

ORDINANCE NO. ~~***~~09-2013-216**

AN ORDINANCE DESIGNATING A CERTAIN GEOGRAPHIC AREA IN THE CITY OF CROWLEY AS “TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF CROWLEY, TEXAS”; CREATING A BOARD OF DIRECTORS FOR THE ZONE; PROVIDING THE EFFECTIVE AND TERMINATION DATES FOR THE ZONE; AND CONTAINING OTHER MATTERS RELATED TO THE ZONE.

Whereas, the City Council desires to promote the development of land in that certain geographic area in the City which is more specifically described in Exhibit A of this Ordinance (the “Zone”) through the creation of a new reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code (the “Code”); and

Whereas, the City has prepared preliminary project and financing plans for the proposed Zone as required by Section 311.003(b) of the Code (the “Preliminary Plans”); and

Whereas, on September 19, 2013, the City Council held a public hearing regarding the creation of the Zone and its benefits to the City and to property in the Zone and afforded a reasonable opportunity for (i) all interested persons to speak for or against the creation of the Zone, its boundaries or the concept of tax increment financing and (ii) owners of real property in the proposed Zone to protest inclusion of their property in the Zone, as required by Sections 311.003(c) and (d) of the Code, and

Whereas, notice of the public hearing was published in a newspaper of general circulation in the City on September 12, 2013, which satisfies the requirement of Section 311.003(c) of the Code that publication of the notice occur not later than the seventh day before the date of the public hearing;

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

Section 1.

FINDINGS

That after reviewing all information before it regarding the establishment of the Zone and after conducting a public hearing regarding the creation of the Zone and its benefits to the City and to property in the Zone and affording a reasonable opportunity for (i) all interested persons to speak for or against the creation of the Zone, its boundaries or the concept of tax increment financing and (ii) owners of real property in the proposed Zone to protest inclusion of their property in the Zone, the City Council hereby makes the following findings of fact:

- 1.1 The statements and facts set forth in the recitals of the Ordinance are true and correct. Therefore, the City has met the notice and procedural requirements established by the Code for creation of a reinvestment zone under the Code.
- 1.2 The Zone consists of approximately 957 acres of land in two areas of the City, 920 acres of which is taxable. The Zone is primarily comprised of several large tracts of undeveloped or underdeveloped land.
- 1.3 The Zone contains a predominance of defective or inadequate sidewalk or street layout.
- 1.4 A substantial number of existing properties within the Zone are deteriorated or deteriorating.
- 1.5 The Zone exhibits a faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- 1.6 The Zone lacks essential infrastructure to sustain viable new development, including, but not limited to, roads, lighting, water, sewer, drainage, and sidewalks.
- 1.7 Based on the facts set forth in Sections 1.3 through 1.6 hereof, as well as on all other information provided to and/or known by the City Council with respect to the area within the Zone and the area in the vicinity of the Zone,

- the City Council hereby finds that development of the Zone will not occur solely through private investment in the foreseeable future.
- 1.8 Taking all facts into consideration, the area within the Zone substantially impairs and arrests the sound growth of the City, retards the provision of housing accommodations, and constitutes an economic liability and a menace to the public health and safety because of the Zone is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures, and other factors, including lack of infrastructure and accessibility. Therefore, the area within the Zone meets the criteria for designation of a reinvestment zone and satisfies the requirements of Section 311.005 of the Code.
- 1.9 No more than thirty percent (30%) of the property in the Zone is currently used for residential purposes, as specified by Section 311.006 of the Code.
- 1.10 According to the most recent appraisal roll of the City, the total appraised value of all taxable real property in the Zone does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City, if any.

Section 2.

DESIGNATION OF NEW ZONE

That the City Council hereby designates the Zone described in the boundary description and depicted in the map, both attached hereto as Exhibit A and made a part of this Ordinance for all purposes, as a reinvestment zone pursuant to and in accordance with the Code. The reinvestment zone shall be known as “Tax Increment Reinvestment Zone Number One, City of Crowley, Texas”.

Section 3.

ZONE BOARD OF DIRECTORS

That a board of directors for the Zone (“Board”) is hereby created. The Board shall consist of 9 (nine) members who shall serve for terms of two (2) years each. Of these nine (9) members, each taxing unit other than the City that levies taxes on real property in the Zone may, but is not required to, appoint one (1) member to the Board.

After each taxing entity other than the City designates to the City either the name of the member that the taxing unit wishes to appoint or the fact that the taxing unit wishes to waive its right to appoint a member, the City Council shall appoint whatever number of members are necessary to fill the remaining positions on the Board. Such members may be members of the City Council.

Section 4.

TERM OF ZONE

That the Zone shall take effect immediately upon the adoption of the Ordinance and terminate on the earlier of (i) December 31, 2038 or an earlier termination date designated by an ordinance adopted after the effective date of this Ordinance or (ii) the date on which all project costs, tax increment bonds and interest on those bonds have been paid or otherwise satisfied in full.

Section 5.

DETERMINATION OF TAX INCREMENT BASE

That as defined by Section 311.012(c) of the Code, the tax increment base for the Zone shall be the total appraised value of all real property in the Zone taxable by a taxing unit as of January 1, 2013, which is the year in which the Zone was designated as a reinvestment zone.

Section 6.

TAX INCREMENT FUND

That the tax increment fund for the Zone (the "TIRZ Fund") is hereby established. The TIRZ Fund may be divided into additional accounts and sub-accounts authorized by resolution or ordinance of the City Council. The TIRZ Fund shall consist of (i) the percentage of the tax increment levied and collected, as defined by Section 311.012(a) of the Code, that each taxing entity which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIRZ Fund pursuant to an agreement with the City authorized by Section 311.013(f) of the Code, plus (ii) the City's contribution of one hundred percent (100%) of the City's levied and collected tax increment, as defined by

Section 311.012(a) of the Code, subject to any binding agreement executed at any time by the City that pledges an amount of legally available funds whose calculation is based, in whole or in part, on payment to or receipt by the City of any portion of such increment. The TIRZ Fund shall be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. Revenues in the TIRZ Fund will be used solely in accordance with Section 311.014 of the Code.

Section 7.

TAX INCREMENT AGREEMENTS

That, pursuant to Sections 311.008 and 311.013 of the Code, the City Manager and City Attorney are hereby authorized to execute and deliver, for and on behalf of the City, tax increment agreements with taxing units that levy real property taxes in the Zone.

Section 8.

SEVERABILITY

That if any portion, section, or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion, or judgment.

Section 9.

IMMEDIATE EFFECT

That this Ordinance shall ~~take effect and~~ be in full force and effect from and after its ~~adoption passage, and it is so ordained.~~

~~AND IT IS SO ORDAINED.~~

~~ADOPTED AND EFFECTIVE: _____~~

~~APPROVED AS TO FORM AND LEGALITY:~~

By: _____

— ~~XXXXXXXXX~~

— City Attorney

Date: _____

M&C: _____

PASSED AND APPROVED ON THIS DAY OF , 2013.

MAYOR

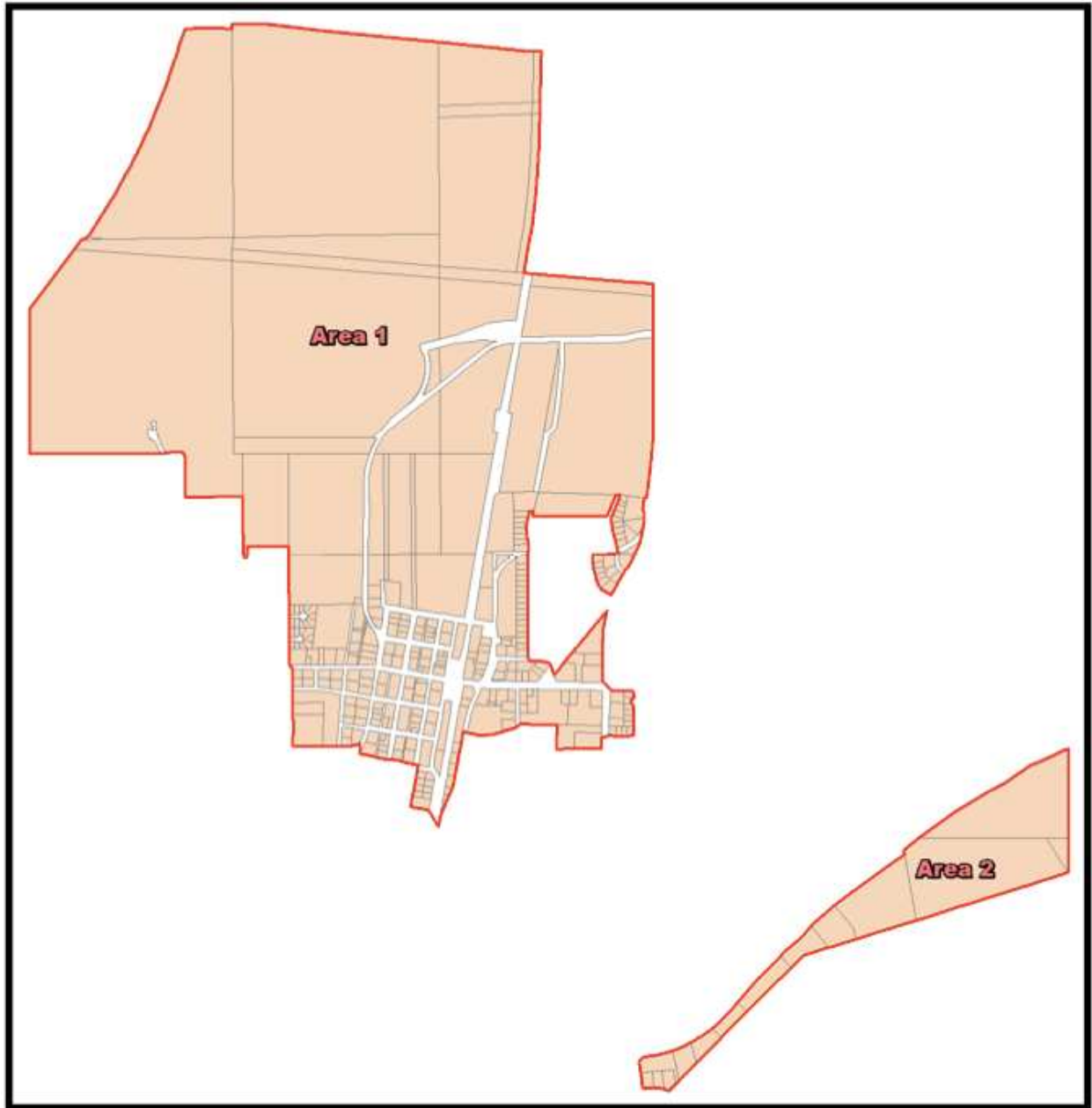
ATTEST:

CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

Exhibit A
District Boundary Description & Map



AREA 1

1. Beginning at an XY coordinate recognized as (-97.3700052154009, 32.6010703553546)
2. Thence South 89 degrees 40 minutes 43.8 seconds East 220.4 Feet;
3. Thence South 89 degrees 18 minutes 6.3 seconds East 183.71 Feet;
4. Thence South 88 degrees 32 minutes 55.6 seconds East 183.71 Feet;
5. Thence North 0 degrees 17 minutes 23.5 seconds East 54.9 Feet;
6. Thence South 89 degrees 58 minutes 23.3 seconds East 21.55 Feet;
7. Thence South 89 degrees 52 minutes 59.7 seconds East 392.54 Feet;

8. Thence South 82 degrees 46 minutes 53 seconds East 791.58 Feet;
9. Thence South 83 degrees 46 minutes 7.3 seconds East 1384.42 Feet;
10. Thence South 83 degrees 46 minutes 7.2 seconds East 1104.24 Feet;
11. Thence South 87 degrees 11 minutes 32.7 seconds East 86.28 Feet;
12. Thence South 87 degrees 11 minutes 32.7 seconds East 99.84 Feet;
13. Thence a curve to the right with a radius of 123382905.41 Feet and a chord bearing South 1 degrees 56 minutes 6.9 seconds West 1033.95 Feet;
14. Thence a curve to the right with a radius of 159576737.79 Feet and a chord bearing South 3 degrees 6 minutes 9.4 seconds West 279.79 Feet;
15. Thence a curve to the right with a radius of 27899594.17 Feet and a chord bearing South 4 degrees 30 minutes 9.2 seconds West 310.88 Feet;
16. Thence a curve to the right with a radius of 23331816.99 Feet and a chord bearing South 5 degrees 54 minutes 17.3 seconds West 279.79 Feet;
17. Thence a curve to the right with a radius of 24169685.08 Feet and a chord bearing South 7 degrees 17 minutes 0.2 seconds West 301.81 Feet;
18. Thence a curve to the right with a radius of 17529006.06 Feet and a chord bearing South 12 degrees 8 minutes 46.5 seconds West 195.59 Feet;
19. Thence a curve to the left with a radius of 32539.06 Feet and a chord bearing South 10 degrees 19 minutes 51.8 seconds West 375.76 Feet;
20. Thence South 79 degrees 59 minutes 5 seconds East 112.74 Feet;
21. Thence South 84 degrees 49 minutes 43 seconds East 1190.8 Feet;
22. Thence South 84 degrees 54 minutes 12.5 seconds East 311.86 Feet;
23. Thence South 0 degrees 25 minutes 15.4 seconds West 149.6 Feet;
24. Thence South 0 degrees 25 minutes 7 seconds West 435.91 Feet;
25. Thence South 0 degrees 25 minutes 43.5 seconds West 111 Feet;
26. Thence South 0 degrees 26 minutes 0.5 seconds West 1135.12 Feet;
27. Thence South 1 degrees 44 minutes 45.8 seconds West 111.42 Feet;
28. Thence South 4 degrees 8 minutes 0.3 seconds West 73.59 Feet;
29. Thence South 6 degrees 7 minutes 31.3 seconds West 141.86 Feet;
30. Thence South 6 degrees 54 minutes 40 seconds West 348.52 Feet;
31. Thence South 9 degrees 2 minutes 56.7 seconds West 166.84 Feet;
32. Thence North 82 degrees 38 minutes 45 seconds West 28.2 Feet;
33. Thence South 9 degrees 35 minutes 31.4 seconds West 101.37 Feet;
34. Thence South 7 degrees 26 minutes 12.7 seconds West 40 Feet;
35. Thence South 21 degrees 22 minutes 49.6 seconds East 45.65 Feet;
36. Thence South 6 degrees 36 minutes 47.4 seconds East 41.23 Feet;
37. Thence South 7 degrees 26 minutes 6 seconds West 24.16 Feet;
38. Thence South 1 degrees 54 minutes 58.4 seconds West 60.15 Feet;
39. Thence South 11 degrees 29 minutes 16.3 seconds West 50.61 Feet;
40. Thence South 26 degrees 47 minutes 26 seconds West 0.51 Feet;
41. Thence South 10 degrees 11 minutes 50.4 seconds West 159.99 Feet;
42. Thence a curve to the right with a radius of 1269.46 Feet and a chord bearing South 21 degrees 20 minutes 36.7 seconds West 148.2 Feet;
43. Thence South 25 degrees 12 minutes 45.5 seconds West 49.85 Feet;
44. Thence South 29 degrees 47 minutes 52.1 seconds West 192.74 Feet;
45. Thence South 47 degrees 8 minutes 58.9 seconds West 54 Feet;
46. Thence South 29 degrees 50 minutes 21.5 seconds West 52.63 Feet;
47. Thence South 30 degrees 37 minutes 56.8 seconds West 89.69 Feet;
48. Thence a curve to the left with a radius of 3722783.89 Feet and a chord bearing South 31 degrees 11 minutes 38.2 seconds West 53.73 Feet;
49. Thence South 30 degrees 21 minutes 46.8 seconds West 44.36 Feet;
50. Thence South 25 degrees 41 minutes 39.8 seconds West 101.28 Feet;
51. Thence North 59 degrees 4 minutes 2.3 seconds West 154.02 Feet;
52. Thence North 33 degrees 16 minutes 42.1 seconds West 7.63 Feet;
53. Thence North 33 degrees 18 minutes 25 seconds West 36.26 Feet;
54. Thence North 28 degrees 27 minutes 7.1 seconds West 15.28 Feet;
55. Thence North 28 degrees 27 minutes 9.6 seconds West 13.44 Feet;
56. Thence a curve to the right with a radius of 1015036.07 Feet and a chord bearing North 19 degrees 51 minutes 59.7 seconds West 43.29 Feet;
57. Thence North 16 degrees 16 minutes 4.8 seconds West 40.76 Feet;
58. Thence North 12 degrees 48 minutes 13.7 seconds West 18.12 Feet;
59. Thence North 12 degrees 48 minutes 6.5 seconds West 19.91 Feet;

60. Thence a curve to the right with a radius of 729265.82 Feet and a chord bearing North 11 degrees 28 minutes 38.8 seconds West 86.51 Feet;
61. Thence a curve to the right with a radius of 637232.7 Feet and a chord bearing North 8 degrees 29 minutes 53.6 seconds West 42.15 Feet;
62. Thence North 2 degrees 52 minutes 43.7 seconds West 21.14 Feet;
63. Thence North 2 degrees 52 minutes 51.7 seconds West 12.77 Feet;
64. Thence North 3 degrees 2 minutes 20.7 seconds West 11.61 Feet;
65. Thence North 3 degrees 2 minutes 30.1 seconds West 19.4 Feet;
66. Thence North 0 degrees 57 minutes 22 seconds East 35.77 Feet;
67. Thence North 0 degrees 57 minutes 18 seconds East 13.67 Feet;
68. Thence South 89 degrees 49 minutes 34.2 seconds East 131.07 Feet;
69. Thence South 89 degrees 28 minutes 35.3 seconds East 6.55 Feet;
70. Thence South 89 degrees 28 minutes 19 seconds East 30.62 Feet;
71. Thence North 86 degrees 16 minutes 32.7 seconds East 35.8 Feet;
72. Thence North 86 degrees 16 minutes 36.7 seconds East 67.98 Feet;
73. Thence North 80 degrees 35 minutes 38 seconds East 50.55 Feet;
74. Thence North 72 degrees 58 minutes 50.6 seconds East 2.79 Feet;
75. Thence North 17 degrees 1 minutes 9.3 seconds West 65.06 Feet;
76. Thence a curve to the right with a radius of 2255122.73 Feet and a chord bearing North 12 degrees 50 minutes 5.3 seconds West 283.12 Feet;
77. Thence North 9 degrees 58 minutes 55 seconds West 7.06 Feet;
78. Thence a curve to the right with a radius of 190.14 Feet and a chord bearing North 5 degrees 47 minutes 19.6 seconds East 145.4 Feet;
79. Thence a curve to the right with a radius of 1404350.63 Feet and a chord bearing North 23 degrees 35 minutes 48 seconds East 83.26 Feet;
80. Thence a curve to the right with a radius of 762311.91 Feet and a chord bearing North 20 degrees 39 minutes 53.6 seconds East 165.23 Feet;
81. Thence North 83 degrees 23 minutes 23.5 seconds West 51.55 Feet;
82. Thence South 20 degrees 39 minutes 36.6 seconds West 125.52 Feet;
83. Thence South 22 degrees 21 minutes 17.4 seconds West 60.98 Feet;
84. Thence South 23 degrees 35 minutes 16.8 seconds West 47.69 Feet;
85. Thence South 20 degrees 28 minutes 27.9 seconds West 28.59 Feet;
86. Thence South 20 degrees 28 minutes 23.8 seconds West 26.82 Feet;
87. Thence a curve to the right with a radius of 65732706.71 Feet and a chord bearing North 89 degrees 16 minutes 55.7 seconds West 934.42 Feet;
88. Thence North 11 degrees 23 minutes 29.6 seconds East 65.2 Feet;
89. Thence South 89 degrees 45 minutes 33.3 seconds West 56.07 Feet;
90. Thence South 7 degrees 33 minutes 31.4 seconds West 59.71 Feet;
91. Thence South 18 degrees 44 minutes 53.1 seconds West 10.63 Feet;
92. Thence a curve to the right with a radius of 825674.13 Feet and a chord bearing South 18 degrees 58 minutes 34.3 seconds West 50.81 Feet;
93. Thence South 11 degrees 29 minutes 9.8 seconds West 24.82 Feet;
94. Thence South 4 degrees 33 minutes 53.6 seconds West 60.46 Feet;
95. Thence South 4 degrees 27 minutes 16.3 seconds East 73.38 Feet;
96. Thence South 6 degrees 38 minutes 5.9 seconds East 14.35 Feet;
97. Thence South 6 degrees 37 minutes 58.9 seconds East 26.59 Feet;
98. Thence South 10 degrees 5 minutes 59.3 seconds East 30.16 Feet;
99. Thence South 9 degrees 8 minutes 57 seconds East 23.93 Feet;
100. Thence South 9 degrees 9 minutes 17.1 seconds East 17.95 Feet;
101. Thence South 4 degrees 45 minutes 45.5 seconds East 24.84 Feet;
102. Thence South 1 degrees 45 minutes 45.4 seconds East 26.46 Feet;
103. Thence South 5 degrees 32 minutes West 61.17 Feet;
104. Thence South 3 degrees 25 minutes 21.1 seconds West 34.58 Feet;
105. Thence a curve to the left with a radius of 2334920.43 Feet and a chord bearing South 0 degrees 59 minutes 39.4 seconds West 313.6 Feet;
106. Thence a curve to the right with a radius of 35011238.98 Feet and a chord bearing South 0 degrees 23 minutes 50 seconds West 319.38 Feet;
107. Thence a curve to the left with a radius of 4918655.61 Feet and a chord bearing South 0 degrees 41 minutes 40.5 seconds West 321.43 Feet;
108. Thence a curve to the left with a radius of 4265251.53 Feet and a chord bearing South 0 degrees 15 minutes 53.1 seconds West 321.24 Feet;
109. Thence South 26 degrees 16 minutes 46.9 seconds East 55.94 Feet;

110. Thence South 88 degrees 47 minutes 20.4 seconds East 52.23 Feet;
111. Thence South 88 degrees 47 minutes 18.7 seconds East 35.05 Feet;
112. Thence South 86 degrees 58 minutes 10 seconds East 9.1 Feet;
113. Thence South 86 degrees 34 minutes 40.2 seconds East 48.8 Feet;
114. Thence South 80 degrees 51 minutes 41.1 seconds East 26.12 Feet;
115. Thence South 80 degrees 51 minutes 42.5 seconds East 8.51 Feet;
116. Thence a curve to the left with a radius of 1124470.42 Feet and a chord bearing South 71 degrees 8 minutes 40 seconds East 46.5 Feet;
117. Thence South 62 degrees 15 minutes 34.9 seconds East 23.8 Feet;
118. Thence South 62 degrees 15 minutes 42.4 seconds East 15.92 Feet;
119. Thence South 17 degrees 49 minutes 50.6 seconds East 137.05 Feet;
120. Thence North 40 degrees 11 minutes 6.2 seconds East 104.4 Feet;
121. Thence North 40 degrees 11 minutes 5.9 seconds East 85.11 Feet;
122. Thence North 38 degrees 41 minutes 28.2 seconds East 63.36 Feet;
123. Thence a curve to the right with a radius of 4819804.71 Feet and a chord bearing North 38 degrees 33 minutes 9.2 seconds East 239.7 Feet;
124. Thence North 40 degrees 26 minutes 43.5 seconds East 355.29 Feet;
125. Thence North 41 degrees 35 minutes 2.6 seconds East 189 Feet;
126. Thence South 17 degrees 32 minutes 0.2 seconds West 30.97 Feet;
127. Thence a curve to the left with a radius of 4798127.43 Feet and a chord bearing South 12 degrees 57 minutes 1.6 seconds West 94.13 Feet;
128. Thence South 9 degrees 33 minutes 46.2 seconds West 62.59 Feet;
129. Thence South 8 degrees 38 minutes 26.1 seconds West 42.79 Feet;
130. Thence South 8 degrees 38 minutes 23.3 seconds West 23.79 Feet;
131. Thence South 2 degrees 57 minutes 44.5 seconds West 228.03 Feet;
132. Thence South 0 degrees 55 minutes 5.4 seconds West 62.97 Feet;
133. Thence a curve to the right with a radius of 174515.47 Feet and a chord bearing South 0 degrees 53 minutes 24.3 seconds West 142.85 Feet;
134. Thence South 0 degrees 28 minutes 45.4 seconds West 190.53 Feet;
135. Thence South 43 degrees 2 minutes 17.8 seconds East 171.51 Feet;
136. Thence South 88 degrees 48 minutes 42.9 seconds East 148.01 Feet;
137. Thence South 88 degrees 53 minutes 15 seconds East 50 Feet;
138. Thence South 88 degrees 53 minutes 24 seconds East 63.11 Feet;
139. Thence South 13 degrees 28 minutes 11.2 seconds East 91.24 Feet;
140. Thence South 74 degrees 55 minutes 25.3 seconds West 5.33 Feet;
141. Thence South 74 degrees 56 minutes 2 seconds West 6.42 Feet;
142. Thence South 70 degrees 57 minutes 22.4 seconds West 0.39 Feet;
143. Thence a curve to the left with a radius of 104.26 Feet and a chord bearing South 61 degrees 20 minutes 48.2 seconds West 12.15 Feet;
144. Thence a curve to the left with a radius of 135.38 Feet and a chord bearing South 47 degrees 55 minutes 10.8 seconds West 12.15 Feet;
145. Thence a curve to the left with a radius of 35.54 Feet and a chord bearing South 34 degrees 20 minutes 7.7 seconds West 6.19 Feet;
146. Thence South 34 degrees 9 minutes 5.4 seconds West 6.22 Feet;
147. Thence South 20 degrees 27 minutes 52.2 seconds West 5.3 Feet;
148. Thence South 20 degrees 28 minutes 13.9 seconds West 6.43 Feet;
149. Thence South 16 degrees 25 minutes 56.2 seconds West 0.41 Feet;
150. Thence a curve to the left with a radius of 108.82 Feet and a chord bearing South 6 degrees 53 minutes 47.1 seconds West 12.15 Feet;
151. Thence South 3 degrees 7 minutes 0.1 seconds East 0.49 Feet;
152. Thence South 6 degrees 36 minutes 35.7 seconds East 11.34 Feet;
153. Thence South 7 degrees 4 minutes 34.7 seconds East 0.26 Feet;
154. Thence South 16 degrees 3 minutes 19 seconds East 0.22 Feet;
155. Thence South 15 degrees 34 minutes 59.2 seconds East 0.51 Feet;
156. Thence South 20 degrees 34 minutes 43.7 seconds East 5.31 Feet;
157. Thence South 20 degrees 7 minutes 56 seconds East 6.19 Feet;
158. Thence a curve to the right with a radius of 70132.01 Feet and a chord bearing South 37 degrees 7 minutes 25.3 seconds East 17.84 Feet;
159. Thence South 42 degrees 19 minutes 6.5 seconds East 0.35 Feet;
160. Thence South 52 degrees 13 minutes 2.9 seconds East 0.43 Feet;
161. Thence South 56 degrees 22 minutes 25.1 seconds East 7.92 Feet;
162. Thence South 56 degrees 22 minutes 4.1 seconds East 7.97 Feet;

163. Thence South 2 degrees 22 minutes 42.8 seconds West 49.52 Feet;
164. Thence a curve to the left with a radius of 18596.12 Feet and a chord bearing South 2 degrees 9 minutes 24.9 seconds West 126.68 Feet;
165. Thence South 1 degrees 25 minutes 5.4 seconds West 10.9 Feet;
166. Thence South 0 degrees 54 minutes 12.1 seconds West 72.12 Feet;
167. Thence South 0 degrees 54 minutes 8.2 seconds West 119.65 Feet;
168. Thence South 88 degrees 33 minutes 37.4 seconds West 73.94 Feet;
169. Thence a curve to the right with a radius of 1277362.96 Feet and a chord bearing North 89 degrees 8 minutes 3.8 seconds West 219.08 Feet;
170. Thence South 76 degrees 35 minutes 15.4 seconds West 104.51 Feet;
171. Thence South 0 degrees 40 minutes 12.5 seconds West 136.4 Feet;
172. Thence a curve to the right with a radius of 6962179.46 Feet and a chord bearing North 89 degrees 39 minutes 8.1 seconds West 339.38 Feet;
173. Thence North 89 degrees 38 minutes 59.4 seconds West 106.7 Feet;
174. Thence North 89 degrees 39 minutes 16.1 seconds West 62.89 Feet;
175. Thence South 83 degrees 35 minutes 45.9 seconds West 51.87 Feet;
176. Thence North 2 degrees 53 minutes 19.9 seconds East 49.75 Feet;
177. Thence North 2 degrees 22 minutes 24.4 seconds East 256.72 Feet;
178. Thence North 87 degrees 38 minutes 19.5 seconds West 94.67 Feet;
179. Thence North 87 degrees 38 minutes 19.8 seconds West 137.69 Feet;
180. Thence North 89 degrees 17 minutes 34 seconds West 233.18 Feet;
181. Thence South 51 degrees 9 minutes 8.3 seconds West 63.06 Feet;
182. Thence a curve to the left with a radius of 574690.23 Feet and a chord bearing South 73 degrees 10 minutes 10 seconds West 167.65 Feet;
183. Thence a curve to the left with a radius of 361490.24 Feet and a chord bearing South 73 degrees 10 minutes 21.5 seconds West 127.48 Feet;
184. Thence South 87 degrees 32 minutes 32.1 seconds West 67.06 Feet;
185. Thence South 87 degrees 31 minutes 56.8 seconds West 59.05 Feet;
186. Thence South 87 degrees 32 minutes 55.7 seconds West 58.05 Feet;
187. Thence North 76 degrees 6 minutes 25.2 seconds West 70.12 Feet;
188. Thence North 76 degrees 5 minutes 47.8 seconds West 78.3 Feet;
189. Thence North 75 degrees 38 minutes 13.6 seconds West 60.33 Feet;
190. Thence South 8 degrees 24 minutes 15.3 seconds West 147.96 Feet;
191. Thence South 11 degrees 2 minutes 26.2 seconds West 128.52 Feet;
192. Thence South 11 degrees 2 minutes 27 seconds West 137.48 Feet;
193. Thence South 10 degrees 52 minutes 59.1 seconds West 148.9 Feet;
194. Thence South 10 degrees 37 minutes 11.5 seconds West 20 Feet;
195. Thence South 13 degrees 36 minutes 10.5 seconds West 95.55 Feet;
196. Thence South 19 degrees 23 minutes 12.6 seconds West 36.38 Feet;
197. Thence South 23 degrees 31 minutes 3.7 seconds West 102.58 Feet;
198. Thence South 25 degrees 49 minutes 53.8 seconds West 77.73 Feet;
199. Thence South 25 degrees 50 minutes 38.9 seconds West 0.39 Feet;
200. Thence South 22 degrees 55 minutes 7.4 seconds West 77.22 Feet;
201. Thence South 24 degrees 54 minutes 12.1 seconds West 102.1 Feet;
202. Thence South 12 degrees 9 minutes 10.5 seconds West 158.31 Feet;
203. Thence North 28 degrees 19 minutes 27.1 seconds West 237.55 Feet;
204. Thence North 80 degrees 3 minutes 33.5 seconds West 233.07 Feet;
205. Thence North 11 degrees 5 minutes 28.3 seconds East 65.15 Feet;
206. Thence North 10 degrees 54 minutes 15.6 seconds East 71.81 Feet;
207. Thence a curve to the right with a radius of 41184409.66 Feet and a chord bearing North 11 degrees 12 minutes 8.3 seconds East 244.04 Feet;
208. Thence North 10 degrees 52 minutes 10.8 seconds East 89.5 Feet;
209. Thence North 13 degrees 7 minutes 35 seconds East 65.5 Feet;
210. Thence North 9 degrees 30 minutes 54.8 seconds East 2 Feet;
211. Thence North 80 degrees 29 minutes 5.1 seconds West 63.8 Feet;
212. Thence North 79 degrees 36 minutes 50.2 seconds West 30.82 Feet;
213. Thence North 79 degrees 36 minutes 18.3 seconds West 106.85 Feet;
214. Thence North 50 degrees 22 minutes 59 seconds West 15.93 Feet;
215. Thence North 79 degrees 22 minutes 52.7 seconds West 124.57 Feet;
216. Thence North 85 degrees 30 minutes 15.6 seconds West 71.17 Feet;
217. Thence a curve to the right with a radius of 3019026.71 Feet and a chord bearing North 77 degrees 56 minutes 16.3 seconds West 339.66 Feet;

218. Thence North 1 degrees 19 minutes 36.2 seconds East 133.07 Feet;
219. Thence South 53 degrees 38 minutes 12.8 seconds West 13.19 Feet;
220. Thence South 63 degrees 38 minutes 35.5 seconds West 16.31 Feet;
221. Thence South 63 degrees 38 minutes 28.9 seconds West 9.05 Feet;
222. Thence a curve to the right with a radius of 707762.7 Feet and a chord bearing South 72 degrees 40 minutes 38.8 seconds West 42.65 Feet;
223. Thence a curve to the left with a radius of 476010.75 Feet and a chord bearing South 82 degrees 21 minutes 21.9 seconds West 37.64 Feet;
224. Thence South 87 degrees 57 minutes 41.1 seconds West 17.01 Feet;
225. Thence South 87 degrees 57 minutes 51 seconds West 26.35 Feet;
226. Thence North 89 degrees 30 minutes 21.3 seconds West 61.59 Feet;
227. Thence North 89 degrees 30 minutes 21.4 seconds West 11.39 Feet;
228. Thence North 89 degrees 19 minutes 40.5 seconds West 54.65 Feet;
229. Thence North 89 degrees 5 minutes 24.8 seconds West 171.84 Feet;
230. Thence North 89 degrees 5 minutes 16.7 seconds West 378.28 Feet;
231. Thence North 1 degrees 3 minutes 6.7 seconds East 259.84 Feet;
232. Thence North 0 degrees 21 minutes 52.5 seconds East 141.53 Feet;
233. Thence North 0 degrees 21 minutes 53.5 seconds East 56.22 Feet;
234. Thence North 1 degrees 37 minutes 7.4 seconds West 86.8 Feet;
235. Thence North 0 degrees 17 minutes 9.8 seconds East 146 Feet;
236. Thence North 3 degrees 25 minutes 27.6 seconds East 50.07 Feet;
237. Thence North 0 degrees 17 minutes 58.2 seconds West 111.59 Feet;
238. Thence North 0 degrees 18 minutes 14.2 seconds West 108.57 Feet;
239. Thence North 28 degrees 50 minutes 49.8 seconds West 57.51 Feet;
240. Thence North 89 degrees 29 minutes 36.4 seconds West 10.13 Feet;
241. Thence North 0 degrees 37 minutes 10.7 seconds East 45.44 Feet;
242. Thence North 0 degrees 34 minutes 11.8 seconds East 155.65 Feet;
243. Thence North 1 degrees 3 minutes 30 seconds East 103.84 Feet;
244. Thence a curve to the right with a radius of 7071780.54 Feet and a chord bearing North 1 degrees 0.4 seconds East 287.66 Feet;
245. Thence North 0 degrees 24 minutes 40 seconds East 42.86 Feet;
246. Thence North 0 degrees 40 minutes 31.2 seconds East 41.15 Feet;
247. Thence North 0 degrees 45 minutes 5 seconds East 82.62 Feet;
248. Thence North 3 degrees 27 minutes 7.2 seconds West 83.72 Feet;
249. Thence North 3 degrees 27 minutes 7.2 seconds West 128.02 Feet;
250. Thence a curve to the right with a radius of 357726473.96 Feet and a chord bearing North 0 degrees 35 minutes 45.2 seconds East 506.95 Feet;
251. Thence a curve to the right with a radius of 6470141.32 Feet and a chord bearing North 89 degrees 48 minutes 9.6 seconds West 515.6 Feet;
252. Thence South 0 degrees 57 minutes 40 seconds East 118.87 Feet;
253. Thence North 89 degrees 35 minutes 12 seconds West 49.99 Feet;
254. Thence North 1 degrees 3 minutes 1.8 seconds West 163.33 Feet;
255. Thence a curve to the right with a radius of 9381409.32 Feet and a chord bearing North 0 degrees 31 minutes 3.5 seconds East 584.31 Feet;
256. Thence South 89 degrees 36 minutes 31.4 seconds West 717.08 Feet;
257. Thence North 0 degrees 58 minutes 23.3 seconds East 254.31 Feet;
258. Thence North 0 degrees 3 minutes 55.9 seconds East 196.49 Feet;
259. Thence North 2 degrees 57 minutes 11.7 seconds West 41.56 Feet;
260. Thence a curve to the right with a radius of 2339833.06 Feet and a chord bearing North 8 degrees 46 minutes 47.3 seconds West 19.47 Feet;
261. Thence North 22 degrees 43 minutes 42 seconds West 7.4 Feet;
262. Thence North 22 degrees 44 minutes 4.2 seconds West 10.78 Feet;
263. Thence North 34 degrees 31 minutes 49.1 seconds West 10.13 Feet;
264. Thence North 34 degrees 31 minutes 45.3 seconds West 6.85 Feet;
265. Thence North 40 degrees 51 minutes 45 seconds West 6.91 Feet;
266. Thence a curve to the right with a radius of 73.72 Feet and a chord bearing North 70 degrees 48 minutes 42.1 seconds West 42.96 Feet;
267. Thence North 86 degrees 2 minutes 59.1 seconds West 21.87 Feet;
268. Thence North 89 degrees 17.3 seconds West 79.33 Feet;
269. Thence South 81 degrees 17 minutes 42.9 seconds West 130.42 Feet;
270. Thence a curve to the right with a radius of 118366490.64 Feet and a chord bearing North 89 degrees 28 minutes 54.3 seconds West 1645.21 Feet;

271. Thence a curve to the right with a radius of 618885796.93 Feet and a chord bearing North 0 degrees 24 minutes 59.4 seconds East 1798.96 Feet;
272. Thence a curve to the right with a radius of 1852991288.93 Feet and a chord bearing North 37 degrees 26 minutes 11.6 seconds East 1082.39 Feet;
273. Thence North 72 degrees 36 minutes 41.7 seconds East 71.19 Feet;
274. Thence North 34 degrees 48 minutes 58.7 seconds East 71.51 Feet;
275. Thence a curve to the right with a radius of 8335.93 Feet and a chord bearing North 33 degrees 29 minutes 38.2 seconds East 478.91 Feet;
276. Thence North 31 degrees 23 minutes 4.1 seconds East 111.62 Feet;
277. Thence North 30 degrees 34 minutes 52.5 seconds East 94.85 Feet;
278. Thence North 30 degrees 34 minutes 51.2 seconds East 20.36 Feet;
279. Thence North 29 degrees 46 minutes 38.3 seconds East 83.07 Feet;
280. Thence North 29 degrees 46 minutes 33.7 seconds East 28.52 Feet;
281. Thence a curve to the right with a radius of 3823448.22 Feet and a chord bearing North 28 degrees 59 minutes 11.3 seconds East 111.59 Feet;
282. Thence North 28 degrees 11 minutes 41.8 seconds East 64.43 Feet;
283. Thence North 28 degrees 11 minutes 44.1 seconds East 47.15 Feet;
284. Thence North 27 degrees 24 minutes 14.1 seconds East 55.04 Feet;
285. Thence North 27 degrees 24 minutes 13.1 seconds East 56.51 Feet;
286. Thence North 26 degrees 36 minutes 43 seconds East 48.1 Feet;
287. Thence North 26 degrees 36 minutes 44.6 seconds East 63.45 Feet;
288. Thence North 25 degrees 48 minutes 28 seconds East 39.36 Feet;
289. Thence North 25 degrees 48 minutes 27.9 seconds East 75.77 Feet;
290. Thence North 25 degrees 18.3 seconds East 28.22 Feet;
291. Thence North 25 degrees 11.6 seconds East 83.3 Feet;
292. Thence North 24 degrees 12 minutes 36.4 seconds East 19.58 Feet;
293. Thence North 24 degrees 12 minutes 40.3 seconds East 91.93 Feet;
294. Thence North 23 degrees 25 minutes 11.2 seconds East 13.37 Feet;
295. Thence North 23 degrees 25 minutes 8.9 seconds East 98.13 Feet;
296. Thence a curve to the right with a radius of 27103271.51 Feet and a chord bearing North 22 degrees 40 minutes 25 seconds East 271.06 Feet;
297. Thence North 20 degrees 51 minutes 36.7 seconds East 100.75 Feet;
298. Thence North 20 degrees 42 minutes 9.9 seconds East 107.71 Feet;
299. Thence North 19 degrees 7 minutes 53.1 seconds East 98.09 Feet;
300. Thence North 18 degrees 19 minutes 54 seconds East 102.59 Feet;
301. Thence North 18 degrees 19 minutes 52.9 seconds East 105.73 Feet;
302. Thence North 17 degrees 36 minutes 3.4 seconds East 100.04 Feet;
303. Thence North 19 degrees 3 minutes 8.9 seconds East 233.89 Feet.

AREA 2

304. Beginning at an XY coordinate recognized as (-97.3504680685155, 32.5648153288815)
305. Thence South 45 degrees 1 minutes 39.8 seconds West 165.39 Feet;
306. Thence a curve to the right with a radius of 403.11 Feet and a chord bearing North 67 degrees 35 minutes 33.2 seconds West 70.16 Feet;
307. Thence a curve to the left with a radius of 538.46 Feet and a chord bearing North 88 degrees 12 minutes 44.6 seconds West 245.36 Feet;
308. Thence North 50 degrees 58 minutes 9.2 seconds West 36.02 Feet;
309. Thence North 5 degrees 48 minutes 46 seconds West 174.82 Feet;
310. Thence North 6 degrees 1 minutes 7.7 seconds West 140.85 Feet;
311. Thence North 39 degrees 33 minutes 2.2 seconds East 76.3 Feet;
312. Thence North 84 degrees 54 minutes 43 seconds East 28.28 Feet;
313. Thence a curve to the right with a radius of 1556.89 Feet and a chord bearing North 78 degrees 36 minutes 19.2 seconds East 342.26 Feet;
314. Thence North 14 degrees 45 minutes 15.7 seconds West 0.61 Feet;
315. Thence a curve to the right with a radius of 1341.54 Feet and a chord bearing North 67 degrees 20 minutes 26.8 seconds East 213.21 Feet;
316. Thence a curve to the right with a radius of 5223.05 Feet and a chord bearing North 61 degrees 7 minutes 20.6 seconds East 45.73 Feet;
317. Thence a curve to the right with a radius of 1566.11 Feet and a chord bearing North 54 degrees 18 minutes 14.2 seconds East 497.51 Feet;

- 318. Thence a curve to the right with a radius of 2893.7 Feet and a chord bearing North 43 degrees 8 minutes 32.6 seconds East 253.83 Feet;
- 319. Thence North 39 degrees 9 minutes 44.7 seconds East 15.72 Feet;
- 320. Thence North 40 degrees 59 minutes 0.4 seconds East 386.75 Feet;
- 321. Thence North 46 degrees 18 minutes 10.8 seconds East 401.89 Feet;
- 322. Thence North 43 degrees 32 minutes 35.9 seconds West 0.39 Feet;
- 323. Thence North 43 degrees 31 minutes 51.6 seconds West 5.58 Feet;
- 324. Thence North 46 degrees 17 minutes 38.9 seconds East 132.34 Feet;
- 325. Thence North 52 degrees 17.1 seconds East 201.01 Feet;
- 326. Thence North 41 degrees 17 minutes 2.9 seconds East 198.27 Feet;
- 327. Thence North 41 degrees 17 minutes 15.4 seconds East 1.28 Feet;
- 328. Thence North 39 degrees 23 minutes 24 seconds West 5.17 Feet;
- 329. Thence a curve to the right with a radius of 3114.4 Feet and a chord bearing North 33 degrees 32 minutes 43 seconds East 2.45 Feet;
- 330. Thence a curve to the right with a radius of 5604.88 Feet and a chord bearing North 51 degrees 15 minutes 25 seconds East 641.4 Feet;
- 331. Thence North 54 degrees 34 minutes 39.1 seconds East 649.29 Feet;
- 332. Thence North 57 degrees 26 minutes 23.5 seconds East 178.78 Feet;
- 333. Thence North 9 degrees 59 minutes 20.4 seconds West 57.35 Feet;
- 334. Thence North 57 degrees 25 minutes 24.7 seconds East 23.04 Feet;
- 335. Thence North 51 degrees 42 minutes 57.3 seconds East 200.26 Feet;
- 336. Thence North 54 degrees 35 minutes 2.1 seconds East 19.58 Feet;
- 337. Thence North 54 degrees 34 minutes 37.1 seconds East 574.5 Feet;
- 338. Thence North 60 degrees 7 minutes 31.2 seconds East 206.96 Feet;
- 339. Thence North 59 degrees 30 minutes 56.4 seconds East 299.08 Feet;
- 340. Thence North 62 degrees 21 minutes 43.8 seconds East 196.32 Feet;
- 341. Thence North 57 degrees 2 minutes 42.3 seconds East 195.1 Feet;
- 342. Thence North 56 degrees 42 minutes 22.4 seconds East 195.77 Feet;
- 343. Thence North 67 degrees 56 minutes 25.7 seconds East 63.07 Feet;
- 344. Thence North 64 degrees 48 minutes 14.9 seconds East 103.78 Feet;
- 345. Thence North 67 degrees 56 minutes 58.1 seconds East 128.71 Feet;
- 346. Thence North 66 degrees 38 minutes 32.1 seconds East 132.88 Feet;
- 347. Thence North 66 degrees 21 minutes 17.4 seconds East 86.47 Feet;
- 348. Thence a curve to the left with a radius of 268338115.3 Feet and a chord bearing South 0 degrees 29 minutes 54.2 seconds West 1543.7 Feet;
- 349. Thence South 9 degrees 17 minutes 25.3 seconds West 2.16 Feet;
- 350. Thence a curve to the left with a radius of 3956067311.43 Feet and a chord bearing South 73 degrees 17 minutes 14.9 seconds West 3466.49 Feet;
- 351. Thence a curve to the left with a radius of 194362686.99 Feet and a chord bearing South 46 degrees 7 minutes 44.6 seconds West 999.65 Feet;
- 352. Thence a curve to the left with a radius of 3499639109.86 Feet and a chord bearing South 45 degrees 1 minutes 39.8 seconds West 1216.38 Feet.