  
9 facilities; and

10 (3) to provide for public safety and security in the  
11 district.

12 (b) The board by rule may regulate the private use of public  
13 roadways, open spaces, parks, sidewalks, and similar public areas  
14 in the district. The rules may provide for the safe and orderly use  
15 of public roadways, open spaces, parks, sidewalks, and similar  
16 public areas or facilities. To the extent the rules of the district  
17 conflict with a rule, order, or regulation of the city, the rule,  
18 order, or regulation of the city controls.

19 (c) The board may require a permit for a parade,  
20 demonstration, celebration, entertainment event, or similar  
21 nongovernmental activity in or on the public roadways, open spaces,  
22 parks, sidewalks, and similar public areas or facilities. The  
23 board may charge a fee for the permit application and for public  
24 safety or security services in an amount the board considers  
25 necessary.

26 (d) The board may require a permit or franchise agreement  
27 with a vendor, concessionaire, exhibitor, or similar private or

1 commercial person or organization for the limited use of the area or  
2 facilities on terms and conditions and on payment of a permit or  
3 franchise fee the board may impose.

4 [Sections 3855.059-3855.100 reserved for expansion]

5 SUBCHAPTER C. INITIAL AND PERMANENT BOARD OF DIRECTORS

6 Sec. 3855.101. VACANCY. A vacancy in the office of director  
7 shall be filled by appointment of a qualified individual by the  
8 remaining directors. If at any time there are fewer than three  
9 directors, the governing body of the city shall appoint the  
10 necessary number of persons to fill all vacancies on the board.

11 Sec. 3855.102. ELIGIBILITY. (a) Section 49.052, Water  
12 Code, does not apply to the district.

13 (b) To be qualified to serve as a permanent director, a  
14 person must own land in the district.

15 Sec. 3855.103. OATH. Each director shall take the oath of  
16 office prescribed by the constitution for public office. The oath  
17 shall be filed with the district, and the district shall retain the  
18 oath in its records.

19 Sec. 3855.104. OFFICERS. The board shall elect from among  
20 the directors a chair, a vice chair, and a secretary.

21 Sec. 3855.105. COMPENSATION; BOARD POSITION NOT CIVIL  
22 OFFICE OF EMOLUMENT. (a) A position on the board may not be  
23 construed to be a civil office of emolument for any purpose,  
24 including a purpose described by Section 40, Article XVI, Texas  
25 Constitution.

26 (b) The district may compensate each director in an amount  
27 not to exceed \$50 for each board meeting and \$2,000 per year in the

1 aggregate. In addition, a director is entitled to be reimbursed for  
2 necessary and reasonable expenses incurred in carrying out the  
3 person's duties and responsibilities as a director.

4 Sec. 3855.106. QUORUM. Three directors constitute a  
5 quorum for the consideration of matters pertaining to the district.  
6 The concurrence of a majority of a quorum is required for any  
7 official action of the district.

8 Sec. 3855.107. OPEN MEETINGS AND PUBLIC INFORMATION.  
9 Chapters 551 and 552, Government Code, apply to the district.

10 Sec. 3855.108. INITIAL DIRECTORS. (a) The initial board  
11 consists of the persons named in Section 3 of the Act creating the  
12 district.

13 (b) Initial directors serve until the date permanent  
14 directors are elected under Section 3855.110.

15 (c) Two initial directors shall serve until they are  
16 replaced by permanent directors elected in the uniform election in  
17 May 2012.

18 (d) Of the remaining three initial directors, two shall  
19 serve until they are replaced by permanent directors elected in the  
20 uniform election in May 2014.

21 (e) The last remaining initial director shall serve until  
22 that director is replaced by a permanent director elected in the  
23 uniform election in May 2016.

24 (f) Initial directors shall draw lots to determine which  
25 initial directors shall serve the terms described by Subsections  
26 (c), (d), and (e).

27 Sec. 3855.109. PERMANENT DIRECTORS; TERMS. The district is



1 governed by a board of five elected directors. Elected directors  
2 serve staggered four-year terms.

3 Sec. 3855.110. ELECTION OF DIRECTORS. On the uniform  
4 election date in May of each even-numbered year, commencing in May  
5 2012, the appropriate number of permanent directors shall be  
6 elected.

7 [Sections 3855.111-3855.150 reserved for expansion]

8 SUBCHAPTER D. OPERATION AND MAINTENANCE TAX; BONDS AND OTHER  
9 OBLIGATIONS

10 Sec. 3855.151. OPERATION AND MAINTENANCE TAX. (a) The  
11 district may levy and collect an ad valorem tax for operation and  
12 maintenance purposes, including funds for planning, constructing,  
13 acquiring, maintaining, repairing, and operating all improvement  
14 projects, including necessary land, plants, works, facilities,  
15 improvements, appliances, and equipment of the district, and for  
16 paying costs of proper services, engineering and legal fees, and  
17 organization and administrative expenses.

18 (b) An ad valorem tax for operation and maintenance purposes  
19 may not be levied by the district until the maximum rate of the tax  
20 is approved by the governing body of the city, by the board, and by a  
21 majority of the qualified voters in the district voting at an  
22 election held for that purpose. After the maximum rate of a tax has  
23 been authorized by the governing body of the city and by the  
24 district's voters, the board may levy, assess, and collect the tax  
25 at a rate not greater than the approved maximum rate.

26 (c) An operation and maintenance tax election may be held at  
27 the same time and in conjunction with any other district election,

1 including the election to confirm the creation of the district. The  
2 election may be called by a separate election order or as part of  
3 any other election order.

4 (d) The proposition in an operation and maintenance tax  
5 election must be for a specific maximum rate.

6 (e) If the district has any surplus operation and  
7 maintenance tax funds that are not needed for the purposes for which  
8 they were collected, the funds may be used for any lawful purpose.

9 (f) Sections 26.04, 26.05, and 26.07, Tax Code, do not apply  
10 to an operation and maintenance tax levied and collected under this  
11 section or to an ad valorem tax levied and collected for the payment  
12 of the interest on and principal of bonds issued by the district.

13 Sec. 3855.152. AUTHORITY TO ISSUE BONDS AND OTHER  
14 OBLIGATIONS. (a) The district may issue bonds that are payable in  
15 whole or in part from ad valorem taxes in the manner provided by  
16 Subchapter J, Chapter 375, Local Government Code, subject to the  
17 other provisions of this chapter. Sections 375.207 and 375.208,  
18 Local Government Code, do not apply to bonds issued under this  
19 chapter.

20 (b) The district may issue bonds that are payable from  
21 assessments against property within the district in the manner  
22 provided for municipalities by Subchapter A, Chapter 372, Local  
23 Government Code.

24 (c) In addition to the sources of money described by  
25 Subchapter J, Chapter 375, Local Government Code, and Subchapter A,  
26 Chapter 372, Local Government Code, the district may issue bonds  
27 that are secured and made payable, wholly or partly, by a pledge of

1 any part of the net proceeds the district receives from any other  
2 revenues of the district.

3 (d) The district may not issue bonds until the governing  
4 body of the city approves a bond issuance plan authorizing and  
5 setting forth the limitations on the issuance of the bonds. Before  
6 the district may issue bonds, impose any taxes, or borrow money, the  
7 district and the city must negotiate and execute a mutually  
8 approved and accepted interlocal project development agreement  
9 regarding the development plans and rules for the development and  
10 operation of the district and the financing of improvement  
11 projects. City approval of a bond issuance plan and the interlocal  
12 project development agreement are the only city approvals required  
13 prior to the issuance of bonds.

14 (e) The district may issue bonds or other obligations by  
15 competitive bid or negotiated sale.

16 (f) In exercising the district's powers under this section,  
17 the district may issue or execute a bond or other obligation in the  
18 form of a bond, a negotiable or nonnegotiable note, a certificate of  
19 participation, a reimbursement agreement, a reimbursement note, an  
20 instrument evidencing a proportionate interest in payments to be  
21 made by the district, or other type of obligation. The term of a  
22 bond or other obligation executed or issued under this chapter may  
23 not exceed 40 years from the date of issuance.

24 Sec. 3855.153. ELECTIONS FOR BONDS PAYABLE FROM AD VALOREM  
25 TAXES. (a) The district may not issue bonds or other obligations  
26 that are secured by and payable in whole or in part from ad valorem  
27 taxes unless the bonds and the levy of the taxes are authorized by a

1 majority of the qualified voters in the district voting at an  
2 election held for that purpose and by the governing body of the city  
3 in accordance with Section 3855.152(d).

4 (b) At the time bonds or other obligations that are payable  
5 in whole or in part from ad valorem taxes are issued, the board  
6 shall levy a continuing direct annual ad valorem tax, without limit  
7 as to rate or amount, for each year while all or part of the bonds  
8 are outstanding, and the district shall annually assess and collect  
9 an ad valorem tax on all taxable property in the district in  
10 sufficient amount to pay the interest on the bonds or other  
11 obligations as it becomes due and to create a sinking fund for the  
12 payment of the principal of the bonds or other obligations when due  
13 or the redemption price at any earlier required redemption date and  
14 to pay the expenses of assessing and collecting the taxes.

15 (c) An election required by this section shall be conducted  
16 in accordance with the appropriate provisions of Chapter 54, Water  
17 Code.

18 Sec. 3855.154. ASSESSMENTS; LIENS FOR ASSESSMENTS.

19 (a) The board by resolution may impose and collect an assessment  
20 for any purpose authorized by this chapter and, to the extent not  
21 inconsistent with this chapter, authorized under Subchapter F,  
22 Chapter 375, Local Government Code, or Subchapter A, Chapter 372,  
23 Local Government Code.

24 (b) An assessment, a reassessment, or an assessment  
25 resulting from an addition to or correction of the assessment roll  
26 by the district, penalties and interest on an assessment or  
27 reassessment, an expense of collection, and reasonable attorney's

1 fees incurred by the district:

2 (1) are superior to any other lien or claim against the  
3 assessed property other than a lien or claim for county, school  
4 district, city, or district ad valorem taxes; and

5 (2) are the personal liability of and a charge against  
6 the owners of the property even if the owners are not named in the  
7 assessment proceedings.

8 (c) The assessment lien is effective from the date of the  
9 board's resolution imposing the assessment until the date the  
10 assessment is paid. The lien runs with the land, continues until  
11 the assessment is paid in full, and is not eliminated by any  
12 foreclosure of an ad valorem tax lien on the same property, except  
13 that if the proceeds of a sale in foreclosure of a tax lien are not  
14 sufficient to pay both the tax lien amount that is in default and  
15 the amount due that year on any delinquent assessment, the tax lien  
16 amount shall be paid in full before any amount is applied to a  
17 delinquent assessment for that year. The board may enforce the lien  
18 in the same manner that the board may enforce an ad valorem tax lien  
19 against real property.

20 (d) The board may make a correction to or deletion from the  
21 assessment roll that does not increase the amount of assessment of  
22 any parcel of land without providing notice and holding a hearing in  
23 the manner required for additional assessments.

24 [Sections 3855.155-3855.200 reserved for expansion]

25 SUBCHAPTER E. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

26 Sec. 3855.201. DIVISION OF DISTRICT; REQUIREMENTS. (a) At  
27 any time before the district issues indebtedness secured by ad

1 valorem taxes, the district may seek to divide the district into two  
2 or more districts under this section.

3 (b) A district created by division of the district must be  
4 at least 100 acres.

5 (c) Any new district created by the division of the district  
6 may not, at the time the new district is created, contain any land  
7 outside the area described by Section 2 of the Act creating this  
8 chapter.

9 (d) The board may consider a proposal to divide the district  
10 on:

11 (1) a petition of a landowner in the district; or

12 (2) a motion by the board.

13 (e) The board may not divide the district unless the  
14 division is approved by the governing body of the city by  
15 resolution.

16 (f) If the board decides to divide the district, the board  
17 shall, subject to the provisions of the resolution of the governing  
18 body of the city approving the division:

19 (1) set the terms of the division, including names for  
20 the resulting districts and a plan for the payment or performance of  
21 any outstanding district obligations; and

22 (2) prepare a metes and bounds description for each  
23 proposed district.

24 Sec. 3855.202. ELECTION FOR DIVISION OF DISTRICT.

25 (a) After the board has complied with Section 3855.201, the board  
26 shall hold an election in the district to determine whether the  
27 district should be divided as proposed.

1       (b) The board shall give notice of the election not later  
2 than the 35th day before the date of the election. The notice must  
3 state:

4           (1) the date and location of the election; and

5           (2) the proposition to be voted on.

6       (c) If a majority of the votes cast are in favor of the  
7 division:

8           (1) the district shall be divided; and

9           (2) not later than the 30th day after the date of the  
10 election, the district shall provide written notice of the division  
11 to the city.

12       (d) If a majority of the votes cast are not in favor of the  
13 division, the district may not be divided.

14       Sec. 3855.203. ELECTION OF DIRECTORS OF RESULTING  
15 DISTRICTS. (a) Not later than the 90th day after the date of an  
16 election in favor of the division of the district, the board shall:

17           (1) appoint itself as the board of one of the resulting  
18 districts; and

19           (2) appoint five directors for each of the other  
20 resulting districts.

21       (b) Directors appointed under Subsection (a)(1) serve the  
22 staggered terms to which they were elected in the original  
23 district. Directors appointed under Subsection (a)(2) serve until  
24 the election for directors under Subsection (c).

25       (c) On the uniform election date in May of the first  
26 even-numbered year after the year in which the directors are  
27 appointed, an election shall be held to elect five directors in each

1 district for which directors were appointed under Subsection  
2 (a)(2). The directors shall draw lots to determine which two  
3 directors shall serve two-year terms and which three directors  
4 shall serve four-year terms.

5 (d) Except as provided by Subsection (c), directors serve  
6 staggered four-year terms. On the uniform election date in May of  
7 each even-numbered year, the appropriate number of directors shall  
8 be elected.

9 Sec. 3855.204. CONTINUING POWERS AND OBLIGATIONS OF  
10 RESULTING DISTRICTS. (a) Each resulting district may incur and  
11 pay debts and has all powers of the original district created by  
12 this chapter. Each resulting district is subject to the same  
13 limitations, provisions concerning the city, and other provisions  
14 applicable to the original district under this chapter.

15 (b) If the district is divided as provided by this  
16 subchapter, the current obligations and any bond authorizations of  
17 the district are not impaired. Debts shall be paid by revenues or  
18 by taxes or assessments imposed on real property in the district as  
19 if the district had not been divided or by contributions from each  
20 resulting district as stated in the terms set by the board under  
21 Section 3855.201.

22 (c) Any other district obligation shall be divided pro rata  
23 among the resulting districts on an acreage basis or on other terms  
24 that are satisfactory to the resulting districts.

25 Sec. 3855.205. CONTRACT AUTHORITY OF RESULTING DISTRICTS.  
26 The resulting districts may contract with each other for any matter  
27 the boards of the resulting districts consider appropriate, with



1 the exception of water and wastewater services.

2 [Sections 3855.206-3855.250 reserved for expansion]

3 SUBCHAPTER F. DISSOLUTION OF DISTRICTS

4 Sec. 3855.251. DISSOLUTION. (a) Subject to the conditions  
5 and the other provisions of this section and to the terms,  
6 provisions, and conditions of any applicable agreement between the  
7 district and the city, the city, by ordinance duly adopted by its  
8 governing body, may dissolve the district and any additional  
9 districts created under Subchapter E.

10 (b) The city may not dissolve a district until the  
11 district's outstanding indebtedness or contractual obligations  
12 that are payable from ad valorem taxes, if any, have been repaid or  
13 discharged.

14 (c) The city may not dissolve a district until the city and  
15 the district have executed an interlocal project development  
16 agreement and the district's performance under such agreement has  
17 been fulfilled, including any right or obligation the district has  
18 to reimburse a developer or owner for the costs of improvement  
19 projects.

20 (d) If, at the time of dissolution of the district, the  
21 district has bonds or other obligations outstanding that are  
22 secured by and payable from assessments or other revenues, other  
23 than ad valorem taxes, the city shall succeed to the rights and  
24 obligations of the district with respect to the enforcement and  
25 collection of the revenues or assessments. The city shall have and  
26 shall exercise all powers of the district to enforce and collect the  
27 revenues or assessments and shall apply the revenues or assessments

1 to pay the bonds or other obligations when and as due and payable  
2 according to their terms or to pay special revenue or assessment  
3 bonds or other obligations issued by the city to refund the  
4 outstanding bonds or obligations.

5 (e) Upon dissolution of the district, the board shall  
6 transfer ownership of all property and assets of the district to the  
7 city.

8 SECTION 2. The Lakes Municipal Utility and Management  
9 District of Tarrant County initially includes all the territory  
10 contained in the following described area:

11 TRACT 1

12 BEING A 1962.421 ACRE TRACT OF LAND SITUATED IN THE SAMUEL  
13 KEPHART SURVEY, ABSTRACT NO. 891, WILLIAM JENKINS SURVEY, ABSTRACT  
14 NO. 856, PATRICK G. DALTON SURVEY, ABSTRACT NO. 414, THOMAS DALTON  
15 SURVEY, ABSTRACT NO. 402, MADISON COLEMAN SURVEY, ABSTRACT  
16 NO. 380, J & D.C. SURVEY, ABSTRACT NO. 1995, JOTHAM BROWN SURVEY,  
17 ABSTRACT NO. 109, E. JONES SURVEY, ABSTRACT NO. 842, JEHU CONDRA  
18 SURVEY, ABSTRACT NO. 347, JOHN CHILDRESS SURVEY, ABSTRACT NO. 249,  
19 JEFFERSON ESTILL SURVEY, ABSTRACT NO. 491, J.J. GOODFELLOW SURVEY,  
20 ABSTRACT 1904 AND JOHN BURNETT SURVEY, ABSTRACT NO. 178, CITY OF  
21 ARLINGTON, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED  
22 1845.082 ACRE TRACT OF LAND, CONVEYED AS TRACT ONE TO LOBF, L.P. BY  
23 DEED RECORDED IN DOCUMENT NO. D204096335, DEED RECORDS, TARRANT  
24 COUNTY, TEXAS AND BEING ALL OF CALLED 117.335 ACRE TRACT OF LAND,  
25 CONVEYED AS TRACT FIVE TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT  
26 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS AND INCLUDING  
27 ALL OF BLOCK 32 OF THE LAKES OF ARLINGTON, AN ADDITION TO THE CITY OF

1 ARLINGTON RECORDED IN CABINET A, SLIDE 5048, PLAT RECORDS, TARRANT  
2 COUNTY, TEXAS. SAID 1962.421 ACRE TRACT, WITH REFERENCE BEARING  
3 GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202  
4 AS DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "AR02" AND  
5 "AR04", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
6 FOLLOWS:

7 BEGINNING AT A RAILROAD SPIKE FOUND FOR AN INSIDE ELL CORNER  
8 OF AFORESAID 1845.082 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF  
9 ATRACT OF LAND CONVEYED TO SON WINN AND K.C. YALE BY DEED RECORDED  
10 IN VOLUME 10695, PAGE 89, DEED RECORDS, TARRANT COUNTY, TEXAS;

11 THENCE NORTH 00 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE  
12 LINE OF AFORESAID 1845.082 ACRE TRACT, A DISTANCE OF 819.08 FEET TO  
13 A RAILROAD SPIKE FOUND FOR CORNER;

14 THENCE SOUTH 89 DEGREES 36 MINUTES 15 SECONDS EAST, A  
15 DISTANCE OF 21.13 FEET TO A 1/2 INCH ROD WITH A PLASTIC CAP STAMPED  
16 "BRITTAIN & CRAWFORD" FOUND FOR CORNER:

17 THENCE NORTH 00 DEGREES 04 MINUTES 49 SECONDS WEST, A  
18 DISTANCE OF 478.14 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC  
19 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

20 THENCE NORTH 00 DEGREES 26 MINUTES 37 SECONDS WEST, A  
21 DISTANCE OF 199.82 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC  
22 CAP STAMPED "CARTER BURGESS" SET FOR A NORTH CORNER OF AFORESAID  
23 1845.082 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A TRACT OF  
24 LAND CONVEYED TO T & M PROPERTIES, LTD. BY DEED RECORDED IN VOLUME  
25 11139, PAGE 1937, DEED RECORDS, TARRANT COUNTY, TEXAS;

26 THENCE NORTH 89 DEGREES 18 MINUTES 31 SECONDS EAST, ALONG A  
27 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND A COMMON SOUTH LINE

1 OF AFORESAID T & M PROPERTIES TRACT, A DISTANCE OF 339.78 FEET TO A  
2 1/2 INCH IRON ROD FOUND FOR A NORTH CORNER OF SAID 1845.082 ACRE  
3 TRACT AND A INSIDE ELL CORNER OF SAID T & M PROPERTIES TRACT;

4 THENCE SOUTH 00 DEGREES 10 MINUTES 09 SECONDS WEST, A  
5 DISTANCE OF 199.93 FEET TO A 1/2 INCH IRON FOUND WITH A PLASTIC CAP  
6 STAMPED "BRITTAIN & CRAWFORD" FOUND FOR CORNER;

7 THENCE NORTH 89 DEGREES 19 MINUTES 07 SECONDS EAST, ALONG A  
8 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND A COMMON SOUTH LINE  
9 OF AFORESAID T & M PROPERTIES TRACT, A DISTANCE OF 931.05 FEET TO A  
10 1/2 INCH IRON FOUND FOR THE SOUTHEAST CORNER OF SAID T & M  
11 PROPERTIES AND BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO  
12 LLOYD T. CANNON AND WIFE, JESSIE M. CANNON BY DEED RECORDED IN  
13 VOLUME 1934, PAGE 617, DEED RECORDS, TARRANT COUNTY, TEXAS;

14 THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST, ALONG THE  
15 WEST LINE OF AFORESAID LLOYD T. CANNON AND WIFE, JESSIE M. CANNON  
16 TRACT, A DISTANCE OF 502.84 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE  
17 SOUTHWEST CORNER OF SAID LLOYD T. CANNON AND WIFE, JESSIE M. CANNON  
18 TRACT;

19 THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST, ALONG A  
20 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND A COMMON SOUTH LINE  
21 OF AFORESAID LLOYD T. CANNON AND WIFE, JESSIE M. CANNON TRACT AND  
22 THE COMMON SOUTH LINE OF A CALLED TRACT 1 AND TRACT 2 CONVEYED TO  
23 JACQUELINE FERRIS BAKER BY DEED RECORDED IN VOLUME 12042, PAGE  
24 2279, DEED RECORDS, TARRANT COUNTY, TEXAS, A DISTANCE OF 1356.09  
25 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID  
26 JACQUELINE FERRIS BAKER TRACT 1 AND BEING THE SOUTHWEST CORNER OF A  
27 TRACT OF LAND CONVEYED TO FRANK ARVILLE REAVES BY DEED RECORDED IN

1 VOLUME 8125, PAGE 284, DEED RECORDS, TARRANT COUNTY, TEXAS;

2 THENCE SOUTH 89 DEGREES 57 MINUTES 36 SECONDS EAST,  
3 CONTINUING ALONG THE NORTH LINE OF AFORESAID 1845.082 ACRE TRACT  
4 AND THE COMMON SOUTH LINE OF AFORESAID FRANK ARVILLE REAVES TRACT, A  
5 DISTANCE OF 2024.33 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP  
6 STAMPED "BRITTAIN & CRAWFORD" FOUND AN ELL CORNER OF SAID 1845.082  
7 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID FRANK ARVILLE REAVES  
8 TRACT;

9 THENCE NORTH 00 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG THE  
10 EAST LINE OF AFORESAID FRANK ARVILLE REAVES TRACT, A DISTANCE OF  
11 1581.70 FEET TO A 5/8 INCH IRON ROD FOUND FOR A NORTH CORNER OF  
12 AFORESAID 1845.082 ACRE TRACT AND BEING A SOUTHWEST CORNER OF  
13 AFORESAID 117.335 ACRE TRACT;

14 THENCE NORTH 00 DEGREES 47 MINUTES 09 SECONDS WEST,  
15 CONTINUING ALONG THE EAST LINE OF AFORESAID FRANK ARVILLE REAVES  
16 TRACT AND THE COMMON WEST LINE OF AFORESAID 117.335 ACRE TRACT, A  
17 DISTANCE OF 515.21 FEET TO A 4 INCH IRON ROD FOUND FOR A NORTHWEST  
18 CORNER OF SAID 117.335 ACRE TRACT;

19 THENCE NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST, A  
20 DISTANCE OF 122.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

21 THENCE NORTH 00 DEGREES 25 MINUTES 11 SECONDS EAST, A  
22 DISTANCE OF 490.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTHWEST  
23 CORNER OF AFORESAID 117.335 ACRE TRACT AND BEING ON THE SOUTH  
24 RIGHT-OF-WAY OF THE TRINITY RAILWAY EXPRESS (A VARIABLE  
25 RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE  
26 RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 08 SECONDS, A  
27 RADIUS OF 11309.20 FEET, A CHORD BEARING OF NORTH 79 DEGREES 39

1 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 122.18 FEET;

2 THENCE ALONG AFORESAID NON-TANGENT CURVE TO THE RIGHT, AN ARC  
3 LENGTH OF 122.18 FEET, TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP  
4 STAMPED "BRITTAIN & CRAWFORD" FOUND FOR CORNER;

5 THENCE SOUTH 00 DEGREES 25 MINUTES 43 SECONDS WEST, A  
6 DISTANCE OF 101.74 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP  
7 STAMPED "BRITTAIN & CRAWFORD" FOUND FOR CORNER AND BEING THE  
8 BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE  
9 OF 03 DEGREES 47 MINUTES 58 SECONDS, A RADIUS OF 11209.22 FEET, A  
10 CHORD BEARING OF NORTH 81 DEGREES 46 MINUTES 31 SECONDS EAST, AND A  
11 CHORD LENGTH OF 743.19 FEET;

12 THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC  
13 LENGTH OF 743.32 FEET, TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP  
14 STAMPED "BRITTAIN & CRAWFORD" FOUND FOR CORNER;

15 THENCE SOUTH 02 DEGREES 25 MINUTES 03 SECONDS EAST, A  
16 DISTANCE OF 96.25 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP  
17 STAMPED "BRITTAIN & CRAWFORD" FOUND FOR CORNER;

18 THENCE NORTH 87 DEGREES 39 MINUTES 05 SECONDS EAST, A  
19 DISTANCE OF 486.25 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP  
20 STAMPED "BRITTAIN & CRAWFORD" FOUND FOR CORNER;

21 THENCE SOUTH 02 DEGREES 17 MINUTES 09 SECONDS EAST, A  
22 DISTANCE OF 160.00 FEET TO A POINT FOR CORNER, A 1/2 INCH IRON ROD  
23 WITH A PLASTIC CAP STAMPED "BRITTAIN & CRAWFORD" FOUND BEARS NORTH  
24 29 DEGREES 16 MINUTES 33 SECONDS EAST, A DISTANCE OF A 4.99 FEET;

25 THENCE NORTH 87 DEGREES 35 MINUTES 07 SEONDS EAST, A DISTANCE  
26 OF 140.04 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
27 "BRITTAIN & CRAWFORD" FOUND FOR CORNER;

1           THENCE SOUTH 01 DEGREES 42 MINUTES 54 SECONDS WEST, A  
2 DISTANCE OF 85.74 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP  
3 STAMPED "BRITTAIN & CRAWFORD" FOUND FOR CORNER;

4           THENCE NORTH 56 DEGREES 55 MINUTES 53 SECONDS EAST, A  
5 DISTANCE OF 166.30 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP  
6 STAMPED "BRITTAIN & CRAWFORD" FOUND FOR CORNER;

7           THENCE SOUTH 01 DEGREES 56 MINUTES 52 SECONDS WEST, A  
8 DISTANCE OF 275.02 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC  
9 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

10          THENCE SOUTH 89 DEGREES 54 MINUTES 17 SECONDS EAST, A  
11 DISTANCE OF 282.16 FEET TO A POINT FOR CORNER IN THE APPROXIMATE  
12 CENTERLINE OF THE TRINITY RIVER;

13          THENCE ALONG THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY  
14 RIVER THE FOLLOWING COURSES AND DISTANCES;

15           SOUTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF  
16 49.63 FEET TO A POINT FOR CORNER;

17           NORTH 59 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF  
18 58.57 FEET TO A POINT FOR CORNER;

19           SOUTH 66 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF  
20 218.37 FEET TO A POINT FOR CORNER;

21           SOUTH 21 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF  
22 172.36 FEET TO A POINT FOR CORNER;

23           SOUTH 16 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF  
24 128.04 FEET TO A POINT FOR CORNER;

25           SOUTH 05 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF  
26 125.46 FEET TO A POINT FOR CORNER;

27           SOUTH 20 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF

1 194.10 FEET TO A POINT FOR CORNER;  
2 SOUTH 25 DEGREES 49 MINUTES 06 SECONDS EAST, A DISTANCE OF  
3 230.16 FEET TO A POINT FOR CORNER;  
4 SOUTH 42 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF  
5 281.46 FEET TO A POINT FOR CORNER;  
6 SOUTH 39 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF  
7 105.83 FEET TO A POINT FOR CORNER;  
8 SOUTH 18 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF  
9 185.16 FEET TO A POINT FOR CORNER;  
10 SOUTH 24 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF  
11 148.45 FEET TO A POINT FOR CORNER;  
12 SOUTH 07 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF  
13 129.87 FEET TO A POINT FOR CORNER;  
14 SOUTH 27 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF  
15 127.36 FEET TO POINT FOR CORNER;  
16 SOUTH 54 DEGREES 43 MINUTES 28 SECONDS WEST, A DISTANCE OF  
17 85,96 FEET TO A POINT FOR CORNER;  
18 SOUTH 88 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF  
19 255.06 FEET TO A POINT FOR CORNER;  
20 SOUTH 67 DEGREES 29 MINUTES 18 SECONDS WEST, A DISTANCE OF  
21 108.40 FEET TO A POINT FOR CORNER;  
22 SOUTH 41 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF  
23 125.39 FEET TO A POINT FOR CORNER;  
24 SOUTH 01 DEGREES 42 MINUTES 06 SECONDS WEST, A DISTANCE OF  
25 76.95 FEET TO A POINT FOR CORNER;  
26 SOUTH 18 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF  
27 73.00 FEET TO A POINT FOR CORNER;



1 SOUTH 43 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF  
2 273.62 FEET TO A POINT FOR CORNER;  
3 SOUTH 13 DEGREES 24 MINUTES 34 SECONDS EAST, A DISTANCE OF  
4 97.67 FEET TO A POINT FOR CORNER;  
5 SOUTH 06 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF  
6 186.01 FEET TO A POINT FOR CORNER;  
7 SOUTH 27 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF  
8 118.42 FEET TO A POINT FOR CORNER;  
9 SOUTH 87 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF  
10 106.09 FEET TO A POINT FOR CORNER;  
11 NORTH 53 DEGREES 06 MINUTES 51 SECONDS WEST, A DISTANCE OF  
12 305.31 FEET TO A POINT FOR CORNER;  
13 NORTH 73 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF  
14 241.21 FEET TO A POINT FOR CORNER;  
15 NORTH 80 DEGREES 32 MINUTES 48 SECONDS WEST, A DISTANCE OF  
16 206.34 FEET TO A POINT FOR CORNER;  
17 SOUTH 77 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF  
18 119.64 FEET TO A POINT FOR CORNER;  
19 SOUTH 06 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF  
20 115.88 FEET TO A POINT FOR CORNER;  
21 SOUTH 25 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF  
22 148.13 FEET TO A POINT FOR CORNER;  
23 SOUTH 18 DEGREES 03 MINUTES 48 SECONDS EAST, A DISTANCE OF  
24 145.50 FEET TO A POINT FOR CORNER;  
25 SOUTH 08 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF  
26 200.65 TO A POINT FOR CORNER;  
27 SOUTH 03 DEGREES 07 MINUTES 57 SECONDS EAST, A DISTANCE OF

1 302.24 FEET TO A POINT FOR CORNER;  
2 SOUTH 12 DEGREES 52 MINUTES 56 SECONDS EAST, A DISTANCE OF  
3 345.58 FEET TO A POINT FOR CORNER;  
4 SOUTH 00 DEGREES 18 MINUTES 59 SECONDS EAST, A DISTANCE OF  
5 212.01 FEET TO A POINT FOR CORNER;  
6 SOUTH 08 DEGREES 09 MINUTES 23 SECONDS WEST, A DISTANCE OF  
7 708.08 FEET TO A POINT FOR CORNER;  
8 SOUTH 10 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF  
9 388.71 FEET TO A POINT FOR CORNER;  
10 SOUTH 14 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF  
11 541.65 FEET TO A POINT FOR CORNER;  
12 NORTH 76 DEGREES 58 MINUTES 40 SECONDS WEST, A DISTANCE OF  
13 473.01 FEET TO A POINT FOR CORNER;  
14 SOUTH 33 DEGREES 23 MINUTES 06 SECONDS WEST, A DISTANCE OF  
15 289.17 FEET TO A POINT FOR CORNER;  
16 SOUTH 34 DEGREES 37 MINUTES 32 SECONDS EAST, A DISTANCE OF  
17 407.97 FEET TO A POINT FOR CORNER;  
18 SOUTH 64 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF  
19 379.31 FEET TO A POINT FOR CORNER;  
20 SOUTH 15 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF  
21 165.15 FEET TO A POINT FOR CORNER;  
22 SOUTH 15 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF  
23 156.45 FEET TO A POINT FOR CORNER;  
24 SOUTH 27 DEGREES 21 MINUTES 13 SECONDS WEST; A DISTANCE OF  
25 619.00 FEET TO A POINT FOR CORNER;  
26 NORTH 64 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF  
27 204.80 FEET TO A POINT FOR CORNER;

1 NORTH 65 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF  
2 410.22 FEET TO A POINT FOR CORNER;  
3 SOUTH 06 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF  
4 970.00 FEET TO A POINT FOR CORNER;  
5 NORTH 86 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF  
6 250.00 FEET TO A POINT FOR CORNER;  
7 NORTH 49 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF  
8 540.00 FEET TO A POINT FOR CORNER;  
9 SOUTH 64 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF  
10 234.19 FEET TO A POINT FOR CORNER;  
11 SOUTH 05 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF  
12 468.44 FEET TO A POINT FOR CORNER;  
13 SOUTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF  
14 16.79 FEET TO A POINT FOR CORNER;  
15 SOUTH 88 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF  
16 32.08 FEET TO A POINT FOR CORNER;  
17 SOUTH 02 DEGREES 16 MINUTES 06 SECONDS EAST, A DISTANCE OF  
18 397.40 FEET TO A POINT FOR CORNER;  
19 SOUTH 12 DEGREES 16 MINUTES 54 SECONDS WEST, A DISTANCE OF  
20 352.90 FEET TO A POINT FOR CORNER;  
21 SOUTH 54 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF  
22 321.40 FEET TO A POINT FOR CORNER;  
23 SOUTH 87 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF  
24 808.40 FEET TO A POINT FOR CORNER;  
25 SOUTH 38 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF  
26 177.80 FEET TO A POINT FOR CORNER;  
27 NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF

1 33.51 FEET TO A POINT FOR CORNER;  
2 SOUTH 23 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF  
3 382.60 FEET TO A POINT FOR CORNER;  
4 SOUTH 11 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF  
5 799.97 FEET TO A POINT FOR CORNER;  
6 SOUTH 11 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF  
7 719.99 FEET TO A POINT FOR CORNER;  
8 SOUTH 49 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF  
9 759.96 FEET TO A POINT FOR CORNER;  
10 SOUTH 83 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF  
11 389.98 FEET TO A POINT FOR CORNER;  
12 SOUTH 66 DEGREES 18 MINUTES 24 SECONDS WEST, A DISTANCE OF  
13 559.97 FEET TO A POINT FOR CORNER;  
14 NORTH 53 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF  
15 889.97 FEET TO A POINT FOR CORNER;  
16 NORTH 81 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF  
17 249.99 FEET TO A POINT FOR CORNER;  
18 SOUTH 28 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF  
19 319.99 FEET TO A POINT FOR CORNER;  
20 SOUTH 03 DEGREES 11 MINUTES 36 SECONDS EAST, A DISTANCE OF  
21 491.39 FEET TO A POINT FOR CORNER;  
22 SOUTH 39 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF  
23 422.87 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF BLOCK 7 OF THE  
24 MERIDIAN, SECTION ONE, RECORDED IN VOLUME 388-186, PAGE 45, PLAT  
25 RECORDS, TARRANT COUNTY, TEXAS;  
26 THENCE NORTH 89 DEGREES 41 MINUTES 47 SECONDS WEST, ALONG THE  
27 NORTH LINE OF AFORESAID BLOCK 7, A DISTANCE OF 360.87 FEET TO A

1 POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY  
2 RIVER;

3 THENCE ALONG THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY  
4 RIVER THE FOLLOWING COURSES AND DISTANCES;

5 NORTH 00 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF  
6 139.47 FEET TO A POINT FOR CORNER;

7 NORTH 16 DEGREES 09 MINUTES 13 SECONDS WEST, A DISTANCE OF  
8 289.11 FEET TO A POINT FOR CORNER;

9 NORTH 47 DEGREES 34 MINUTES 01 SECONDS WEST, A DISTANCE OF  
10 125.88 FEET TO A POINT FOR CORNER;

11 SOUTH 80 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF  
12 248.13 FEET TO A POINT FOR CORNER;

13 SOUTH 76 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF  
14 406.42 FEET TO A POINT FOR CORNER;

15 NORTH 70 DEGREES 18 MINUTES 30 SECONDS WEST, A DISTANCE OF  
16 287.99 FEET TO A POINT FOR CORNER;

17 NORTH 51 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF  
18 201.49 FEET TO A POINT FOR CORNER;

19 NORTH 45 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF  
20 275.45 FEET TO A POINT FOR CORNER;

21 NORTH 35 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF  
22 430.75 FEET TO A POINT FOR CORNER;

23 NORTH 19 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF  
24 125.86 FEET TO A POINT FOR CORNER;

25 NORTH 28 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF  
26 321.56 FEET TO A POINT FOR CORNER;

27 NORTH 27 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF

1 159.66 FEET TO A POINT FOR CORNER;  
2 NORTH 17 DEGREES 19 MINUTES 33 SECONDS EAST, A DISTANCE OF  
3 291.31 FEET TO A POINT FOR CORNER;  
4 NORTH 14 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF  
5 146.50 FEET TO A POINT FOR CORNER;  
6 NORTH 47 DEGREES 59 MINUTES 57 SECONDS WEST, A DISTANCE OF  
7 106.93 FEET TO A POINT FOR CORNER;  
8 NORTH 79 DEGREES 53 MINUTES 17 SECONDS WEST, A DISTANCE OF  
9 251.81 FEET TO A POINT FOR CORNER;  
10 SOUTH 74 DEGREES 17 MINUTES 11 SECONDS WEST, A DISTANCE OF  
11 93.41 FEET TO A POINT FOR CORNER;  
12 SOUTH 53 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF  
13 115.85 FEET TO A POINT FOR CORNER;  
14 SOUTH 30 DEGREES 26 MINUTES 41 SECONDS WEST, A DISTANCE OF  
15 288.71 FEET TO A POINT FOR CORNER;  
16 SOUTH 72 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF  
17 702.02 FEET TO A POINT FOR CORNER;  
18 SOUTH 76 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF  
19 291.88 FEET TO A POINT FOR CORNER;  
20 SOUTH 81 DEGREES 27 MINUTES 59 SECONDS WEST, A DISTANCE OF  
21 280.75 FEET TO A POINT FOR CORNER;  
22 SOUTH 77 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF  
23 411.40 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY OF F.M.  
24 157 (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER  
25 OF AFORESAID 1845.082 ACRE TRACT;  
26 THENCE NORTH 21 DEGREES 33 MINUTES 59 SECONDS WEST, ALONG THE  
27 EAST RIGHT-OF-WAY OF AFORESAID F.M. 157, A DISTANCE OF 147.43 FEET

1 TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITTAIN &  
2 CRAWFORD" FOUND FOR THE SOUTHWEST CORNER OF A CALLED 4.133 ACRE  
3 TRACT OF LAND CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED IN  
4 VOLUME 12828, PAGE 331, DEED RECORDS, TARRANT COUNTY, TEXAS;

5 THENCE ALONG THE SOUTH LINE OF AFORESAID 4.133 ACRE TRACT THE  
6 FOLLOWING COURSES AND DISTANCES:

7 NORTH 58 DEGREES 28 MINUTES 28 SECONDS EAST, A DISTANCE OF  
8 356.72 FEET TO A 4 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
9 "BRITTAIN & CRAWFORD" FOUND FOR CORNER:

10 NORTH 77 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF  
11 699.84 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
12 "BRITTAIN & CRAWFORD" FOUND FOR THE SOUTHEAST CORNER OF AFORESAID  
13 4.133 ACRE TRACT;

14 THENCE NORTH 12 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG THE  
15 EAST LINE OF AFORESAID 4.133 ACRE TRACT, A DISTANCE OF 240.00 FEET  
16 TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER  
17 BURGESS" SET FOR THE NORTHEAST CORNER OF SAID 4.133 ACRE TRACT;

18 THENCE ALONG THE NORTH LINE OF AFORESAID 4.133 ACRE TRACT THE  
19 FOLLOWING COURSES AND DISTANCES:

20 SOUTH 80 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF  
21 257.68 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
22 "BRITTAIN&CRAWFORD" FOUND FOR CORNER;

23 SOUTH 58 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF  
24 840.01 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
25 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID  
26 4.133 ACRE TRACT AND BING ON THE EAST RIGHT-OF-WAY OF AFORESAID F.M.  
27 157;

1           THENCE ALONG THE WEST LINE OF AFORESAID 1845.082 ACRE TRACT  
2 AND THE COMMON EAST RIGHT-OF-WAY OF AFORESAID F.M. 157 THE  
3 FOLLOWING COURSES AND DISTANCES:

4           NORTH 21 DEGREES 42 MINUTES 18 SECONDS WEST, A DISTANCE OF  
5 109.35 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
6 "CARTER BURGESS" SET FOR CORNER AND BEING THE BEGINNING OF A  
7 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES  
8 30 MINUTES 36 SECONDS, A RADIUS OF 2915.00 FEET, A CHORD BEARING OF  
9 NORTH 21 DEGREES, 56 MINUTES 18 SECONDS WEST, AND A CHORD LENGTH OF  
10 25.95 FEET;

11           ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF  
12 25.95 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
13 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A COMPOUND CURVE TO  
14 THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 13 MINUTES 17  
15 SECONDS, A RADIUS OF 7572.80 FEET, A CHORD BEARING OF NORTH 09  
16 DEGREES 40 MINUTES 45 SECONDS WEST, AND A CHORD LENGTH OF 2398.20  
17 FEET;

18           ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC LENGTH OF  
19 2408.33 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
20 DISC FOUND FOR CORNER;

21           NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF  
22 1010.42 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM

23           DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A  
24 NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES  
25 39 MINUTES 25 SECONDS, A RADIUS OF 7702.81 FEET, A CHORD BEARING OF  
26 NORTH 01 DEGREE 24 MINUTES 46 SECONDS WEST, AND A CHORD LENGTH OF  
27 222.73 FEET;



1           ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF  
2 222.74 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
3 DISC FOUND FOR CORNER;

4           NORTH 02 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF  
5 141.04 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
6 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO  
7 THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 24 MINUTES 13 SECONDS,  
8 A RADIUS OF 7714.81 FEET, A CHORD BEARING OF NORTH 05 DEGREES 26  
9 MINUTES 04 SECONDS WEST, AND A CHORD LENGTH OF 592.80 FEET;

10          ALONG SAID TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 592.95  
11 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM DISC  
12 FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE  
13 RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 43 MINUTES 26 SECONDS, A  
14 RADIUS OF 98.00 FEET, A CHORD BEARING OF NORTH 22 DEGREES 16 MINUTES  
15 41 SECONDS WEST, AND A CHORD LENGTH OF 48.62 FEET;

16          ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF  
17 49.13 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
18 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE  
19 TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 29 MINUTES 03  
20 SECONDS, A RADIUS OF 7702.81 FEET, A CHORD BEARING OF NORTH 11  
21 DEGREES 15 MINUTES 19 SECONDS WEST, AND A CHORD LENGTH OF 871.25  
22 FEET;

23          ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF  
24 871.71 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
25 DISC FOUND FOR CORNER;

26          NORTH 14 DEGREES 29 MINUTES 44 SECONDS WEST, A DISTANCE OF  
27 200.89 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM

1 DISC FOUND FOR CORNER;

2 NORTH 09 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF  
3 142.48 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
4 DISC FOUND FOR CORNER;

5 NORTH 14 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF  
6 508.91 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
7 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE  
8 TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 54 MINUTES 05  
9 SECONDS, A RADIUS OF 98.00 FEET, A CHORD BEARING OF NORTH 28 DEGREES  
10 30 MINUTES 51 SECONDS WEST, AND A CHORD LENGTH OF 48.91 FEET;

11 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF  
12 49.43 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH A ALUMINUM  
13 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE  
14 TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 42  
15 SECONDS, A RADIUS OF 7572.90 FEET, A CHORD BEARING OF NORTH 12  
16 DEGREES 29 MINUTES 55 SECONDS WEST, AND A CHORD LENGTH OF 422.24  
17 FEET;

18 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF  
19 422.30 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
20 DISC FOUND FOR CORNER;

21 SOUTH 89 DEGREES 35 MINUTES 25 SECONDS EAST, A DISTANCE OF  
22 30.77 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH A ALUMINUM DISC  
23 FOUND FOR CORNER AND THE BEGINNING OF NON-TANGENT CURVE TO THE RIGHT  
24 HAVING A CENTRAL ANGLE OF 01 DEGREES 33 MINUTES 03 SECONDS, A RADIUS  
25 OF 7542.79 FEET, A CHORD BEARING OF NORTH 10 DEGREES 09 MINUTES 45  
26 SECONDS WEST, AND A CHORD LENGTH OF 204.17 FEET;

27 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF

1 204.18 FEET, TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP  
2 STAMPED "CARTER BURGESS" SET FOR THE NORTHWEST CORNER OF AFORESAID  
3 1845.082 ACRE TRACT AND ON THE SOUTH LINE OF A TRACT OF LAND  
4 CONVEYED TO HATTON W. SUMNERS FOUNDATION FOR THE STUDY AND TEACHING  
5 OF THE SCIENCE OF SELF-GOVERNMENT, INC., A TEXAS NON-PROFIT  
6 CORPORATION BY DEED RECORDED IN VOLUME 13589, PAGE 161, DEED  
7 RECORDS, TARRANT COUNTY, TEXAS;

8 THENCE NORTH 89 DEGREES 30 MINUTES 35 SECONDS EAST, ALONG A  
9 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND THE SOUTH LINE OF  
10 AFORESAID HATTON W. SUMNERS FOUNDATION TRACT, A DISTANCE OF 2454,47  
11 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
12 "CARTER BURGESS" SET FOR AN ELL CORNER OF SAID 1845.082 ACRE TRACT  
13 AND THE SOUTHEAST CORNER OF SAID HATTON W. SUMNERS FOUNDATION  
14 TRACT;

15 THENCE NORTH 00 DEGREES 29 MINUTES 38 SECONDS WEST, ALONG A  
16 WEST LINE OF AFORESAID 1845.082 ACRE TRACT AND THE COMMON EAST LINE  
17 OF AFORESAID HATTON W. SUMNERS FOUNDATION TRACT, A DISTANCE OF  
18 604.03 FEET TO 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
19 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF A TRACT OF LAND  
20 CONVEYED TO GREENFIELD DEVELOPMENT INC., BY DEED RECORDED IN VOLUME  
21 10251, PAGE 1299, DEED RECORDS, TARRANT COUNTY, TEXAS;

22 THENCE NORTH 89 DEGREES 18 MINUTES 20 SECONDS EAST, ALONG A  
23 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND THE COMMON SOUTH  
24 LINES OF AFORESAID GREENFIELD DEVELOPMENT TRACT AND AFORESAID SON  
25 WINN AND K.C. YALE TRACT, A DISTANCE OF 2653.20 FEET TO THE POINT OF  
26 BEGINNING, AND CONTAINING 1962.421 ACRES OF LAND, MORE OR LESS.

27 TRACT 2

1 BEING A 1.996 ACRE TRACT OF LAND SITUATED IN THE PATRICK G.  
2 DALTON SURVEY, ABSTRACT NO. 414, CITY OF ARLINGTON, TARRANT COUNTY,  
3 TEXAS, AND BEING ALL OF A CALLED 1.993 ACRE TRACT OF LAND, CONVEYED  
4 AS TRACT TWO TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT  
5 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 1.996  
6 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE  
7 PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY  
8 OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE  
9 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

10 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
11 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTH CORNER OF AFORESAID 1.993  
12 ACRE TRACT AND BEING ON THE SOUTHWEST RIGHT-OF-WAY OF OLD F.M. 157  
13 (A VARIABLE WIDTH RIGHT-OF-WAY NOW CLOSED);

14 THENCE SOUTH 21 DEGREES 50 MINUTES 34 SECONDS EAST, ALONG THE  
15 NORTHEAST LINE OF AFORESAID 1.993 ACRE TRACT AND THE COMMON  
16 SOUTHWEST RIGHT-OF-WAY OF AFORESAID OLD F.M. 157, A DISTANCE OF  
17 843.24 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
18 "BRITTAIN& CRAWFORD" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.993  
19 ACRE TRACT;

20 THENCE SOUTH 82 DEGREES 43 MINUTES 04 SECONDS WEST, ALONG TH  
21 SOUTH LINE OF AFORESAID 1.993 ACRE TRACT AND THE NORTH LINE OF A  
22 CALLED 22.049 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ARLINGTON  
23 BY DEED RECORDED IN VOLUME 15590, PAGE 18, DEED RECORDS, TARRANT  
24 COUNTY, TEXAS, A DISTANCE OF 213.06 FEET TO A 1/2 INCH IRON ROD WITH  
25 A PLASTIC CAP STAMPED "BRITTAIN&CRAWFORD" FOUND FOR THE SOUTHWEST  
26 CORNER OF SAID 1.993 ACRE TRACT AND THE INSIDE ELL CORNER OF SAID  
27 22.049 ACRE TRACT;

1           THENCE NORTH 07 DEGREES 12 MINUTES 25 SECONDS WEST, ALONG THE  
2 WEST LINE OF AFORESAID 1.993 ACRE TRACT AND THE COMMON EAST LINE OF  
3 AFORESAID 22.049 ACRE TRACT, A DISTANCE OF 816.16 FEET TO THE POINT  
4 OF BEGINNING, AND CONTAINING 1.996 ACRES OF LAND, MORE OR LESS.

5           TRACT 3

6           BEING A 45.251 ACRE TRACT OF LAND SITUATED IN THE PATRICK G.  
7 DALTON SURVEY, ABSTRACT NO. 414, AND THE WILLIAM JENKINS SURVEY,  
8 ABSTRACT NO. 856, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND  
9 BEING ALL OF A CALLED 45.251 ACRE TRACT OF LAND, CONVEYED AS TRACT  
10 FOUR TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT NO. D204096335,  
11 DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 45.251 ACRE TRACT, WITH  
12 REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES,  
13 NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY OF ARLINGTON  
14 CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE PARTICULARLY  
15 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

16           BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
17 "BRITTAIN&CRAWFORD" FOUND FOR THE NORTH CORNER OF AFORESAID 45.251  
18 ACRE TRACT AND BEING ON THE WEST RIGHT-OF-WAY OF F.M. 157 (A  
19 VARIABLE WIDTH RIGHT-OF-WAY) AND ON THE EAST RIGHT-OF-WAY OF OLD  
20 F.M. 157 (A VARIABLE WIDTH RIGHT-OF-WAY NOW CLOSED) AND BEING THE  
21 BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  
22 04 DEGREES 11 MINUTES 08 SECONDS, A RADIUS OF 7702.79 FEET, A CHORD  
23 BEARING OF SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST, AND A CHORD  
24 LENGTH OF 562.59 FEET;

25           THENCE ALONG THE EAST LINE OF AFORESAID 45.251 ACRE TRACT AND  
26 THE COMMON WEST RIGHT-OF-WAY OF F.M. 157 THE FOLLOWING COURSES AND  
27 DISTANCES:

1           ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 562.71  
2 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM DISC  
3 FOUND FOR CORNER;

4           SOUTH 14 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF  
5 843.12 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
6 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE  
7 TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 56 MINUTES 23  
8 SECONDS, A RADIUS OF 7572.81 FEET, A CHORD BEARING OF SOUTH 07  
9 DEGREES 32 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 1837.89  
10 FEET ;

11           ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF  
12 1842.43 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
13 DISC FOUND FOR CORNER;

14           SOUTH 00 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF  
15 1011.25 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM  
16 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE  
17 TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 40  
18 SECONDS, A RADIUS OF 7702.80 FEET, A CHORD BEARING OF SOUTH 06  
19 DEGREES 14 MINUTES 20 SECONDS EAST, AND A CHORD LENGTH OF 1522.65  
20 FEET;

21           ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF  
22 1525.14 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER  
23 OF AFORESAID 45.251 ACRE TRACT;

24           THENCE SOUTH 82 DEGREES 46 MINUTES 55 SECONDS WEST, ALONG THE  
25 SOUTH LINE OF AFORESAID 45.251 ACRE TRACT, A DISTANCE OF 24.91 FEET  
26 TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 45.251  
27 ACRE TRACT AND BEING ON THE EAST RIGHT-OF-WAY OF AFORESAID OLD F.F.M.

1 157;

2 THENCE ALONG THE WEST LINE OF AFORESAID 45.251 ACRE TRACT AND  
3 THE COMMON EAST RIGHT-OF-WAY OF AFORESAID OLD F.M. 157 THE  
4 FOLLOWING COURSES AND DISTANCES:

5 NORTH 21 DEGREES 51 MINUTES 02 SECONDS WEST, A DISTANCE OF  
6 1508.74 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
7 "BRITTAIN& CRAWFORD" FOUND FOR CORNER AND BEING THE BEGINNING OF A  
8 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES  
9 16 MINUTES 14 SECONDS, A RADIUS OF 1860.00 FEET, A CHORD BEARING OF  
10 NORTH 11 DEGREES 18 MINUTES 12 SECONDS WEST, AND A CHORD LENGTH OF  
11 686.55 FEET;

12 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF  
13 690.50 FEET, TO A 4 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
14 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

15 NORTH 00 DEGREES 40 MINUTES 04 SECONDS WEST, A DISTANCE OF  
16 3343.13 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
17 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

18 NORTH 02 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF  
19 299.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 45.251 ACRES  
20 OF ALND, MORE OR LESS.

21 TRACT 4

22 BEING A 4.254 ACRE TRACT OF LAND SITUATED IN THE JOHN BURNETT  
23 SURVEY, ABSTRACT NO. 178, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS,  
24 AND BEING ALL OF A CALLED 4.254 ACRE TRACT OF LAND, CONVEYED AS  
25 TRACTA SIX TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT  
26 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 4.254  
27 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE

1 PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FORM CITY  
2 OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE  
3 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
5 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID  
6 4.254 ACRE TRACT AND BEING THE NORTHEAST CORNER OF BLOCK 1 OF POST  
7 OAK VILLAGE AN ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN  
8 VOLUME 388-144, PAGE 66, PLAT RECORDS, TARRANT COUNTY, TEXAS AND  
9 BEING ON THE SOUTH RIGHT-OF-WAY OF TRINITY BOULEVARD (A VARIABLE  
10 WIDTH RIGHT-OF-WAY) ;

11 THENCE SOUTH 80 DEGREES 36 MINUTES 41 SECONDS EAST, ALONG THE  
12 NORTH LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON SOUTH  
13 RIGHT-OF-WAY OF AFORESAID TRINITY BOULEVARD, A DISTANCE OF 101.28  
14 FEET TO A "X" CUT FOUND FOR THE NORTHEAST CORNER OF AFORESAID 4.254  
15 ACRE TRACT AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE  
16 TRINITY/360 ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN  
17 CABINET "A", SLIDE 2590, PLAT RECORDS, TARRANT COUNTY, TEXAS;

18 THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS WEST, ALONG THE  
19 EAST LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON WEST LINE OF  
20 AFORESAID LOT 1, BLOCK 1 AND THE WEST LINE OF A TRACT OF LAND  
21 CONVEYED TO DALLAS-FORT WORTH REGIONAL AIRPORT BOARD BY  
22 RIGHT-OF-WAY OF THE TRINITY RAILWAY EXPRESS (A VARIABLE WIDTH  
23 RIGHT-OF-WAY);

24 THENCE SOUTH 07 DEGREES 42 MINUTES 42 SECONDS EAST, A  
25 DISTANCE OF 475.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

26 THENCE SOUTH 00 DEGREES 18 MINUTES 35 SECONDS EAST, A  
27 DISTANCE OF 152.82 FEET TO A CONCRETE MONUMENT FOUND FOR THE



1 SOUTHEAST CORNER OF AFORESAID 15.040 ACRE TRACT AND BEING AT THE  
2 INTERSECTION OF THE WEST RIGHT-OF-WAY OF AFORESAID SOUTH EULESS  
3 MAIN STREET AND THE NORTH RIGHT-OF-WAY OF CALLOWAY CEMETERY ROAD (A  
4 VARIABLE WIDTH RIGHT-OF-WAY);

5 THENCE NORTH 89 DEGREES 30 MINUTES 23 SECONDS WEST, ALONG THE  
6 SOUTH LINE OF AFORESAID 15.040 ACRE TRACT AND THE COMMON NORTH  
7 RIGHT-OF-WAY OF AFORESAID 15.040 ACRE TRACT, A DISTANCE OF 1811.58  
8 FEET TO A PK NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 15.040 ACRE  
9 TRACT;

10 THENCE NORTH 00 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG THE  
11 WEST LINE OF AFORESAID 15.040 ACRE TRACT, A DISTANCE OF 99.13 FEET  
12 TO THE POINT OF BEGINNING, AND CONTAINING 15.060 ACRES OF LAND, MORE  
13 OR LESS.

14 TRACT 5

15 BEING A 4.254 ACRE TRACT OF LAND SITUATED IN THE JOHN BURNETT  
16 SURVEY, ABSTRACT NO. 178, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS,  
17 AND BEING ALL OF A CALLED 4.254 ACRE TRACT OF LAND, CONVEYED AS  
18 TRACT SIX TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT  
19 NO. D204096335,

20 DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 4.254 ACRE TRACT,  
21 WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE  
22 COORDINATES, NORTHCENTRAL ZONE 4202 AS DETERMINED FROM CITY OF  
23 ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE  
24 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

25 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
26 "BRITTAIN&CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID  
27 4.254 ACRE TRACT AND BEING THE NORTHEAST CORNER OF BLOCK 1 OF POST

1 OAK VILLAGE AN ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN  
2 VOLUME 388-144, PAGE 66, PLAT RECORDS, TARRANT COUNTY, TEXAS AND  
3 BEING ON THE SOUTH RIGHT-OF-WAY OF TRINITY BOULEVARD (A VARIABLE  
4 WIDTH RIGHT-OF-WAY);

5 THENCE SOUTH 80 DEGREES 36 MINUTES 41 SECONDS EAST, ALONG THE  
6 NORTH LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON SOUTH  
7 RIGHT-OF-WAY OF AFORESAID TRINITY BOULEVARD, A DISTANCE OF 101.28  
8 FEET TO A "X" CUT FOUND FOR THE NORTHEAST CORNER OF AFORESAID 4.254  
9 ACRE TRACT AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE  
10 TRINITY/360 ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN  
11 CABINET "A", SLIDE 2590, PLAT RECORDS, TARRANT COUNTY, TEXAS;

12 THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS WEST, ALONG THE  
13 EAST LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON WEST LINE OF  
14 AFORESAID LOT 1, BLOCK 1 AND THE WEST LINE OF A TRACT OF LAND  
15 CONVEYED TO DALLAS-FORT WORTH REGIONAL AIRPORT BOARD BY DEED  
16 RECORDED IN VOLUME 6653, PAGE 856, DEED RECORDS. TARRANT COUNTY,  
17 TEXAS AND THE WEST LINE OF LOT 1, BLOCK 1 OF THE INTERNATIONAL  
18 AIRPORT SUBSTATION ADDITION TO THE CITY OF ARLINGTON BY PLAT  
19 RECORDED IN VOLUME 388-213, PAGE 59, PLAT RECORDS, TARRANT COUNTY,  
20 TEXAS, A DISTANCE OF 1836.13 FEET TO A 5/8 INCH IRON ROD WITH A  
21 YELLOW PLASTIC CAP STAMPED 'CARTER BURGESS' SET FOR THE SOUTHEAST  
22 CORNER OF SAID 4.254 ACRE TRACT AND BEING ON THE NORTH RIGHT-OF-WAY  
23 OF TRINITY RAIL WAY EXPRESS (A VARIABLE WIDTH RIGHT-OF-WAY) AND  
24 BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A  
25 CENTRAL ANGLE OF 00 DEGREES 30 MINUTES 06 SECONDS, A RADIUS OF  
26 11609.16 FEET, A CHORD BEARING OF SOUTH 79 DEGREES 54 MINUTES 15  
27 SECONDS WEST, AND A CHORD LENGTH OF 101.65 FEET;

1           THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, AND ALONG  
2 THE SOUTH LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON NORTH  
3 RIGHT-OF-WAY OF AFORESAID TRINITY RAILWAY EXPRESS, AN ARC LENGTH OF  
4 101.65 FEET, 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED  
5 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID 4.254 ACRE  
6 TRACT AND BEING THE SOUTHEAST CORNER OF BLOCK 2 OF POST OAK VILLAGE  
7 ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN VOLUME  
8 388-144, PAGE 66, PLAT RECORDS, TARRANT COUNTY, TEXAS;

9           THENCE NORTH 00 DEGREES 15 MINUTES 42 SECONDS EAST, ALONG THE  
10 WEST LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON EAST LINE OF  
11 AFORESAID BLOCK 2 AND BLOCK 1 OF POST OAK VILLAGE ADDITION, A  
12 DISTANCE OF 1870.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING  
13 4.254 ACRES OF LAND, MORE OR LESS.

14           TRACT 6

15           BEING A 0.032 ACRE TRACT OF LAND SITUATED IN THE R.H. GALLOWAY  
16 SURVEY, ABSTRACT NO. 337, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS,  
17 AND BEING ALL OF A CALLED 0.032 ACRE TRACT OF LAND, CONVEYED AS  
18 TRACT SEVEN TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT  
19 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 0.032  
20 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE  
21 PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY  
22 OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04". BEING MORE  
23 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

24           BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
25 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTHEAST CORNER OF AFORESAID  
26 0.032 ACRE TRACT AND BEING ON THE SOUTH RIGHT-OF-WAY OF TRINITY  
27 RAILWAY EXPRESS (A VARIABLE WIDTH RIGHT-OF-WAY);

1           THENCE SOUTH 00 DEGREES 29 MINUTES 13 SECONDS EAST, ALONG THE  
2 EAST LINE OF AFORESAID 0.032 ACRE TRACT, A DISTANCE OF 77.21 FEET TO  
3 A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITTAIN&CRAWFORD"  
4 FOUND FOR THE SOUTH CORNER OF SAID 0.032 ACRE TRACT AND BEING ON THE  
5 EAST RIGHT-OF-WAY SOUTH EULESS MAIN STREET (A VARIABLE WIDTH  
6 RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE  
7 LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 49 MINUTES 57 SECONDS, A  
8 RADIUS OF 311.36 FEET, A CHORD BEARING OF NORTH 28 DEGREES 45  
9 MINUTES 05 SECONDS WEST, AND A CHORD LENGTH OF 42.53 FEET;

10           THENCE ALONG THE WEST LINE OF AFORESAID 0.032 TRACAT AND THE  
11 COMMON EAST RIGHT-OF-WAY OF AFORESAID SOUTH EULESS MAIN STREET, THE  
12 FOLLOWING COURSES AND DISTANCES:

13           ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF  
14 42.56 FEET, TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
15 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

16           NORTH 31 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF  
17 12.20 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
18 "BRITTAIN& CRAWFORD" FOUND FOR CORNER AND BEING THE BEGINNING OF A  
19 TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 42  
20 MINUTES 05 SECONDS, A RADIUS OF 261,48 FEET, A CHORD BEARING OF  
21 NORTH 28 DEGREES 50 MINUTES 23 SECONDS WEST, AND A CHORD LENGTH OF  
22 21.45 FEET;

23           ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 21.46  
24 FEET, TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED  
25 "BRITTAIN&CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID  
26 0.032 ACRE TRACT AND BEING AT THE INTERSECTION OF THE EAST  
27 RIGHT-OF-WAY OF AFORESAID SOUTH EULESS MAIN STREET AND THE SOUTH

1 RIGHT-OF-WAY OF AFORESAID TRINITY RAILWAY EXPRESS;

2 THENCE NORTH 73 DEGREES 39 MINUTES 39 SECONDS EAST, ALONG THE  
3 NORTH LINE OF AFORESAID 0.032 ACRE TRACT AND THE COMMON SOUTH  
4 RIGHT-OF-WAY LINE OF AFORESAID TRINITY RAILWAY EXPRESS, A DISTANCE  
5 OF 38.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.032 ACRES  
6 OF LAND, MORE OR LESS.

7 SAVE & EXCEPT:

8 BEING A 110.971 ACRE TRACT OF LAND SITUATED IN THE SAMUEL  
9 KEPHART SURVEY, ABSTRACT NO. 891 AND THE THOMAS D. NEWTON SURVEY,  
10 ABSTRACT NO. 1164, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND  
11 BEING ALL OF A CALLED 110.971 ACRE TRACT OF LAND, DESCRIBED AS THE  
12 "SAVE AND EXCEPT" TRACT IN A DEED TO LOBF, L.P. BY DEED RECORDED IN  
13 DOCUMENT NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID  
14 110.971 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS

15 STATE PLAND COORDINATES, NORTH CENTRAL ZONE 4202 AS  
16 DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "AR02" AND  
17 "ARCH", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
18 FOLLOWS:

19 BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST  
20 CORNER OF AFORESAID 110.971 ACRE TRACT;

21 THENCE SOUTH 00 DEGREES 46 MINUTES 51 SECONDS EAST, A  
22 DISTANCE OF 2342.37 FEET TO A 1 INCH SQUARE TUBE FOUND FOR THE  
23 INSIDE ELL CORNER OF AFORESAID 110.971 ACRE TRACT;

24 THENCE SOUTH 68 DEGREES 32 MINUTES 34 SECONDS EAST, A  
25 DISTANCE OF 282.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

26 THENCE SOUTH 86 DEGREES 00 MUNUTES 45 SECONDS EAST, A  
27 DISTANCE OF 185.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER

1           THENCE SOUTH 88 DEGREES 03 MINUTES 37 SECONDS EAST, A  
2 DISTANCE OF 241.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
3           THENCE NORTH 49 DEGREES 31 MINUTES 08 SECONDS EAST, A  
4 DISTANCE OF 285.94 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC  
5 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;  
6           THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS EAST, A  
7 DISTANCE OF 136.26 FEET TO A 4 INCH IRON ROD FOUND FOR CORNER;  
8           THENCE SOUTH 02 DEGREES 31 MINUTES 12 SECONDS EAST, A  
9 DISTANCE OF 255.86 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC  
10 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;  
11           THENCE SOUTH 32 DEGREES 22 MINUTES 38 SECONDS WEST, A  
12 DISTANCE OF 222.96 FEET TO A 1 INCH IRON ROD FOUND FOR CORNER;  
13           THENCE SOUTH 46 DEGREES 01 MINUTES 29 SECONDS WEST, A  
14 DISTANCE OF 277.26 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP  
15 STAMPED "BRITAIN&CRAWFORD" FOUND FOR CORNER;  
16           THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS WEST, A  
17 DISTANCE OF 744.44 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP  
18 STAMPED "BRITAIN&CRAWFORD" FOUND FOR CORNER;  
19           THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, A  
20 DISTANCE OF 277.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
21           THENCE NORTH 55 DEGREES 45 MINUTES 57 SECONDS WEST, A  
22 DISTANCE OF 805.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
23           THENCE SOUTH 89 DEGREES 34 MINUTES 03 SECONDS WEST, A  
24 DISTANCE OF 674.35 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC  
25 CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF  
26 AFORESAID 110.971 ACRE TRACT;  
27           THENCE NORTH 00 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG THE

1 WEST LINE OF AFORESAID 110.971 ACRE TRACT, A DISTANCE OF 2520.73  
2 FEET TO A 2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID  
3 110.971 ACRE TRACT;

4 THENCE SOUTH 88 DEGREES 46 MINUTES 50 SECONDS EAST, ALONG THE  
5 NORTH LINE OF AFORESAID 110.971 ACRE TRACT, A DISTANCE OF 1618.96  
6 FEET TO THE POINT OF BEGINNING AND CONTAINING 110.971 ACRES OF LAND,  
7 MORE OR LESS.

8 SECTION 3. The initial board of directors of The Lakes  
9 Municipal Utility and Management District of Tarrant County  
10 consists of the following persons:

- 11 (1) Donald Huffines;
- 12 (2) Phillip Huffines;
- 13 (3) Sue Blankenship;
- 14 (4) Robert Kembel; and
- 15 (5) Elvio Bruni.

16 SECTION 4. (a) The legal notice of the intention to  
17 introduce this Act, setting forth the general substance of this  
18 Act, has been published as provided by law, and the notice and a  
19 copy of this Act have been furnished to all persons, agencies,  
20 officials, or entities to which they are required to be furnished  
21 under Section 59, Article XVI, Texas Constitution, and Chapter  
22 313, Government Code.

23 (b) The governor, one of the required recipients, has  
24 submitted the notice and this Act to the Texas Commission on  
25 Environmental Quality.

26 (c) The Texas Commission on Environmental Quality has filed  
27 its recommendations relating to this Act with the governor, the

1 lieutenant governor, and the speaker of the house of  
2 representatives within the required time.

3 (d) All requirements of the constitution and laws of this  
4 state and the rules and procedures of the legislature with respect  
5 to the notice, introduction, and passage of this Act are fulfilled  
6 and accomplished.

7 SECTION 5. This Act takes effect immediately if it receives  
8 a vote of two-thirds of all the members elected to each house, as  
9 provided by Section 39, Article III, Texas Constitution. If this  
10 Act does not receive the vote necessary for immediate effect, this  
11 Act takes effect September 1, 2007.