

By: Harris

S.B. No. 919

Substitute the following for S.B. No. 919:

By: Puente

C.S.S.B. No. 919

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Viridian Municipal Management District; providing the authority to issue bonds and impose taxes.

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

SECTION 1. VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT.

Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3861 to read as follows:

CHAPTER 3861. VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3861.001. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Arlington.

(3) "District" means the Viridian Municipal Management District.

(4) "Improvement project" means any program or project authorized by Section 3861.102, inside or outside the district.

Sec. 3861.002. CREATION AND NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3861.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and in authorizing the city and

1 other political subdivisions to contract with the district, the
2 legislature has established a program to accomplish the public
3 purposes set out in Section 52-a, Article III, Texas Constitution.

4 (b) The creation of the district is necessary to promote,
5 develop, encourage, and maintain employment, commerce,
6 transportation, housing, tourism, recreation, the arts,
7 entertainment, economic development, safety, and the public
8 welfare in the district.

9 (c) This chapter and the creation of the district may not be
10 interpreted to relieve the city or Tarrant County from providing
11 the level of services provided as of the effective date of the Act
12 enacting this chapter to the area in the district. The district is
13 created to supplement and not to supplant the city and county
14 services provided in the district.

15 Sec. 3861.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
16 The district is created to serve a public use and benefit.

17 (b) All land and other property included in the district
18 will benefit from the improvements and services to be provided by
19 the district under powers conferred by Sections 52 and 52-a,
20 Article III, and Section 59, Article XVI, Texas Constitution, and
21 other powers granted under this chapter.

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

24 (1) developing and diversifying the economy of the
25 state;

26 (2) eliminating unemployment and underemployment;

27 (3) providing quality residential housing; and

1 (4) developing or expanding transportation and
2 commerce.

3 (d) The district will:

4 (1) promote the health, safety, and general welfare of
5 residents, employers, potential employees, employees, visitors,
6 and consumers in the district, and of the public;

7 (2) provide needed funding for the district to
8 preserve, maintain, and enhance the economic health and vitality of
9 the district territory as a residential community and business
10 center; and

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

15 (e) Pedestrian ways along or across a street, whether at
16 grade or above or below the surface, and street lighting, street
17 landscaping, parking, and street art objects are parts of and
18 necessary components of a street and are considered to be an
19 improvement project that includes a street or road improvement.

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

23 Sec. 3861.005. DISTRICT TERRITORY. (a) The district is
24 composed of the territory described by Section 2 of the Act enacting
25 this chapter, as that territory may have been modified under:

26 (1) Section 3861.107; or

27 (2) other law.

1 (b) A mistake in the field notes of the district contained
2 in Section 2 of the Act enacting this chapter or in copying the
3 field notes in the legislative process does not in any way affect:

4 (1) the district's organization, existence, or
5 validity;

6 (2) the district's right to contract, including the
7 right to issue any type of bond or other obligation for a purpose
8 for which the district is created;

9 (3) the district's right to impose or collect an
10 assessment, tax, or any other revenue; or

11 (4) the legality or operation of the board.

12 Sec. 3861.006. ELIGIBILITY FOR INCLUSION IN SPECIAL
13 ZONES. (a) All or any part of the area of the district is eligible
14 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 money granted to a corporation under
26 Section 380.002(b), Local Government Code, including the right to
27 pledge the money as security for any bonds issued by the district

1 for an improvement project.

2 [Sections 3861.007-3861.050 reserved for expansion]

3 SUBCHAPTER B. BOARD OF DIRECTORS

4 Sec. 3861.051. GOVERNING BODY; TERMS. The district is
5 governed by a board of five directors who serve staggered terms of
6 four years, with two or three directors' terms expiring May 31 of
7 each even-numbered year.

8 Sec. 3861.052. ELECTION DATE. The board shall hold
9 elections for directors on the uniform election date in May in
10 even-numbered years.

11 Sec. 3861.053. ELIGIBILITY. (a) To be qualified to serve
12 as a director, a person must own land in the district.

13 (b) Section 49.052, Water Code, does not apply to the
14 district.

15 Sec. 3861.054. VACANCY. (a) The remaining directors shall
16 fill a vacancy on the board by appointing a person who meets the
17 qualifications prescribed by Section 3861.053.

18 (b) If there are fewer than three directors, the governing
19 body of the city shall appoint the necessary number of directors to
20 fill all board vacancies.

21 Sec. 3861.055. DIRECTOR'S OATH OR AFFIRMATION. A
22 director's oath or affirmation of office shall be filed with the
23 district and the district shall retain the oath or affirmation in
24 the district records.

25 Sec. 3861.056. OFFICERS. The board shall elect from among
26 the directors a chair, a vice chair, and a secretary.

27 Sec. 3861.057. COMPENSATION; EXPENSES. (a) The district

1 may compensate each director in an amount not to exceed \$50 for each
2 board meeting. The total amount of compensation per director per
3 year may not exceed \$2,000.

4 (b) A director is entitled to reimbursement for necessary
5 and reasonable expenses incurred in carrying out the duties and
6 responsibilities of a director.

7 Sec. 3861.058. INITIAL DIRECTORS. (a) The initial board
8 consists of the following directors:

	<u>Pos. No.</u>	<u>Name of Director</u>
9		
10	<u>1</u>	<u>Donald Huffines</u>
11	<u>2</u>	<u>Phillip Huffines</u>
12	<u>3</u>	<u>Sue Blankenship</u>
13	<u>4</u>	<u>Robert Kembel</u>
14	<u>5</u>	<u>Elvio Bruni</u>

15 (b) Of the initial directors, the terms of directors
16 appointed for positions 1 and 2 expire May 31, 2008, and the terms
17 of directors appointed for positions 3 through 5 expire May 31,
18 2010.

19 (c) This section expires September 1, 2011.

20 [Sections 3861.059-3861.100 reserved for expansion]

21 SUBCHAPTER C. POWERS AND DUTIES

22 Sec. 3861.101. GENERAL POWERS AND DUTIES. The district has
23 the powers and duties provided by:

24 (1) the general laws relating to conservation and
25 reclamation districts created under Section 59, Article XVI, Texas
26 Constitution, including Chapters 49 and 54, Water Code, except that
27 the district's bonds and other securities are not subject to the

1 jurisdiction or supervision of the commission under Chapter 49,
2 Water Code, or other law;

3 (2) the general laws relating to road districts and
4 road utility districts created under Section 52(b), Article III,
5 Texas Constitution, including Chapter 441, Transportation Code;

6 (3) Subchapter A, Chapter 372, Local Government Code,
7 in the same manner as a municipality or a county;

8 (4) Chapter 375, Local Government Code; and

9 (5) Section 4B, Development Corporation Act of 1979
10 (Article 5190.6, Vernon's Texas Civil Statutes).

11 Sec. 3861.102. IMPROVEMENT PROJECTS. (a) The district may
12 provide, or it may enter into contracts with a governmental or
13 private entity to provide, the following types of improvement
14 projects or activities in support of or incidental to those
15 projects:

16 (1) a supply and distribution facility or system to
17 provide potable and city-approved nonpotable water to the residents
18 and businesses of the district, including a wastewater collection
19 facility;

20 (2) a paved road or street, or turnpike, inside and
21 outside the district to the extent authorized by Section 52,
22 Article III, Texas Constitution;

23 (3) the planning, design, construction, improvement,
24 and maintenance of:

25 (A) landscaping;

26 (B) highway right-of-way or transit corridor
27 beautification and improvement;

- 1 (C) lighting, banners, and signs;
2 (D) a street or sidewalk;
3 (E) a hiking and cycling path or trail;
4 (F) a pedestrian walkway, skywalk, crosswalk, or
5 tunnel;
6 (G) a park, lake, garden, recreational facility,
7 sports facility, open space, scenic area, or related exhibit or
8 preserve;
9 (H) a fountain, plaza, or pedestrian mall; or
10 (I) a drainage or storm-water detention
11 improvement;
12 (4) protection and improvement of the quality of storm
13 water that flows through the district;
14 (5) the planning, design, construction, improvement,
15 maintenance, and operation of:
16 (A) a water or sewer facility; or
17 (B) an off-street parking facility or heliport;
18 (6) the planning and acquisition of:
19 (A) public art and sculpture and related exhibits
20 and facilities; or
21 (B) an educational and cultural exhibit or
22 facility;
23 (7) the planning, design, construction, acquisition,
24 lease, rental, improvement, maintenance, installation, and
25 management of and provision of furnishings for a facility for:
26 (A) a conference, convention, or exhibition;
27 (B) a manufacturer, consumer, or trade show;

1 (C) a civic, community, or institutional event;

2 or

3 (D) an exhibit, display, attraction, special
4 event, or seasonal or cultural celebration or holiday;

5 (8) the removal, razing, demolition, or clearing of
6 land or improvements in connection with an improvement project;

7 (9) the acquisition and improvement of land or other
8 property for the mitigation of the environmental effects of an
9 improvement project;

10 (10) the acquisition of property or an interest in
11 property in connection with an authorized improvement project;

12 (11) a special or supplemental service for the
13 improvement and promotion of the district or an area adjacent to the
14 district or for the protection of public health and safety in or
15 adjacent to the district, including:

16 (A) advertising;

17 (B) promotion;

18 (C) tourism;

19 (D) health and sanitation;

20 (E) public safety;

21 (F) security;

22 (G) fire protection or emergency medical
23 services;

24 (H) business recruitment;

25 (I) development;

26 (J) elimination of traffic congestion; and

27 (K) recreational, educational, or cultural

1 improvements, enhancements, and services; or

2 (12) any similar public improvement, facility, or
3 service.

4 (b) The district may not undertake a project under this
5 section unless the board determines the project to be necessary to
6 accomplish a public purpose of the district.

7 (c) An improvement project must comply with any applicable
8 city requirements, including codes and ordinances.

9 (d) The district may not provide, conduct, or authorize any
10 improvement project on the city streets, highways, rights-of-way,
11 or easements without the consent of the governing body of the city.

12 (e) Subject to any agreement between the district and the
13 city, the city may:

14 (1) by ordinance, order, or resolution require that
15 title to all or any portion of an improvement project vest in the
16 city; or

17 (2) by ordinance, order, or resolution or other
18 directive authorize the district to own, encumber, maintain, and
19 operate an improvement project, subject to the right of the city to
20 order a conveyance of the project to the city on a date determined
21 by the city.

22 (f) The district shall immediately comply with any city
23 ordinance, order, or resolution adopted under Subsection (e).

24 (g) For the purposes of this section, planning, design,
25 construction, improvement, and maintenance of a lake includes work
26 done for drainage, reclamation, or recreation.

27 Sec. 3861.103. GENERAL POWERS REGARDING CONTRACTS. (a)

1 The district may:

2 (1) contract with any person to accomplish any
3 district purpose, including a contract for:

4 (A) the payment, repayment, or reimbursement of
5 costs incurred by that person on behalf of the district, including
6 all or part of the costs of an improvement project and interest on
7 the reimbursed cost; or

8 (B) the use, occupancy, lease, rental,
9 operation, maintenance, or management of all or part of a proposed
10 or existing improvement project; and

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

19 (b) A contract the district enters into to carry out a
20 purpose of this chapter may be on any terms and for any period the
21 board determines, including a negotiable or nonnegotiable note or
22 warrant payable to the city, Tarrant County, and any other person.

23 (c) Any person may contract with the district to carry out
24 the purposes of this chapter without further statutory or other
25 authorization.

26 (d) A contract payable from ad valorem taxes for a period
27 longer than one year must be approved by the governing body of the

1 city.

2 Sec. 3861.104. RULES; ENFORCEMENT. (a) The district may
3 adopt rules:

4 (1) to administer or operate the district;

5 (2) for the use, enjoyment, availability, protection,
6 security, and maintenance of the district's property and
7 facilities; or

8 (3) to provide for public safety and security in the
9 district.

10 (b) The district may enforce its rules by injunctive relief.

11 (c) To the extent a district rule conflicts with a city
12 rule, order, or regulation, the city rule, order, or regulation
13 controls.

14 Sec. 3861.105. NAME CHANGE. The board by resolution may
15 change the district's name. The board shall give written notice of
16 the change to the city.

17 Sec. 3861.106. USE OF ROADWAY, PARK, OR OTHER PUBLIC AREA OF
18 THE DISTRICT. (a) The board by rule may regulate the private use of
19 a public roadway, open space, park, sidewalk, or similar public
20 area in the district. To the extent the district rules conflict
21 with a rule, order, or regulation of the city, the rule, order, or
22 regulation of the city controls. A rule may provide for the safe
23 and orderly use of public roadways, open spaces, parks, sidewalks,
24 and similar public areas or facilities.

25 (b) The board may require a permit for a parade,
26 demonstration, celebration, entertainment event, or similar
27 nongovernmental activity in or on a public roadway, open space,

1 park, sidewalk, or similar public area or facility. The board may
2 charge a fee for the permit application or for public safety or
3 security services in an amount the board considers necessary.

4 (c) The board may require a permit or franchise agreement
5 with a vendor, concessionaire, exhibitor, or similar private or
6 commercial person or organization for the limited use of the area or
7 facility on terms and on payment of a permit or franchise fee the
8 board may impose.

9 Sec. 3861.107. ADDING OR REMOVING TERRITORY. The board may
10 add or remove territory under Subchapter J, Chapter 49, and Section
11 54.016, Water Code, except that:

12 (1) the addition or removal of the territory must be
13 approved by:

14 (A) the governing body of the city; and

15 (B) the owners of the territory being added or
16 removed;

17 (2) a reference to a tax in Subchapter J, Chapter 49,
18 or Section 54.016, Water Code, means an ad valorem tax; and

19 (3) territory may not be removed from the district if
20 bonds or other obligations of the district payable, wholly or
21 partly, from ad valorem taxes on the territory are outstanding.

22 Sec. 3861.108. ECONOMIC DEVELOPMENT. The district may
23 create economic development programs and exercise the economic
24 development powers that:

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

27 (2) Chapter 1509, Government Code, provides to any

1 municipality.

2 Sec. 3861.109. TERMS OF EMPLOYMENT; COMPENSATION. The
3 board may employ and establish the terms of employment and
4 compensation of an executive director or general manager and any
5 other district employees the board considers necessary.

6 Sec. 3861.110. NO EMINENT DOMAIN POWER. The district may
7 not exercise the power of eminent domain.

8 [Sections 3861.111-3861.150 reserved for expansion]

9 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

10 Sec. 3861.151. GENERAL POWERS REGARDING FINANCIAL MATTERS.
11 Except as provided by Section 3861.161, the district may:

12 (1) impose an ad valorem tax on all taxable property in
13 the district, including industrial, commercial, and residential
14 property, to pay for an improvement project;

15 (2) impose an assessment on property in the district
16 in the manner provided for:

17 (A) a district under Subchapters A, E, and F,
18 Chapter 375, Local Government Code; or

19 (B) a municipality or county under Subchapter A,
20 Chapter 372, Local Government Code;

21 (3) provide or secure the payment or repayment of the
22 costs and expenses of the establishment, administration, and
23 operation of the district and the district's costs or share of the
24 costs or revenue of an improvement project or district contractual
25 obligation or indebtedness by or through:

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

1 (B) the imposition of a tax, assessment, user
2 fee, concession fee, or rental charge; or

3 (C) any other revenue or resources of the
4 district;

5 (4) establish user charges related to the operation of
6 storm-water facilities, including the regulation of storm water for
7 the protection of water quality in the district;

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

11 (6) undertake separately or jointly with other
12 persons, including the city or Tarrant County, all or part of the
13 cost of an improvement project, including an improvement project:

14 (A) for improving, enhancing, and supporting
15 public safety and security, fire protection and emergency medical
16 services, and law enforcement in and adjacent to the district; or

17 (B) that confers a general benefit on the entire
18 district or a special benefit on a definable part of the district;
19 and

20 (7) enter into a tax abatement agreement in accordance
21 with the general laws of this state authorizing and applicable to
22 tax abatement agreements by municipalities.

23 Sec. 3861.152. BORROWING MONEY. The district may borrow
24 money for a district purpose by issuing or executing bonds, notes,
25 credit agreements, or other obligations of any kind found by the
26 board to be necessary or appropriate for the district purpose. The
27 bond, note, credit agreement, or other obligation must be secured

1 by and payable from ad valorem taxes, assessments, or any other
2 district revenue.

3 Sec. 3861.153. IMPACT FEES AND ASSESSMENTS; EXEMPTION. (a)
4 The district may impose an impact fee or assessment on property in
5 the district, including an impact fee or assessment on residential
6 or commercial property, only in the manner provided by Subchapter
7 A, Chapter 372 or Subchapter F, Chapter 375, Local Government Code,
8 for a municipality, county, or public improvement district,
9 according to the benefit received by the property.

10 (b) An impact fee for residential property must be for the
11 limited purpose of providing capital funding for:

- 12 (1) public water and wastewater facilities;
13 (2) drainage and storm-water facilities; and
14 (3) streets and alleys.

15 (c) An assessment, a reassessment, or an assessment
16 resulting from an addition to or correction of the assessment roll
17 by the district, penalties and interest on an assessment or
18 reassessment, an expense of collection, and reasonable attorney's
19 fees incurred by the district:

- 20 (1) are a first and prior lien against the property
21 assessed; and
22 (2) are superior to any other lien or claim other than
23 a lien or claim for county, school district, or municipal ad valorem
24 taxes.

25 (d) The board may make a correction to or deletion from the
26 assessment roll that does not increase the amount of assessment of
27 any parcel of land without providing notice and holding a hearing in

1 the manner required for additional assessments.

2 (e) The district may not impose an impact fee on the
3 property, including equipment and facilities, of a public utility
4 provider in the district.

5 Sec. 3861.154. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT.
6 Section 375.161, Local Government Code, does not apply to the
7 district.

8 Sec. 3861.155. MAINTENANCE AND OPERATION TAX; ELECTION.

9 (a) Except as provided by Section 3861.161, the district may impose
10 a tax for maintenance and operation purposes, including for:

11 (1) planning, constructing, acquiring, maintaining,
12 repairing, and operating all improvement projects, including land,
13 plants, works, facilities, improvements, appliances, and equipment
14 of the district; and

15 (2) paying costs of services, engineering and legal
16 fees, and organization and administrative expenses.

17 (b) The district may not impose a maintenance and operation
18 tax unless the maximum tax rate is approved by the governing body of
19 the city and a majority of the district voters voting at an election
20 held for that purpose. If the maximum tax rate is approved, the
21 board may impose the tax at any rate that does not exceed the
22 approved rate.

23 (c) A maintenance and operation tax election may be held at
24 the same time and in conjunction with any other district election.
25 The election may be called by a separate election order or as part
26 of any other election order.

27 (d) The proposition in a maintenance and operation tax

1 election may be for a specific maximum rate or for an unlimited
2 rate.

3 Sec. 3861.156. USE OF SURPLUS MAINTENANCE AND OPERATION
4 MONEY. If the district has surplus maintenance and operation tax
5 money that is not needed for the purposes for which it was
6 collected, the money may be used for any authorized purpose.

7 Sec. 3861.157. BOND ISSUANCE PLAN REQUIRED BEFORE ISSUING
8 BONDS. The district may not issue bonds until the governing body of
9 the city approves a bond issuance plan authorizing and setting
10 forth the limitations on the issuance of the bonds.

11 Sec. 3861.158. BONDS AND OTHER OBLIGATIONS; MUNICIPAL
12 APPROVAL. (a) Except as provided by Sections 3861.157 and
13 3861.161, the district may issue by competitive bid or negotiated
14 sale bonds, notes, or other obligations payable wholly or partly
15 from ad valorem taxes or assessments in the manner provided by
16 Subchapter A, Chapter 372 or Subchapter J, Chapter 375, Local
17 Government Code.

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

23 (c) In addition to the sources of money described by
24 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local
25 Government Code, district bonds may be secured and made payable,
26 wholly or partly, by a pledge of any part of the net proceeds the
27 district receives from any other district revenue.

1 Sec. 3861.159. BOND MATURITY. Bonds may mature not more
2 than 40 years from their date of issue.

3 Sec. 3861.160. TAXES FOR BONDS AND OTHER OBLIGATIONS. (a)
4 At the time bonds or other obligations payable wholly or partly from
5 ad valorem taxes are issued:

6 (1) the board shall impose a continuing direct annual
7 ad valorem tax, without limit as to rate or amount, for each year
8 that all or part of the bonds are outstanding; and

9 (2) the district annually shall impose an ad valorem
10 tax on all taxable property in the district in an amount sufficient
11 to:

12 (A) pay the interest on the bonds or other
13 obligations as the interest becomes due;

14 (B) create a sinking fund for the payment of the
15 principal of the bonds or other obligations when due or the
16 redemption price at any earlier required redemption date; and

17 (C) pay the expenses of imposing the taxes.

18 (b) Bonds or other obligations that are secured by and
19 payable from ad valorem taxes may not be issued unless the bonds and
20 the imposition of the taxes are approved by:

21 (1) a majority of the district voters voting at an
22 election held for that purpose; and

23 (2) the governing body of the city.

24 (c) The district shall hold an election required by this
25 section in the manner provided by Chapter 54, Water Code.

26 Sec. 3861.161. PROJECT DEVELOPMENT AGREEMENT REQUIRED TO
27 IMPOSE TAXES OR BORROW MONEY, INCLUDING BONDS. Before the district

1 may issue bonds, impose taxes, or borrow money, the district and the
2 city must negotiate and execute a mutually approved and accepted
3 interlocal project development agreement regarding the development
4 plans and rules for:

5 (1) the development and operation of the district; and

6 (2) the financing of improvement projects.

7 [Sections 3861.162-3861.200 reserved for expansion]

8 SUBCHAPTER E. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

9 Sec. 3861.201. DIVISION OF DISTRICT; REQUIREMENTS. (a) At
10 any time before the district issues indebtedness secured by ad
11 valorem taxes, the district may be divided into two or more new
12 districts.

13 (b) A new district created by division of the district must
14 be at least 100 acres.

15 (c) Any new district created by the division of the district
16 may not, at the time the new district is created, contain any land
17 outside the area described by Section 2 of the Act creating this
18 chapter.

19 (d) The board may consider a proposal to divide the district
20 on:

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

22 (2) a motion by the board.

23 (e) The board may not divide the district unless the
24 division is approved by the governing body of the city by
25 resolution. The resolution may set terms for the division under
26 Subsection (f).

27 (f) If the board decides to divide the district, the board

1 shall, subject to the city's resolution:

2 (1) set the terms of the division, including names for
3 the new districts and a plan for the payment or performance of any
4 outstanding district obligations; and

5 (2) prepare a metes and bounds description for each
6 proposed district.

7 Sec. 3861.202. ELECTION FOR DIVISION OF DISTRICT. (a)

8 After the board has complied with Section 3861.201, the board shall
9 hold an election in the district to determine whether the district
10 should be divided as proposed.

11 (b) The board shall give notice of the election not later
12 than the 35th day before the date of the election. The notice must
13 state:

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

15 (2) the proposition to be voted on.

16 (c) If a majority of the votes cast are in favor of the
17 division:

18 (1) the district is divided; and

19 (2) not later than the 30th day after the date of the
20 election, the district shall provide written notice of the division
21 to:

22 (A) the Texas Commission on Environmental
23 Quality; and

24 (B) the city.

25 (d) If a majority of the votes cast are not in favor of the
26 division, the district is not divided.

27 Sec. 3861.203. ELECTION OF DIRECTORS OF NEW DISTRICTS. (a)

1 Not later than the 90th day after the date of an election in favor of
2 the division of the district, the board shall:

3 (1) appoint itself as the board of one of the new
4 districts; and

5 (2) appoint five directors for each of the other new
6 districts.

7 (b) Directors appointed under Subsection (a)(1) serve the
8 staggered terms to which they were elected in the original
9 district. Directors appointed under Subsection (a)(2) serve until
10 the election for directors under Subsection (c).

11 (c) On the uniform election date in May of the first
12 even-numbered year after the year in which the directors are
13 appointed, the appointed board shall hold an election to elect five
14 directors in each district for which directors were appointed under
15 Subsection (a)(2). The directors shall draw lots to determine
16 which two shall serve until the next regularly scheduled election
17 of directors and which three shall serve until the second regularly
18 scheduled election of directors.

19 Sec. 3861.204. CONTINUING POWERS AND OBLIGATIONS OF NEW
20 DISTRICTS. (a) Each new district may incur and pay debts and has
21 all powers of the original district created by this chapter.

22 (b) Each new district has the same limitations or other
23 provisions concerning the city that apply to the original district.

24 (c) If the district is divided as provided by this
25 subchapter, the current obligations and any bond authorizations of
26 the district are not impaired. Debts shall be paid by revenue or by
27 taxes or assessments imposed on real property in the district as if

1 the district had not been divided or by contributions from each new
2 district as stated in the terms set by the board under Section
3 3861.201(f).

4 (d) Any other district obligation is divided pro rata among
5 the new districts on an acreage basis or on other terms that are
6 satisfactory to the new districts.

7 Sec. 3861.205. CONTRACT AUTHORITY OF NEW DISTRICTS. (a)
8 Except as provided by Subsection (b), the new districts may
9 contract with each other for any matter the boards of the new
10 districts consider appropriate.

11 (b) The new districts may not contract with each other for
12 water and wastewater services.

13 [Sections 3861.206-3861.250 reserved for expansion]

14 SUBCHAPTER F. DISSOLUTION

15 Sec. 3861.251. DISSOLUTION BY CITY ORDINANCE. (a) The city
16 by ordinance may dissolve the district and any additional districts
17 created under Subchapter E.

18 (b) The city may not dissolve a district until the
19 district's outstanding indebtedness or contractual obligations
20 payable from ad valorem taxes have been repaid or discharged.

21 (c) The city may not dissolve a district until the agreement
22 under Section 3861.161 has been executed and the district's
23 performance under the agreement has been fulfilled, including any
24 right or obligation the district has to reimburse a developer or
25 owner for the costs of improvement projects.

26 Sec. 3861.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

27 (a) If the dissolved district has bonds or other obligations

1 outstanding secured by and payable from assessments or other
2 revenue, other than ad valorem taxes, the city shall succeed to the
3 rights and obligations of the district regarding enforcement and
4 collection of the assessments or other revenue.

5 (b) The city shall have and exercise all district powers to
6 enforce and collect the assessments or other revenue to pay:

7 (1) the bonds or other obligations when due and
8 payable according to their terms; or

9 (2) special revenue or assessment bonds or other
10 obligations issued by the city to refund the outstanding bonds or
11 obligations.

12 Sec. 3861.253. ASSUMPTION OF ASSETS AND LIABILITIES. (a)
13 After the city dissolves the district, the city assumes the
14 obligations of the district, including any bonds or other
15 indebtedness payable from assessments or other district revenue.

16 (b) If the city dissolves the district, the board shall
17 transfer ownership of all district property to the city.

18 SECTION 2. BOUNDARIES. The Viridian Municipal Management
19 District initially includes all the territory contained in the
20 following described area:

21 TRACT 1

22 BEING A 1962.421 ACRE TRACT OF LAND SITUATED IN THE SAMUEL
23 KEPHART SURVEY, ABSTRACT NO. 891, WILLIAM JENKINS SURVEY, ABSTRACT
24 NO. 856, PATRICK G. DALTON SURVEY, ABSTRACT NO. 414, THOMAS DALTON
25 SURVEY, ABSTRACT NO. 402, MADISON COLEMAN SURVEY, ABSTRACT
26 NO. 380, J & D.C. SURVEY, ABSTRACT NO. 1995, JOTHAM BROWN SURVEY,
27 ABSTRACT NO. 109, E. JONES SURVEY, ABSTRACT NO. 842, JEHU CONDRA

1 SURVEY, ABSTRACT NO. 347, JOHN CHILDRESS SURVEY, ABSTRACT NO. 249,
2 JEFFERSON ESTILL SURVEY, ABSTRACT NO. 491, J.J. GOODFELLOW SURVEY,
3 ABSTRACT 1904 AND JOHN BURNETT SURVEY, ABSTRACT NO. 178, CITY OF
4 ARLINGTON, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED
5 1845.082 ACRE TRACT OF LAND, CONVEYED AS TRACT ONE TO LOBF, L.P. BY
6 DEED RECORDED IN DOCUMENT NO. D204096335, DEED RECORDS, TARRANT
7 COUNTY, TEXAS AND BEING ALL OF CALLED 117.335 ACRE TRACT OF LAND,
8 CONVEYED AS TRACT FIVE TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
9 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS AND INCLUDING
10 ALL OF BLOCK 32 OF THE LAKES OF ARLINGTON, AN ADDITION TO THE CITY OF
11 ARLINGTON RECORDED IN CABINET A, SLIDE 5048, PLAT RECORDS, TARRANT
12 COUNTY, TEXAS. SAID 1962.421 ACRE TRACT, WITH REFERENCE BEARING
13 GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202
14 AS DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "AR02" AND
15 "AR04", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
16 FOLLOWS:

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

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

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

27 THENCE NORTH 00 DEGREES 04 MINUTES 49 SECONDS WEST, A

1 DISTANCE OF 478.14 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC
2 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

3 THENCE NORTH 00 DEGREES 26 MINUTES 37 SECONDS WEST, A
4 DISTANCE OF 199.82 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC
5 CAP STAMPED "CARTER BURGESS" SET FOR A NORTH CORNER OF AFORESAID
6 1845.082 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A TRACT OF
7 LAND CONVEYED TO T & M PROPERTIES, LTD. BY DEED RECORDED IN VOLUME
8 11139, PAGE 1937, DEED RECORDS, TARRANT COUNTY, TEXAS;

9 THENCE NORTH 89 DEGREES 18 MINUTES 31 SECONDS EAST, ALONG A
10 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND A COMMON SOUTH LINE
11 OF AFORESAID T & M PROPERTIES TRACT, A DISTANCE OF 339.78 FEET TO A
12 1/2 INCH IRON ROD FOUND FOR A NORTH CORNER OF SAID 1845.082 ACRE
13 TRACT AND A INSIDE ELL CORNER OF SAID T & M PROPERTIES TRACT;

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

17 THENCE NORTH 89 DEGREES 19 MINUTES 07 SECONDS EAST, ALONG A
18 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND A COMMON SOUTH LINE
19 OF AFORESAID T & M PROPERTIES TRACT, A DISTANCE OF 931.05 FEET TO A
20 1/2 INCH IRON FOUND FOR THE SOUTHEAST CORNER OF SAID T & M
21 PROPERTIES AND BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO
22 LLOYD T. CANNON AND WIFE, JESSIE M. CANNON BY DEED RECORDED IN
23 VOLUME 1934, PAGE 617, DEED RECORDS, TARRANT COUNTY, TEXAS;

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

1 TRACT;

2 THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST, ALONG A
3 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND A COMMON SOUTH LINE
4 OF AFORESAID LLOYD T. CANNON AND WIFE, JESSIE M. CANNON TRACT AND
5 THE COMMON SOUTH LINE OF A CALLED TRACT 1 AND TRACT 2 CONVEYED TO
6 JACQUELINE FERRIS BAKER BY DEED RECORDED IN VOLUME 12042, PAGE
7 2279, DEED RECORDS, TARRANT COUNTY, TEXAS, A DISTANCE OF 1356.09
8 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID
9 JACQUELINE FERRIS BAKER TRACT 1 AND BEING THE SOUTHWEST CORNER OF A
10 TRACT OF LAND CONVEYED TO FRANK ARVILLE REAVES BY DEED RECORDED IN
11 VOLUME 8125, PAGE 284, DEED RECORDS, TARRANT COUNTY, TEXAS;

12 THENCE SOUTH 89 DEGREES 57 MINUTES 36 SECONDS EAST,
13 CONTINUING ALONG THE NORTH LINE OF AFORESAID 1845.082 ACRE TRACT
14 AND THE COMMON SOUTH LINE OF AFORESAID FRANK ARVILLE REAVES TRACT, A
15 DISTANCE OF 2024.33 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
16 STAMPED "BRITTAIN & CRAWFORD" FOUND AN ELL CORNER OF SAID 1845.082
17 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID FRANK ARVILLE REAVES
18 TRACT;

19 THENCE NORTH 00 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG THE
20 EAST LINE OF AFORESAID FRANK ARVILLE REAVES TRACT, A DISTANCE OF
21 1581.70 FEET TO A 5/8 INCH IRON ROD FOUND FOR A NORTH CORNER OF
22 AFORESAID 1845.082 ACRE TRACT AND BEING A SOUTHWEST CORNER OF
23 AFORESAID 117.335 ACRE TRACT;

24 THENCE NORTH 00 DEGREES 47 MINUTES 09 SECONDS WEST,
25 CONTINUING ALONG THE EAST LINE OF AFORESAID FRANK ARVILLE REAVES
26 TRACT AND THE COMMON WEST LINE OF AFORESAID 117.335 ACRE TRACT, A
27 DISTANCE OF 515.21 FEET TO A 4 INCH IRON ROD FOUND FOR A NORTHWEST

1 CORNER OF SAID 117.335 ACRE TRACT;

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

4 THENCE NORTH 00 DEGREES 25 MINUTES 11 SECONDS EAST, A
5 DISTANCE OF 490.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTHWEST
6 CORNER OF AFORESAID 117.335 ACRE TRACT AND BEING ON THE SOUTH
7 RIGHT-OF-WAY OF THE TRINITY RAILWAY EXPRESS (A VARIABLE
8 RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE
9 RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 08 SECONDS, A
10 RADIUS OF 11309.20 FEET, A CHORD BEARING OF NORTH 79 DEGREES 39
11 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 122.18 FEET;

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

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

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

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

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

4 THENCE SOUTH 02 DEGREES 17 MINUTES 09 SECONDS EAST, A
5 DISTANCE OF 160.00 FEET TO A POINT FOR CORNER, A 1/2 INCH IRON ROD
6 WITH A PLASTIC CAP STAMPED "BRITTAIN & CRAWFORD" FOUND BEARS NORTH
7 29 DEGREES 16 MINUTES 33 SECONDS EAST, A DISTANCE OF A 4.99 FEET;

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

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

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

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

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

23 THENCE ALONG THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY
24 RIVER THE FOLLOWING COURSES AND DISTANCES;

25 SOUTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF
26 49.63 FEET TO A POINT FOR CORNER;

27 NORTH 59 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF

1 58.57 FEET TO A POINT FOR CORNER;
2 SOUTH 66 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF
3 218.37 FEET TO A POINT FOR CORNER;
4 SOUTH 21 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF
5 172.36 FEET TO A POINT FOR CORNER;
6 SOUTH 16 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF
7 128.04 FEET TO A POINT FOR CORNER;
8 SOUTH 05 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF
9 125.46 FEET TO A POINT FOR CORNER;
10 SOUTH 20 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF
11 194.10 FEET TO A POINT FOR CORNER;
12 SOUTH 25 DEGREES 49 MINUTES 06 SECONDS EAST, A DISTANCE OF
13 230.16 FEET TO A POINT FOR CORNER;
14 SOUTH 42 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF
15 281.46 FEET TO A POINT FOR CORNER;
16 SOUTH 39 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF
17 105.83 FEET TO A POINT FOR CORNER;
18 SOUTH 18 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF
19 185.16 FEET TO A POINT FOR CORNER;
20 SOUTH 24 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF
21 148.45 FEET TO A POINT FOR CORNER;
22 SOUTH 07 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF
23 129.87 FEET TO A POINT FOR CORNER;
24 SOUTH 27 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF
25 127.36 FEET TO POINT FOR CORNER;
26 SOUTH 54 DEGREES 43 MINUTES 28 SECONDS WEST, A DISTANCE OF
27 85,96 FEET TO A POINT FOR CORNER;

1 SOUTH 88 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF
2 255.06 FEET TO A POINT FOR CORNER;
3 SOUTH 67 DEGREES 29 MINUTES 18 SECONDS WEST, A DISTANCE OF
4 108.40 FEET TO A POINT FOR CORNER;
5 SOUTH 41 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF
6 125.39 FEET TO A POINT FOR CORNER;
7 SOUTH 01 DEGREES 42 MINUTES 06 SECONDS WEST, A DISTANCE OF
8 76.95 FEET TO A POINT FOR CORNER;
9 SOUTH 18 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF
10 73.00 FEET TO A POINT FOR CORNER;
11 SOUTH 43 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF
12 273.62 FEET TO A POINT FOR CORNER;
13 SOUTH 13 DEGREES 24 MINUTES 34 SECONDS EAST, A DISTANCE OF
14 97.67 FEET TO A POINT FOR CORNER;
15 SOUTH 06 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF
16 186.01 FEET TO A POINT FOR CORNER;
17 SOUTH 27 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF
18 118.42 FEET TO A POINT FOR CORNER;
19 SOUTH 87 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF
20 106.09 FEET TO A POINT FOR CORNER;
21 NORTH 53 DEGREES 06 MINUTES 51 SECONDS WEST, A DISTANCE OF
22 305.31 FEET TO A POINT FOR CORNER;
23 NORTH 73 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF
24 241.21 FEET TO A POINT FOR CORNER;
25 NORTH 80 DEGREES 32 MINUTES 48 SECONDS WEST, A DISTANCE OF
26 206.34 FEET TO A POINT FOR CORNER;
27 SOUTH 77 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF

1 119.64 FEET TO A POINT FOR CORNER;
2 SOUTH 06 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF
3 115.88 FEET TO A POINT FOR CORNER;
4 SOUTH 25 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF
5 148.13 FEET TO A POINT FOR CORNER;
6 SOUTH 18 DEGREES 03 MINUTES 48 SECONDS EAST, A DISTANCE OF
7 145.50 FEET TO A POINT FOR CORNER;
8 SOUTH 08 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF
9 200.65 TO A POINT FOR CORNER;
10 SOUTH 03 DEGREES 07 MINUTES 57 SECONDS EAST, A DISTANCE OF
11 302.24 FEET TO A POINT FOR CORNER;
12 SOUTH 12 DEGREES 52 MINUTES 56 SECONDS EAST, A DISTANCE OF
13 345.58 FEET TO A POINT FOR CORNER;
14 SOUTH 00 DEGREES 18 MINUTES 59 SECONDS EAST, A DISTANCE OF
15 212.01 FEET TO A POINT FOR CORNER;
16 SOUTH 08 DEGREES 09 MINUTES 23 SECONDS WEST, A DISTANCE OF
17 708.08 FEET TO A POINT FOR CORNER;
18 SOUTH 10 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF
19 388.71 FEET TO A POINT FOR CORNER;
20 SOUTH 14 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF
21 541.65 FEET TO A POINT FOR CORNER;
22 NORTH 76 DEGREES 58 MINUTES 40 SECONDS WEST, A DISTANCE OF
23 473.01 FEET TO A POINT FOR CORNER;
24 SOUTH 33 DEGREES 23 MINUTES 06 SECONDS WEST, A DISTANCE OF
25 289.17 FEET TO A POINT FOR CORNER;
26 SOUTH 34 DEGREES 37 MINUTES 32 SECONDS EAST, A DISTANCE OF
27 407.97 FEET TO A POINT FOR CORNER;

1 SOUTH 64 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF
2 379.31 FEET TO A POINT FOR CORNER;
3 SOUTH 15 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF
4 165.15 FEET TO A POINT FOR CORNER;
5 SOUTH 15 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF
6 156.45 FEET TO A POINT FOR CORNER;
7 SOUTH 27 DEGREES 21 MINUTES 13 SECONDS WEST; A DISTANCE OF
8 619.00 FEET TO A POINT FOR CORNER;
9 NORTH 64 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF
10 204.80 FEET TO A POINT FOR CORNER;
11 NORTH 65 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF
12 410.22 FEET TO A POINT FOR CORNER;
13 SOUTH 06 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF
14 970.00 FEET TO A POINT FOR CORNER;
15 NORTH 86 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF
16 250.00 FEET TO A POINT FOR CORNER;
17 NORTH 49 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF
18 540.00 FEET TO A POINT FOR CORNER;
19 SOUTH 64 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF
20 234.19 FEET TO A POINT FOR CORNER;
21 SOUTH 05 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF
22 468.44 FEET TO A POINT FOR CORNER;
23 SOUTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF
24 16.79 FEET TO A POINT FOR CORNER;
25 SOUTH 88 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF
26 32.08 FEET TO A POINT FOR CORNER;
27 SOUTH 02 DEGREES 16 MINUTES 06 SECONDS EAST, A DISTANCE OF

1 397.40 FEET TO A POINT FOR CORNER;
2 SOUTH 12 DEGREES 16 MINUTES 54 SECONDS WEST, A DISTANCE OF
3 352.90 FEET TO A POINT FOR CORNER;
4 SOUTH 54 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF
5 321.40 FEET TO A POINT FOR CORNER;
6 SOUTH 87 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF
7 808.40 FEET TO A POINT FOR CORNER;
8 SOUTH 38 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF
9 177.80 FEET TO A POINT FOR CORNER;
10 NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF
11 33.51 FEET TO A POINT FOR CORNER;
12 SOUTH 23 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF
13 382.60 FEET TO A POINT FOR CORNER;
14 SOUTH 11 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
15 799.97 FEET TO A POINT FOR CORNER;
16 SOUTH 11 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF
17 719.99 FEET TO A POINT FOR CORNER;
18 SOUTH 49 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
19 759.96 FEET TO A POINT FOR CORNER;
20 SOUTH 83 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
21 389.98 FEET TO A POINT FOR CORNER;
22 SOUTH 66 DEGREES 18 MINUTES 24 SECONDS WEST, A DISTANCE OF
23 559.97 FEET TO A POINT FOR CORNER;
24 NORTH 53 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF
25 889.97 FEET TO A POINT FOR CORNER;
26 NORTH 81 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF
27 249.99 FEET TO A POINT FOR CORNER;

1 SOUTH 28 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
2 319.99 FEET TO A POINT FOR CORNER;

3 SOUTH 03 DEGREES 11 MINUTES 36 SECONDS EAST, A DISTANCE OF
4 491.39 FEET TO A POINT FOR CORNER;

5 SOUTH 39 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
6 422.87 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF BLOCK 7 OF THE
7 MERIDIAN, SECTION ONE, RECORDED IN VOLUME 388-186, PAGE 45, PLAT
8 RECORDS, TARRANT COUNTY, TEXAS;

9 THENCE NORTH 89 DEGREES 41 MINUTES 47 SECONDS WEST, ALONG THE
10 NORTH LINE OF AFORESAID BLOCK 7, A DISTANCE OF 360.87 FEET TO A
11 POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY
12 RIVER;

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

15 NORTH 00 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF
16 139.47 FEET TO A POINT FOR CORNER;

17 NORTH 16 DEGREES 09 MINUTES 13 SECONDS WEST, A DISTANCE OF
18 289.11 FEET TO A POINT FOR CORNER;

19 NORTH 47 DEGREES 34 MINUTES 01 SECONDS WEST, A DISTANCE OF
20 125.88 FEET TO A POINT FOR CORNER;

21 SOUTH 80 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF
22 248.13 FEET TO A POINT FOR CORNER;

23 SOUTH 76 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF
24 406.42 FEET TO A POINT FOR CORNER;

25 NORTH 70 DEGREES 18 MINUTES 30 SECONDS WEST, A DISTANCE OF
26 287.99 FEET TO A POINT FOR CORNER;

27 NORTH 51 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF

1 201.49 FEET TO A POINT FOR CORNER;
2 NORTH 45 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF
3 275.45 FEET TO A POINT FOR CORNER;
4 NORTH 35 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF
5 430.75 FEET TO A POINT FOR CORNER;
6 NORTH 19 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF
7 125.86 FEET TO A POINT FOR CORNER;
8 NORTH 28 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF
9 321.56 FEET TO A POINT FOR CORNER;
10 NORTH 27 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF
11 159.66 FEET TO A POINT FOR CORNER;
12 NORTH 17 DEGREES 19 MINUTES 33 SECONDS EAST, A DISTANCE OF
13 291.31 FEET TO A POINT FOR CORNER;
14 NORTH 14 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF
15 146.50 FEET TO A POINT FOR CORNER;
16 NORTH 47 DEGREES 59 MINUTES 57 SECONDS WEST, A DISTANCE OF
17 106.93 FEET TO A POINT FOR CORNER;
18 NORTH 79 DEGREES 53 MINUTES 17 SECONDS WEST, A DISTANCE OF
19 251.81 FEET TO A POINT FOR CORNER;
20 SOUTH 74 DEGREES 17 MINUTES 11 SECONDS WEST, A DISTANCE OF
21 93.41 FEET TO A POINT FOR CORNER;
22 SOUTH 53 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF
23 115.85 FEET TO A POINT FOR CORNER;
24 SOUTH 30 DEGREES 26 MINUTES 41 SECONDS WEST, A DISTANCE OF
25 288.71 FEET TO A POINT FOR CORNER;
26 SOUTH 72 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF
27 702.02 FEET TO A POINT FOR CORNER;

1 SOUTH 76 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF
2 291.88 FEET TO A POINT FOR CORNER;

3 SOUTH 81 DEGREES 27 MINUTES 59 SECONDS WEST, A DISTANCE OF
4 280.75 FEET TO A POINT FOR CORNER;

5 SOUTH 77 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF
6 411.40 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY OF F.M.
7 157 (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER
8 OF AFORESAID 1845.082 ACRE TRACT;

9 THENCE NORTH 21 DEGREES 33 MINUTES 59 SECONDS WEST, ALONG THE
10 EAST RIGHT-OF-WAY OF AFORESAID F.M. 157, A DISTANCE OF 147.43 FEET
11 TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITTAIN &
12 CRAWFORD" FOUND FOR THE SOUTHWEST CORNER OF A CALLED 4.133 ACRE
13 TRACT OF LAND CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED IN
14 VOLUME 12828, PAGE 331, DEED RECORDS, TARRANT COUNTY, TEXAS;

15 THENCE ALONG THE SOUTH LINE OF AFORESAID 4.133 ACRE TRACT THE
16 FOLLOWING COURSES AND DISTANCES:

17 NORTH 58 DEGREES 28 MINUTES 28 SECONDS EAST, A DISTANCE OF
18 356.72 FEET TO A 4 INCH IRON ROD WITH A PLASTIC CAP STAMPED
19 "BRITTAIN & CRAWFORD" FOUND FOR CORNER:

20 NORTH 77 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF
21 699.84 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
22 "BRITTAIN & CRAWFORD" FOUND FOR THE SOUTHEAST CORNER OF AFORESAID
23 4.133 ACRE TRACT;

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

1 THENCE ALONG THE NORTH LINE OF AFORESAID 4.133 ACRE TRACT THE
2 FOLLOWING COURSES AND DISTANCES:

3 SOUTH 80 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF
4 257.68 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
5 "BRITTAIN&CRAWFORD" FOUND FOR CORNER;

6 SOUTH 58 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF
7 840.01 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
8 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID
9 4.133 ACRE TRACT AND BING ON THE EAST RIGHT-OF-WAY OF AFORESAID F.M.
10 157;

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

14 NORTH 21 DEGREES 42 MINUTES 18 SECONDS WEST, A DISTANCE OF
15 109.35 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
16 "CARTER BURGESS" SET FOR CORNER AND BEING THE BEGINNING OF A
17 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES
18 30 MINUTES 36 SECONDS, A RADIUS OF 2915.00 FEET, A CHORD BEARING OF
19 NORTH 21 DEGREES, 56 MINUTES 18 SECONDS WEST, AND A CHORD LENGTH OF
20 25.95 FEET;

21 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF
22 25.95 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
23 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A COMPOUND CURVE TO
24 THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 13 MINUTES 17
25 SECONDS, A RADIUS OF 7572.80 FEET, A CHORD BEARING OF NORTH 09
26 DEGREES 40 MINUTES 45 SECONDS WEST, AND A CHORD LENGTH OF 2398.20
27 FEET;

1 ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC LENGTH OF
2 2408.33 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
3 DISC FOUND FOR CORNER;

4 NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF
5 1010.42 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM

6 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A
7 NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES
8 39 MINUTES 25 SECONDS, A RADIUS OF 7702.81 FEET, A CHORD BEARING OF
9 NORTH 01 DEGREE 24 MINUTES 46 SECONDS WEST, AND A CHORD LENGTH OF
10 222.73 FEET;

11 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF
12 222.74 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
13 DISC FOUND FOR CORNER;

14 NORTH 02 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF
15 141.04 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
16 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO
17 THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 24 MINUTES 13 SECONDS,
18 A RADIUS OF 7714.81 FEET, A CHORD BEARING OF NORTH 05 DEGREES 26
19 MINUTES 04 SECONDS WEST, AND A CHORD LENGTH OF 592.80 FEET;

20 ALONG SAID TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 592.95
21 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM DISC
22 FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE
23 RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 43 MINUTES 26 SECONDS, A
24 RADIUS OF 98.00 FEET, A CHORD BEARING OF NORTH 22 DEGREES 16 MINUTES
25 41 SECONDS WEST, AND A CHORD LENGTH OF 48.62 FEET;

26 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
27 49.13 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM

1 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE
2 TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 29 MINUTES 03
3 SECONDS, A RADIUS OF 7702.81 FEET, A CHORD BEARING OF NORTH 11
4 DEGREES 15 MINUTES 19 SECONDS WEST, AND A CHORD LENGTH OF 871.25
5 FEET;

6 ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF
7 871.71 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
8 DISC FOUND FOR CORNER;

9 NORTH 14 DEGREES 29 MINUTES 44 SECONDS WEST, A DISTANCE OF
10 200.89 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
11 DISC FOUND FOR CORNER;

12 NORTH 09 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF
13 142.48 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
14 DISC FOUND FOR CORNER;

15 NORTH 14 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF
16 508.91 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
17 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE
18 TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 54 MINUTES 05
19 SECONDS, A RADIUS OF 98.00 FEET, A CHORD BEARING OF NORTH 28 DEGREES
20 30 MINUTES 51 SECONDS WEST, AND A CHORD LENGTH OF 48.91 FEET;

21 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
22 49.43 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH A ALUMINUM
23 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE
24 TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 42
25 SECONDS, A RADIUS OF 7572.90 FEET, A CHORD BEARING OF NORTH 12
26 DEGREES 29 MINUTES 55 SECONDS WEST, AND A CHORD LENGTH OF 422.24
27 FEET;

1 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
2 422.30 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
3 DISC FOUND FOR CORNER;

4 SOUTH 89 DEGREES 35 MINUTES 25 SECONDS EAST, A DISTANCE OF
5 30.77 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH A ALUMINUM DISC
6 FOUND FOR CORNER AND THE BEGINNING OF NON-TANGENT CURVE TO THE RIGHT
7 HAVING A CENTRAL ANGLE OF 01 DEGREES 33 MINUTES 03 SECONDS, A RADIUS
8 OF 7542.79 FEET, A CHORD BEARING OF NORTH 10 DEGREES 09 MINUTES 45
9 SECONDS WEST, AND A CHORD LENGTH OF 204.17 FEET;

10 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
11 204.18 FEET, TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP
12 STAMPED "CARTER BURGESS" SET FOR THE NORTHWEST CORNER OF AFORESAID
13 1845.082 ACRE TRACT AND ON THE SOUTH LINE OF A TRACT OF LAND
14 CONVEYED TO HATTON W. SUMNERS FOUNDATION FOR THE STUDY AND TEACHING
15 OF THE SCIENCE OF SELF-GOVERNMENT, INC., A TEXAS NON-PROFIT
16 CORPORATION BY DEED RECORDED IN VOLUME 13589, PAGE 161, DEED
17 RECORDS, TARRANT COUNTY, TEXAS;

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

25 THENCE NORTH 00 DEGREES 29 MINUTES 38 SECONDS WEST, ALONG A
26 WEST LINE OF AFORESAID 1845.082 ACRE TRACT AND THE COMMON EAST LINE
27 OF AFORESAID HATTON W. SUMNERS FOUNDATION TRACT, A DISTANCE OF

1 604.03 FEET TO 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
2 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF A TRACT OF LAND
3 CONVEYED TO GREENFIELD DEVELOPMENT INC., BY DEED RECORDED IN VOLUME
4 10251, PAGE 1299, DEED RECORDS, TARRANT COUNTY, TEXAS;

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

10 TRACT 2

11 BEING A 1.996 ACRE TRACT OF LAND SITUATED IN THE PATRICK G.
12 DALTON SURVEY, ABSTRACT NO. 414, CITY OF ARLINGTON, TARRANT COUNTY,
13 TEXAS, AND BEING ALL OF A CALLED 1.993 ACRE TRACT OF LAND, CONVEYED
14 AS TRACT TWO TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
15 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 1.996
16 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE
17 PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY
18 OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE
19 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

24 THENCE SOUTH 21 DEGREES 50 MINUTES 34 SECONDS EAST, ALONG THE
25 NORTHEAST LINE OF AFORESAID 1.993 ACRE TRACT AND THE COMMON
26 SOUTHWEST RIGHT-OF-WAY OF AFORESAID OLD F.M. 157, A DISTANCE OF
27 843.24 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED

1 "BRITTAIN& CRAWFORD" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.993
2 ACRE TRACT;

3 THENCE SOUTH 82 DEGREES 43 MINUTES 04 SECONDS WEST, ALONG TH
4 SOUTH LINE OF AFORESAID 1.993 ACRE TRACT AND THE NORTH LINE OF A
5 CALLED 22.049 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ARLINGTON
6 BY DEED RECORDED IN VOLUME 15590, PAGE 18, DEED RECORDS, TARRANT
7 COUNTY, TEXAS, A DISTANCE OF 213.06 FEET TO A 1/2 INCH IRON ROD WITH
8 A PLASTIC CAP STAMPED "BRITTAIN&CRAWFORD" FOUND FOR THE SOUTHWEST
9 CORNER OF SAID 1.993 ACRE TRACT AND THE INSIDE ELL CORNER OF SAID
10 22.049 ACRE TRACT;

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

15 TRACT 3

16 BEING A 45.251 ACRE TRACT OF LAND SITUATED IN THE PATRICK G.
17 DALTON SURVEY, ABSTRACT NO. 414, AND THE WILLIAM JENKINS SURVEY,
18 ABSTRACT NO. 856, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND
19 BEING ALL OF A CALLED 45.251 ACRE TRACT OF LAND, CONVEYED AS TRACT
20 FOUR TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT NO. D204096335,
21 DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 45.251 ACRE TRACT, WITH
22 REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES,
23 NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY OF ARLINGTON
24 CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE PARTICULARLY
25 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

26 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
27 "BRITTAIN&CRAWFORD" FOUND FOR THE NORTH CORNER OF AFORESAID 45.251

1 ACRE TRACT AND BEING ON THE WEST RIGHT-OF-WAY OF F.M. 157 (A
2 VARIABLE WIDTH RIGHT-OF-WAY) AND ON THE EAST RIGHT-OF-WAY OF OLD
3 F.M. 157 (A VARIABLE WIDTH RIGHT-OF-WAY NOW CLOSED) AND BEING THE
4 BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF
5 04 DEGREES 11 MINUTES 08 SECONDS, A RADIUS OF 7702.79 FEET, A CHORD
6 BEARING OF SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST, AND A CHORD
7 LENGTH OF 562.59 FEET;

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

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

14 SOUTH 14 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF
15 843.12 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 RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 56 MINUTES 23
18 SECONDS, A RADIUS OF 7572.81 FEET, A CHORD BEARING OF SOUTH 07
19 DEGREES 32 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 1837.89
20 FEET ;

21 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF
22 1842.43 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
23 DISC FOUND FOR CORNER;

24 SOUTH 00 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF
25 1011.25 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
26 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE
27 TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 40

1 SECONDS, A RADIUS OF 7702.80 FEET, A CHORD BEARING OF SOUTH 06
2 DEGREES 14 MINUTES 20 SECONDS EAST, AND A CHORD LENGTH OF 1522.65
3 FEET;

4 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF
5 1525.14 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER
6 OF AFORESAID 45.251 ACRE TRACT;

7 THENCE SOUTH 82 DEGREES 46 MINUTES 55 SECONDS WEST, ALONG THE
8 SOUTH LINE OF AFORESAID 45.251 ACRE TRACT, A DISTANCE OF 24.91 FEET
9 TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 45.251
10 ACRE TRACT AND BEING ON THE EAST RIGHT-OF-WAY OF AFORESAID OLD F.F.M.
11 157;

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

15 NORTH 21 DEGREES 51 MINUTES 02 SECONDS WEST, A DISTANCE OF
16 1508.74 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
17 "BRITTAIN& CRAWFORD" FOUND FOR CORNER AND BEING THE BEGINNING OF A
18 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES
19 16 MINUTES 14 SECONDS, A RADIUS OF 1860.00 FEET, A CHORD BEARING OF
20 NORTH 11 DEGREES 18 MINUTES 12 SECONDS WEST, AND A CHORD LENGTH OF
21 686.55 FEET;

22 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF
23 690.50 FEET, TO A 4 INCH IRON ROD WITH A PLASTIC CAP STAMPED
24 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

25 NORTH 00 DEGREES 40 MINUTES 04 SECONDS WEST, A DISTANCE OF
26 3343.13 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
27 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

1 NORTH 02 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF
2 299.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 45.251 ACRES
3 OF ALND, MORE OR LESS.

4 TRACT 4

5 BEING A 4.254 ACRE TRACT OF LAND SITUATED IN THE JOHN BURNETT
6 SURVEY, ABSTRACT NO. 178, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS,
7 AND BEING ALL OF A CALLED 4.254 ACRE TRACT OF LAND, CONVEYED AS
8 TRACTA SIX TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
9 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 4.254
10 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE
11 PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FORM CITY
12 OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE
13 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

14 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
15 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID
16 4.254 ACRE TRACT AND BEING THE NORTHEAST CORNER OF BLOCK 1 OF POST
17 OAK VILLAGE AN ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN
18 VOLUME 388-144, PAGE 66, PLAT RECORDS, TARRANT COUNTY, TEXAS AND
19 BEING ON THE SOUTH RIGHT-OF-WAY OF TRINITY BOULEVARD (A VARIABLE
20 WIDTH RIGHT-OF-WAY) ;

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

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

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

9 THENCE SOUTH 00 DEGREES 18 MINUTES 35 SECONDS EAST, A
10 DISTANCE OF 152.82 FEET TO A CONCRETE MONUMENT FOUND FOR THE
11 SOUTHEAST CORNER OF AFORESAID 15.040 ACRE TRACT AND BEING AT THE
12 INTERSECTION OF THE WEST RIGHT-OF-WAY OF AFORESAID SOUTH EULESS
13 MAIN STREET AND THE NORTH RIGHT-OF-WAY OF CALLOWAY CEMETERY ROAD (A
14 VARIABLE WIDTH RIGHT-OF-WAY);

15 THENCE NORTH 89 DEGREES 30 MINUTES 23 SECONDS WEST, ALONG THE
16 SOUTH LINE OF AFORESAID 15.040 ACRE TRACT AND THE COMMON NORTH
17 RIGHT-OF-WAY OF AFORESAID 15.040 ACRE TRACT, A DISTANCE OF 1811.58
18 FEET TO A PK NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 15.040 ACRE
19 TRACT;

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

24 TRACT 5

25 BEING A 4.254 ACRE TRACT OF LAND SITUATED IN THE JOHN BURNETT
26 SURVEY, ABSTRACT NO. 178, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS,
27 AND BEING ALL OF A CALLED 4.254 ACRE TRACT OF LAND, CONVEYED AS

1 TRACT SIX TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
2 NO. D204096335,

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

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

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

22 THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS WEST, ALONG THE
23 EAST LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON WEST LINE OF
24 AFORESAID LOT 1, BLOCK 1 AND THE WEST LINE OF A TRACT OF LAND
25 CONVEYED TO DALLAS-FORT WORTH REGIONAL AIRPORT BOARD BY DEED
26 RECORDED IN VOLUME 6653, PAGE 856, DEED RECORDS. TARRANT COUNTY,
27 TEXAS AND THE WEST LINE OF LOT 1, BLOCK 1 OF THE INTERNATIONAL

1 AIRPORT SUBSTATION ADDITION TO THE CITY OF ARLINGTON BY PLAT
2 RECORDED IN VOLUME 388-213, PAGE 59, PLAT RECORDS, TARRANT COUNTY,
3 TEXAS, A DISTANCE OF 1836.13 FEET TO A 5/8 INCH IRON ROD WITH A
4 YELLOW PLASTIC CAP STAMPED 'CARTER BURGESS' SET FOR THE SOUTHEAST
5 CORNER OF SAID 4.254 ACRE TRACT AND BEING ON THE NORTH RIGHT-OF-WAY
6 OF TRINITY RAIL WAY EXPRESS (A VARIABLE WIDTH RIGHT-OF-WAY) AND
7 BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A
8 CENTRAL ANGLE OF 00 DEGREES 30 MINUTES 06 SECONDS, A RADIUS OF
9 11609.16 FEET, A CHORD BEARING OF SOUTH 79 DEGREES 54 MINUTES 15
10 SECONDS WEST, AND A CHORD LENGTH OF 101.65 FEET;

11 THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, AND ALONG
12 THE SOUTH LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON NORTH
13 RIGHT-OF-WAY OF AFORESAID TRINITY RAILWAY EXPRESS, AN ARC LENGTH OF
14 101.65 FEET, 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
15 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID 4.254 ACRE
16 TRACT AND BEING THE SOUTHEAST CORNER OF BLOCK 2 OF POST OAK VILLAGE
17 ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN VOLUME
18 388-144, PAGE 66, PLAT RECORDS, TARRANT COUNTY, TEXAS;

19 THENCE NORTH 00 DEGREES 15 MINUTES 42 SECONDS EAST, ALONG THE
20 WEST LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON EAST LINE OF
21 AFORESAID BLOCK 2 AND BLOCK 1 OF POST OAK VILLAGE ADDITION, A
22 DISTANCE OF 1870.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING
23 4.254 ACRES OF LAND, MORE OR LESS.

24 TRACT 6

25 BEING A 0.032 ACRE TRACT OF LAND SITUATED IN THE R.H. GALLOWAY
26 SURVEY, ABSTRACT NO. 337, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS,
27 AND BEING ALL OF A CALLED 0.032 ACRE TRACT OF LAND, CONVEYED AS

1 TRACT SEVEN TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
2 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 0.032
3 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE
4 PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY
5 OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04". BEING MORE
6 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

7 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
8 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTHEAST CORNER OF AFORESAID
9 0.032 ACRE TRACT AND BEING ON THE SOUTH RIGHT-OF-WAY OF TRINITY
10 RAILWAY EXPRESS (A VARIABLE WIDTH RIGHT-OF-WAY);

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

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

23 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF
24 42.56 FEET, TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
25 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

26 NORTH 31 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF
27 12.20 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED

1 "BRITTAIN& CRAWFORD" FOUND FOR CORNER AND BEING THE BEGINNING OF A
2 TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 42
3 MINUTES 05 SECONDS, A RADIUS OF 261,48 FEET, A CHORD BEARING OF
4 NORTH 28 DEGREES 50 MINUTES 23 SECONDS WEST, AND A CHORD LENGTH OF
5 21.45 FEET;

6 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 21.46
7 FEET, TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
8 "BRITTAIN&CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID
9 0.032 ACRE TRACT AND BEING AT THE INTERSECTION OF THE EAST
10 RIGHT-OF-WAY OF AFORESAID SOUTH EULESS MAIN STREET AND THE SOUTH
11 RIGHT-OF-WAY OF AFORESAID TRINITY RAILWAY EXPRESS;

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

17 SAVE & EXCEPT:

18 BEING A 110.971 ACRE TRACT OF LAND SITUATED IN THE SAMUEL
19 KEPHART SURVEY, ABSTRACT NO. 891 AND THE THOMAS D. NEWTON SURVEY,
20 ABSTRACT NO. 1164, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND
21 BEING ALL OF A CALLED 110.971 ACRE TRACT OF LAND, DESCRIBED AS THE
22 "SAVE AND EXCEPT" TRACT IN A DEED TO LOBF, L.P. BY DEED RECORDED IN
23 DOCUMENT NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID
24 110.971 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS

25 STATE PLAND COORDINATES, NORTH CENTRAL ZONE 4202 AS
26 DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "AR02" AND
27 "ARCH", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

1 FOLLOWS:

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

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

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

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

11 THENCE SOUTH 88 DEGREES 03 MINUTES 37 SECONDS EAST, A
12 DISTANCE OF 241.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

13 THENCE NORTH 49 DEGREES 31 MINUTES 08 SECONDS EAST, A
14 DISTANCE OF 285.94 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC
15 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

16 THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS EAST, A
17 DISTANCE OF 136.26 FEET TO A 4 INCH IRON ROD FOUND FOR CORNER;

18 THENCE SOUTH 02 DEGREES 31 MINUTES 12 SECONDS EAST, A
19 DISTANCE OF 255.86 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC
20 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

21 THENCE SOUTH 32 DEGREES 22 MINUTES 38 SECONDS WEST, A
22 DISTANCE OF 222.96 FEET TO A 1 INCH IRON ROD FOUND FOR CORNER;

23 THENCE SOUTH 46 DEGREES 01 MINUTES 29 SECONDS WEST, A
24 DISTANCE OF 277.26 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
25 STAMPED "BRITTAIN&CRAWFORD" FOUND FOR CORNER;

26 THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS WEST, A
27 DISTANCE OF 744.44 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP

1 STAMPED "BRITTAIN&CRAWFORD" FOUND FOR CORNER;

2 THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, A
3 DISTANCE OF 277.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

4 THENCE NORTH 55 DEGREES 45 MINUTES 57 SECONDS WEST, A
5 DISTANCE OF 805.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

6 THENCE SOUTH 89 DEGREES 34 MINUTES 03 SECONDS WEST, A
7 DISTANCE OF 674.35 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC
8 CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF
9 AFORESAID 110.971 ACRE TRACT;

10 THENCE NORTH 00 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG THE
11 WEST LINE OF AFORESAID 110.971 ACRE TRACT, A DISTANCE OF 2520.73
12 FEET TO A 2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID
13 110.971 ACRE TRACT;

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

18 SECTION 3. LEGISLATIVE FINDINGS. (a) The legal notice of
19 the intention to introduce this Act, setting forth the general
20 substance of this Act, has been published as provided by law, and
21 the notice and a copy of this Act have been furnished to all
22 persons, agencies, officials, or entities to which they are
23 required to be furnished under Section 59, Article XVI, Texas
24 Constitution, and Chapter 313, Government Code.

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

1 (c) The Texas Commission on Environmental Quality has filed
2 its recommendations relating to this Act with the governor, the
3 lieutenant governor, and the speaker of the house of
4 representatives within the required time.

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

9 SECTION 4. EFFECTIVE DATE. This Act takes effect
10 immediately if it receives a vote of two-thirds of all the members
11 elected to each house, as provided by Section 39, Article III, Texas
12 Constitution. If this Act does not receive the vote necessary for
13 immediate effect, this Act takes effect September 1, 2007.