

By: Harris

S.B. No. 919

A BILL TO BE ENTITLED

1 AN ACT

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

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

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

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

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 3855.001. DEFINITIONS. In this chapter:

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

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

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

18 (4) "Improvement project" means any program or project
19 authorized by Section 3855.056, inside or outside the boundaries of
20 the district, that is determined by the board to be necessary to
21 accomplish the public purposes of the district.

22 Sec. 3855.002. CREATION AND NATURE OF DISTRICT. (a) The
23 Lakes Municipal Utility and Management District of Tarrant County
24 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 (c) The district is a governmental unit for the purposes of
6 Chapter 101, Civil Practice and Remedies Code, and operations of
7 the district are considered to be essential governmental functions
8 and not proprietary functions for all purposes, including the
9 application of Chapter 101, Civil Practice and Remedies Code.

10 Sec. 3855.003. LIBERAL CONSTRUCTION OF CHAPTER. This
11 chapter shall be liberally construed in conformity with the
12 findings and purposes stated in this chapter.

13 Sec. 3855.004. RELATION TO OTHER LAW. If any provision of
14 the general law, including a provision incorporated by reference in
15 this chapter, is in conflict or inconsistent with this chapter,
16 this chapter prevails.

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

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

22 (1) the organization, existence, or validity of the
23 district;

24 (2) the right and power of the district to impose and
25 collect ad valorem taxes, to levy, collect, and enforce
26 assessments, and to impose fees and collect other revenues
27 authorized by this chapter;

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

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

5 Sec. 3855.006. ADDITION OR REMOVAL OF TERRITORY. The board
6 may add, delete, or exclude territory in the manner provided by
7 Subchapter J, Chapter 49, Water Code, as limited by Section 54.016,
8 Water Code, except that:

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

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

15 (3) Section 54.016, Water Code, and Section 42.042,
16 Local Government Code, do not apply to the district's annexation of
17 land restricted primarily to commercial or business use; and

18 (4) land may not be removed or disannexed from the
19 district at any time during which any bonds or other obligations of
20 the district that are payable, in whole or in part, from ad valorem
21 taxes on the land are outstanding.

22 Sec. 3855.007. PURPOSE; DECLARATION OF INTENT. (a) The
23 creation of the district is essential to accomplish the purposes of
24 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
25 Texas Constitution, and other public purposes stated in this
26 chapter. By creating the district and in authorizing the city and
27 other political subdivisions to contract with the district, the

1 legislature has established a program to accomplish the public
2 purposes set out in Section 52-a, Article III, Texas Constitution.

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

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

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

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

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

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

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

25 (2) elimination of unemployment and underemployment;

26 (3) providing quality residential housing; and

27 (4) developing or expanding transportation and

1 commerce.

2 (d) The district will:

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

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

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

13 (e) Pedestrian ways along or across a street, whether at
14 grade or above or below the surface, and street lighting, street
15 landscaping, and street art objects are parts of and necessary
16 components of a street and are considered to be improvement
17 projects that include street or road improvements.

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

21 [Sections 3855.009 - 3855.050 reserved for expansion]

22 SUBCHAPTER B. GENERAL POWERS AND DUTIES

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

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

27 (A) conservation and reclamation districts

1 created under Section 59, Article XVI, Texas Constitution,
2 including Chapters 49 and 54, Water Code, except that the
3 district's bonds and other securities are not subject to the
4 jurisdiction or supervision of the Texas Commission on
5 Environmental Quality under Chapter 49, Water Code, or other law,
6 and Section 49.102, Water Code, does not apply to the district; and

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

9 (2) of a district under Subchapters A, E, and F,
10 Chapter 375, Local Government Code, and other provisions of Chapter
11 375 that are not inconsistent with this chapter;

12 (3) of a municipality under Subchapter A, Chapter 372,
13 Local Government Code, to impose, levy, and collect special
14 assessments based on benefits to property, except that the power to
15 levy special assessments on property shall be limited to property
16 located within the district; and

17 (4) of a corporation created under Section 4B,
18 Development Corporation Act of 1979 (Article 5190.6, Vernon's
19 Texas Civil Statutes), other than the right and power to levy and
20 collect sales and use taxes.

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

25 (c) Any general law that supplements the power and authority
26 of the district, to the extent not in conflict or inconsistent with
27 this chapter, is adopted and incorporated by reference.

1 Sec. 3855.052. NONPROFIT CORPORATION. (a) The district,
2 by resolution of the board, may authorize the incorporation of a
3 nonprofit corporation to assist and act on behalf of the district in
4 implementing an improvement project or providing a service
5 authorized by this chapter.

6 (b) The board shall appoint the board of directors of a
7 nonprofit corporation created under this section. The board of
8 directors of the nonprofit corporation shall serve in the same
9 manner, for the same term, and on the same conditions as a board of
10 directors of a local government corporation created under Chapter
11 431, Transportation Code.

12 (c) A nonprofit corporation created under this section:

13 (1) has the powers of and is considered for purposes of
14 this chapter to be a local government corporation created under
15 Chapter 431, Transportation Code; and

16 (2) may implement any improvement project and provide
17 any service authorized by this chapter and approved by the board.

18 Sec. 3855.053. ECONOMIC DEVELOPMENT. The district may
19 create economic development programs and exercise the economic
20 development powers that:

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

23 (2) Chapter 1509, Government Code, provides to any
24 municipality.

25 Sec. 3855.054. TERMS OF EMPLOYMENT; COMPENSATION. The
26 board may employ and establish the terms of employment and
27 compensation of an executive director or general manager and any

1 other employees of the district the board considers necessary.

2 Sec. 3855.055. IMPACT FEES; EXEMPTION. (a) The district
3 may impose impact fees in addition to those required by the city,
4 including an impact fee on residential or commercial property, for
5 the purposes of providing capital funding or maintenance and
6 operating funds for improvement projects.

7 (b) The district may not impose an impact fee on the
8 property, including equipment and facilities, of a public utility
9 provider.

10 Sec. 3855.056. POWER TO PROVIDE IMPROVEMENT PROJECTS.

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

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

21 (2) paved roads and streets, inside and outside the
22 district to the extent authorized by Section 52, Article III, Texas
23 Constitution;

24 (3) the planning, design, construction, improvement,
25 and maintenance of landscaping; highway right-of-way or transit
26 corridor beautification and improvements; lighting, banners, and
27 signs; streets and sidewalks; hiking and cycling paths and trails;

1 pedestrian walkways, skywalks, crosswalks, and tunnels; parks,
2 lakes, gardens, recreational and sports facilities, open space,
3 scenic areas, and related exhibits and preserves; fountains,
4 plazas, transit stations and related improvements, and pedestrian
5 malls; and drainage and stormwater detention improvements;

6 (4) protection and improvement of stormwater quality
7 that flows through the district in accordance with state permit
8 requirements;

9 (5) the planning, design, construction, or
10 improvement of water, sewer, or off-street parking facilities and
11 heliports;

12 (6) the planning and acquisition of public art and
13 sculpture and related exhibits and facilities, including
14 educational and cultural exhibits and facilities;

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

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

24 (9) the acquisition and improvement of land and other
25 property for the mitigation of the environmental effects of any
26 improvement project;

27 (10) the acquisition of real or personal property or

1 an interest in real or personal property in connection with an
2 authorized improvement project;

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

13 (12) any similar public improvement, facility, or
14 service.

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

22 (c) Unless otherwise agreed to by the city and the district,
23 the city, by ordinance, order, or resolution adopted by the
24 governing body of the city, may require that title to and
25 maintenance of all or any portion of improvement projects shall
26 vest in the city without compensation for the projects in
27 accordance with the codes, orders, resolutions, and ordinances of

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

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

11 Sec. 3855.057. INCLUSION OF CERTAIN ZONES. (a) All or any
12 part of the territory of the district is eligible to be included in:

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

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

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

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

27 Sec. 3855.058. POWERS RELATED GENERALLY TO CONTRACTS AND

1 FINANCIAL MATTERS. (a) The district may:

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

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

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

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

23 (A) the sharing of specified revenues and income
24 of the district, or the payment, repayment, or reimbursement of any
25 costs incurred by the city, Tarrant County, or another person for or
26 on behalf of the district, including all or part of the costs of an
27 improvement project and interest on the reimbursed cost;

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

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

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

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

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

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

25 (B) a tax, assessment, user fee, concession fee,
26 or rental charge; or

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

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

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

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

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

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

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

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 as the
21 board determines appropriate. Notwithstanding any other law, rule,
22 or regulation, a state agency, the city and any other municipality,
23 Tarrant County, any other political subdivision, any corporation,
24 an individual, or any other entity may contract with the district to
25 carry out the purposes of this chapter without any further
26 authorization.

27 Sec. 3855.059. RULES AND REGULATIONS; ZONING; SECURITY.

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

3 (1) for the administration and operation of the
4 district;

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

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

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

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

24 (d) The board may require a permit or franchise agreement
25 with a vendor, concessionaire, exhibitor, or similar private or
26 commercial person or organization for the limited use of the area or
27 facilities on terms and conditions and on payment of a permit or

1 franchise fee the board may impose.

2 [Sections 3855.060 - 3855.100 reserved for expansion]

3 SUBCHAPTER C. INITIAL AND PERMANENT BOARD OF DIRECTORS

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

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

11 (b) To be qualified to serve as a director, other than the
12 named directors identified in Section 3 of the Act creating the
13 district, a person must be at least 18 years of age, a citizen of the
14 United States, and a resident of the State of Texas and be:

15 (1) a resident of the district;

16 (2) an owner of at least 10 percent of the outstanding
17 interest of a corporation or general or limited partnership that
18 owns real property in the district;

19 (3) an agent, employee, officer, or director of a
20 corporation, limited liability company, or partnership that owns
21 real property in the district; or

22 (4) a person who served as an initial director.

23 (c) To be qualified to serve as a director, including the
24 named directors identified in Section 3 of the Act creating the
25 district, a person must own land in the district.

26 Sec. 3855.103. OATH. Each director shall take the oath of
27 office prescribed by the constitution for public office. The oath

1 shall be filed with the district, and the district shall retain the
2 oath in its records.

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

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

10 (b) The district may compensate each director in an amount
11 not to exceed \$50 for each board meeting and \$2,000 per year in the
12 aggregate. In addition, a director is entitled to be reimbursed for
13 necessary and reasonable expenses incurred in carrying out the
14 person's duties and responsibilities as a director.

15 Sec. 3855.106. QUORUM. Three directors constitute a
16 quorum for the consideration of matters pertaining to the district.
17 The concurrence of a majority of a quorum is required for any
18 official action of the district.

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

21 Sec. 3855.108. INITIAL DIRECTORS. (a) The initial board
22 consists of the persons named in Section 3 of the Act creating the
23 district.

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

26 (c) Two initial directors shall serve until they are
27 replaced by permanent directors elected in the uniform election in

1 May 2012.

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

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

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

11 Sec. 3855.109. PERMANENT DIRECTORS; TERMS. The district is
12 governed by a board of five elected directors. Elected directors
13 serve staggered four-year terms.

14 Sec. 3855.110. ELECTION OF DIRECTORS. On the uniform
15 election date in May of each even-numbered year, commencing in May
16 2012, the appropriate number of permanent directors shall be
17 elected.

18 [Sections 3855.111 - 3855.150 reserved for expansion]

19 SUBCHAPTER D. OPERATION AND MAINTENANCE TAX; BONDS AND OTHER
20 OBLIGATIONS

21 Sec. 3855.151. OPERATION AND MAINTENANCE TAX. (a) The
22 district may levy and collect an ad valorem tax for operation and
23 maintenance purposes, including funds for planning, constructing,
24 acquiring, maintaining, repairing, and operating all improvement
25 projects, including necessary land, plants, works, facilities,
26 improvements, appliances, and equipment of the district, and for
27 paying costs of proper services, engineering and legal fees, and

1 organization and administrative expenses.

2 (b) An ad valorem tax for operation and maintenance purposes
3 may not be levied by the district until the maximum rate of the tax
4 is approved by the governing body of the city, by the board, and by a
5 majority of the qualified voters in the district voting at an
6 election held for that purpose. After the maximum rate of a tax has
7 been authorized by the governing body of the city and by the
8 district's voters, the board may levy, assess, and collect the tax
9 at a rate not greater than the approved maximum rate.

10 (c) An operation and maintenance tax election may be held at
11 the same time and in conjunction with any other district election,
12 including the election to confirm the creation of the district. The
13 election may be called by a separate election order or as part of
14 any other election order.

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

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

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

24 Sec. 3855.152. AUTHORITY TO ISSUE BONDS AND OTHER
25 OBLIGATIONS. (a) The district may issue bonds that are payable in
26 whole or in part from ad valorem taxes in the manner provided by
27 Subchapter J, Chapter 375, Local Government Code, subject to the

1 other provisions of this chapter. Sections 375.207 and 375.208,
2 Local Government Code, do not apply to bonds issued under this
3 chapter.

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

8 (c) In addition to the sources of money described by
9 Subchapter J, Chapter 375, Local Government Code, and Subchapter A,
10 Chapter 372, Local Government Code, the district may issue bonds
11 that are secured and made payable, wholly or partly, by a pledge of
12 any part of the net proceeds the district receives from any other
13 revenues of the district.

14 (d) The district may not issue bonds until the governing
15 body of the city approves a bond issuance plan authorizing and
16 setting forth the limitations on the issuance of the bonds. Before
17 the district may issue bonds, impose any taxes, or borrow money, the
18 district and the city must negotiate and execute a mutually
19 approved and accepted interlocal project development agreement
20 regarding the development plans and rules for the development and
21 operation of the district and the financing of improvement
22 projects. City approval of a bond issuance plan and the interlocal
23 project development agreement are the only city approvals required
24 prior to the issuance of bonds.

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

27 (f) In exercising the district's powers under this section,

1 the district may issue or execute a bond or other obligation in the
2 form of a bond, a negotiable or nonnegotiable note, a certificate of
3 participation, a reimbursement agreement, a reimbursement note, an
4 instrument evidencing a proportionate interest in payments to be
5 made by the district, or other type of obligation. The term of a
6 bond or other obligation executed or issued under this chapter may
7 not exceed 40 years from the date of issuance.

8 Sec. 3855.153. ELECTIONS FOR BONDS PAYABLE FROM AD VALOREM
9 TAXES. (a) The district may not issue bonds or other obligations
10 that are secured by and payable in whole or in part from ad valorem
11 taxes unless the bonds and the levy of the taxes are authorized by a
12 majority of the qualified voters in the district voting at an
13 election held for that purpose and by the governing body of the city
14 in accordance with Section 3855.152(d).

15 (b) At the time bonds or other obligations that are payable
16 in whole or in part from ad valorem taxes are issued, the board
17 shall levy a continuing direct annual ad valorem tax, without limit
18 as to rate or amount, for each year while all or part of the bonds
19 are outstanding, and the district shall annually assess and collect
20 an ad valorem tax on all taxable property in the district in
21 sufficient amount to pay the interest on the bonds or other
22 obligations as it becomes due and to create a sinking fund for the
23 payment of the principal of the bonds or other obligations when due
24 or the redemption price at any earlier required redemption date and
25 to pay the expenses of assessing and collecting the taxes.

26 (c) An election required by this section shall be conducted
27 in accordance with the appropriate provisions of Chapter 54, Water

1 Code.

2 Sec. 3855.154. ASSESSMENTS; LIENS FOR ASSESSMENTS.

3 (a) The board by resolution may impose and collect an assessment
4 for any purpose authorized by this chapter and, to the extent not
5 inconsistent with this chapter, authorized under Subchapter F,
6 Chapter 375, Local Government Code, or Subchapter A, Chapter 372,
7 Local Government Code.

8 (b) An assessment, a reassessment, or an assessment
9 resulting from an addition to or correction of the assessment roll
10 by the district, penalties and interest on an assessment or
11 reassessment, an expense of collection, and reasonable attorney's
12 fees incurred by the district:

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

16 (2) are the personal liability of and a charge against
17 the owners of the property even if the owners are not named in the
18 assessment proceedings.

19 (c) The assessment lien is effective from the date of the
20 board's resolution imposing the assessment until the date the
21 assessment is paid. The lien runs with the land, continues until
22 the assessment is paid in full, and is not eliminated by any
23 foreclosure of an ad valorem tax lien on the same property, except
24 that if the proceeds of a sale in foreclosure of a tax lien are not
25 sufficient to pay both the tax lien amount that is in default and
26 the amount due that year on any delinquent assessment, the tax line
27 amount shall be paid in full before any amount is applied to a

1 delinquent assessment for that year. The board may enforce the lien
2 in the same manner that the board may enforce an ad valorem tax lien
3 against real property.

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

8 [Sections 3855.155 - 3855.200 reserved for expansion]

9 SUBCHAPTER E. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

10 Sec. 3855.201. DIVISION OF DISTRICT; REQUIREMENTS. (a) At
11 any time before the district issues indebtedness secured by ad
12 valorem taxes, the district may seek to divide the district,
13 including any annexed territory, into two or more districts under
14 this section.

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

17 (c) The board may consider a proposal to divide the district
18 on:

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

20 (2) a motion by the board.

21 (d) The board may not divide the district unless the
22 division is approved by the governing body of the city by
23 resolution.

24 (e) If the board decides to divide the district, the board
25 shall, subject to the provisions of the resolution of the governing
26 body of the city approving the division:

27 (1) set the terms of the division, including names for

1 the resulting districts and a plan for the payment or performance of
2 any outstanding district obligations; and

3 (2) prepare a metes and bounds description for each
4 proposed district.

5 Sec. 3855.202. ELECTION FOR DIVISION OF DISTRICT.

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

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

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

13 (2) the proposition to be voted on.

14 (c) If a majority of the votes cast are in favor of the
15 division:

16 (1) the district shall be divided; and

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

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

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

25 (1) appoint itself as the board of one of the resulting
26 districts; and

27 (2) appoint five directors for each of the other

1 resulting districts.

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

6 (c) On the uniform election date in May of the first
7 even-numbered year after the year in which the directors are
8 appointed, an election shall be held to elect five directors in each
9 district for which directors were appointed under Subsection
10 (a)(2). The directors shall draw lots to determine which two
11 directors shall serve two-year terms and which three directors
12 shall serve four-year terms.

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

17 Sec. 3855.204. CONTINUING POWERS AND OBLIGATIONS OF
18 RESULTING DISTRICTS. (a) Each resulting district may incur and
19 pay debts and has all powers of the original district created by
20 this chapter. Each resulting district is subject to the same
21 limitations, provisions concerning the city, and other provisions
22 applicable to the original district under this chapter.

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

1 resulting district as stated in the terms set by the board under
2 Section 3855.201.

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

6 Sec. 3855.205. CONTRACT AUTHORITY OF RESULTING DISTRICTS.
7 The resulting districts may contract with each other for any matter
8 the boards of the resulting districts consider appropriate, with
9 the exception of water and wastewater services.

10 [Sections 3855.206 - 3855.250 reserved for expansion]

11 SUBCHAPTER F. DISSOLUTION OF DISTRICTS

12 Sec. 3855.251. DISSOLUTION. (a) Subject to the conditions
13 and the other provisions of this section and to the terms,
14 provisions, and conditions of any applicable agreement between the
15 district and the city, the city, by ordinance duly adopted by its
16 governing body, may dissolve the district and any additional
17 districts created under Subchapter E.

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

22 (c) The city may not dissolve a district until the city and
23 the district have executed an interlocal project development
24 agreement and the district's performance under such agreement has
25 been fulfilled, including any right or obligation the district has
26 to reimburse a developer or owner for the costs of improvement
27 projects.

1 (d) If, at the time of dissolution of the district, the
2 district has bonds or other obligations outstanding that are
3 secured by and payable from assessments or other revenues, other
4 than ad valorem taxes, the city shall succeed to the rights and
5 obligations of the district with respect to the enforcement and
6 collection of the revenues or assessments. The city shall have and
7 shall exercise all powers of the district to enforce and collect the
8 revenues or assessments and shall apply the revenues or assessments
9 to pay the bonds or other obligations when and as due and payable
10 according to their terms or to pay special revenue or assessment
11 bonds or other obligations issued by the city to refund the
12 outstanding bonds or obligations.

13 (e) Upon dissolution of the district, the board shall
14 transfer ownership of all property and assets of the district to the
15 city.

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

19 TRACT 1

20 BEING A 1962.421 ACRE TRACT OF LAND SITUATED IN THE SAMUEL
21 KEPHART SURVEY, ABSTRACT NO. 891, WILLIAM JENKINS SURVEY, ABSTRACT
22 NO. 856, PATRICK G. DALTON SURVEY, ABSTRACT NO. 414, THOMAS DALTON
23 SURVEY, ABSTRACT NO. 402, MADISON COLEMAN SURVEY, ABSTRACT
24 NO. 380, J & D.C. SURVEY, ABSTRACT NO. 1995, JOTHAM BROWN SURVEY,
25 ABSTRACT NO. 109, E. JONES SURVEY, ABSTRACT NO. 842, JEHU CONDRA
26 SURVEY, ABSTRACT NO. 347, JOHN CHILDRESS SURVEY, ABSTRACT NO. 249,
27 JEFFERSON ESTILL SURVEY, ABSTRACT NO. 491, J.J. GOODFELLOW SURVEY,

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

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

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

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

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

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

7 THENCE NORTH 89 DEGREES 18 MINUTES 31 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 339.78 FEET TO A
10 1/2 INCH IRON ROD FOUND FOR A NORTH CORNER OF SAID 1845.082 ACRE
11 TRACT AND A INSIDE ELL CORNER OF SAID T & M PROPERTIES TRACT;

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

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

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

27 THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST, ALONG A

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

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

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

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

27 THENCE NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST, A

1 DISTANCE OF 122.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

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

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

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

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

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

26 THENCE NORTH 87 DEGREES 39 MINUTES 05 SECONDS EAST, A
27 DISTANCE OF 486.25 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP

1 STAMPED "BRITTAIN & CRAWFORD" FOUND FOR CORNER;

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

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

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

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

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

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

21 THENCE ALONG THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY
22 RIVER THE FOLLOWING COURSES AND DISTANCES;

23 SOUTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF
24 49.63 FEET TO A POINT FOR CORNER;

25 NORTH 59 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF
26 58.57 FEET TO A POINT FOR CORNER;

27 SOUTH 66 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF

1 218.37 FEET TO A POINT FOR CORNER;
2 SOUTH 21 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF
3 172.36 FEET TO A POINT FOR CORNER;
4 SOUTH 16 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF
5 128.04 FEET TO A POINT FOR CORNER;
6 SOUTH 05 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF
7 125.46 FEET TO A POINT FOR CORNER;
8 SOUTH 20 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF
9 194.10 FEET TO A POINT FOR CORNER;
10 SOUTH 25 DEGREES 49 MINUTES 06 SECONDS EAST, A DISTANCE OF
11 230.16 FEET TO A POINT FOR CORNER;
12 SOUTH 42 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF
13 281.46 FEET TO A POINT FOR CORNER;
14 SOUTH 39 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF
15 105.83 FEET TO A POINT FOR CORNER;
16 SOUTH 18 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF
17 185.16 FEET TO A POINT FOR CORNER;
18 SOUTH 24 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF
19 148.45 FEET TO A POINT FOR CORNER;
20 SOUTH 07 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF
21 129.87 FEET TO A POINT FOR CORNER;
22 SOUTH 27 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF
23 127.36 FEET TO POINT FOR CORNER;
24 SOUTH 54 DEGREES 43 MINUTES 28 SECONDS WEST, A DISTANCE OF
25 85,96 FEET TO A POINT FOR CORNER;
26 SOUTH 88 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF
27 255.06 FEET TO A POINT FOR CORNER;

1 SOUTH 67 DEGREES 29 MINUTES 18 SECONDS WEST, A DISTANCE OF
2 108.40 FEET TO A POINT FOR CORNER;
3 SOUTH 41 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF
4 125.39 FEET TO A POINT FOR CORNER;
5 SOUTH 01 DEGREES 42 MINUTES 06 SECONDS WEST, A DISTANCE OF
6 76.95 FEET TO A POINT FOR CORNER;
7 SOUTH 18 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF
8 73.00 FEET TO A POINT FOR CORNER;
9 SOUTH 43 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF
10 273.62 FEET TO A POINT FOR CORNER;
11 SOUTH 13 DEGREES 24 MINUTES 34 SECONDS EAST, A DISTANCE OF
12 97.67 FEET TO A POINT FOR CORNER;
13 SOUTH 06 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF
14 186.01 FEET TO A POINT FOR CORNER;
15 SOUTH 27 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF
16 118.42 FEET TO A POINT FOR CORNER;
17 SOUTH 87 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF
18 106.09 FEET TO A POINT FOR CORNER;
19 NORTH 53 DEGREES 06 MINUTES 51 SECONDS WEST, A DISTANCE OF
20 305.31 FEET TO A POINT FOR CORNER;
21 NORTH 73 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF
22 241.21 FEET TO A POINT FOR CORNER;
23 NORTH 80 DEGREES 32 MINUTES 48 SECONDS WEST, A DISTANCE OF
24 206.34 FEET TO A POINT FOR CORNER;
25 SOUTH 77 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF
26 119.64 FEET TO A POINT FOR CORNER;
27 SOUTH 06 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF

1 115.88 FEET TO A POINT FOR CORNER;
2 SOUTH 25 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF
3 148.13 FEET TO A POINT FOR CORNER;
4 SOUTH 18 DEGREES 03 MINUTES 48 SECONDS EAST, A DISTANCE OF
5 145.50 FEET TO A POINT FOR CORNER;
6 SOUTH 08 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF
7 200.65 TO A POINT FOR CORNER;
8 SOUTH 03 DEGREES 07 MINUTES 57 SECONDS EAST, A DISTANCE OF
9 302.24 FEET TO A POINT FOR CORNER;
10 SOUTH 12 DEGREES 52 MINUTES 56 SECONDS EAST, A DISTANCE OF
11 345.58 FEET TO A POINT FOR CORNER;
12 SOUTH 00 DEGREES 18 MINUTES 59 SECONDS EAST, A DISTANCE OF
13 212.01 FEET TO A POINT FOR CORNER;
14 SOUTH 08 DEGREES 09 MINUTES 23 SECONDS WEST, A DISTANCE OF
15 708.08 FEET TO A POINT FOR CORNER;
16 SOUTH 10 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF
17 388.71 FEET TO A POINT FOR CORNER;
18 SOUTH 14 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF
19 541.65 FEET TO A POINT FOR CORNER;
20 NORTH 76 DEGREES 58 MINUTES 40 SECONDS WEST, A DISTANCE OF
21 473.01 FEET TO A POINT FOR CORNER;
22 SOUTH 33 DEGREES 23 MINUTES 06 SECONDS WEST, A DISTANCE OF
23 289.17 FEET TO A POINT FOR CORNER;
24 SOUTH 34 DEGREES 37 MINUTES 32 SECONDS EAST, A DISTANCE OF
25 407.97 FEET TO A POINT FOR CORNER;
26 SOUTH 64 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF
27 379.31 FEET TO A POINT FOR CORNER;

1 SOUTH 15 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF
2 165.15 FEET TO A POINT FOR CORNER;
3 SOUTH 15 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF
4 156.45 FEET TO A POINT FOR CORNER;
5 SOUTH 27 DEGREES 21 MINUTES 13 SECONDS WEST; A DISTANCE OF
6 619.00 FEET TO A POINT FOR CORNER;
7 NORTH 64 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF
8 204.80 FEET TO A POINT FOR CORNER;
9 NORTH 65 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF
10 410.22 FEET TO A POINT FOR CORNER;
11 SOUTH 06 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF
12 970.00 FEET TO A POINT FOR CORNER;
13 NORTH 86 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF
14 250.00 FEET TO A POINT FOR CORNER;
15 NORTH 49 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF
16 540.00 FEET TO A POINT FOR CORNER;
17 SOUTH 64 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF
18 234.19 FEET TO A POINT FOR CORNER;
19 SOUTH 05 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF
20 468.44 FEET TO A POINT FOR CORNER;
21 SOUTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF
22 16.79 FEET TO A POINT FOR CORNER;
23 SOUTH 88 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF
24 32.08 FEET TO A POINT FOR CORNER;
25 SOUTH 02 DEGREES 16 MINUTES 06 SECONDS EAST, A DISTANCE OF
26 397.40 FEET TO A POINT FOR CORNER;
27 SOUTH 12 DEGREES 16 MINUTES 54 SECONDS WEST, A DISTANCE OF

1 352.90 FEET TO A POINT FOR CORNER;
2 SOUTH 54 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF
3 321.40 FEET TO A POINT FOR CORNER;
4 SOUTH 87 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF
5 808.40 FEET TO A POINT FOR CORNER;
6 SOUTH 38 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF
7 177.80 FEET TO A POINT FOR CORNER;
8 NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF
9 33.51 FEET TO A POINT FOR CORNER;
10 SOUTH 23 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF
11 382.60 FEET TO A POINT FOR CORNER;
12 SOUTH 11 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
13 799.97 FEET TO A POINT FOR CORNER;
14 SOUTH 11 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF
15 719.99 FEET TO A POINT FOR CORNER;
16 SOUTH 49 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
17 759.96 FEET TO A POINT FOR CORNER;
18 SOUTH 83 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
19 389.98 FEET TO A POINT FOR CORNER;
20 SOUTH 66 DEGREES 18 MINUTES 24 SECONDS WEST, A DISTANCE OF
21 559.97 FEET TO A POINT FOR CORNER;
22 NORTH 53 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF
23 889.97 FEET TO A POINT FOR CORNER;
24 NORTH 81 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF
25 249.99 FEET TO A POINT FOR CORNER;
26 SOUTH 28 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
27 319.99 FEET TO A POINT FOR CORNER;

1 SOUTH 03 DEGREES 11 MINUTES 36 SECONDS EAST, A DISTANCE OF
2 491.39 FEET TO A POINT FOR CORNER;

3 SOUTH 39 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
4 422.87 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF BLOCK 7 OF THE
5 MERIDIAN, SECTION ONE, RECORDED IN VOLUME 388-186, PAGE 45, PLAT
6 RECORDS, TARRANT COUNTY, TEXAS;

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

11 THENCE ALONG THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY
12 RIVER THE FOLLOWING COURSES AND DISTANCES;

13 NORTH 00 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF
14 139.47 FEET TO A POINT FOR CORNER;

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

17 NORTH 47 DEGREES 34 MINUTES 01 SECONDS WEST, A DISTANCE OF
18 125.88 FEET TO A POINT FOR CORNER;

19 SOUTH 80 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF
20 248.13 FEET TO A POINT FOR CORNER;

21 SOUTH 76 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF
22 406.42 FEET TO A POINT FOR CORNER;

23 NORTH 70 DEGREES 18 MINUTES 30 SECONDS WEST, A DISTANCE OF
24 287.99 FEET TO A POINT FOR CORNER;

25 NORTH 51 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF
26 201.49 FEET TO A POINT FOR CORNER;

27 NORTH 45 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF

1 275.45 FEET TO A POINT FOR CORNER;
2 NORTH 35 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF
3 430.75 FEET TO A POINT FOR CORNER;
4 NORTH 19 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF
5 125.86 FEET TO A POINT FOR CORNER;
6 NORTH 28 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF
7 321.56 FEET TO A POINT FOR CORNER;
8 NORTH 27 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF
9 159.66 FEET TO A POINT FOR CORNER;
10 NORTH 17 DEGREES 19 MINUTES 33 SECONDS EAST, A DISTANCE OF
11 291.31 FEET TO A POINT FOR CORNER;
12 NORTH 14 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF
13 146.50 FEET TO A POINT FOR CORNER;
14 NORTH 47 DEGREES 59 MINUTES 57 SECONDS WEST, A DISTANCE OF
15 106.93 FEET TO A POINT FOR CORNER;
16 NORTH 79 DEGREES 53 MINUTES 17 SECONDS WEST, A DISTANCE OF
17 251.81 FEET TO A POINT FOR CORNER;
18 SOUTH 74 DEGREES 17 MINUTES 11 SECONDS WEST, A DISTANCE OF
19 93.41 FEET TO A POINT FOR CORNER;
20 SOUTH 53 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF
21 115.85 FEET TO A POINT FOR CORNER;
22 SOUTH 30 DEGREES 26 MINUTES 41 SECONDS WEST, A DISTANCE OF
23 288.71 FEET TO A POINT FOR CORNER;
24 SOUTH 72 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF
25 702.02 FEET TO A POINT FOR CORNER;
26 SOUTH 76 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF
27 291.88 FEET TO A POINT FOR CORNER;

1 SOUTH 81 DEGREES 27 MINUTES 59 SECONDS WEST, A DISTANCE OF
2 280.75 FEET TO A POINT FOR CORNER;

3 SOUTH 77 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF
4 411.40 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY OF F.M.
5 157 (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER
6 OF AFORESAID 1845.082 ACRE TRACT;

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

13 THENCE ALONG THE SOUTH LINE OF AFORESAID 4.133 ACRE TRACT THE
14 FOLLOWING COURSES AND DISTANCES:

15 NORTH 58 DEGREES 28 MINUTES 28 SECONDS EAST, A DISTANCE OF
16 356.72 FEET TO A 4 INCH IRON ROD WITH A PLASTIC CAP STAMPED
17 "BRITTAIN & CRAWFORD" FOUND FOR CORNER:

18 NORTH 77 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF
19 699.84 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
20 "BRITTAIN & CRAWFORD" FOUND FOR THE SOUTHEAST CORNER OF AFORESAID
21 4.133 ACRE TRACT;

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

26 THENCE ALONG THE NORTH LINE OF AFORESAID 4.133 ACRE TRACT THE
27 FOLLOWING COURSES AND DISTANCES:

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

4 SOUTH 58 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF
5 840.01 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
6 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID
7 4.133 ACRE TRACT AND BING ON THE EAST RIGHT-OF-WAY OF AFORESAID F.M.
8 157;

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

12 NORTH 21 DEGREES 42 MINUTES 18 SECONDS WEST, A DISTANCE OF
13 109.35 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
14 "CARTER BURGESS" SET FOR CORNER AND BEING THE BEGINNING OF A
15 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES
16 30 MINUTES 36 SECONDS, A RADIUS OF 2915.00 FEET, A CHORD BEARING OF
17 NORTH 21 DEGREES, 56 MINUTES 18 SECONDS WEST, AND A CHORD LENGTH OF
18 25.95 FEET;

19 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF
20 25.95 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
21 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A COMPOUND CURVE TO
22 THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 13 MINUTES 17
23 SECONDS, A RADIUS OF 7572.80 FEET, A CHORD BEARING OF NORTH 09
24 DEGREES 40 MINUTES 45 SECONDS WEST, AND A CHORD LENGTH OF 2398.20
25 FEET;

26 ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC LENGTH OF
27 2408.33 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM

1 DISC FOUND FOR CORNER;

2 NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF
3 1010.42 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
4 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A
5 NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES
6 39 MINUTES 25 SECONDS, A RADIUS OF 7702.81 FEET, A CHORD BEARING OF
7 NORTH 01 DEGREE 24 MINUTES 46 SECONDS WEST, AND A CHORD LENGTH OF
8 222.73 FEET;

9 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF
10 222.74 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
11 DISC FOUND FOR CORNER;

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

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

24 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
25 49.13 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 06 DEGREES 29 MINUTES 03

1 SECONDS, A RADIUS OF 7702.81 FEET, A CHORD BEARING OF NORTH 11
2 DEGREES 15 MINUTES 19 SECONDS WEST, AND A CHORD LENGTH OF 871.25
3 FEET;

4 ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF
5 871.71 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
6 DISC FOUND FOR CORNER;

7 NORTH 14 DEGREES 29 MINUTES 44 SECONDS WEST, A DISTANCE OF
8 200.89 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
9 DISC FOUND FOR CORNER;

10 NORTH 09 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF
11 142.48 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
12 DISC FOUND FOR CORNER;

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

19 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
20 49.43 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH A ALUMINUM
21 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE
22 TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 42
23 SECONDS, A RADIUS OF 7572.90 FEET, A CHORD BEARING OF NORTH 12
24 DEGREES 29 MINUTES 55 SECONDS WEST, AND A CHORD LENGTH OF 422.24
25 FEET;

26 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
27 422.30 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM

1 DISC FOUND FOR CORNER;

2 SOUTH 89 DEGREES 35 MINUTES 25 SECONDS EAST, A DISTANCE OF
3 30.77 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH A ALUMINUM DISC
4 FOUND FOR CORNER AND THE BEGINNING OF NON-TANGENT CURVE TO THE RIGHT
5 HAVING A CENTRAL ANGLE OF 01 DEGREES 33 MINUTES 03 SECONDS, A RADIUS
6 OF 7542.79 FEET, A CHORD BEARING OF NORTH 10 DEGREES 09 MINUTES 45
7 SECONDS WEST, AND A CHORD LENGTH OF 204.17 FEET;

8 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
9 204.18 FEET, TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP
10 STAMPED "CARTER BURGESS" SET FOR THE NORTHWEST CORNER OF AFORESAID
11 1845.082 ACRE TRACT AND ON THE SOUTH LINE OF A TRACT OF LAND
12 CONVEYED TO HATTON W. SUMNERS FOUNDATION FOR THE STUDY AND TEACHING
13 OF THE SCIENCE OF SELF-GOVERNMENT, INC., A TEXAS NON-PROFIT
14 CORPORATION BY DEED RECORDED IN VOLUME 13589, PAGE 161, DEED
15 RECORDS, TARRANT COUNTY, TEXAS;

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

23 THENCE NORTH 00 DEGREES 29 MINUTES 38 SECONDS WEST, ALONG A
24 WEST LINE OF AFORESAID 1845.082 ACRE TRACT AND THE COMMON EAST LINE
25 OF AFORESAID HATTON W. SUMNERS FOUNDATION TRACT, A DISTANCE OF
26 604.03 FEET TO 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
27 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF A TRACT OF LAND

1 CONVEYED TO GREENFIELD DEVELOPMENT INC., BY DEED RECORDED IN VOLUME
2 10251, PAGE 1299, DEED RECORDS, TARRANT COUNTY, TEXAS;

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

8 TRACT 2

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

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

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

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

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

13 TRACT 3

14 BEING A 45.251 ACRE TRACT OF LAND SITUATED IN THE PATRICK G.
15 DALTON SURVEY, ABSTRACT NO. 414, AND THE WILLIAM JENKINS SURVEY,
16 ABSTRACT NO. 856, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND
17 BEING ALL OF A CALLED 45.251 ACRE TRACT OF LAND, CONVEYED AS TRACT
18 FOUR TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT NO. D204096335,
19 DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 45.251 ACRE TRACT, WITH
20 REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES,
21 NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY OF ARLINGTON
22 CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE PARTICULARLY
23 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 NORTH CORNER OF AFORESAID 45.251
26 ACRE TRACT AND BEING ON THE WEST RIGHT-OF-WAY OF F.M. 157 (A
27 VARIABLE WIDTH RIGHT-OF-WAY) AND ON THE EAST RIGHT-OF-WAY OF OLD

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

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

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

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

19 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF
20 1842.43 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
21 DISC FOUND FOR CORNER;

22 SOUTH 00 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF
23 1011.25 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
24 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE
25 TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 40
26 SECONDS, A RADIUS OF 7702.80 FEET, A CHORD BEARING OF SOUTH 06
27 DEGREES 14 MINUTES 20 SECONDS EAST, AND A CHORD LENGTH OF 1522.65

1 FEET;

2 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF
3 1525.14 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER
4 OF AFORESAID 45.251 ACRE TRACT;

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

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

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

20 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF
21 690.50 FEET, TO A 4 INCH IRON ROD WITH A PLASTIC CAP STAMPED
22 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

23 NORTH 00 DEGREES 40 MINUTES 04 SECONDS WEST, A DISTANCE OF
24 3343.13 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
25 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

26 NORTH 02 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF
27 299.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 45.251 ACRES

1 OF ALND, MORE OR LESS.

2 TRACT 4

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

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

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

26 THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS WEST, ALONG THE
27 EAST LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON WEST LINE OF

1 AFORESAID LOT 1, BLOCK 1 AND THE WEST LINE OF A TRACT OF LAND
2 CONVEYED TO DALLAS-FORT WORTH REGIONAL AIRPORT BOARD BY
3 RIGHT-OF-WAY OF THE TRINITY RAILWAY EXPRESS (A VARIABLE WIDTH
4 RIGHT-OF-WAY);

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

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

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

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

22 TRACT 5

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

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

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

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

20 THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS WEST, ALONG THE
21 EAST LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON WEST LINE OF
22 AFORESAID LOT 1, BLOCK 1 AND THE WEST LINE OF A TRACT OF LAND
23 CONVEYED TO DALLAS-FORT WORTH REGIONAL AIRPORT BOARD BY DEED
24 RECORDED IN VOLUME 6653, PAGE 856, DEED RECORDS. TARRANT COUNTY,
25 TEXAS AND THE WEST LINE OF LOT 1, BLOCK 1 OF THE INTERNATIONAL
26 AIRPORT SUBSTATION ADDITION TO THE CITY OF ARLINGTON BY PLAT
27 RECORDED IN VOLUME 388-213, PAGE 59, PLAT RECORDS, TARRANT COUNTY,

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

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

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

22 TRACT 6

23 BEING A 0.032 ACRE TRACT OF LAND SITUATED IN THE R.H. GALLOWAY
24 SURVEY, ABSTRACT NO. 337, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS,
25 AND BEING ALL OF A CALLED 0.032 ACRE TRACT OF LAND, CONVEYED AS
26 TRACT SEVEN TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
27 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 0.032

1 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE
2 PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY
3 OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04". BEING MORE
4 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

21 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF
22 42.56 FEET, TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
23 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

24 NORTH 31 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF
25 12.20 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
26 "BRITTAIN& CRAWFORD" FOUND FOR CORNER AND BEING THE BEGINNING OF A
27 TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 42

1 MINUTES 05 SECONDS, A RADIUS OF 261,48 FEET, A CHORD BEARING OF
2 NORTH 28 DEGREES 50 MINUTES 23 SECONDS WEST, AND A CHORD LENGTH OF
3 21.45 FEET;

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

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

15 SAVE & EXCEPT:

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

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

27 BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST

1 CORNER OF AFORESAID 110.971 ACRE TRACT;
2 THENCE SOUTH 00 DEGREES 46 MINUTES 51 SECONDS EAST, A
3 DISTANCE OF 2342.37 FEET TO A 1 INCH SQUARE TUBE FOUND FOR THE
4 INSIDE ELL CORNER OF AFORESAID 110.971 ACRE TRACT;
5 THENCE SOUTH 68 DEGREES 32 MINUTES 34 SECONDS EAST, A
6 DISTANCE OF 282.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
7 THENCE SOUTH 86 DEGREES 00 MUNUTES 45 SECONDS EAST, A
8 DISTANCE OF 185.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER
9 THENCE SOUTH 88 DEGREES 03 MINUTES 37 SECONDS EAST, A
10 DISTANCE OF 241.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
11 THENCE NORTH 49 DEGREES 31 MINUTES 08 SECONDS EAST, A
12 DISTANCE OF 285.94 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC
13 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;
14 THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS EAST, A
15 DISTANCE OF 136.26 FEET TO A 4 INCH IRON ROD FOUND FOR CORNER;
16 THENCE SOUTH 02 DEGREES 31 MINUTES 12 SECONDS EAST, A
17 DISTANCE OF 255.86 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC
18 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;
19 THENCE SOUTH 32 DEGREES 22 MINUTES 38 SECONDS WEST, A
20 DISTANCE OF 222.96 FEET TO A 1 INCH IRON ROD FOUND FOR CORNER;
21 THENCE SOUTH 46 DEGREES 01 MINUTES 29 SECONDS WEST, A
22 DISTANCE OF 277.26 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
23 STAMPED "BRITTAIN&CRAWFORD" FOUND FOR CORNER;
24 THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS WEST, A
25 DISTANCE OF 744.44 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
26 STAMPED "BRITTAIN&CRAWFORD" FOUND FOR CORNER;
27 THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, A

1 DISTANCE OF 277.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

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

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

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

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

16 SECTION 3. The initial board of directors of The Lakes
17 Municipal Utility and Management District of Tarrant County
18 consists of the following persons:

- 19 (1) Donald Huffines;
- 20 (2) Phillip Huffines;
- 21 (3) Sue Blankenship;
- 22 (4) Robert Kembel; and
- 23 (5) Elvio Bruni.

24 SECTION 4. (a) The legal notice of the intention to
25 introduce this Act, setting forth the general substance of this
26 Act, has been published as provided by law, and the notice and a
27 copy of this Act have been furnished to all persons, agencies,

1 officials, or entities to which they are required to be furnished
2 under Section 59, Article XVI, Texas Constitution, and Chapter
3 313, Government Code.

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

7 (c) The Texas Commission on Environmental Quality has filed
8 its recommendations relating to this Act with the governor, the
9 lieutenant governor, and the speaker of the house of
10 representatives within the required time.

11 (d) All requirements of the constitution and laws of this
12 state and the rules and procedures of the legislature with respect
13 to the notice, introduction, and passage of this Act are fulfilled
14 and accomplished.

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