

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, ADOPTING AN AMENDED AND RESTATED PROJECT AND FINANCE PLAN PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City of Lewisville, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, pursuant to and as required by the Act, the City Council of the City (the "City Council") approved Ordinance No. 0087-18-ORD on December 3, 2019, which created Reinvestment Zone Number Three, City of Lewisville, Texas (the "Zone") containing the approximate 708 acres described and depicted in **Exhibit A**, attached hereto, and incorporated herein for all purposes (the "Property"); and

WHEREAS, pursuant to and as required by the Act, the City Council prepared a Reinvestment Zone Number Three, City of Lewisville, Texas Final Project and Finance Plan (the "Final Project and Finance Plan") for the Zone; and

WHEREAS, on January 28, 2019, the City Council approved Ordinance No. 0102-19-ORD, approving the Final Project and Finance Plan; and

WHEREAS, the City Council and the Board of Directors of the Zone (the "Board") may also approve an amendment to the Final Project and Finance Plan of the Zone and the City has prepared an Amended and Restated Reinvestment Zone Number Three, City of Lewisville, Texas, Project and Finance Plan (the "Amended and Restated Plan"), attached hereto as **Exhibit B**; and

WHEREAS, a notice of public hearing was published in the Denton Record Chronicle, a newspaper of general circulation within the City, on May 2, 2021, which date is not later than the seventh (7) day prior to the public hearing held on May 12, 2021; and

WHEREAS, on May 12, 2021, the City Council opened a public hearing to consider an amendment to the Zone to include the Additional Property and the adoption of the Amended and Restated Plan; and

WHEREAS, at the public hearing on May 12, 2021, interested persons were allowed to speak for or against: (i) the inclusion of the Additional Property in the Zone; (ii) the amendment of the Zone; (iii) the amended boundaries of the Zone; (iv) the Amended and Restated Plan and/or (v) the concept of tax increment financing; and

WHEREAS, at the public hearing on May 12, 2021, owners of the Additional Property were provided with a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, at the public hearing on May 12, 2021, the City Council continued the public hearing to the May 17, 2021 meeting, and since that meeting, the City Council has continued the public hearing at multiple consecutive regular City Council meetings, the latest of which continued the public hearing to the August 16, 2021 meeting; and

WHEREAS, at the public hearing on August 16, 2021, interested persons were again allowed to speak for or against: (i) the inclusion of the Additional Property in the Zone; (ii) the amendment of the Zone; (iii) the amended boundaries of the Zone; (iv) the Amended and Restated Plan and/or (v) the concept of tax increment financing; and

WHEREAS, at the public hearing on August 16, 2021, owners of the Additional Property were again provided with a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, the Board of Directors of the Zone have reviewed the Amended and Restated Plan, and recommend approval to the City Council excluding the boundary adjustments; and

WHEREAS, the City has taken all actions required to amend the Zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the amendment of the Zone.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS:

SECTION 1. RECITALS. That the recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2. AMENDED AND RESTATED PLAN APPROVAL. That the City Council does hereby approve the Amended and Restated Plan, a copy of which is attached hereto as **Exhibit B** and incorporated herein for all purposes.

SECTION 3. SEVERABILITY. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

SECTION 4. OPEN MEETINGS. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as

amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage as provided by law.

PASSED AND APPROVED ON AUGUST 16, 2021.

TJ Gilmore
Mayor

ATTEST:

Julie Worster
City Secretary

Effective: _____

APPROVED AS TO FORM:

Lizbeth Plaster
City Attorney

**METES AND BOUNDS DESCRIPTION
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1G
DENTON COUNTY, TEXAS**

All that certain 307.251 acres of land, comprise of six tracts, more particularly described as follows: (All courses and distances in this description are quoted from the Amended District Information Form, Denton County Fresh Water Supply District No. 1-G, Exhibit B, recorded in Document Number 2016-33802 in the Public Records of Denton County, Texas (P.R.D.C.T.), this document was prepared under 22 TAC§663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interest in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Tract 1G-1 • (18.824 Acres)

BEING a tract of land situated in the B.B.B. & C.R.R. Survey, A-180, said tract being a part of those certain lands conveyed to Castle Hills Development Corporation recorded in Document Numbers 97-026044 and 97-26045 P.R.D.C.T. and being a portion of a 2628 acre tract known as Denton County Fresh Water Supply District No. 1 (DCFWS No.1) as recorded in Volume 1191 Page 111 P.R.D.C.T., said Tract 1-G1 being more particularly described as follows:

BEGINNING at the southwest end of a corner clip at the intersection of the north line of Farm to Market Road No. 544 (F.M. 544), (a variable width right-of-way), with the west line of Farm to Market Road No. 2281 (FM 2281 Old Denton Rd), (a variable width right-of-way):

1. THENCE South 89° 13' 48" West, along the north line of said FM 544, for a distance of 525.67 feet to a point for the beginning of a circular curve to the right;
2. THENCE continuing along said north line with said circular curve to the right having a central angle of 10° 07' 39", a radius of 1372.40 feet, a tangent length of 121.61 feet, and a chord of North 85° 42' 23" West 242.27 feet, for an arc distance of 242.58 feet to a point at the south end of a corner clip at the intersecting of said north line with the east line of Sam Rayburn Tollway (a variable width right-of-way);
3. THENCE North 33° 14' 48" West, along said corner clip, for a distance of 127.88 feet to a point at the north end of said corner clip and on said east line;
4. THENCE North 14° 08' 25" East, along said east line, for a distance of 85.86 feet to a point for the beginning of a circular curve to the right;
5. THENCE along said east line with said circular curve to the right having a central angle of 29° 04' 54", a radius of 2531.48 feet, a tangent length of 656.61 feet, and a chord of North 28° 40' 51" East 1271.15 feet, for an arc distance of 1284.90 feet to a point at the west end of a clip at the Intersection of said east line with the west line of said FM 2281 Old Denton Rd;
6. THENCE South 84° 04' 31" East, along said clip, for a distance of 137.55 feet to a point for the beginning of a non-tangent circular curve to the right on the west line of said FM 2281 Old Denton Rd.;
7. THENCE along said west line with said circular curve to the right having a central angle of 29° 14' 33", a radius of 512.96 feet, a tangent length of 133.82 feet, and a chord of South 16° 33' 34" East 258.97 feet, for an arc distance of 261.80 feet to a point of tangency;
8. THENCE South 01° 56' 18" East, along said west line, for a distance of 1015.23 feet to a point at the northeast end of the corner clip at the intersection of the north line of said FM 544 with said west line;

9. THENCE South 44° 28' 42" West, along said corner clip, for a distance of 55.21 feet to the POINT OF BEGINNING and containing 18.824 acres or 819,955 square feet of land.

Tract 1G-2 • (82.945 acres)

BEING a tract of land situated In the B.B.B. & C.R.R. Survey Abstract No. 180 and the Harrison Young Survey Abstract No. 1448 Denton County, Texas; said tract being a part of those certain lands conveyed to Castle Hills Development Corporation as recorded in Denton County Documents CC #97-026044 and CC #97-026045; and being a portion of a 2628 acre tract known as Denton County Fresh Water Supply District No. 1 (DCFSD No.1) as recorded in Volume 1191 Page 111 Deed Records Denton County, Texas (DRDCT); said tract being more particularly described as follows:

BEGINNING at the northeast end of a corner clip at the intersection of the south line of Farm to Market Road No. 544 (FM 544) (a variable width right-of-way), with the east line of Midway Road (a variable width right-of-way) as recorded in Denton County Document CC #98-R0027535;

1. THENCE along said south line with a circular curve to the left having a central angle of 21° 51' 21", a radius of 776.20 feet to a tangent length of 149.86 feet, and a chord of South 65° 28' 25" East 294.29 feet, for an arc distance 296.09 feet to a point of tangency;
2. THENCE South 76° 24' 05" East, continuing along said south line, for a distance of 578.13 feet to a point at the north end of a corner clip at the intersection of said south line with the west line of Sam Rayburn Tollway;
3. THENCE South 33° 08' 50" East, along said corner clip, for a distance of 116.57 feet to a point for the beginning of a circular curve to the left on said west line;
4. THENCE along said west line with said circular curve to the left having a central angle of 10° 58' 14", a radius of 3633.68 feet, a tangent length of 348.94 feet, and a chord of South 03° 54' 18" West 694.68 feet, for an arc distance of 695.74 feet to a point of tangency;
5. THENCE South 01° 34' 49" East, continuing along said west line, for a distance of 561.45 feet to a point for the beginning of a circular curve to the left;
6. THENCE continuing along said west line with said circular curve to the left having a central angle of 02° 07' 24", a radius of 11,474.16 feet, a tangent length of 212.62 feet, and a chord of South 02° 38' 31" East 425.17 feet, for an arc distance of 425.19 feet to a point of tangency;
7. South 03° 42' 12" East, continuing along said west line, for a distance of 439.23 feet to a point for the beginning of a circular curve to the right;
8. Continuing along said west line with said circular curve to the right having a central angle of 32° 03' 42", a radius of 1622.02 feet, a tangent length of 466.05 feet, and a chord of South 12° 19' 39" West 895.86 feet, for an arc distance of 907.65 feet to a point of tangency;
9. THENCE South 28° 21' 29" West, continuing along said west line, for a distance of 267.21 feet to a point at the intersection of said west line with the south line of said Castle Hills Development tract, said south line being common with the south line of said DCFWSD No. 1;

10. THENCE South 89° 23' 00" West, departing said west line and along said common south lines, for a distance of 790.73 feet to a point at the most westerly southwest corner of said Castle Hills tract and said DCFWSD No. 1;
11. THENCE North 00° 37' 48" West, along the common west line of said Castle Hills tract and said DCFWSD No. 1, for a distance of 3202.73 feet to a point on the original centerline of said Midway Road West as abandoned;
12. THENCE South 75° 59' 13" East, departing said common west line and along said old centerline, for a distance or 5.17 feet to a point on the west line of a 5 ft. wide strip of land annexed to the City of Lewisville, said west line also being the west line of a tract conveyed to the City of Lewisville for fire station purposes;
13. THENCE South 00° 37' 48" East, along said west lines, for a distance of 25.67 feet to a point on the original south line of said Midway Road, said point being the southwest corner of said fire station tract;
14. THENCE North 89° 19' 22" East, along the south line of said fire station tract and along the original south line of said Midway Road, for a distance of 192.85 feet to a point;
15. THENCE North 00° 40' 38" West, departing said south lines, and along the east line of said fire station tract, for a distance of 168.27 feet to a point at the northeast corner of said fire station tract;
16. THENCE North 50° 50' 45" West, along a northeast line of said fire station tract, for a distance of 169.14 feet to a point on the current east line of said Midway Road;
17. THENCE North 50° 48' 49" East, along said east line, for a distance of 70.97 feet to a point;
18. THENCE North 43° 00' 53" East, continuing along said east line, for a distance of 91.21 feet to a point;
19. THENCE North 39° 21' 52" East, continuing along said east line, for a distance of 28.13 feet to a point at the southwest end of said corner clip at the intersection of said east line with the south line of said FM 544;
20. THENCE North 80° 43' 16" East, along said corner clip, for a distance of 34.95 feet to the POINT OF BEGINNING and containing 83.415 acres or 3,633,564 square feet of land.

SAVE and EXCEPT:

5-foot strip of land to City of Lewisville containing 0.470 acres of land being a portion of Tract 96C (called 3.53 acres) leaving a total area for Tract 1G-2 of 82.945 acres of land.

Tract 1G-3 • (32.099 acres)

BEING a tract of land situated in the B.B.B. & C.R.R. Survey Abstract No. 180 and the J. R. McWhorer Survey Abstract No. 1690 Denton County, Texas; said tract being a part of those certain lands conveyed to Castle Hills Development Corporation as recorded in Denton County Documents CC #97 -026044 and CC #97 -026045; and being a portion of a 2628 acre tract known as Denton County Fresh Water Supply District No. 1 (DCFWSD No.1) as recorded in Volume 1191 Page 111 Deed Records Denton County, Texas (DRDCT); said tract being more particularly described as follows:

BEGINNING at the intersection of the north line of Farm To Market Road No. 544 (FM 544) (a 120 ft. right-of-way), with the south line of Sam Rayburn Tollway (a variable width right-of-way);

1. THENCE North 81° 08' 16" East, along the south line of said SH 121, for a distance of 131.66 feet to a point for the beginning of a circular curve to the left;
2. THENCE continuing along said south line with said circular curve to the left having a central angle of 15° 30' 18", a radius of 5789.48 feet, a tangent length of 788.16 feet, and a chord of North 73° 23' 07" East 1561.92 feet, for an arc distance of 1566.70 feet to a point at a clip at the intersection of said south line with the west line of State Highway No. 121 By-Pass;
3. THENCE South 54° 36' 58" East, along said clip, for a distance of 188.00 feet to a point for the beginning of a non-tangent circular curve to the left on said west line;
4. THENCE along said west line with said circular curve to the left having a central angle of 16° 29' 22", a radius of 3633.68 feet, a tangent length of 526.51 feet, and a chord of South 27° 41' 04" West 1042.14 feet, for an arc distance of 1045.75 feet to a point;
5. THENCE South 22° 35' 24" West, continuing along said west line, for a distance of 151.81 feet to a point for the beginning of a non-tangent circular curve to the left;
6. THENCE continuing along said west line with said circular curve to the left having a central angle of 03° 09' 57", a radius of 3645.18 feet, a tangent length of 100.73 feet, and a chord of South 15° 28' 25" West 201.39 feet, for an arc distance of 201.42 feet to a point at the northeast end of a corner clip at the Intersection of said west line with the north line of said FM 544;
7. THENCE South 58° 42' 51" West, along said corner clip, for a distance of 120.96 feet to a point at the southwest end of said corner clip and on said north line;
8. THENCE North 76° 24' 05" West, along said north line, for a distance of 556.08 feet to a point for the beginning of a circular curve to the right;
9. THENCE continuing along said north line with said circular curve to the right having a central angle of 67° 32' 18", a radius of 656.20 feet, a tangent length of 438.77 feet, and a chord of North 42° 37' 56" West 729.49 feet, for an arc distance of 773.50 feet to a point of tangency;
10. THENCE North 08° 51' 46" West, continuing along said north line, for a distance of 297.99 feet to the POINT OF BEGINNING and containing 32.099 acres or 1,398,213 square feet of land.

Tract IG-4 • (38.869 acres)

BEING a tract of land situated in the 8.8.8. & C.R.R. Surey Abstract No. 180, S. M. Haydon Survey Abstract No. 537, and the J. R. McWhorer Survey Abstract No. 1690 Denton Count, Texas; said tract being a part of those certain lands conveyed to Castle Hills Development Corporation as recorded in Denton County Documents CC #97-026044 and CC #97-026045; and being a portion of a 2628 acres tract known as Denton County Fresh Water Supply District No. 1 (DCFWS No.1) as recorded in Volume 1191 Page 111 Deed Records Denton County, Texas (DRDCT); said tract being more particularly described as follows:

BEGINNING at the south end of a corner clip at the Intersection of the south line of Farm To Markel Road No. 544 (FM 544) (a 120 ft. right-of-way), with the north line of Midway Road West (a variable width right-of-way) as recorded in Denton Count Document CC #98-R0027535:

1. THENCE South 39° 21' 25" West, along said north line, for a distance of 28.33 feet to a point;
2. THENCE South 43° 00' 53" West, continuing along said north line, for a distance of 83.59 feet to a point;
3. THENCE South 50° 48' 49" West, continuing along said north line, for a distance of 95.56 feet to a point;
4. THENCE South 59° 08' 03" West, continuing along said north line, for a distance of 95.56 feet to a point;
5. THENCE South 67° 27' 17" West, continuing along said north line, for a distance of 95.56 feet to a point;
6. THENCE South 74° 06' 39" West, continuing along said north line, for a distance of 57.37 feet to a point for the beginning of a circular curve to the right;
7. THENCE continuing along said north line with said circular curve to the right having a central angle of 10° 41' 58", a radius of 658.61 feet, a tangent length of 61.67 feet, and a chord of South 81° 57' 24" West 122.81 feet, for an arc distance of 122.99 feet to a point;
8. THENCE South 02° 41' 38" East, departing said north line, for a distance of 34.45 feet (called 30.45 feet) to a point for the beginning of a non-tangent circular curve to the left on the original centerline of Midway Road, said centerline being common with the south line of said Castle Hills Development tract and the south line of said DCFWSD No. 1;
9. THENCE along said centerline and said common lines, with said circular curve to the left having a central angle of 07° 39' 43", a radius of 450.00 feet, a tangent length of 30.13 feet, and a chord of North 86° 52' 27" West 60.13 feet, for an arc distance of 60.18 feet to a point of tangency;
10. THENCE South 89° 17' 41" West, continuing along said centerline and said common lines, for a distance of 1433.10 feet to a point at the most westerly southwest corner of said Castle Hills Development tract and said DCFWSD No. 1;
11. THENCE North 02° 23' 24" East, departing said centerline, and along the most westerly lines of said Castle Hills tract and said DCFWSD No. 1, for a distance of 825.37 feet to a point on the south line of Sam Rayburn Tollway (a variable width right-of-way), said south line being common with the original north line of said DCFWSD No. 1;
12. THENCE North 81° 08' 16" East, departing said west lines, and along said common line, for a distance of 1691.44 feet to a point at the intersection of said common lines with the south line of said FM 544;
13. THENCE South 08° 51' 48" East, along said south line, for a distance of 297.99 feet to a point for the beginning of a circular curve to the left;
14. THENCE continuing along said south line with said circular curve to the left having a central angle of 37° 50' 23", a radius of 776.20 feet, a tangent length of 266.05 feet, and a chord of South 27° 46' 59" East 503.36 feet, for an arc distance of 512.62 feet to a point at the north end of said corner clip at the intersection of said south line with the north line of said Midway Road West;
15. THENCE South 02° 11' 17" East, along said corner clip, for a distance of 34.78 feet to the POINT OF BEGINNING and containing 38.869 acres or 1,693,120 square feet of land.

Tract 1G-5 • (48.647 acres)

BEING 48.790 acres of land situated in the T. Wilson Survey Abstract No. 1352 and the R. P. Hardin Surey Abstract No. 613 Denton Count, Texas; said tract being a part of those cerain lands conveyed to H.R. Bright as evidenced by deeds recorded in Volume 549, Page 45 of the Deed Records of Denton County, Texas; and being a portion of a 2628 acre tract know

Denton County Fresh Water Supply District Denton County, Texas (DRDCT); said total tract of land being more particularly described in four tracts as follows:

BEGINNING at the east end of a corner clip at the intersection of the south line of Sam Rayburn Tollway with the west line of Josey Lane (a 120 ft right-of-way);

1. THENCE South 29° 07' 41" East along the westerly right-of-way of Josey Lane for a distance of 705.80 feet to the beginning of a circular curve to the right;
2. THENCE continuing along said westerly line with said circular curve to the right having a central angle of 08° 56' 40", a radius of 5669.56 feet. a tangent length of 443.44 feet, and a chord of 884.19 feet, for an arc distance of 885.09 feet to a point for corner;
3. THENCE South 13° 54' 27" East continuing along said westerly line for a distance of 99.36 feet to a point for corner;
4. THENCE South 18° 26' 18" East continuing along said westerly line for a distance of 8.87 feet to a point for corner in the north line of that tract of land conveyed to F. O. Lord as evidenced by deed recorded in Volume 239, Page 260 DRDCT;
5. THENCE South 89° 32' 10" West along said north line for a distance of 1749.99 feet lo a point for corner at the east end of a triangular tract of land conveyed to H. R. Bright as the Sixth Tract in deed recorded in Volume 549. Page 45 DRDCT;
6. THENCE South 48° 01' 30" West along said Sixth Tract for a distance of 100.62 feet to a point for corner;
7. THENCE South 88° 35' 42" West for a distance of 20.00 feet to a point for corner in the center of old Crider Road;
8. THENCE North 01° 24' 18" West, along the center of old Crider Road, fora distance of 1146.16 feet to a point for corner on the south line of Sam Rayburn Tollway;
9. THENCE North 63° 04' 41" East, along said south line, for 22.16 feet to a point for corner, and continuing along said south line as follows:
10. THENCE North 63° 26' 10" East for a distance of 144.29 feet to a point for corner;
11. THENCE North 66° 18' 49" East for a distance of 480.18 feet to a point for corner;
12. THENCE North 60° 47' 30" East for a distance of 149.82 feet to a point for corner;
13. North 65° 21' 47" East for a distance of 150.48 feet to a point for corner;

14. THENCE North 60°52' 20" East for a distance of 178.37 feet to a point for corner at the west end of said corner clip at Josey Lane;
15. THENCE South 76° 36' 26" East, along said corner clip, for a distance of 125.22 feet to the POINT OF BEGINNING and containing 48.790 acres of land.

SAVE and EXCEPT:

5 foot strip of land to City of Lewisville containing 0.143 acres of land being a portion of Tract 96C (called 3.53 acres) leaving a total area for Tract 1G-5 48.647 acres of land.

Tract 1G-6 • (85.867 acres)

BEING 86.412 acres of land situated In the David Cook Survey Abstract No. 234, the J.B. Shipp Survey Abstract No. 1227, and the T. Wilson Survey Abstract No. 1352, Denton County, Texas; said land being a part of those certain lands conveyed to Robert B. Payne, Trustee as recorded in Volume 1385 Page 110 of the Deed Records of Denton County, Texas (DRDCT); and being a portion of a 2628 acre tract known as Denton County Fresh Water Supply District No. 1 (DCFWS No.1) as recorded in Volume 1191 Page 111 Deed Records Denton County, Texas (DRDCT); said total tract of land being more particularly described in four tracts as follows:

COMMENCING at the south end of a corner clip at the intersection of the south line of Sam Rayburn Tollway, with the east line or Josey Lane, a 120 foot wide right-of-way; Thence South 29° 07' 41" East, along the east line of said Josey Lane, for a distance of 705.96 to a point for the beginning of a circular curve to the right; Thence continuing along said east line with said circular curve to the right having a central angle of 05° 24' 38", a radius of 5789.58 feet, a tangent length of 273.56 feet, and a chord of 546.51 feet, for an arc distance of 546.71 feet to the POINT OF BEGINNING to the intersection of the projected future centerline of Windhaven Parkway with said east line;

1. THENCE North 60° 50' 28" East, departing said east line, and along said projected centerline, for a distance of 1546.72 ft. to a point for corner at the intersection of said projected centerline with the future north line of said Windhaven Parkway, and for the beginning of a circular curve to the right;
2. THENCE along said future north line with said circular curve to the right having a central angle of 20° 23' 51", a radius of 860.00 feet, a tangent length of 154.72 feet, and a chord of 304.55 feet, for an arc distance of 306.16 feet to a point for corner;
3. THENCE North 29° 12' 30" West, departing said future north line, for a distance of 160.16 feet to a point for corner;
4. THENCE North 60° 50' 28" East, for a distance of 1639.49 feet to a point for corner on the west line of a tract conveyed to M. E. Title as recorded in Volume 296 Page 263 DRDCT;
5. THENCE South 00° 31' 25" East along the west line of the Title tract and the west line of that tract conveyed to M.E. Title as evidenced by deed recorded in Volume 326, Page 71 DRDCT for 1314.81 feet to a point at the most northerly corner of that tract of land conveyed to M.E. Title by deed recorded in Volume 555, Page 181 DRDCT;
6. THENCE South 02° 14' 35" West, continuing along the west line of said Title tract, for a distance of 361.50 feet to a point, and continuing along said west line as follows;

7. THENCE South 13° 07' 35" West for a distance of 128.50 feet to a point;
8. THENCE South 28° 31' 35" West for a distance of 100.20 feet to a point;
9. THENCE South 41°45' 59" West for a distance of 86.89 feet to a point;
10. THENCE South 41° 07' 05" West for a distance of 31.71 feet to a point;
11. THENCE South 58° 37' 35" West for a distance of 151.60 feet to a point;
12. THENCE South 64° 20' 35" West for a distance of 147.10 feet to a point for the southwest corner of the Tittle tract in the north line of the Tittle tract recorded in Volume 326, Page 71;
13. THENCE North 89° 40' 47" West along said north line with the general line of a fence for a distance of 860.51 feet to a point at the northwest corner of the last-mentioned Tittle tract in the east line of the F.O. Lord property;
14. THENCE North 00° 22' 52" West continuing with the general line of a fence rod a distance of 15.00 feet to a point;
15. THENCE South 88° 14' 49" West continuing with the general line of a fence for a distance of 712.45 feet to a point;
16. THENCE South 00° 20' 02" East continuing with the general line of a fence for a distance of 25.70 feet to a point;
17. THENCE South 89° 32' 10" West, along the nor line of that tract of land conveyed to F. O. Lord as evidenced by deed recorded in Volume 239, Page 260 DRDCT. a distance of 809.69 feet to a point on the east line of said Josey Lane;
18. THENCE North 24° 23' 13" West, along said east line. for a distance of 262.99 feet to a point for the beginning of a no tangent circular curve to the left;
19. THENCE continuing along said east line with said circular curve to the left having a central angle of 02° 32' 02", a radius of 5789.58 feet, a tangent length of 128.05 feet, and a chord of 256.03 feet, for an arc distance of 256.05 feet to the POINT OF BEGINNING and containing 86.412 acres of land.

SAVE and EXCEPT:

5 foot strip of land to City of Lewisville containing 0.545 acres of land being a portion of Tract 96C (called 3.53 acres) leaving a total area for Tract 1G-6 of 85.867 acres of land.

Exhibit B

**Reinvestment Zone Number Three, City of Lewisville, Texas
Amended and Restated Project and Finance Plan**

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