

1-1 By: Harris S.B. No. 919
1-2 (In the Senate - Filed April 12, 2007; April 12, 2007, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; May 4, 2007, reported adversely, with favorable
1-5 Committee Substitute by the following vote: Yeas 4, Nays 0;
1-6 May 4, 2007, sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR S.B. No. 919 By: Nichols

1-8 A BILL TO BE ENTITLED
1-9 AN ACT

1-10 relating to the creation of The Lakes Municipal Utility and
1-11 Management District of Tarrant County; providing the authority to
1-12 issue bonds and impose taxes.

1-13 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-14 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-15 Code, is amended by adding Chapter 3855 to read as follows:

1-16 CHAPTER 3855. THE LAKES MUNICIPAL UTILITY AND MANAGEMENT DISTRICT
1-17 OF TARRANT COUNTY

1-18 SUBCHAPTER A. GENERAL PROVISIONS

1-19 Sec. 3855.001. DEFINITIONS. In this chapter:

1-20 (1) "Board" means the board of directors of the
1-21 district.

1-22 (2) "City" means the City of Arlington, located in
1-23 Tarrant County.

1-24 (3) "District" means The Lakes Municipal Utility and
1-25 Management District of Tarrant County.

1-26 (4) "Improvement project" means any program or project
1-27 authorized by Section 3855.055, inside or outside the boundaries of
1-28 the district, that is determined by the board to be necessary to
1-29 accomplish the public purposes of the district.

1-30 Sec. 3855.002. CREATION AND NATURE OF DISTRICT. (a) The
1-31 Lakes Municipal Utility and Management District of Tarrant County
1-32 is a special district created under Section 59, Article XVI, Texas
1-33 Constitution.

1-34 (b) The board by resolution may change the district's name.
1-35 The board shall give written notice of such change and the new name
1-36 to the city.

1-37 Sec. 3855.003. LIBERAL CONSTRUCTION OF CHAPTER. This
1-38 chapter shall be liberally construed in conformity with the
1-39 findings and purposes stated in this chapter.

1-40 Sec. 3855.004. RELATION TO OTHER LAW. If any provision of
1-41 the general law, including a provision incorporated by reference in
1-42 this chapter, is in conflict or inconsistent with this chapter,
1-43 this chapter prevails.

1-44 Sec. 3855.005. INITIAL DISTRICT TERRITORY. (a) The
1-45 district is initially composed of the territory described by
1-46 Section 2 of the Act creating this chapter.

1-47 (b) A mistake made in the field notes or in copying the field
1-48 notes in the legislative process does not affect:

1-49 (1) the organization, existence, or validity of the
1-50 district;

1-51 (2) the right and power of the district to impose and
1-52 collect ad valorem taxes, to levy, collect, and enforce
1-53 assessments, and to impose fees and collect other revenues
1-54 authorized by this chapter;

1-55 (3) the right or power of the board to enter into any
1-56 type of contract, including the issuance of bonds or other
1-57 obligations, for the purposes for which the district is created; or

1-58 (4) the legality or operations of the board.

1-59 Sec. 3855.006. ADDITION OR REMOVAL OF TERRITORY. The board
1-60 may add, delete, or exclude territory in the manner provided by
1-61 Subchapter J, Chapter 49, Water Code, as limited by Section 54.016,
1-62 Water Code, except that:

1-63 (1) land may not be added to or excluded from the

2-1 district without the consent of the governing body of the city and
2-2 the owners of the land being added or excluded;

2-3 (2) for purposes of this section, a reference in
2-4 Subchapter J, Chapter 49, Water Code, or Section 54.016, Water
2-5 Code, to a tax means an ad valorem tax; and

2-6 (3) land may not be removed or disannexed from the
2-7 district at any time during which any bonds or other obligations of
2-8 the district that are payable, in whole or in part, from ad valorem
2-9 taxes on the land are outstanding.

2-10 Sec. 3855.007. PURPOSE; DECLARATION OF INTENT. (a) The
2-11 creation of the district is essential to accomplish the purposes of
2-12 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
2-13 Texas Constitution, and other public purposes stated in this
2-14 chapter. By creating the district and in authorizing the city and
2-15 other political subdivisions to contract with the district, the
2-16 legislature has established a program to accomplish the public
2-17 purposes set out in Section 52-a, Article III, Texas Constitution.

2-18 (b) The creation of the district is necessary to promote,
2-19 develop, encourage, and maintain employment, commerce,
2-20 transportation, housing, tourism, recreation, the arts,
2-21 entertainment, economic development, safety, and the public
2-22 welfare in the district.

2-23 (c) This chapter and the creation of the district may not be
2-24 interpreted to relieve the city or Tarrant County from providing
2-25 the level of services provided as of the effective date of the Act
2-26 enacting this chapter to the area in the district. The district is
2-27 created to supplement and not to supplant the county or city
2-28 services provided in the district.

2-29 Sec. 3855.008. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.
2-30 (a) The district is created to serve a public use and benefit.

2-31 (b) All land and other property included in the district
2-32 will benefit from the improvement projects and services to be
2-33 provided by the district under powers conferred by Sections 52 and
2-34 52-a, Article III, and Section 59, Article XVI, Texas
2-35 Constitution, and other powers granted under this chapter.

2-36 (c) The creation of the district is in the public interest
2-37 and is essential to further the public purposes of:

2-38 (1) developing and diversifying the economy of the
2-39 state;

2-40 (2) elimination of unemployment and underemployment;

2-41 (3) providing quality residential housing; and

2-42 (4) developing or expanding transportation and
2-43 commerce.

2-44 (d) The district will:

2-45 (1) promote the health, safety, and general welfare of
2-46 residents, employers, potential employees, employees, visitors,
2-47 and consumers in the district, and of the public;

2-48 (2) provide needed funding for the district to
2-49 preserve, maintain, and enhance the economic health and vitality of
2-50 the district as a residential community and business center; and

2-51 (3) promote the health, safety, welfare, and enjoyment
2-52 of the public by providing pedestrian ways and by landscaping and
2-53 developing certain areas in the district, which are necessary for
2-54 the restoration, preservation, and enhancement of scenic beauty.

2-55 (e) Pedestrian ways along or across a street, whether at
2-56 grade or above or below the surface, and street lighting, street
2-57 landscaping, and street art objects are parts of and necessary
2-58 components of a street and are considered to be improvement
2-59 projects that include street or road improvements.

2-60 (f) The district will not act as the agent or
2-61 instrumentality of any private interest even though the district
2-62 will benefit many private interests as well as the public.

2-63 [Sections 3855.009–3855.050 reserved for expansion]

2-64 SUBCHAPTER B. GENERAL POWERS AND DUTIES

2-65 Sec. 3855.051. APPLICABLE RIGHTS AND LAWS. (a) Except as
2-66 otherwise provided by this chapter, the district has all of the
2-67 powers and duties:

2-68 (1) provided by the general laws relating to:

2-69 (A) conservation and reclamation districts

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

3-7 (B) road districts created under Section 52(b),
 3-8 Article III, Texas Constitution;

3-9 (2) of a district under Subchapters A, E, and F,
 3-10 Chapter 375, Local Government Code, and other provisions of Chapter
 3-11 375 that are not inconsistent with this chapter; and

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

3-17 (b) The provisions of Chapter 375, Local Government Code,
 3-18 that relate to the powers and jurisdiction of the Texas Commission
 3-19 on Environmental Quality and to the restrictions applicable to
 3-20 residential property do not apply to the district.

3-21 Sec. 3855.052. ECONOMIC DEVELOPMENT. The district may
 3-22 create economic development programs and exercise the economic
 3-23 development powers that:

3-24 (1) Chapter 380, Local Government Code, provides to a
 3-25 municipality with a population of more than 100,000; and

3-26 (2) Chapter 1509, Government Code, provides to any
 3-27 municipality.

3-28 Sec. 3855.053. TERMS OF EMPLOYMENT; COMPENSATION. The
 3-29 board may employ and establish the terms of employment and
 3-30 compensation of an executive director or general manager and any
 3-31 other employees of the district the board considers necessary.

3-32 Sec. 3855.054. IMPACT FEES; EXEMPTION. (a) The district
 3-33 may impose impact fees in addition to those required by the city,
 3-34 including an impact fee on residential or commercial property, for
 3-35 the purposes of providing capital funding or maintenance and
 3-36 operating funds for improvement projects.

3-37 (b) The district may not impose an impact fee or assessment
 3-38 on the property, including the equipment, rights-of-way,
 3-39 facilities, or improvements, of:

3-40 (1) an electric utility or a power generation company
 3-41 as defined by Section 31.002, Utilities Code;

3-42 (2) a gas utility as defined by Section 101.003 or
 3-43 121.001, Utilities Code;

3-44 (3) a telecommunications provider as defined by
 3-45 Section 51.002, Utilities Code; or

3-46 (4) a person who provides to the public cable
 3-47 television or advanced telecommunications services.

3-48 Sec. 3855.055. POWER TO PROVIDE IMPROVEMENT PROJECTS.
 3-49 (a) The district may provide, conduct, and authorize, or it may
 3-50 enter into contracts with a governmental entity or private party to
 3-51 provide, the following activities and services and the following
 3-52 types of improvement projects or activities in support of or
 3-53 incidental to its improvement projects in accordance with city
 3-54 requirements:

3-55 (1) supply and distribution facilities and systems for
 3-56 the purpose of providing potable and city-approved nonpotable water
 3-57 to the residents and businesses of the district, including
 3-58 wastewater collection;

3-59 (2) paved roads and streets, inside and outside the
 3-60 district to the extent authorized by Section 52, Article III, Texas
 3-61 Constitution;

3-62 (3) the planning, design, construction, improvement,
 3-63 and maintenance of landscaping; highway right-of-way or transit
 3-64 corridor beautification and improvements; lighting, banners, and
 3-65 signs; streets and sidewalks; hiking and cycling paths and trails;
 3-66 pedestrian walkways, skywalks, crosswalks, and tunnels; parks,
 3-67 lakes, gardens, recreational and sports facilities, open space,
 3-68 scenic areas, and related exhibits and preserves; fountains,
 3-69 plazas, transit stations and related improvements, and pedestrian

4-1 malls; and drainage and stormwater detention improvements;
 4-2 (4) protection and improvement of stormwater quality
 4-3 that flows through the district in accordance with state permit
 4-4 requirements;

4-5 (5) the planning, design, construction, or
 4-6 improvement of water, sewer, or off-street parking facilities and
 4-7 heliports;

4-8 (6) the planning and acquisition of public art and
 4-9 sculpture and related exhibits and facilities, including
 4-10 educational and cultural exhibits and facilities;

4-11 (7) the planning, design, construction, acquisition,
 4-12 lease, rental, improvement, maintenance, installation, and
 4-13 management of and provision of furnishings for facilities for
 4-14 conferences, conventions, or exhibitions; manufacturer, consumer,
 4-15 or trade shows; civic, community, or institutional events; and
 4-16 exhibits, displays, attractions, special events, and seasonal or
 4-17 cultural celebrations and holidays;

4-18 (8) the removal, razing, demolition, or clearing of
 4-19 land or improvements in connection with any improvement project;

4-20 (9) the acquisition and improvement of land and other
 4-21 property for the mitigation of the environmental effects of any
 4-22 improvement project;

4-23 (10) the acquisition of real or personal property or
 4-24 an interest in real or personal property in connection with an
 4-25 authorized improvement project;

4-26 (11) any special or supplemental services for the
 4-27 improvement and promotion of the district or the areas adjacent to
 4-28 the district or for the protection of public health and safety
 4-29 within or adjacent to the district, including advertising,
 4-30 promotion, tourism, health and sanitation, public safety,
 4-31 security, fire protection or emergency medical services, business
 4-32 recruitment, development, elimination of traffic congestion, and
 4-33 recreational, educational, or cultural improvements, enhancements,
 4-34 and services; and

4-35 (12) any similar public improvement, facility, or
 4-36 service.

4-37 (b) The improvement projects authorized under Subsection
 4-38 (a) are subject to, and must comply with, the applicable codes,
 4-39 ordinances, and resolutions of the city. The district may not
 4-40 provide, conduct, or authorize any improvement project on or within
 4-41 the streets, highways, rights-of-way, or easements of the city or
 4-42 on property to be dedicated to the city subsequent to installation
 4-43 without the consent of the governing body of the city.

4-44 (c) Unless otherwise agreed to by the city and the district,
 4-45 the city, by ordinance, order, or resolution adopted by the
 4-46 governing body of the city, may require that title to and
 4-47 maintenance of all or any portion of improvement projects shall
 4-48 vest in the city without compensation for the projects in
 4-49 accordance with the codes, orders, resolutions, and ordinances of
 4-50 the city. To the extent ownership and maintenance responsibilities
 4-51 are not assumed by the city, the district shall own, maintain, and
 4-52 operate the improvement projects after the date of completion of
 4-53 the projects, subject to the right of the city to order subsequent
 4-54 conveyances of the properties without compensation to the city on
 4-55 dates set by the city. The district shall immediately comply with
 4-56 any such ordinances, orders, or resolutions.

4-57 (d) For the purposes of this section, planning, design,
 4-58 construction, improvement, and maintenance of a lake includes work
 4-59 done for the purposes of drainage, reclamation, and recreation.

4-60 Sec. 3855.056. INCLUSION OF CERTAIN ZONES. (a) All or any
 4-61 part of the territory of the district is eligible to be included in:

4-62 (1) a tax increment reinvestment zone created by the
 4-63 city under Chapter 311, Tax Code;

4-64 (2) a tax abatement reinvestment zone created by the
 4-65 city under Chapter 312, Tax Code; or

4-66 (3) an enterprise zone created by the city under
 4-67 Chapter 2303, Government Code.

4-68 (b) If the city creates a tax increment reinvestment zone
 4-69 described by Subsection (a), the city and the board of directors of

5-1 the zone, by contract with the district, may grant money deposited
 5-2 in the tax increment fund to the district to be used by the district
 5-3 for the purposes permitted for funds granted to a corporation under
 5-4 Section 380.002(b), Local Government Code, including the right to
 5-5 pledge such funds as security for any bonds issued by the district
 5-6 for improvement projects.

5-7 Sec. 3855.057. POWERS RELATED GENERALLY TO CONTRACTS AND
 5-8 FINANCIAL MATTERS. (a) The district may:

5-9 (1) impose an ad valorem tax on all taxable property in
 5-10 the district, including industrial, commercial, and residential
 5-11 property, in order to finance and provide improvement projects,
 5-12 subject to the requirements and limitations contained in this
 5-13 chapter, or may impose special assessments on property in the
 5-14 district under Subchapters A, E, and F, Chapter 375, Local
 5-15 Government Code, or under this chapter and Subchapter A, Chapter
 5-16 372, Local Government Code;

5-17 (2) impose rates, fees, including impact fees, and
 5-18 other charges for the use of an improvement project or the
 5-19 consumption of a product accruing from an improvement project;

5-20 (3) borrow money for district purposes by issuing
 5-21 bonds, notes, credit agreements, or other obligations of any kind
 5-22 found by the board to be necessary or appropriate to the purposes
 5-23 and powers of the district, which must be secured by and payable
 5-24 from ad valorem taxes, assessments, or any other revenues of the
 5-25 district;

5-26 (4) enter into a contract with, or issue a negotiable
 5-27 or nonnegotiable note or warrant payable to, the city, or Tarrant
 5-28 County, or any other person for the accomplishment of any district
 5-29 purpose, including a contract for:

5-30 (A) the sharing of specified revenues and income
 5-31 of the district, or the payment, repayment, or reimbursement of any
 5-32 costs incurred by the city, Tarrant County, or another person for or
 5-33 on behalf of the district, including all or part of the costs of an
 5-34 improvement project and interest on the reimbursed cost;

5-35 (B) the use, occupancy, lease, rental,
 5-36 operation, maintenance, or management of all or part of a proposed
 5-37 or existing improvement project; or

5-38 (C) the performance of any governmental service,
 5-39 including law enforcement and fire protection services;

5-40 (5) apply for and contract with any person to receive,
 5-41 administer, and perform any duty or obligation of the district
 5-42 under any federal, state, local, or private gift, grant, loan,
 5-43 conveyance, transfer, bequest, donation, or other financial
 5-44 assistance arrangement relating to the investigation, planning,
 5-45 analysis, study, design, acquisition, construction, improvement,
 5-46 completion, implementation, or operation by the district or others
 5-47 of a proposed or existing improvement project;

5-48 (6) establish, revise, repeal, enforce, collect, and
 5-49 apply the proceeds from user fees or charges for the enjoyment,
 5-50 sale, rental, or other use of the district's facilities, services,
 5-51 properties, or improvement projects;

5-52 (7) provide or secure the payment or repayment of the
 5-53 costs and expenses of the establishment, administration, and
 5-54 operation of the district and the district's costs or share of the
 5-55 costs of, or the revenues from, any improvement project or district
 5-56 contractual obligation or indebtedness by or through:

5-57 (A) a lease, installment purchase contract, or
 5-58 other agreement with any person;

5-59 (B) a tax, assessment, user fee, concession fee,
 5-60 or rental charge; or

5-61 (C) other revenues or resources of the district;

5-62 (8) establish user charges related to the regulation
 5-63 of stormwater for the protection of water quality in the district;

5-64 (9) establish user charges for the use of nonpotable
 5-65 water for irrigation purposes, subject to the approval of the
 5-66 governing body of the city;

5-67 (10) undertake separately or jointly with other
 5-68 persons, including the city or Tarrant County, all or part of the
 5-69 cost of an improvement project, including an improvement project:

6-1 (A) for improving, enhancing, and supporting
 6-2 public safety and security, fire protection and emergency medical
 6-3 services, and law enforcement within and adjacent to the district;
 6-4 or

6-5 (B) that confers a general benefit on the entire
 6-6 district or a special benefit on a definable part of the district;
 6-7 and

6-8 (11) enter into tax abatement agreements in accordance
 6-9 with the general laws of the state authorizing and applicable to tax
 6-10 abatement agreements by municipalities.

6-11 (b) A contract the district enters into to carry out a
 6-12 purpose of this chapter may be on any terms and for any period as the
 6-13 board determines appropriate. Notwithstanding any other law, rule,
 6-14 or regulation, a state agency, the city and any other municipality,
 6-15 Tarrant County, any other political subdivision, any corporation,
 6-16 an individual, or any other entity may contract with the district to
 6-17 carry out the purposes of this chapter without any further
 6-18 authorization.

6-19 Sec. 3855.058. RULES AND REGULATIONS; ZONING; SECURITY.

6-20 (a) The district may adopt, amend, and enforce by ordinary civil
 6-21 remedies reasonable rules and regulations:

6-22 (1) for the administration and operation of the
 6-23 district;

6-24 (2) for the use, enjoyment, availability, protection,
 6-25 security, and maintenance of the district's properties and
 6-26 facilities; and

6-27 (3) to provide for public safety and security in the
 6-28 district.

6-29 (b) The board by rule may regulate the private use of public
 6-30 roadways, open spaces, parks, sidewalks, and similar public areas
 6-31 in the district. The rules may provide for the safe and orderly use
 6-32 of public roadways, open spaces, parks, sidewalks, and similar
 6-33 public areas or facilities. To the extent the rules of the district
 6-34 conflict with a rule, order, or regulation of the city, the rule,
 6-35 order, or regulation of the city controls.

6-36 (c) The board may require a permit for a parade,
 6-37 demonstration, celebration, entertainment event, or similar
 6-38 nongovernmental activity in or on the public roadways, open spaces,
 6-39 parks, sidewalks, and similar public areas or facilities. The
 6-40 board may charge a fee for the permit application and for public
 6-41 safety or security services in an amount the board considers
 6-42 necessary.

6-43 (d) The board may require a permit or franchise agreement
 6-44 with a vendor, concessionaire, exhibitor, or similar private or
 6-45 commercial person or organization for the limited use of the area or
 6-46 facilities on terms and conditions and on payment of a permit or
 6-47 franchise fee the board may impose.

6-48 [Sections 3855.059-3855.100 reserved for expansion]

6-49 SUBCHAPTER C. INITIAL AND PERMANENT BOARD OF DIRECTORS

6-50 Sec. 3855.101. VACANCY. A vacancy in the office of director
 6-51 shall be filled by appointment of a qualified individual by the
 6-52 remaining directors. If at any time there are fewer than three
 6-53 directors, the governing body of the city shall appoint the
 6-54 necessary number of persons to fill all vacancies on the board.

6-55 Sec. 3855.102. ELIGIBILITY. (a) Section 49.052, Water
 6-56 Code, does not apply to the district.

6-57 (b) To be qualified to serve as a permanent director, a
 6-58 person must own land in the district.

6-59 Sec. 3855.103. OATH. Each director shall take the oath of
 6-60 office prescribed by the constitution for public office. The oath
 6-61 shall be filed with the district, and the district shall retain the
 6-62 oath in its records.

6-63 Sec. 3855.104. OFFICERS. The board shall elect from among
 6-64 the directors a chair, a vice chair, and a secretary.

6-65 Sec. 3855.105. COMPENSATION; BOARD POSITION NOT CIVIL
 6-66 OFFICE OF EMOLUMENT. (a) A position on the board may not be
 6-67 construed to be a civil office of emolument for any purpose,
 6-68 including a purpose described by Section 40, Article XVI, Texas
 6-69 Constitution.

7-1 (b) The district may compensate each director in an amount
7-2 not to exceed \$50 for each board meeting and \$2,000 per year in the
7-3 aggregate. In addition, a director is entitled to be reimbursed for
7-4 necessary and reasonable expenses incurred in carrying out the
7-5 person's duties and responsibilities as a director.

7-6 Sec. 3855.106. QUORUM. Three directors constitute a
7-7 quorum for the consideration of matters pertaining to the district.
7-8 The concurrence of a majority of a quorum is required for any
7-9 official action of the district.

7-10 Sec. 3855.107. OPEN MEETINGS AND PUBLIC INFORMATION.
7-11 Chapters 551 and 552, Government Code, apply to the district.

7-12 Sec. 3855.108. INITIAL DIRECTORS. (a) The initial board
7-13 consists of the persons named in Section 3 of the Act creating the
7-14 district.

7-15 (b) Initial directors serve until the date permanent
7-16 directors are elected under Section 3855.110.

7-17 (c) Two initial directors shall serve until they are
7-18 replaced by permanent directors elected in the uniform election in
7-19 May 2012.

7-20 (d) Of the remaining three initial directors, two shall
7-21 serve until they are replaced by permanent directors elected in the
7-22 uniform election in May 2014.

7-23 (e) The last remaining initial director shall serve until
7-24 that director is replaced by a permanent director elected in the
7-25 uniform election in May 2016.

7-26 (f) Initial directors shall draw lots to determine which
7-27 initial directors shall serve the terms described by Subsections
7-28 (c), (d), and (e).

7-29 Sec. 3855.109. PERMANENT DIRECTORS; TERMS. The district is
7-30 governed by a board of five elected directors. Elected directors
7-31 serve staggered four-year terms.

7-32 Sec. 3855.110. ELECTION OF DIRECTORS. On the uniform
7-33 election date in May of each even-numbered year, commencing in May
7-34 2012, the appropriate number of permanent directors shall be
7-35 elected.

7-36 [Sections 3855.111-3855.150 reserved for expansion]
7-37 SUBCHAPTER D. OPERATION AND MAINTENANCE TAX; BONDS AND OTHER
7-38 OBLIGATIONS

7-39 Sec. 3855.151. OPERATION AND MAINTENANCE TAX. (a) The
7-40 district may levy and collect an ad valorem tax for operation and
7-41 maintenance purposes, including funds for planning, constructing,
7-42 acquiring, maintaining, repairing, and operating all improvement
7-43 projects, including necessary land, plants, works, facilities,
7-44 improvements, appliances, and equipment of the district, and for
7-45 paying costs of proper services, engineering and legal fees, and
7-46 organization and administrative expenses.

7-47 (b) An ad valorem tax for operation and maintenance purposes
7-48 may not be levied by the district until the maximum rate of the tax
7-49 is approved by the governing body of the city, by the board, and by a
7-50 majority of the qualified voters in the district voting at an
7-51 election held for that purpose. After the maximum rate of a tax has
7-52 been authorized by the governing body of the city and by the
7-53 district's voters, the board may levy, assess, and collect the tax
7-54 at a rate not greater than the approved maximum rate.

7-55 (c) An operation and maintenance tax election may be held at
7-56 the same time and in conjunction with any other district election,
7-57 including the election to confirm the creation of the district. The
7-58 election may be called by a separate election order or as part of
7-59 any other election order.

7-60 (d) The proposition in an operation and maintenance tax
7-61 election must be for a specific maximum rate.

7-62 (e) If the district has any surplus operation and
7-63 maintenance tax funds that are not needed for the purposes for which
7-64 they were collected, the funds may be used for any lawful purpose.

7-65 (f) Sections 26.04, 26.05, and 26.07, Tax Code, do not apply
7-66 to an operation and maintenance tax levied and collected under this
7-67 section or to an ad valorem tax levied and collected for the payment
7-68 of the interest on and principal of bonds issued by the district.

7-69 Sec. 3855.152. AUTHORITY TO ISSUE BONDS AND OTHER

8-1 OBLIGATIONS. (a) The district may issue bonds that are payable in
8-2 whole or in part from ad valorem taxes in the manner provided by
8-3 Subchapter J, Chapter 375, Local Government Code, subject to the
8-4 other provisions of this chapter. Sections 375.207 and 375.208,
8-5 Local Government Code, do not apply to bonds issued under this
8-6 chapter.

8-7 (b) The district may issue bonds that are payable from
8-8 assessments against property within the district in the manner
8-9 provided for municipalities by Subchapter A, Chapter 372, Local
8-10 Government Code.

8-11 (c) In addition to the sources of money described by
8-12 Subchapter J, Chapter 375, Local Government Code, and Subchapter A,
8-13 Chapter 372, Local Government Code, the district may issue bonds
8-14 that are secured and made payable, wholly or partly, by a pledge of
8-15 any part of the net proceeds the district receives from any other
8-16 revenues of the district.

8-17 (d) The district may not issue bonds until the governing
8-18 body of the city approves a bond issuance plan authorizing and
8-19 setting forth the limitations on the issuance of the bonds. Before
8-20 the district may issue bonds, impose any taxes, or borrow money, the
8-21 district and the city must negotiate and execute a mutually
8-22 approved and accepted interlocal project development agreement
8-23 regarding the development plans and rules for the development and
8-24 operation of the district and the financing of improvement
8-25 projects. City approval of a bond issuance plan and the interlocal
8-26 project development agreement are the only city approvals required
8-27 prior to the issuance of bonds.

8-28 (e) The district may issue bonds or other obligations by
8-29 competitive bid or negotiated sale.

8-30 (f) In exercising the district's powers under this section,
8-31 the district may issue or execute a bond or other obligation in the
8-32 form of a bond, a negotiable or nonnegotiable note, a certificate of
8-33 participation, a reimbursement agreement, a reimbursement note, an
8-34 instrument evidencing a proportionate interest in payments to be
8-35 made by the district, or other type of obligation. The term of a
8-36 bond or other obligation executed or issued under this chapter may
8-37 not exceed 40 years from the date of issuance.

8-38 Sec. 3855.153. ELECTIONS FOR BONDS PAYABLE FROM AD VALOREM
8-39 TAXES. (a) The district may not issue bonds or other obligations
8-40 that are secured by and payable in whole or in part from ad valorem
8-41 taxes unless the bonds and the levy of the taxes are authorized by a
8-42 majority of the qualified voters in the district voting at an
8-43 election held for that purpose and by the governing body of the city
8-44 in accordance with Section 3855.152(d).

8-45 (b) At the time bonds or other obligations that are payable
8-46 in whole or in part from ad valorem taxes are issued, the board
8-47 shall levy a continuing direct annual ad valorem tax, without limit
8-48 as to rate or amount, for each year while all or part of the bonds
8-49 are outstanding, and the district shall annually assess and collect
8-50 an ad valorem tax on all taxable property in the district in
8-51 sufficient amount to pay the interest on the bonds or other
8-52 obligations as it becomes due and to create a sinking fund for the
8-53 payment of the principal of the bonds or other obligations when due
8-54 or the redemption price at any earlier required redemption date and
8-55 to pay the expenses of assessing and collecting the taxes.

8-56 (c) An election required by this section shall be conducted
8-57 in accordance with the appropriate provisions of Chapter 54, Water
8-58 Code.

8-59 Sec. 3855.154. ASSESSMENTS; LIENS FOR ASSESSMENTS.
8-60 (a) The board by resolution may impose and collect an assessment
8-61 for any purpose authorized by this chapter and, to the extent not
8-62 inconsistent with this chapter, authorized under Subchapter F,
8-63 Chapter 375, Local Government Code, or Subchapter A, Chapter 372,
8-64 Local Government Code.

8-65 (b) An assessment, a reassessment, or an assessment
8-66 resulting from an addition to or correction of the assessment roll
8-67 by the district, penalties and interest on an assessment or
8-68 reassessment, an expense of collection, and reasonable attorney's
8-69 fees incurred by the district:

9-1 (1) are superior to any other lien or claim against the
9-2 assessed property other than a lien or claim for county, school
9-3 district, city, or district ad valorem taxes; and

9-4 (2) are the personal liability of and a charge against
9-5 the owners of the property even if the owners are not named in the
9-6 assessment proceedings.

9-7 (c) The assessment lien is effective from the date of the
9-8 board's resolution imposing the assessment until the date the
9-9 assessment is paid. The lien runs with the land, continues until
9-10 the assessment is paid in full, and is not eliminated by any
9-11 foreclosure of an ad valorem tax lien on the same property, except
9-12 that if the proceeds of a sale in foreclosure of a tax lien are not
9-13 sufficient to pay both the tax lien amount that is in default and
9-14 the amount due that year on any delinquent assessment, the tax lien
9-15 amount shall be paid in full before any amount is applied to a
9-16 delinquent assessment for that year. The board may enforce the lien
9-17 in the same manner that the board may enforce an ad valorem tax lien
9-18 against real property.

9-19 (d) The board may make a correction to or deletion from the
9-20 assessment roll that does not increase the amount of assessment of
9-21 any parcel of land without providing notice and holding a hearing in
9-22 the manner required for additional assessments.

9-23 [Sections 3855.155-3855.200 reserved for expansion]

9-24 SUBCHAPTER E. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

9-25 Sec. 3855.201. DIVISION OF DISTRICT; REQUIREMENTS. (a) At
9-26 any time before the district issues indebtedness secured by ad
9-27 valorem taxes, the district may seek to divide the district into two
9-28 or more districts under this section.

9-29 (b) A district created by division of the district must be
9-30 at least 100 acres.

9-31 (c) Any new district created by the division of the district
9-32 may not, at the time the new district is created, contain any land
9-33 outside the area described by Section 2 of the Act creating this
9-34 chapter.

9-35 (d) The board may consider a proposal to divide the district
9-36 on:

- 9-37 (1) a petition of a landowner in the district; or
- 9-38 (2) a motion by the board.

9-39 (e) The board may not divide the district unless the
9-40 division is approved by the governing body of the city by
9-41 resolution.

9-42 (f) If the board decides to divide the district, the board
9-43 shall, subject to the provisions of the resolution of the governing
9-44 body of the city approving the division:

- 9-45 (1) set the terms of the division, including names for
9-46 the resulting districts and a plan for the payment or performance of
9-47 any outstanding district obligations; and
- 9-48 (2) prepare a metes and bounds description for each
9-49 proposed district.

9-50 Sec. 3855.202. ELECTION FOR DIVISION OF DISTRICT.

9-51 (a) After the board has complied with Section 3855.201, the board
9-52 shall hold an election in the district to determine whether the
9-53 district should be divided as proposed.

9-54 (b) The board shall give notice of the election not later
9-55 than the 35th day before the date of the election. The notice must
9-56 state:

- 9-57 (1) the date and location of the election; and
- 9-58 (2) the proposition to be voted on.

9-59 (c) If a majority of the votes cast are in favor of the
9-60 division:

- 9-61 (1) the district shall be divided; and
- 9-62 (2) not later than the 30th day after the date of the
9-63 election, the district shall provide written notice of the division
9-64 to the city.

9-65 (d) If a majority of the votes cast are not in favor of the
9-66 division, the district may not be divided.

9-67 Sec. 3855.203. ELECTION OF DIRECTORS OF RESULTING

9-68 DISTRICTS. (a) Not later than the 90th day after the date of an
9-69 election in favor of the division of the district, the board shall:

10-1 (1) appoint itself as the board of one of the resulting
 10-2 districts; and

10-3 (2) appoint five directors for each of the other
 10-4 resulting districts.

10-5 (b) Directors appointed under Subsection (a)(1) serve the
 10-6 staggered terms to which they were elected in the original
 10-7 district. Directors appointed under Subsection (a)(2) serve until
 10-8 the election for directors under Subsection (c).

10-9 (c) On the uniform election date in May of the first
 10-10 even-numbered year after the year in which the directors are
 10-11 appointed, an election shall be held to elect five directors in each
 10-12 district for which directors were appointed under Subsection
 10-13 (a)(2). The directors shall draw lots to determine which two
 10-14 directors shall serve two-year terms and which three directors
 10-15 shall serve four-year terms.

10-16 (d) Except as provided by Subsection (c), directors serve
 10-17 staggered four-year terms. On the uniform election date in May of
 10-18 each even-numbered year, the appropriate number of directors shall
 10-19 be elected.

10-20 Sec. 3855.204. CONTINUING POWERS AND OBLIGATIONS OF
 10-21 RESULTING DISTRICTS. (a) Each resulting district may incur and
 10-22 pay debts and has all powers of the original district created by
 10-23 this chapter. Each resulting district is subject to the same
 10-24 limitations, provisions concerning the city, and other provisions
 10-25 applicable to the original district under this chapter.

10-26 (b) If the district is divided as provided by this
 10-27 subchapter, the current obligations and any bond authorizations of
 10-28 the district are not impaired. Debts shall be paid by revenues or
 10-29 by taxes or assessments imposed on real property in the district as
 10-30 if the district had not been divided or by contributions from each
 10-31 resulting district as stated in the terms set by the board under
 10-32 Section 3855.201.

10-33 (c) Any other district obligation shall be divided pro rata
 10-34 among the resulting districts on an acreage basis or on other terms
 10-35 that are satisfactory to the resulting districts.

10-36 Sec. 3855.205. CONTRACT AUTHORITY OF RESULTING DISTRICTS.
 10-37 The resulting districts may contract with each other for any matter
 10-38 the boards of the resulting districts consider appropriate, with
 10-39 the exception of water and wastewater services.

10-40 [Sections 3855.206-3855.250 reserved for expansion]

10-41 SUBCHAPTER F. DISSOLUTION OF DISTRICTS

10-42 Sec. 3855.251. DISSOLUTION. (a) Subject to the conditions
 10-43 and the other provisions of this section and to the terms,
 10-44 provisions, and conditions of any applicable agreement between the
 10-45 district and the city, the city, by ordinance duly adopted by its
 10-46 governing body, may dissolve the district and any additional
 10-47 districts created under Subchapter E.

10-48 (b) The city may not dissolve a district until the
 10-49 district's outstanding indebtedness or contractual obligations
 10-50 that are payable from ad valorem taxes, if any, have been repaid or
 10-51 discharged.

10-52 (c) The city may not dissolve a district until the city and
 10-53 the district have executed an interlocal project development
 10-54 agreement and the district's performance under such agreement has
 10-55 been fulfilled, including any right or obligation the district has
 10-56 to reimburse a developer or owner for the costs of improvement
 10-57 projects.

10-58 (d) If, at the time of dissolution of the district, the
 10-59 district has bonds or other obligations outstanding that are
 10-60 secured by and payable from assessments or other revenues, other
 10-61 than ad valorem taxes, the city shall succeed to the rights and
 10-62 obligations of the district with respect to the enforcement and
 10-63 collection of the revenues or assessments. The city shall have and
 10-64 shall exercise all powers of the district to enforce and collect the
 10-65 revenues or assessments and shall apply the revenues or assessments
 10-66 to pay the bonds or other obligations when and as due and payable
 10-67 according to their terms or to pay special revenue or assessment
 10-68 bonds or other obligations issued by the city to refund the
 10-69 outstanding bonds or obligations.

11-1 (e) Upon dissolution of the district, the board shall
 11-2 transfer ownership of all property and assets of the district to the
 11-3 city.

11-4 SECTION 2. The Lakes Municipal Utility and Management
 11-5 District of Tarrant County initially includes all the territory
 11-6 contained in the following described area:

11-7 TRACT 1

11-8 BEING A 1962.421 ACRE TRACT OF LAND SITUATED IN THE SAMUEL
 11-9 KEPHART SURVEY, ABSTRACT NO. 891, WILLIAM JENKINS SURVEY, ABSTRACT
 11-10 NO. 856, PATRICK G. DALTON SURVEY, ABSTRACT NO. 414, THOMAS DALTON
 11-11 SURVEY, ABSTRACT NO. 402, MADISON COLEMAN SURVEY, ABSTRACT
 11-12 NO. 380, J & D.C. SURVEY, ABSTRACT NO. 1995, JOTHAM BROWN SURVEY,
 11-13 ABSTRACT NO. 109, E. JONES SURVEY, ABSTRACT NO. 842, JEHU CONDRA
 11-14 SURVEY, ABSTRACT NO. 347, JOHN CHILDRESS SURVEY, ABSTRACT NO. 249,
 11-15 JEFFERSON ESTILL SURVEY, ABSTRACT NO. 491, J.J. GOODFELLOW SURVEY,
 11-16 ABSTRACT 1904 AND JOHN BURNETT SURVEY, ABSTRACT NO. 178, CITY OF
 11-17 ARLINGTON, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED
 11-18 1845.082 ACRE TRACT OF LAND, CONVEYED AS TRACT ONE TO LOBF, L.P. BY
 11-19 DEED RECORDED IN DOCUMENT NO. D204096335, DEED RECORDS, TARRANT
 11-20 COUNTY, TEXAS AND BEING ALL OF CALLED 117.335 ACRE TRACT OF LAND,
 11-21 CONVEYED AS TRACT FIVE TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
 11-22 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS AND INCLUDING
 11-23 ALL OF BLOCK 32 OF THE LAKES OF ARLINGTON, AN ADDITION TO THE CITY OF
 11-24 ARLINGTON RECORDED IN CABINET A, SLIDE 5048, PLAT RECORDS, TARRANT
 11-25 COUNTY, TEXAS. SAID 1962.421 ACRE TRACT, WITH REFERENCE BEARING
 11-26 GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202
 11-27 AS DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "AR02" AND
 11-28 "AR04", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
 11-29 FOLLOWS:

11-30 BEGINNING AT A RAILROAD SPIKE FOUND FOR AN INSIDE ELL CORNER
 11-31 OF AFORESAID 1845.082 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF
 11-32 ATRACT OF LAND CONVEYED TO SON WINN AND K.C. YALE BY DEED RECORDED
 11-33 IN VOLUME 10695, PAGE 89, DEED RECORDS, TARRANT COUNTY, TEXAS;

11-34 THENCE NORTH 00 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE
 11-35 LINE OF AFORESAID 1845.082 ACRE TRACT, A DISTANCE OF 819.08 FEET TO
 11-36 A RAILROAD SPIKE FOUND FOR CORNER;

11-37 THENCE SOUTH 89 DEGREES 36 MINUTES 15 SECONDS EAST, A
 11-38 DISTANCE OF 21.13 FEET TO A 1/2 INCH ROD WITH A PLASTIC CAP STAMPED
 11-39 "BRITTAIN & CRAWFORD" FOUND FOR CORNER:

11-40 THENCE NORTH 00 DEGREES 04 MINUTES 49 SECONDS WEST, A
 11-41 DISTANCE OF 478.14 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC
 11-42 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

11-43 THENCE NORTH 00 DEGREES 26 MINUTES 37 SECONDS WEST, A
 11-44 DISTANCE OF 199.82 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC
 11-45 CAP STAMPED "CARTER BURGESS" SET FOR A NORTH CORNER OF AFORESAID
 11-46 1845.082 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A TRACT OF
 11-47 LAND CONVEYED TO T & M PROPERTIES, LTD. BY DEED RECORDED IN VOLUME
 11-48 11139, PAGE 1937, DEED RECORDS, TARRANT COUNTY, TEXAS;

11-49 THENCE NORTH 89 DEGREES 18 MINUTES 31 SECONDS EAST, ALONG A
 11-50 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND A COMMON SOUTH LINE
 11-51 OF AFORESAID T & M PROPERTIES TRACT, A DISTANCE OF 339.78 FEET TO A
 11-52 1/2 INCH IRON ROD FOUND FOR A NORTH CORNER OF SAID 1845.082 ACRE
 11-53 TRACT AND A INSIDE ELL CORNER OF SAID T & M PROPERTIES TRACT;

11-54 THENCE SOUTH 00 DEGREES 10 MINUTES 09 SECONDS WEST, A
 11-55 DISTANCE OF 199.93 FEET TO A 1/2 INCH IRON FOUND WITH A PLASTIC CAP
 11-56 STAMPED "BRITTAIN & CRAWFORD" FOUND FOR CORNER;

11-57 THENCE NORTH 89 DEGREES 19 MINUTES 07 SECONDS EAST, ALONG A
 11-58 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND A COMMON SOUTH LINE
 11-59 OF AFORESAID T & M PROPERTIES TRACT, A DISTANCE OF 931.05 FEET TO A
 11-60 1/2 INCH IRON FOUND FOR THE SOUTHEAST CORNER OF SAID T & M
 11-61 PROPERTIES AND BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO
 11-62 LLOYD T. CANNON AND WIFE, JESSIE M. CANNON BY DEED RECORDED IN
 11-63 VOLUME 1934, PAGE 617, DEED RECORDS, TARRANT COUNTY, TEXAS;

11-64 THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST, ALONG THE
 11-65 WEST LINE OF AFORESAID LLOYD T. CANNON AND WIFE, JESSIE M. CANNON
 11-66 TRACT, A DISTANCE OF 502.84 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE
 11-67 SOUTHWEST CORNER OF SAID LLOYD T. CANNON AND WIFE, JESSIE M. CANNON
 11-68 TRACT;

11-69 THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST, ALONG A

12-1 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND A COMMON SOUTH LINE
 12-2 OF AFORESAID LLOYD T. CANNON AND WIFE, JESSIE M. CANNON TRACT AND
 12-3 THE COMMON SOUTH LINE OF A CALLED TRACT 1 AND TRACT 2 CONVEYED TO
 12-4 JACQUELINE FERRIS BAKER BY DEED RECORDED IN VOLUME 12042, PAGE
 12-5 2279, DEED RECORDS, TARRANT COUNTY, TEXAS, A DISTANCE OF 1356.09
 12-6 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID
 12-7 JACQUELINE FERRIS BAKER TRACT 1 AND BEING THE SOUTHWEST CORNER OF A
 12-8 TRACT OF LAND CONVEYED TO FRANK ARVILLE REAVES BY DEED RECORDED IN
 12-9 VOLUME 8125, PAGE 284, DEED RECORDS, TARRANT COUNTY, TEXAS;

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

12-17 THENCE NORTH 00 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG THE
 12-18 EAST LINE OF AFORESAID FRANK ARVILLE REAVES TRACT, A DISTANCE OF
 12-19 1581.70 FEET TO A 5/8 INCH IRON ROD FOUND FOR A NORTH CORNER OF
 12-20 AFORESAID 1845.082 ACRE TRACT AND BEING A SOUTHWEST CORNER OF
 12-21 AFORESAID 117.335 ACRE TRACT;

12-22 THENCE NORTH 00 DEGREES 47 MINUTES 09 SECONDS WEST,
 12-23 CONTINUING ALONG THE EAST LINE OF AFORESAID FRANK ARVILLE REAVES
 12-24 TRACT AND THE COMMON WEST LINE OF AFORESAID 117.335 ACRE TRACT, A
 12-25 DISTANCE OF 515.21 FEET TO A 4 INCH IRON ROD FOUND FOR A NORTHWEST
 12-26 CORNER OF SAID 117.335 ACRE TRACT;

12-27 THENCE NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST, A
 12-28 DISTANCE OF 122.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

12-29 THENCE NORTH 00 DEGREES 25 MINUTES 11 SECONDS EAST, A
 12-30 DISTANCE OF 490.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTHWEST
 12-31 CORNER OF AFORESAID 117.335 ACRE TRACT AND BEING ON THE SOUTH
 12-32 RIGHT-OF-WAY OF THE TRINITY RAILWAY EXPRESS (A VARIABLE
 12-33 RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE
 12-34 RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 08 SECONDS, A
 12-35 RADIUS OF 11309.20 FEET, A CHORD BEARING OF NORTH 79 DEGREES 39
 12-36 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 122.18 FEET;

12-37 THENCE ALONG AFORESAID NON-TANGENT CURVE TO THE RIGHT, AN ARC
 12-38 LENGTH OF 122.18 FEET, TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
 12-39 STAMPED "BRITTAİN & CRAWFORD" FOUND FOR CORNER;

12-40 THENCE SOUTH 00 DEGREES 25 MINUTES 43 SECONDS WEST, A
 12-41 DISTANCE OF 101.74 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
 12-42 STAMPED "BRITTAİN & CRAWFORD" FOUND FOR CORNER AND BEING THE
 12-43 BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE
 12-44 OF 03 DEGREES 47 MINUTES 58 SECONDS, A RADIUS OF 11209.22 FEET, A
 12-45 CHORD BEARING OF NORTH 81 DEGREES 46 MINUTES 31 SECONDS EAST, AND A
 12-46 CHORD LENGTH OF 743.19 FEET;

12-47 THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC
 12-48 LENGTH OF 743.32 FEET, TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
 12-49 STAMPED "BRITTAİN & CRAWFORD" FOUND FOR CORNER;

12-50 THENCE SOUTH 02 DEGREES 25 MINUTES 03 SECONDS EAST, A
 12-51 DISTANCE OF 96.25 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
 12-52 STAMPED "BRITTAİN & CRAWFORD" FOUND FOR CORNER;

12-53 THENCE NORTH 87 DEGREES 39 MINUTES 05 SECONDS EAST, A
 12-54 DISTANCE OF 486.25 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
 12-55 STAMPED "BRITTAİN & CRAWFORD" FOUND FOR CORNER;

12-56 THENCE SOUTH 02 DEGREES 17 MINUTES 09 SECONDS EAST, A
 12-57 DISTANCE OF 160.00 FEET TO A POINT FOR CORNER, A 1/2 INCH IRON ROD
 12-58 WITH A PLASTIC CAP STAMPED "BRITTAİN & CRAWFORD" FOUND BEARS NORTH
 12-59 29 DEGREES 16 MINUTES 33 SECONDS EAST, A DISTANCE OF A 4.99 FEET;

12-60 THENCE NORTH 87 DEGREES 35 MINUTES 07 SEONDS EAST, A DISTANCE
 12-61 OF 140.04 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 12-62 "BRITTAİN & CRAWFORD" FOUND FOR CORNER;

12-63 THENCE SOUTH 01 DEGREES 42 MINUTES 54 SECONDS WEST, A
 12-64 DISTANCE OF 85.74 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
 12-65 STAMPED "BRITTAİN & CRAWFORD" FOUND FOR CORNER;

12-66 THENCE NORTH 56 DEGREES 55 MINUTES 53 SECONDS EAST, A
 12-67 DISTANCE OF 166.30 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
 12-68 STAMPED "BRITTAİN & CRAWFORD" FOUND FOR CORNER;

12-69 THENCE SOUTH 01 DEGREES 56 MINUTES 52 SECONDS WEST, A

13-1 DISTANCE OF 275.02 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC
 13-2 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;
 13-3 THENCE SOUTH 89 DEGREES 54 MINUTES 17 SECONDS EAST, A
 13-4 DISTANCE OF 282.16 FEET TO A POINT FOR CORNER IN THE APPROXIMATE
 13-5 CENTERLINE OF THE TRINITY RIVER;
 13-6 THENCE ALONG THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY
 13-7 RIVER THE FOLLOWING COURSES AND DISTANCES;
 13-8 SOUTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF
 13-9 49.63 FEET TO A POINT FOR CORNER;
 13-10 NORTH 59 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF
 13-11 58.57 FEET TO A POINT FOR CORNER;
 13-12 SOUTH 66 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF
 13-13 218.37 FEET TO A POINT FOR CORNER;
 13-14 SOUTH 21 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF
 13-15 172.36 FEET TO A POINT FOR CORNER;
 13-16 SOUTH 16 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF
 13-17 128.04 FEET TO A POINT FOR CORNER;
 13-18 SOUTH 05 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF
 13-19 125.46 FEET TO A POINT FOR CORNER;
 13-20 SOUTH 20 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF
 13-21 194.10 FEET TO A POINT FOR CORNER;
 13-22 SOUTH 25 DEGREES 49 MINUTES 06 SECONDS EAST, A DISTANCE OF
 13-23 230.16 FEET TO A POINT FOR CORNER;
 13-24 SOUTH 42 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF
 13-25 281.46 FEET TO A POINT FOR CORNER;
 13-26 SOUTH 39 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF
 13-27 105.83 FEET TO A POINT FOR CORNER;
 13-28 SOUTH 18 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF
 13-29 185.16 FEET TO A POINT FOR CORNER;
 13-30 SOUTH 24 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF
 13-31 148.45 FEET TO A POINT FOR CORNER;
 13-32 SOUTH 07 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF
 13-33 129.87 FEET TO A POINT FOR CORNER;
 13-34 SOUTH 27 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF
 13-35 127.36 FEET TO POINT FOR CORNER;
 13-36 SOUTH 54 DEGREES 43 MINUTES 28 SECONDS WEST, A DISTANCE OF
 13-37 85,96 FEET TO A POINT FOR CORNER;
 13-38 SOUTH 88 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF
 13-39 255.06 FEET TO A POINT FOR CORNER;
 13-40 SOUTH 67 DEGREES 29 MINUTES 18 SECONDS WEST, A DISTANCE OF
 13-41 108.40 FEET TO A POINT FOR CORNER;
 13-42 SOUTH 41 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF
 13-43 125.39 FEET TO A POINT FOR CORNER;
 13-44 SOUTH 01 DEGREES 42 MINUTES 06 SECONDS WEST, A DISTANCE OF
 13-45 76.95 FEET TO A POINT FOR CORNER;
 13-46 SOUTH 18 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF
 13-47 73.00 FEET TO A POINT FOR CORNER;
 13-48 SOUTH 43 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF
 13-49 273.62 FEET TO A POINT FOR CORNER;
 13-50 SOUTH 13 DEGREES 24 MINUTES 34 SECONDS EAST, A DISTANCE OF
 13-51 97.67 FEET TO A POINT FOR CORNER;
 13-52 SOUTH 06 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF
 13-53 186.01 FEET TO A POINT FOR CORNER;
 13-54 SOUTH 27 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF
 13-55 118.42 FEET TO A POINT FOR CORNER;
 13-56 SOUTH 87 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF
 13-57 106.09 FEET TO A POINT FOR CORNER;
 13-58 NORTH 53 DEGREES 06 MINUTES 51 SECONDS WEST, A DISTANCE OF
 13-59 305.31 FEET TO A POINT FOR CORNER;
 13-60 NORTH 73 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF
 13-61 241.21 FEET TO A POINT FOR CORNER;
 13-62 NORTH 80 DEGREES 32 MINUTES 48 SECONDS WEST, A DISTANCE OF
 13-63 206.34 FEET TO A POINT FOR CORNER;
 13-64 SOUTH 77 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF
 13-65 119.64 FEET TO A POINT FOR CORNER;
 13-66 SOUTH 06 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF
 13-67 115.88 FEET TO A POINT FOR CORNER;
 13-68 SOUTH 25 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF
 13-69 148.13 FEET TO A POINT FOR CORNER;

14-1 SOUTH 18 DEGREES 03 MINUTES 48 SECONDS EAST, A DISTANCE OF
 14-2 145.50 FEET TO A POINT FOR CORNER;
 14-3 SOUTH 08 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF
 14-4 200.65 TO A POINT FOR CORNER;
 14-5 SOUTH 03 DEGREES 07 MINUTES 57 SECONDS EAST, A DISTANCE OF
 14-6 302.24 FEET TO A POINT FOR CORNER;
 14-7 SOUTH 12 DEGREES 52 MINUTES 56 SECONDS EAST, A DISTANCE OF
 14-8 345.58 FEET TO A POINT FOR CORNER;
 14-9 SOUTH 00 DEGREES 18 MINUTES 59 SECONDS EAST, A DISTANCE OF
 14-10 212.01 FEET TO A POINT FOR CORNER;
 14-11 SOUTH 08 DEGREES 09 MINUTES 23 SECONDS WEST, A DISTANCE OF
 14-12 708.08 FEET TO A POINT FOR CORNER;
 14-13 SOUTH 10 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF
 14-14 388.71 FEET TO A POINT FOR CORNER;
 14-15 SOUTH 14 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF
 14-16 541.65 FEET TO A POINT FOR CORNER;
 14-17 NORTH 76 DEGREES 58 MINUTES 40 SECONDS WEST, A DISTANCE OF
 14-18 473.01 FEET TO A POINT FOR CORNER;
 14-19 SOUTH 33 DEGREES 23 MINUTES 06 SECONDS WEST, A DISTANCE OF
 14-20 289.17 FEET TO A POINT FOR CORNER;
 14-21 SOUTH 34 DEGREES 37 MINUTES 32 SECONDS EAST, A DISTANCE OF
 14-22 407.97 FEET TO A POINT FOR CORNER;
 14-23 SOUTH 64 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF
 14-24 379.31 FEET TO A POINT FOR CORNER;
 14-25 SOUTH 15 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF
 14-26 165.15 FEET TO A POINT FOR CORNER;
 14-27 SOUTH 15 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF
 14-28 156.45 FEET TO A POINT FOR CORNER;
 14-29 SOUTH 27 DEGREES 21 MINUTES 13 SECONDS WEST; A DISTANCE OF
 14-30 619.00 FEET TO A POINT FOR CORNER;
 14-31 NORTH 64 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF
 14-32 204.80 FEET TO A POINT FOR CORNER;
 14-33 NORTH 65 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF
 14-34 410.22 FEET TO A POINT FOR CORNER;
 14-35 SOUTH 06 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF
 14-36 970.00 FEET TO A POINT FOR CORNER;
 14-37 NORTH 86 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF
 14-38 250.00 FEET TO A POINT FOR CORNER;
 14-39 NORTH 49 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF
 14-40 540.00 FEET TO A POINT FOR CORNER;
 14-41 SOUTH 64 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF
 14-42 234.19 FEET TO A POINT FOR CORNER;
 14-43 SOUTH 05 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF
 14-44 468.44 FEET TO A POINT FOR CORNER;
 14-45 SOUTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF
 14-46 16.79 FEET TO A POINT FOR CORNER;
 14-47 SOUTH 88 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF
 14-48 32.08 FEET TO A POINT FOR CORNER;
 14-49 SOUTH 02 DEGREES 16 MINUTES 06 SECONDS EAST, A DISTANCE OF
 14-50 397.40 FEET TO A POINT FOR CORNER;
 14-51 SOUTH 12 DEGREES 16 MINUTES 54 SECONDS WEST, A DISTANCE OF
 14-52 352.90 FEET TO A POINT FOR CORNER;
 14-53 SOUTH 54 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF
 14-54 321.40 FEET TO A POINT FOR CORNER;
 14-55 SOUTH 87 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF
 14-56 808.40 FEET TO A POINT FOR CORNER;
 14-57 SOUTH 38 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF
 14-58 177.80 FEET TO A POINT FOR CORNER;
 14-59 NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF
 14-60 33.51 FEET TO A POINT FOR CORNER;
 14-61 SOUTH 23 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF
 14-62 382.60 FEET TO A POINT FOR CORNER;
 14-63 SOUTH 11 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
 14-64 799.97 FEET TO A POINT FOR CORNER;
 14-65 SOUTH 11 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF
 14-66 719.99 FEET TO A POINT FOR CORNER;
 14-67 SOUTH 49 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
 14-68 759.96 FEET TO A POINT FOR CORNER;
 14-69 SOUTH 83 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF

15-1 389.98 FEET TO A POINT FOR CORNER;
 15-2 SOUTH 66 DEGREES 18 MINUTES 24 SECONDS WEST, A DISTANCE OF
 15-3 559.97 FEET TO A POINT FOR CORNER;
 15-4 NORTH 53 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF
 15-5 889.97 FEET TO A POINT FOR CORNER;
 15-6 NORTH 81 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF
 15-7 249.99 FEET TO A POINT FOR CORNER;
 15-8 SOUTH 28 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
 15-9 319.99 FEET TO A POINT FOR CORNER;
 15-10 SOUTH 03 DEGREES 11 MINUTES 36 SECONDS EAST, A DISTANCE OF
 15-11 491.39 FEET TO A POINT FOR CORNER;
 15-12 SOUTH 39 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF
 15-13 422.87 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF BLOCK 7 OF THE
 15-14 MERIDIAN, SECTION ONE, RECORDED IN VOLUME 388-186, PAGE 45, PLAT
 15-15 RECORDS, TARRANT COUNTY, TEXAS;
 15-16 THENCE NORTH 89 DEGREES 41 MINUTES 47 SECONDS WEST, ALONG THE
 15-17 NORTH LINE OF AFORESAID BLOCK 7, A DISTANCE OF 360.87 FEET TO A
 15-18 POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY
 15-19 RIVER;
 15-20 THENCE ALONG THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY
 15-21 RIVER THE FOLLOWING COURSES AND DISTANCES;
 15-22 NORTH 00 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF
 15-23 139.47 FEET TO A POINT FOR CORNER;
 15-24 NORTH 16 DEGREES 09 MINUTES 13 SECONDS WEST, A DISTANCE OF
 15-25 289.11 FEET TO A POINT FOR CORNER;
 15-26 NORTH 47 DEGREES 34 MINUTES 01 SECONDS WEST, A DISTANCE OF
 15-27 125.88 FEET TO A POINT FOR CORNER;
 15-28 SOUTH 80 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF
 15-29 248.13 FEET TO A POINT FOR CORNER;
 15-30 SOUTH 76 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF
 15-31 406.42 FEET TO A POINT FOR CORNER;
 15-32 NORTH 70 DEGREES 18 MINUTES 30 SECONDS WEST, A DISTANCE OF
 15-33 287.99 FEET TO A POINT FOR CORNER;
 15-34 NORTH 51 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF
 15-35 201.49 FEET TO A POINT FOR CORNER;
 15-36 NORTH 45 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF
 15-37 275.45 FEET TO A POINT FOR CORNER;
 15-38 NORTH 35 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF
 15-39 430.75 FEET TO A POINT FOR CORNER;
 15-40 NORTH 19 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF
 15-41 125.86 FEET TO A POINT FOR CORNER;
 15-42 NORTH 28 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF
 15-43 321.56 FEET TO A POINT FOR CORNER;
 15-44 NORTH 27 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF
 15-45 159.66 FEET TO A POINT FOR CORNER;
 15-46 NORTH 17 DEGREES 19 MINUTES 33 SECONDS EAST, A DISTANCE OF
 15-47 291.31 FEET TO A POINT FOR CORNER;
 15-48 NORTH 14 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF
 15-49 146.50 FEET TO A POINT FOR CORNER;
 15-50 NORTH 47 DEGREES 59 MINUTES 57 SECONDS WEST, A DISTANCE OF
 15-51 106.93 FEET TO A POINT FOR CORNER;
 15-52 NORTH 79 DEGREES 53 MINUTES 17 SECONDS WEST, A DISTANCE OF
 15-53 251.81 FEET TO A POINT FOR CORNER;
 15-54 SOUTH 74 DEGREES 17 MINUTES 11 SECONDS WEST, A DISTANCE OF
 15-55 93.41 FEET TO A POINT FOR CORNER;
 15-56 SOUTH 53 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF
 15-57 115.85 FEET TO A POINT FOR CORNER;
 15-58 SOUTH 30 DEGREES 26 MINUTES 41 SECONDS WEST, A DISTANCE OF
 15-59 288.71 FEET TO A POINT FOR CORNER;
 15-60 SOUTH 72 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF
 15-61 702.02 FEET TO A POINT FOR CORNER;
 15-62 SOUTH 76 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF
 15-63 291.88 FEET TO A POINT FOR CORNER;
 15-64 SOUTH 81 DEGREES 27 MINUTES 59 SECONDS WEST, A DISTANCE OF
 15-65 280.75 FEET TO A POINT FOR CORNER;
 15-66 SOUTH 77 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF
 15-67 411.40 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY OF F.M.
 15-68 157 (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER
 15-69 OF AFORESAID 1845.082 ACRE TRACT;

16-1 THENCE NORTH 21 DEGREES 33 MINUTES 59 SECONDS WEST, ALONG THE
 16-2 EAST RIGHT-OF-WAY OF AFORESAID F.M. 157, A DISTANCE OF 147.43 FEET
 16-3 TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITTAIN &
 16-4 CRAWFORD" FOUND FOR THE SOUTHWEST CORNER OF A CALLED 4.133 ACRE
 16-5 TRACT OF LAND CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED IN
 16-6 VOLUME 12828, PAGE 331, DEED RECORDS, TARRANT COUNTY, TEXAS;

16-7 THENCE ALONG THE SOUTH LINE OF AFORESAID 4.133 ACRE TRACT THE
 16-8 FOLLOWING COURSES AND DISTANCES:

16-9 NORTH 58 DEGREES 28 MINUTES 28 SECONDS EAST, A DISTANCE OF
 16-10 356.72 FEET TO A 4 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 16-11 "BRITTAIN & CRAWFORD" FOUND FOR CORNER:

16-12 NORTH 77 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF
 16-13 699.84 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 16-14 "BRITTAIN & CRAWFORD" FOUND FOR THE SOUTHEAST CORNER OF AFORESAID
 16-15 4.133 ACRE TRACT;

16-16 THENCE NORTH 12 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG THE
 16-17 EAST LINE OF AFORESAID 4.133 ACRE TRACT, A DISTANCE OF 240.00 FEET
 16-18 TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER
 16-19 BURGESS" SET FOR THE NORTHEAST CORNER OF SAID 4.133 ACRE TRACT;

16-20 THENCE ALONG THE NORTH LINE OF AFORESAID 4.133 ACRE TRACT THE
 16-21 FOLLOWING COURSES AND DISTANCES:

16-22 SOUTH 80 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF
 16-23 257.68 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 16-24 "BRITTAIN&CRAWFORD" FOUND FOR CORNER;

16-25 SOUTH 58 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF
 16-26 840.01 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 16-27 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID
 16-28 4.133 ACRE TRACT AND BING ON THE EAST RIGHT-OF-WAY OF AFORESAID F.M.
 16-29 157;

16-30 THENCE ALONG THE WEST LINE OF AFORESAID 1845.082 ACRE TRACT
 16-31 AND THE COMMON EAST RIGHT-OF-WAY OF AFORESAID F.M. 157 THE
 16-32 FOLLOWING COURSES AND DISTANCES:

16-33 NORTH 21 DEGREES 42 MINUTES 18 SECONDS WEST, A DISTANCE OF
 16-34 109.35 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
 16-35 "CARTER BURGESS" SET FOR CORNER AND BEING THE BEGINNING OF A
 16-36 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES
 16-37 30 MINUTES 36 SECONDS, A RADIUS OF 2915.00 FEET, A CHORD BEARING OF
 16-38 NORTH 21 DEGREES, 56 MINUTES 18 SECONDS WEST, AND A CHORD LENGTH OF
 16-39 25.95 FEET;

16-40 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF
 16-41 25.95 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 16-42 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A COMPOUND CURVE TO
 16-43 THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 13 MINUTES 17
 16-44 SECONDS, A RADIUS OF 7572.80 FEET, A CHORD BEARING OF NORTH 09
 16-45 DEGREES 40 MINUTES 45 SECONDS WEST, AND A CHORD LENGTH OF 2398.20
 16-46 FEET;

16-47 ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC LENGTH OF
 16-48 2408.33 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 16-49 DISC FOUND FOR CORNER;

16-50 NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF
 16-51 1010.42 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM

16-52 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A
 16-53 NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES
 16-54 39 MINUTES 25 SECONDS, A RADIUS OF 7702.81 FEET, A CHORD BEARING OF
 16-55 NORTH 01 DEGREE 24 MINUTES 46 SECONDS WEST, AND A CHORD LENGTH OF
 16-56 222.73 FEET;

16-57 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF
 16-58 222.74 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 16-59 DISC FOUND FOR CORNER;

16-60 NORTH 02 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF
 16-61 141.04 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 16-62 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO
 16-63 THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 24 MINUTES 13 SECONDS,
 16-64 A RADIUS OF 7714.81 FEET, A CHORD BEARING OF NORTH 05 DEGREES 26
 16-65 MINUTES 04 SECONDS WEST, AND A CHORD LENGTH OF 592.80 FEET;

16-66 ALONG SAID TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 592.95
 16-67 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM DISC
 16-68 FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE
 16-69 RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 43 MINUTES 26 SECONDS, A

17-1 RADIUS OF 98.00 FEET, A CHORD BEARING OF NORTH 22 DEGREES 16 MINUTES
 17-2 41 SECONDS WEST, AND A CHORD LENGTH OF 48.62 FEET;
 17-3 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
 17-4 49.13 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 17-5 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE
 17-6 TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 29 MINUTES 03
 17-7 SECONDS, A RADIUS OF 7702.81 FEET, A CHORD BEARING OF NORTH 11
 17-8 DEGREES 15 MINUTES 19 SECONDS WEST, AND A CHORD LENGTH OF 871.25
 17-9 FEET;
 17-10 ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF
 17-11 871.71 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 17-12 DISC FOUND FOR CORNER;
 17-13 NORTH 14 DEGREES 29 MINUTES 44 SECONDS WEST, A DISTANCE OF
 17-14 200.89 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 17-15 DISC FOUND FOR CORNER;
 17-16 NORTH 09 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF
 17-17 142.48 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 17-18 DISC FOUND FOR CORNER;
 17-19 NORTH 14 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF
 17-20 508.91 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 17-21 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE
 17-22 TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 54 MINUTES 05
 17-23 SECONDS, A RADIUS OF 98.00 FEET, A CHORD BEARING OF NORTH 28 DEGREES
 17-24 30 MINUTES 51 SECONDS WEST, AND A CHORD LENGTH OF 48.91 FEET;
 17-25 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
 17-26 49.43 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH A ALUMINUM
 17-27 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE
 17-28 TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 42
 17-29 SECONDS, A RADIUS OF 7572.90 FEET, A CHORD BEARING OF NORTH 12
 17-30 DEGREES 29 MINUTES 55 SECONDS WEST, AND A CHORD LENGTH OF 422.24
 17-31 FEET;
 17-32 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
 17-33 422.30 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 17-34 DISC FOUND FOR CORNER;
 17-35 SOUTH 89 DEGREES 35 MINUTES 25 SECONDS EAST, A DISTANCE OF
 17-36 30.77 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH A ALUMINUM DISC
 17-37 FOUND FOR CORNER AND THE BEGINNING OF NON-TANGENT CURVE TO THE RIGHT
 17-38 HAVING A CENTRAL ANGLE OF 01 DEGREES 33 MINUTES 03 SECONDS, A RADIUS
 17-39 OF 7542.79 FEET, A CHORD BEARING OF NORTH 10 DEGREES 09 MINUTES 45
 17-40 SECONDS WEST, AND A CHORD LENGTH OF 204.17 FEET;
 17-41 ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF
 17-42 204.18 FEET, TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP
 17-43 STAMPED "CARTER BURGESS" SET FOR THE NORTHWEST CORNER OF AFORESAID
 17-44 1845.082 ACRE TRACT AND ON THE SOUTH LINE OF A TRACT OF LAND
 17-45 CONVEYED TO HATTON W. SUMNERS FOUNDATION FOR THE STUDY AND TEACHING
 17-46 OF THE SCIENCE OF SELF-GOVERNMENT, INC., A TEXAS NON-PROFIT
 17-47 CORPORATION BY DEED RECORDED IN VOLUME 13589, PAGE 161, DEED
 17-48 RECORDS, TARRANT COUNTY, TEXAS;
 17-49 THENCE NORTH 89 DEGREES 30 MINUTES 35 SECONDS EAST, ALONG A
 17-50 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND THE SOUTH LINE OF
 17-51 AFORESAID HATTON W. SUMNERS FOUNDATION TRACT, A DISTANCE OF 2454,47
 17-52 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
 17-53 "CARTER BURGESS" SET FOR AN ELL CORNER OF SAID 1845.082 ACRE TRACT
 17-54 AND THE SOUTHEAST CORNER OF SAID HATTON W. SUMNERS FOUNDATION
 17-55 TRACT;
 17-56 THENCE NORTH 00 DEGREES 29 MINUTES 38 SECONDS WEST, ALONG A
 17-57 WEST LINE OF AFORESAID 1845.082 ACRE TRACT AND THE COMMON EAST LINE
 17-58 OF AFORESAID HATTON W. SUMNERS FOUNDATION TRACT, A DISTANCE OF
 17-59 604.03 FEET TO 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
 17-60 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF A TRACT OF LAND
 17-61 CONVEYED TO GREENFIELD DEVELOPMENT INC., BY DEED RECORDED IN VOLUME
 17-62 10251, PAGE 1299, DEED RECORDS, TARRANT COUNTY, TEXAS;
 17-63 THENCE NORTH 89 DEGREES 18 MINUTES 20 SECONDS EAST, ALONG A
 17-64 NORTH LINE OF AFORESAID 1845.082 ACRE TRACT AND THE COMMON SOUTH
 17-65 LINES OF AFORESAID GREENFIELD DEVELOPMENT TRACT AND AFORESAID SON
 17-66 WINN AND K.C. YALE TRACT, A DISTANCE OF 2653.20 FEET TO THE POINT OF
 17-67 BEGINNING, AND CONTAINING 1962.421 ACRES OF LAND, MORE OR LESS.
 17-68 TRACT 2
 17-69 BEING A 1.996 ACRE TRACT OF LAND SITUATED IN THE PATRICK G.

18-1 DALTON SURVEY, ABSTRACT NO. 414, CITY OF ARLINGTON, TARRANT COUNTY,
 18-2 TEXAS, AND BEING ALL OF A CALLED 1.993 ACRE TRACT OF LAND, CONVEYED
 18-3 AS TRACT TWO TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
 18-4 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 1.996
 18-5 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE
 18-6 PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY
 18-7 OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE
 18-8 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

18-9 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 18-10 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTH CORNER OF AFORESAID 1.993
 18-11 ACRE TRACT AND BEING ON THE SOUTHWEST RIGHT-OF-WAY OF OLD F.M. 157
 18-12 (A VARIABLE WIDTH RIGHT-OF-WAY NOW CLOSED);

18-13 THENCE SOUTH 21 DEGREES 50 MINUTES 34 SECONDS EAST, ALONG THE
 18-14 NORTHEAST LINE OF AFORESAID 1.993 ACRE TRACT AND THE COMMON
 18-15 SOUTHWEST RIGHT-OF-WAY OF AFORESAID OLD F.M. 157, A DISTANCE OF
 18-16 843.24 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 18-17 "BRITTAIN& CRAWFORD" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.993
 18-18 ACRE TRACT;

18-19 THENCE SOUTH 82 DEGREES 43 MINUTES 04 SECONDS WEST, ALONG TH
 18-20 SOUTH LINE OF AFORESAID 1.993 ACRE TRACT AND THE NORTH LINE OF A
 18-21 CALLED 22.049 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ARLINGTON
 18-22 BY DEED RECORDED IN VOLUME 15590, PAGE 18, DEED RECORDS, TARRANT
 18-23 COUNTY, TEXAS, A DISTANCE OF 213.06 FEET TO A 1/2 INCH IRON ROD WITH
 18-24 A PLASTIC CAP STAMPED "BRITTAIN&CRAWFORD" FOUND FOR THE SOUTHWEST
 18-25 CORNER OF SAID 1.993 ACRE TRACT AND THE INSIDE ELL CORNER OF SAID
 18-26 22.049 ACRE TRACT;

18-27 THENCE NORTH 07 DEGREES 12 MINUTES 25 SECONDS WEST, ALONG THE
 18-28 WEST LINE OF AFORESAID 1.993 ACRE TRACT AND THE COMMON EAST LINE OF
 18-29 AFORESAID 22.049 ACRE TRACT, A DISTANCE OF 816.16 FEET TO THE POINT
 18-30 OF BEGINNING, AND CONTAINING 1.996 ACRES OF LAND, MORE OR LESS.

18-31 TRACT 3
 18-32 BEING A 45.251 ACRE TRACT OF LAND SITUATED IN THE PATRICK G.
 18-33 DALTON SURVEY, ABSTRACT NO. 414, AND THE WILLIAM JENKINS SURVEY,
 18-34 ABSTRACT NO. 856, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND
 18-35 BEING ALL OF A CALLED 45.251 ACRE TRACT OF LAND, CONVEYED AS TRACT
 18-36 FOUR TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT NO. D204096335,
 18-37 DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 45.251 ACRE TRACT, WITH
 18-38 REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES,
 18-39 NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY OF ARLINGTON
 18-40 CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE PARTICULARLY
 18-41 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

18-42 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 18-43 "BRITTAIN&CRAWFORD" FOUND FOR THE NORTH CORNER OF AFORESAID 45.251
 18-44 ACRE TRACT AND BEING ON THE WEST RIGHT-OF-WAY OF F.M. 157 (A
 18-45 VARIABLE WIDTH RIGHT-OF-WAY) AND ON THE EAST RIGHT-OF-WAY OF OLD
 18-46 F.M. 157 (A VARIABLE WIDTH RIGHT-OF-WAY NOW CLOSED) AND BEING THE
 18-47 BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF
 18-48 04 DEGREES 11 MINUTES 08 SECONDS, A RADIUS OF 7702.79 FEET, A CHORD
 18-49 BEARING OF SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST, AND A CHORD
 18-50 LENGTH OF 562.59 FEET;

18-51 THENCE ALONG THE EAST LINE OF AFORESAID 45.251 ACRE TRACT AND
 18-52 THE COMMON WEST RIGHT-OF-WAY OF F.M. 157 THE FOLLOWING COURSES AND
 18-53 DISTANCES:

18-54 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 562.71
 18-55 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM DISC
 18-56 FOUND FOR CORNER;

18-57 SOUTH 14 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF
 18-58 843.12 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 18-59 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE
 18-60 TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 56 MINUTES 23
 18-61 SECONDS, A RADIUS OF 7572.81 FEET, A CHORD BEARING OF SOUTH 07
 18-62 DEGREES 32 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 1837.89
 18-63 FEET ;

18-64 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF
 18-65 1842.43 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 18-66 DISC FOUND FOR CORNER;

18-67 SOUTH 00 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF
 18-68 1011.25 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM
 18-69 DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE

19-1 TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 40
 19-2 SECONDS, A RADIUS OF 7702.80 FEET, A CHORD BEARING OF SOUTH 06
 19-3 DEGREES 14 MINUTES 20 SECONDS EAST, AND A CHORD LENGTH OF 1522.65
 19-4 FEET;

19-5 ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF
 19-6 1525.14 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER
 19-7 OF AFORESAID 45.251 ACRE TRACT;

19-8 THENCE SOUTH 82 DEGREES 46 MINUTES 55 SECONDS WEST, ALONG THE
 19-9 SOUTH LINE OF AFORESAID 45.251 ACRE TRACT, A DISTANCE OF 24.91 FEET
 19-10 TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 45.251
 19-11 ACRE TRACT AND BEING ON THE EAST RIGHT-OF-WAY OF AFORESAID OLD F.F.M.
 19-12 157;

19-13 THENCE ALONG THE WEST LINE OF AFORESAID 45.251 ACRE TRACT AND
 19-14 THE COMMON EAST RIGHT-OF-WAY OF AFORESAID OLD F.M. 157 THE
 19-15 FOLLOWING COURSES AND DISTANCES:

19-16 NORTH 21 DEGREES 51 MINUTES 02 SECONDS WEST, A DISTANCE OF
 19-17 1508.74 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 19-18 "BRITTAIN& CRAWFORD" FOUND FOR CORNER AND BEING THE BEGINNING OF A
 19-19 NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES
 19-20 16 MINUTES 14 SECONDS, A RADIUS OF 1860.00 FEET, A CHORD BEARING OF
 19-21 NORTH 11 DEGREES 18 MINUTES 12 SECONDS WEST, AND A CHORD LENGTH OF
 19-22 686.55 FEET;

19-23 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF
 19-24 690.50 FEET, TO A 4 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 19-25 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

19-26 NORTH 00 DEGREES 40 MINUTES 04 SECONDS WEST, A DISTANCE OF
 19-27 3343.13 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 19-28 "BRITTAIN& CRAWFORD" FOUND FOR CORNER;

19-29 NORTH 02 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF
 19-30 299.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 45.251 ACRES
 19-31 OF ALND, MORE OR LESS.

19-32 TRACT 4
 19-33 BEING A 4.254 ACRE TRACT OF LAND SITUATED IN THE JOHN BURNETT
 19-34 SURVEY, ABSTRACT NO. 178, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS,
 19-35 AND BEING ALL OF A CALLED 4.254 ACRE TRACT OF LAND, CONVEYED AS
 19-36 TRACTA SIX TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
 19-37 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 4.254
 19-38 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE
 19-39 PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FORM CITY
 19-40 OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE
 19-41 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

19-42 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 19-43 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID
 19-44 4.254 ACRE TRACT AND BEING THE NORTHEAST CORNER OF BLOCK 1 OF POST
 19-45 OAK VILLAGE AN ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN
 19-46 VOLUME 388-144, PAGE 66, PLAT RECORDS, TARRANT COUNTY, TEXAS AND
 19-47 BEING ON THE SOUTH RIGHT-OF-WAY OF TRINITY BOULEVARD (A VARIABLE
 19-48 WIDTH RIGHT-OF-WAY) ;

19-49 THENCE SOUTH 80 DEGREES 36 MINUTES 41 SECONDS EAST, ALONG THE
 19-50 NORTH LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON SOUTH
 19-51 RIGHT-OF-WAY OF AFORESAID TRINITY BOULEVARD, A DISTANCE OF 101.28
 19-52 FEET TO A "X" CUT FOUND FOR THE NORTHEAST CORNER OF AFORESAID 4.254
 19-53 ACRE TRACT AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE
 19-54 TRINITY/360 ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN
 19-55 CABINET "A", SLIDE 2590, PLAT RECORDS, TARRANT COUNTY, TEXAS;

19-56 THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS WEST, ALONG THE
 19-57 EAST LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON WEST LINE OF
 19-58 AFORESAID LOT 1, BLOCK 1 AND THE WEST LINE OF A TRACT OF LAND
 19-59 CONVEYED TO DALLAS-FORT WORTH REGIONAL AIRPORT BOARD BY
 19-60 RIGHT-OF-WAY OF THE TRINITY RAILWAY EXPRESS (A VARIABLE WIDTH
 19-61 RIGHT-OF-WAY);

19-62 THENCE SOUTH 07 DEGREES 42 MINUTES 42 SECONDS EAST, A
 19-63 DISTANCE OF 475.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

19-64 THENCE SOUTH 00 DEGREES 18 MINUTES 35 SECONDS EAST, A
 19-65 DISTANCE OF 152.82 FEET TO A CONCRETE MONUMENT FOUND FOR THE
 19-66 SOUTHEAST CORNER OF AFORESAID 15.040 ACRE TRACT AND BEING AT THE
 19-67 INTERSECTION OF THE WEST RIGHT-OF-WAY OF AFORESAID SOUTH EULESS
 19-68 MAIN STREET AND THE NORTH RIGHT-OF-WAY OF CALLOWAY CEMETERY ROAD (A
 19-69 VARIABLE WIDTH RIGHT-OF-WAY);

20-1 THENCE NORTH 89 DEGREES 30 MINUTES 23 SECONDS WEST, ALONG THE
20-2 SOUTH LINE OF AFORESAID 15.040 ACRE TRACT AND THE COMMON NORTH
20-3 RIGHT-OF-WAY OF AFORESAID 15.040 ACRE TRACT, A DISTANCE OF 1811.58
20-4 FEET TO A PK NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 15.040 ACRE
20-5 TRACT;

20-6 THENCE NORTH 00 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG THE
20-7 WEST LINE OF AFORESAID 15.040 ACRE TRACT, A DISTANCE OF 99.13 FEET
20-8 TO THE POINT OF BEGINNING, AND CONTAINING 15.060 ACRES OF LAND, MORE
20-9 OR LESS.

20-10 TRACT 5
20-11 BEING A 4.254 ACRE TRACT OF LAND SITUATED IN THE JOHN BURNETT
20-12 SURVEY, ABSTRACT NO. 178, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS,
20-13 AND BEING ALL OF A CALLED 4.254 ACRE TRACT OF LAND, CONVEYED AS
20-14 TRACT SIX TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
20-15 NO. D204096335,

20-16 DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 4.254 ACRE TRACT,
20-17 WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE
20-18 COORDINATES, NORTHCENTRAL ZONE 4202 AS DETERMINED FROM CITY OF
20-19 ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE
20-20 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

20-21 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
20-22 "BRITTAIN&CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID
20-23 4.254 ACRE TRACT AND BEING THE NORTHEAST CORNER OF BLOCK 1 OF POST
20-24 OAK VILLAGE AN ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN
20-25 VOLUME 388-144, PAGE 66, PLAT RECORDS, TARRANT COUNTY, TEXAS AND
20-26 BEING ON THE SOUTH RIGHT-OF-WAY OF TRINITY BOULEVARD (A VARIABLE
20-27 WIDTH RIGHT-OF-WAY);

20-28 THENCE SOUTH 80 DEGREES 36 MINUTES 41 SECONDS EAST, ALONG THE
20-29 NORTH LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON SOUTH
20-30 RIGHT-OF-WAY OF AFORESAID TRINITY BOULEVARD, A DISTANCE OF 101.28
20-31 FEET TO A "X" CUT FOUND FOR THE NORTHEAST CORNER OF AFORESAID 4.254
20-32 ACRE TRACT AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE
20-33 TRINITY/360 ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN
20-34 CABINET "A", SLIDE 2590, PLAT RECORDS, TARRANT COUNTY, TEXAS;

20-35 THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS WEST, ALONG THE
20-36 EAST LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON WEST LINE OF
20-37 AFORESAID LOT 1, BLOCK 1 AND THE WEST LINE OF A TRACT OF LAND
20-38 CONVEYED TO DALLAS-FORT WORTH REGIONAL AIRPORT BOARD BY DEED
20-39 RECORDED IN VOLUME 6653, PAGE 856, DEED RECORDS. TARRANT COUNTY,
20-40 TEXAS AND THE WEST LINE OF LOT 1, BLOCK 1 OF THE INTERNATIONAL
20-41 AIRPORT SUBSTATION ADDITION TO THE CITY OF ARLINGTON BY PLAT
20-42 RECORDED IN VOLUME 388-213, PAGE 59, PLAT RECORDS, TARRANT COUNTY,
20-43 TEXAS, A DISTANCE OF 1836.13 FEET TO A 5/8 INCH IRON ROD WITH A
20-44 YELLOW PLASTIC CAP STAMPED 'CARTER BURGESS' SET FOR THE SOUTHEAST
20-45 CORNER OF SAID 4.254 ACRE TRACT AND BEING ON THE NORTH RIGHT-OF-WAY
20-46 OF TRINITY RAIL WAY EXPRESS (A VARIABLE WIDTH RIGHT-OF-WAY) AND
20-47 BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A
20-48 CENTRAL ANGLE OF 00 DEGREES 30 MINUTES 06 SECONDS, A RADIUS OF
20-49 11609.16 FEET, A CHORD BEARING OF SOUTH 79 DEGREES 54 MINUTES 15
20-50 SECONDS WEST, AND A CHORD LENGTH OF 101.65 FEET;

20-51 THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, AND ALONG
20-52 THE SOUTH LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON NORTH
20-53 RIGHT-OF-WAY OF AFORESAID TRINITY RAILWAY EXPRESS, AN ARC LENGTH OF
20-54 101.65 FEET, 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
20-55 "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID 4.254 ACRE
20-56 TRACT AND BEING THE SOUTHEAST CORNER OF BLOCK 2 OF POST OAK VILLAGE
20-57 ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN VOLUME
20-58 388-144, PAGE 66, PLAT RECORDS, TARRANT COUNTY, TEXAS;

20-59 THENCE NORTH 00 DEGREES 15 MINUTES 42 SECONDS EAST, ALONG THE
20-60 WEST LINE OF AFORESAID 4.254 ACRE TRACT AND THE COMMON EAST LINE OF
20-61 AFORESAID BLOCK 2 AND BLOCK 1 OF POST OAK VILLAGE ADDITION, A
20-62 DISTANCE OF 1870.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING
20-63 4.254 ACRES OF LAND, MORE OR LESS.

20-64 TRACT 6
20-65 BEING A 0.032 ACRE TRACT OF LAND SITUATED IN THE R.H. GALLOWAY
20-66 SURVEY, ABSTRACT NO. 337, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS,
20-67 AND BEING ALL OF A CALLED 0.032 ACRE TRACT OF LAND, CONVEYED AS
20-68 TRACT SEVEN TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT
20-69 NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 0.032

21-1 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE
 21-2 PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY
 21-3 OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04". BEING MORE
 21-4 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

21-5 BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 21-6 "BRITTAIN& CRAWFORD" FOUND FOR THE NORTHEAST CORNER OF AFORESAID
 21-7 0.032 ACRE TRACT AND BEING ON THE SOUTH RIGHT-OF-WAY OF TRINITY
 21-8 RAILWAY EXPRESS (A VARIABLE WIDTH RIGHT-OF-WAY);

21-9 THENCE SOUTH 00 DEGREES 29 MINUTES 13 SECONDS EAST, ALONG THE
 21-10 EAST LINE OF AFORESAID 0.032 ACRE TRACT, A DISTANCE OF 77.21 FEET TO
 21-11 A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITTAIN&CRAWFORD"
 21-12 FOUND FOR THE SOUTH CORNER OF SAID 0.032 ACRE TRACT AND BEING ON THE
 21-13 EAST RIGHT-OF-WAY SOUTH EULESS MAIN STREET (A VARIABLE WIDTH
 21-14 RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE
 21-15 LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 49 MINUTES 57 SECONDS, A
 21-16 RADIUS OF 311.36 FEET, A CHORD BEARING OF NORTH 28 DEGREES 45
 21-17 MINUTES 05 SECONDS WEST, AND A CHORD LENGTH OF 42.53 FEET;

21-18 THENCE ALONG THE WEST LINE OF AFORESAID 0.032 TRACAT AND THE
 21-19 COMMON EAST RIGHT-OF-WAY OF AFORESAID SOUTH EULESS MAIN STREET, THE
 21-20 FOLLOWING COURSES AND DISTANCES:

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

21-24 NORTH 31 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF
 21-25 12.20 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 21-26 "BRITTAIN& CRAWFORD" FOUND FOR CORNER AND BEING THE BEGINNING OF A
 21-27 TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 42
 21-28 MINUTES 05 SECONDS, A RADIUS OF 261,48 FEET, A CHORD BEARING OF
 21-29 NORTH 28 DEGREES 50 MINUTES 23 SECONDS WEST, AND A CHORD LENGTH OF
 21-30 21.45 FEET;

21-31 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 21.46
 21-32 FEET, TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED
 21-33 "BRITTAIN&CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID
 21-34 0.032 ACRE TRACT AND BEING AT THE INTERSECTION OF THE EAST
 21-35 RIGHT-OF-WAY OF AFORESAID SOUTH EULESS MAIN STREET AND THE SOUTH
 21-36 RIGHT-OF-WAY OF AFORESAID TRINITY RAILWAY EXPRESS;

21-37 THENCE NORTH 73 DEGREES 39 MINUTES 39 SECONDS EAST, ALONG THE
 21-38 NORTH LINE OF AFORESAID 0.032 ACRE TRACT AND THE COMMON SOUTH
 21-39 RIGHT-OF-WAY LINE OF AFORESAID TRINITY RAILWAY EXPRESS, A DISTANCE
 21-40 OF 38.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.032 ACRES
 21-41 OF LAND, MORE OR LESS.

21-42 SAVE & EXCEPT:

21-43 BEING A 110.971 ACRE TRACT OF LAND SITUATED IN THE SAMUEL
 21-44 KEPHART SURVEY, ABSTRACT NO. 891 AND THE THOMAS D. NEWTON SURVEY,
 21-45 ABSTRACT NO. 1164, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND
 21-46 BEING ALL OF A CALLED 110.971 ACRE TRACT OF LAND, DESCRIBED AS THE
 21-47 "SAVE AND EXCEPT" TRACT IN A DEED TO LOBF, L.P. BY DEED RECORDED IN
 21-48 DOCUMENT NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID
 21-49 110.971 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS

21-50 STATE PLAND COORDINATES, NORTH CENTRAL ZONE 4202 AS
 21-51 DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "AR02" AND
 21-52 "ARCH", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
 21-53 FOLLOWS:

21-54 BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST
 21-55 CORNER OF AFORESAID 110.971 ACRE TRACT;

21-56 THENCE SOUTH 00 DEGREES 46 MINUTES 51 SECONDS EAST, A
 21-57 DISTANCE OF 2342.37 FEET TO A 1 INCH SQUARE TUBE FOUND FOR THE
 21-58 INSIDE ELL CORNER OF AFORESAID 110.971 ACRE TRACT;

21-59 THENCE SOUTH 68 DEGREES 32 MINUTES 34 SECONDS EAST, A
 21-60 DISTANCE OF 282.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

21-61 THENCE SOUTH 86 DEGREES 00 MUNUTES 45 SECONDS EAST, A
 21-62 DISTANCE OF 185.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER

21-63 THENCE SOUTH 88 DEGREES 03 MINUTES 37 SECONDS EAST, A
 21-64 DISTANCE OF 241.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

21-65 THENCE NORTH 49 DEGREES 31 MINUTES 08 SECONDS EAST, A
 21-66 DISTANCE OF 285.94 FEET TO A5/8 INCH IRON ROD WITH A YELLOW PLASTIC
 21-67 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

21-68 THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS EAST, A
 21-69 DISTANCE OF 136.26 FEET TO A 4 INCH IRON ROD FOUND FOR CORNER;

22-1 THENCE SOUTH 02 DEGREES 31 MINUTES 12 SECONDS EAST, A
22-2 DISTANCE OF 255.86 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC
22-3 CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

22-4 THENCE SOUTH 32 DEGREES 22 MINUTES 38 SECONDS WEST, A
22-5 DISTANCE OF 222.96 FEET TO A 1 INCH IRON ROD FOUND FOR CORNER;

22-6 THENCE SOUTH 46 DEGREES 01 MINUTES 29 SECONDS WEST, A
22-7 DISTANCE OF 277.26 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
22-8 STAMPED "BRITTAIN&CRAWFORD" FOUND FOR CORNER;

22-9 THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS WEST, A
22-10 DISTANCE OF 744.44 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP
22-11 STAMPED "BRITTAIN&CRAWFORD" FOUND FOR CORNER;

22-12 THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, A
22-13 DISTANCE OF 277.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

22-14 THENCE NORTH 55 DEGREES 45 MINUTES 57 SECONDS WEST, A
22-15 DISTANCE OF 805.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

22-16 THENCE SOUTH 89 DEGREES 34 MINUTES 03 SECONDS WEST, A
22-17 DISTANCE OF 674.35 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC
22-18 CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF
22-19 AFORESAID 110.971 ACRE TRACT;

22-20 THENCE NORTH 00 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG THE
22-21 WEST LINE OF AFORESAID 110.971 ACRE TRACT, A DISTANCE OF 2520.73
22-22 FEET TO A 2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID
22-23 110.971 ACRE TRACT;

22-24 THENCE SOUTH 88 DEGREES 46 MINUTES 50 SECONDS EAST, ALONG THE
22-25 NORTH LINE OF AFORESAID 110.971 ACRE TRACT, A DISTANCE OF 1618.96
22-26 FEET TO THE POINT OF BEGINNING AND CONTAINING 110.971 ACRES OF LAND,
22-27 MORE OR LESS.

22-28 SECTION 3. The initial board of directors of The Lakes
22-29 Municipal Utility and Management District of Tarrant County
22-30 consists of the following persons:

- 22-31 (1) Donald Huffines;
- 22-32 (2) Phillip Huffines;
- 22-33 (3) Sue Blankenship;
- 22-34 (4) Robert Kembel; and
- 22-35 (5) Elvio Bruni.

22-36 SECTION 4. (a) The legal notice of the intention to
22-37 introduce this Act, setting forth the general substance of this
22-38 Act, has been published as provided by law, and the notice and a
22-39 copy of this Act have been furnished to all persons, agencies,
22-40 officials, or entities to which they are required to be furnished
22-41 under Section 59, Article XVI, Texas Constitution, and Chapter
22-42 313, Government Code.

22-43 (b) The governor, one of the required recipients, has
22-44 submitted the notice and this Act to the Texas Commission on
22-45 Environmental Quality.

22-46 (c) The Texas Commission on Environmental Quality has filed
22-47 its recommendations relating to this Act with the governor, the
22-48 lieutenant governor, and the speaker of the house of
22-49 representatives within the required time.

22-50 (d) All requirements of the constitution and laws of this
22-51 state and the rules and procedures of the legislature with respect
22-52 to the notice, introduction, and passage of this Act are fulfilled
22-53 and accomplished.

22-54 SECTION 5. This Act takes effect immediately if it receives
22-55 a vote of two-thirds of all the members elected to each house, as
22-56 provided by Section 39, Article III, Texas Constitution. If this
22-57 Act does not receive the vote necessary for immediate effect, this
22-58 Act takes effect September 1, 2007.

22-59 * * * * *