



Tax Increment Reinvestment Zone #4 Board - Meeting

February 9, 2026 - 12:30 PM

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. CITIZEN COMMENTS

Citizens wishing to address the Board on agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Board as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK. All comments are limited to five (5) minutes. In order to be recognized during "Citizen Comments" please complete a comment card and present it to the Deputy City Secretary prior to the start of the meeting.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

- A.** Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071
- B.** Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072
- C.** Personnel Matters Pursuant to Section 551.074
- D.** Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

4. RECONVENE INTO REGULAR BUSINESS SESSION

5. NEW BUSINESS

Discussion, Consideration, and Possible Action Regarding an Amendment to the Economic Development Agreement Between the City of Mansfield, Texas and Arcadia Realty Corp.

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

- 1. Exhibit A

6. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the February 9, 2026 Tax Increment Reinvestment Zone #4 Board Meeting Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the

general public at all times, and to the City's website, mansfieldtexas.gov, on February 3, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.



Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 276-4207 at least three (3) business days in advance. Reasonable accommodation will be made to assist your needs.



**City of Mansfield
Staff Report**

Item ID: 26-1902

Agenda Date: February 9, 2026

Title

Discussion, Consideration, and Possible Action Regarding an Amendment to the Economic Development Agreement Between the City of Mansfield, Texas and Arcadia Realty Corp.

Description/History

In initial development discussions it was always contemplated the City public sewer line to serve other development in the South Campus of Staybolt would be built around the Arcadia neighborhood development. During the civil design phase, it was determined the City would see significant financial savings by working with Arcadia to oversize a trunk sewer line through their development that could support future development along Highway 360. This amendment formalizes Arcadia installing the oversized capacity on behalf of the City and receiving reimbursement.

The amendment also clarifies the new assignment to the Phase 1 entity name for the development and aligns the timelines of the City's off-site infrastructure requirements.

Strategic Initiative

Develop Strong Economy
Building Strong Neighborhoods
Focus on the Future

Recommendation

Approve the amendment to the Economic Development agreement.

Funding Source

TIRZ #4, Utility Fund

Prepared By

Casey Lewis, Executive Project Manager/Broker - (817) 276-4201

**FIRST AMENDMENT TO ECONOMIC DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF MANSFIELD, TEXAS, AND ARCADIA REALTY CORP.**

This FIRST AMENDMENT TO ECONOMIC DEVELOPMENT AGREEMENT (“First Amendment”) is made effective as of January __, 2026, by and among the City of Mansfield, a Texas home-rule municipal corporation (the “**City**”), the Board of Directors (the “**Board**”) of Reinvestment Zone Number Four in the City of Mansfield, Texas (the “**Zone**”), and ARCADIA STAYBOLT PHASE 1, LLC (“Developer”) and/or assigns. The City, Board, and Developer may sometimes hereafter be referred to individually as a “Party” or collectively as the “Parties.”

RECITALS

WHEREAS, the City, Board, and Arcadia Realty Corp. (“ARC”) entered into an Economic Development Agreement for a multi-use development on approximately 134.8 acres of land located south of the extension of Lone Star Parkway, and east of State Highway 360 in the City of Mansfield, Texas, authorized by Resolution No. RE-4218-24 and made effective as of September 26, 2024 (the “Agreement”); and,

WHEREAS, effective as of May 19, 2025, ARC assigned its interest in and to the Agreement to Arcadia Staybolt Land Investments, LLC (“ASLI”), and ASLI assumed all obligations of ARC under the Agreement, and effective as of July 9, 2025, ASLI assigned to the Developer all of its rights under the Agreement as it pertains to the “Phase 1 Property” described in that certain Partial Assignment of Economic Development Agreement between ASLI and Developer, attached hereto as Exhibit A and made a part hereof by reference, and Developer assumed all rights, duties, benefits and obligations under the Agreement as it pertains to the Phase 1 Property; and,

WHEREAS, since execution of the Agreement, the Developer and City have completed additional design and engineering of the master infrastructure to serve the area, including roads, water, drainage, and sewer; and,

WHEREAS, based on updated engineering and project sequencing, it has been determined to be in the public interest for the Developer to install a portion of public sanitary sewer improvements within the boundaries of the development; and,

WHEREAS, the Parties desire to update this Economic Development Agreement to modify certain provisions related to the timing of reimbursement for such sewer improvements; and,

WHEREAS, the Parties further desire to amend the Agreement to update the schedule for certain City-funded public improvements to reflect current project conditions.

AGREEMENTS

NOW, THEREFORE, for and in consideration of the premises above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. That the foregoing findings and exhibits set out in the recitals above are found to be true and correct and are hereby incorporated and made part hereof for all purposes.
2. That Section 5.02 of the Agreement is hereby deleted and repealed in its entirety to read as follows:

5.02. City Funded Off-Site Public Improvements. The City agrees to commence construction of City Funded Off-Site Public Improvements on or about June 1, 2025, and to complete installation of such improvements necessary to serve the Development on or before December 31, 2026.

3. That Section 5.03 of the Agreement is hereby deleted and repealed in its entirety to read as follows:

5.03 City Funded Oversized Wet Utilities. Some wet utilities must be oversized to serve the overall District. A general description of the scope of the wet utility improvements (the “Sanitary Sewer Trunk Line”) that will be constructed by the Developer in accordance with the phasing of those improvements and the costs to be paid by the Developer and by the City are described on the exhibit (the “Sewer Trunk Scope Exhibit”) attached hereto as Exhibit B and made a part hereof by reference. The City will reimburse the Developer the amount of \$550,565.84, plus reasonable cost overruns documented by Developer for such work (the “City Reimbursement Share”), being the difference in cost between the minimally required facility and the upsized facility required to serve the District in the amount set forth on the Sewer Trunk Scope Exhibit. The City will reimburse these costs to the Developer in monthly increments, based upon monthly draw requests to the City (each a “Sewer Draw Request”) submitted by the Developer, evidencing the percentage of completion of the Sanitary Sewer Trunk Line once the Developer has commenced construction of the Sanitary Sewer Trunk Line Improvements. Each Sewer Draw Request shall be accompanied by applicable paid invoices, lien waivers, and other reasonable supporting documentation as may be requested by the City from all contractors, subcontractors and suppliers that have supplied services and materials for the installation of such portion of the Sanitary Sewer Trunk Line that has been completed. Upon final completion of the Sewer Trunk Line by the Developer, it shall submit a final invoice for the final remaining amounts to be disbursed by the City as the City Reimbursement Share,

along with final lien waivers and releases of lien from all applicable contractors and suppliers, for the City's acceptance of the Sanitary Sewer Trunk Line.

For purposes of this subsection, "installation" shall mean that the applicable portion of the Sanitary Sewer Trunk Line has been inspected, tested, and is substantially complete, as determined by the City Engineer or designee. Any such testing or inspections required by the City for each applicable segment of the Sanitary Sewer Trunk Line shall be accomplished efficiently by the City and each Sewer Draw Request shall be due and payable by the City within thirty (30) days following delivery of each such Sewer Draw Request by the Developer to the City.

Payment or reimbursement by the City to the Developer for each applicable Sewer Draw Request pursuant to this subsection shall not constitute acceptance of the Sanitary Sewer Trunk Line as a public improvement. The City expressly reserves the right to require corrective work and to withhold, offset, or claw back reimbursement amounts if the Sanitary Sewer Trunk Line ultimately fails to achieve final acceptance in accordance with customary City standards, applicable law, or the Agreement. Nothing contained herein shall be deemed to affect or waive any rights or remedies of the Developer set forth in the Agreement as it pertains to the Phase 1 Property or available in accordance with applicable laws due to any failure of the City to meet any requirements for payments as set forth herein.

4. Except as amended herein, all other terms and conditions of the Agreement shall remain in full force and effect. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The execution of this First Amendment may be accomplished by facsimile or electronic signatures and shall be deemed fully executed upon the exchange among the parties of signed facsimile or electronic copies of this First Amendment.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have caused this first amendment to be executed by their duly authorized officers and to be effective as of the last date set forth below.

DEVELOPER:

ARCADIA STAYBOLT PHASE 1, LLC, a Texas limited liability company

By: Arcadia Holdings, Inc.,
a Texas corporation,
Manager

By: _____

Name: _____

Title: _____

CITY:

CITY OF MANSFIELD, TEXAS,
a Texas municipal corporation

By: _____
Joe Smolinski, City Manager, or designee

ATTEST:

Susana Martin, City Secretary

BOARD OF THE ZONE:

**BOARD OF DIRECTORS OF
REINVESTMENT ZONE NUMBER
FOUR, Mansfield, Texas**

By: _____

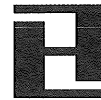
Name: _____

Its: _____

Exhibit A

Partial Assignment of Economic Development Agreement

(to be attached)



HIGIER ALLEN LAUTIN
ATTORNEYS AND COUNSELORS

ROBERT M. ALLEN

SHAREHOLDER

972.759.1438 Direct

972.716.1888 Main

972.716.1899 Fax

rallen@higierallen.com

July 11, 2025

File No. 02156.224

Via Federal Express

City of Mansfield
1200 E. Broad Street
Mansfield, Texas 76063
Attn: Mr. Joe Smolinski, City Manager

Board of Directors of TIRZ No. 4
1200 E. Broad Street
Mansfield, Texas 76063
Attn: Mr. Joe Smolinski, City Manager

Re: Economic Development Agreement (the "Agreement") dated September 26, 2024 between City of Mansfield, the Board of Directors of Reinvestment Zone No. 4, and Arcadia Staybolt Land Investments, LLC, as successor and assignee of Arcadia Realty Corp. (the "Developer")

Gentlemen:

Please be advised that effective as July 9, 2025, the Developer has made a partial assignment of its interests in and to the Agreement to its affiliate, Arcadia Staybolt Phase I, LLC, a Texas limited liability company (the "Partial Assignee"), and such Partial Assignee has assumed the "Developer's" obligations, rights, duties and benefits under the Agreement only as it relates to the portion of the property included in the Agreement and described on Exhibit A attached hereto (the "Phase I Property"). A copy of such Partial Assignment is enclosed for your records.

In accordance with Section 10.01 of the Agreement, please also accept this letter as written notice that all notices, communications or disbursements required to be given to the "Developer" from and after this date should be provided to both Arcadia Staybolt Land Investments, LLC and to Arcadia Staybolt Phase I, LLC at the following address:

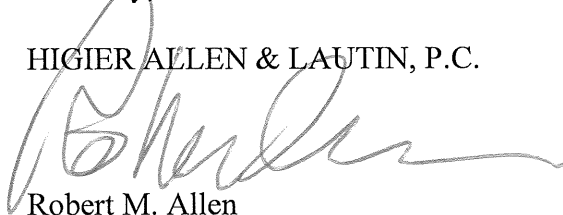
Arcadia Staybolt Land Investments, LLC
and Arcadia Staybolt Phase I, LLC
c/o Arcadia Holdings, Inc.
5226 Kelsey Road
Dallas, Texas 75229
Attn: Mr. John Hodge

City of Mansfield
Board of Directors of TIRZ No. 4
July 11, 2025
Page 2

Please contact the undersigned if you have any questions concerning the partial assignment of the Agreement or this notice.

Sincerely,

HIGIER ALLEN & LAUTIN, P.C.



Robert M. Allen

RMA:bjs
w/enc.

cc: Taylor Olson Adkins Sralla & Elam, LLP (via Federal Express)
6000 Western Place II, Suite 200
Fort Worth, Texas 76107
Attn: Dean Roggia, Esq.

Mr. John Hodge (via email john@arcadiarealty.net)
Arcadia Realty Corp.
5226 Kelsey Road
Dallas, Texas 75229

Mr. Beatle Gietema (via email beatle@arcadiarealty.net)
Arcadia Realty Corp.
5226 Kelsey Road
Dallas, Texas 75229

Exhibit A

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and H. Henderson Survey, Abstract No. 432, City of Mansfield, Ellis County, Texas, being part of a tract conveyed to Arcadia Staybolt Land Investments, LLC, recorded in Document No. 2502218, Official Public Records, Ellis County, Texas (OPRECT), with the subject tract being more particularly described as follows:

BEGINNING at a MAG nail found at the intersection of Lonestar Road, a public road, Heritage Parkway, a public road, and Britton Road, a public road;

THENCE N 89°59'37" E, 277.56 feet along the approximate center of Britton Road to a MAG nail found;

THENCE S 89°46'58" E, 1219.40 feet continuing along the approximate center of Britton Road to the most northerly northwest corner of Lot 1-R, Block 1, Maranatha Ranch Addition, recorded in Cabinet H, Slide 640, Plat Records, Ellis County, Texas;

THENCE along the common line thereof, the following:

S 00°48'19" E, 212.90 feet;

S 20°11'41" W, 181.44 feet;

N 64°48'19" W, 192.67 feet;

S 64°52'41" W, 578.74 feet;

S 29°56'58" E, 320.06 feet;

N 64°52'41" E, 694.60 feet;

N 16°34'19" W, 125.68 feet;

N 20°11'41" E, 195.03 feet;

N 69°48'19" W, 15.00 feet;

N 00°48'19" W, 106.45 feet;

And N 44°11'41" E, 77.78 feet;

THENCE N 01°28'02" W, 36.94 feet to the south line of Britton Road;

THENCE S 89°50'15" E, 235.22 feet along the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of the Original Town of Britton Addition, recorded in Volume 158, Page 45 DIRECT;

THENCE along the west line of the Original Town of Britton, the following:

S 00°21'10" E, 200.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 89°38'50" E, 288.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 35°45'13" E, 201.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE through said Arcadia tract, the following:

S 64°52'41" W, 653.93 feet;

S 17°49'46" W, 13.66 feet;

Around a non-tangent curve to the left having a central angle of 13°19'00", a radius of 150.00 feet, a chord of S 37°38'46" E - 34.78 feet, an arc length of 34.86 feet;

Around a reverse curve to the right having a central angle of 06°57'32", a radius of 685.00 feet, a chord of S 40°49'30" E - 83.15 feet, an arc length of 83.20 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 64°52'41" W, 589.72 feet;

Around a tangent curve to the right having a central angle of 08°12'23", a radius of 170.00 feet, a chord of S 68°58'53" W - 24.33 feet, an arc length of 24.35 feet;

Around a reverse curve to the left having a central angle of 77°02'17", a radius of 40.00 feet, a chord of S 34°33'56" W - 49.82 feet, an arc length of 53.78 feet;

S 03°57'13" E, 22.22 feet;

S 48°57'13" E, 14.14 feet;

N 86°02'47" E, 44.62 feet;

S 03°57'13" E, 175.62 feet;

Around a tangent curve to the left having a central angle of 25°11'13", a radius of 575.00 feet, a chord of S 16°32'49" E - 250.74 feet, an arc length of 252.77 feet;

S 29°08'25" E, 248.55 feet;

S 74°08'25" E, 14.14 feet;

S 29°08'25" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 60°51'35" W, 165.21 feet;

S 61°36'21" W, 78.79 feet;

N 29°05'15" W, 50.02 feet;

N 17°07'36" E, 13.77 feet;

N 29°08'25" W, 70.18 feet;

N 72°42'32" W, 14.51 feet;

S 63°47'38" W, 166.69 feet;

Around a tangent curve to the right having a central angle of 22°15'09", a radius of 424.00 feet, a chord of S 74°55'13" W - 163.64 feet, an arc length of 164.67 feet;

S 86°02'47" W, 300.89 feet;

N 03°57'13" W, 15.50 feet;

And S 86°02'47" W, 90.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of a tract conveyed to the City of Mansfield, recorded in Document No. 2415058 OPRECT;

THENCE N 03°57'13" W, 1178.00 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the south line of another tract conveyed to the City of Mansfield, recorded in Document No. 2245479 DRECT;

THENCE N 61°09'21" E, 34.41 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 29°28'34" W, continuing along the common line of said City tract, passing into and along the approximate center of Lonestar Road a total distance of 814.71 feet to the POINT OF BEGINNING with the subject tract containing 2,051,466 square feet or 47.095 acres of land.

PARTIAL ASSIGNMENT OF ECONOMIC DEVELOPMENT AGREEMENT

This Partial Assignment of Economic Development Agreement (this "Partial Assignment") is made as of July 9, 2025, by and between ARCADIA STAYBOLT LAND INVESTMENTS, LLC, a Texas limited liability company (hereinafter referred to as "Partial Assignor"), and ARCADIA STAYBOLT PHASE 1, LLC, a Texas limited liability company (hereinafter referred to as "Partial Assignee").

WITNESSETH:

WHEREAS, effective as of September 26, 2024, Arcadia Realty Corp., a Texas corporation ("ARC") entered into a certain Economic Development Agreement (the "Agreement"), between ARC as "Developer," City of Mansfield as "City" and Board of Directors of Reinvestment Zone Number Four, City of Mansfield, as the "Board," relative to the construction of a multi-use development affecting a certain approximately 134.8 acre tract located in City of Mansfield, Texas (the "Property") as described therein; and

WHEREAS, as of May 19, 2025, ARC assigned to the Partial Assignor all of its rights, title and interest in and to the Agreement, and the Partial Assignor assumed all duties, benefits and obligations of ARC as provided in the Agreement relative to the development of the Property; and

WHEREAS, effective as of this date, Partial Assignor is conveying and transferring to Partial Assignee a portion of the Property (the "Phase 1 Property"), as described on Exhibit A attached hereto and incorporated herein by reference, and in connection with such transfer of the Phase 1 Property, Partial Assignor desires to assign and transfer to Partial Assignee the rights, duties, benefits and obligations under, in and to the Agreement, solely as same relate to the Phase 1 Property, and Partial Assignee desires to accept and assume all duties, benefits and obligations of the Partial Assignor, as same relate solely to the Phase 1 Property, it being the understanding of all parties hereto that Partial Assignor is expressly reserving unto itself all of the duties, benefits and obligations under the Agreement, as same relate to the remainder of the Property, save and except the Phase 1 Property.

NOW, THEREFORE, in consideration of the premises described above, and for \$10.00 and other good and valuable consideration paid by Partial Assignee to Partial Assignor, the receipt and sufficiency of which are hereby acknowledged by Partial Assignor, the parties agree as follows:

1. Partial Assignor does hereby assign, transfer and convey to the Partial Assignee all of its rights, title and interest in and to the Agreement, the defined terms and conditions of which are hereby incorporated herein by reference, solely as to the Phase 1 Property, with the Partial Assignor expressly reserving unto itself all of the rights, benefits and obligation under the Agreement, as same relate to the remainder of the Property, save and except the Phase 1 Property.
2. The Partial Assignee hereby assumes all duties, obligations and benefits of the Partial Assignor under the Agreement, as same relate to the Phase 1 Property, and

agrees to be bound thereby. The Partial Assignee shall provide prompt written notice to the City and the Board of this partial assignment of the Agreement by the Partial Assignor and the assumption of the obligations under the Agreement by the Partial Assignee as same relate to the Phase 1 Property.

3. This Partial Assignment may be executed in multiple counterparts which, when taken together, shall constitute a single integrated instrument. Facsimile signatures shall be accepted as originals for purposes of this Partial Assignment.

[Signature page to follow.]

IN WITNESS WHEREOF, Partial Assignor and Partial Assignee have executed this Partial Assignment effective as of the day and year noted above.

PARTIAL ASSIGNOR:

ARCADIA STAYBOLT LAND INVESTMENTS,
LLC, a Texas limited liability company

By: Arcadia Holdings, Inc.,
a Texas corporation,
Manager

By: 
John Hodge, President

PARTIAL ASSIGNEE:

ARCADIA STAYBOLT PHASE 1, LLC, a Texas
limited liability company

By: Arcadia Holdings, Inc.,
a Texas corporation,
Manager

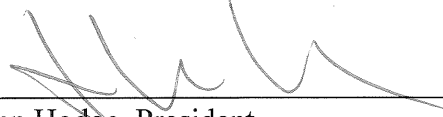
By: 
John Hodge, President

EXHIBIT A
Description of Phase 1 Property

Phase 1

BEING a tract of land situated in the M. Gregg Survey, Abstract No. 385, J. Lawrence Survey, Abstract No. 616, and H. Henderson Survey, Abstract No. 432, City of Mansfield, Ellis County, Texas, being part of a tract conveyed to JRJ Energy Investments, LLC, by deeds recorded in Instrument No. 2430855 and Instrument No. 2430891 of the Deed Records, Ellis County, Texas (DIRECT), with the subject tract being more particularly described as follows:

BEGINNING at a MAG nail found at the intersection of Lonestar Road, a public road, Heritage Parkway, a public road, and Britton Road, a public road;

THENCE N 89°59'37" E, 277.56 feet along the approximate center of Britton Road to a MAG nail found;

THENCE S 89°46'58" E, 1219.40 feet continuing along the approximate center of Britton Road to the most northerly northwest corner of Lot 1-R, Block 1, Maranatha Ranch Addition, recorded in Cabinet H, Slide 640, Plat Records, Ellis County, Texas;

THENCE along the common line thereof, the following:

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S 20°11'41" W, 181.44 feet;

N 64°48'19" W, 192.67 feet;

S 64°52'41" W, 578.74 feet;

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N 69°48'19" W, 15.00 feet;

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And N 44°11'41" E, 77.78 feet;

THENCE N 01°28'02" W, 36.94 feet to the south line of Britton Road;

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N 89°38'50" E, 288.00 feet;

And S 35°45'13" E, 201.13 feet;

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S 17°49'46" W, 13.66 feet;

Around a non-tangent curve to the left having a central angle of 13°19'00", a radius of 150.00 feet, a chord of S 37°38'46" E - 34.78 feet, an arc length of 34.86 feet;

Around a reverse curve to the right having a central angle of 06°57'32", a radius of 685.00 feet, a chord of S 40°49'30" E - 83.15 feet, an arc length of 83.20 feet;

S 64°52'41" W, 589.72 feet;

Around a tangent curve to the right having a central angle of 08°12'23", a radius of 170.00 feet, a chord of S 68°58'53" W - 24.33 feet, an arc length of 24.35 feet;

Around a reverse curve to the left having a central angle of 77°02'17", a radius of 40.00 feet, a chord of S 34°33'56" W - 49.82 feet, an arc length of 53.78 feet;

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S 48°57'13" E, 14.14 feet;

N 86°02'47" E, 44.62 feet;

S 03°57'13" E, 175.62 feet;

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S 29°08'25" E, 248.55 feet;

S 74°08'25" E, 14.14 feet;

S 29°08'25" E, 50.00 feet;

S 60°51'35" W, 165.21 feet;

S 61°36'21" W, 78.79 feet;

N 29°05'15" W, 50.02 feet;

N 17°07'36" E, 13.77 feet;

N 29°08'25" W, 70.18 feet;

N 72°42'32" W, 14.51 feet;

S 63°47'38" W, 166.69 feet;

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S 86°02'47" W, 90.00 feet;

And N 03°57'13" W, 1178.00 feet to the south line of a tract conveyed to the City of Mansfield, recorded in Document No. 2245479 DIRECT;

THENCE N 61°09'21" E, 34.41 feet along the common line thereof to a point for corner;

THENCE N 29°28'34" W, continuing along the common line of said City tract, passing into and along the approximate center of Lonestar Road a total distance of 814.71 feet to the POINT OF BEGINNING with the subject tract containing 2,051,466 square feet or 47.095 acres of land.

Exhibit B
Sewer Trunk Scope Exhibit
(to be attached)

