

1-1 By: Cook (Senate Sponsor - King) H.B. No. 5310
 1-2 (In the Senate - Received from the House May 10, 2023;
 1-3 May 10, 2023, read first time and referred to Committee on Local
 1-4 Government; May 17, 2023, reported favorably by the following
 1-5 vote: Yeas 9, Nays 0; May 17, 2023, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Springer	X			
1-9 Eckhardt	X			
1-10 Gutierrez	X			
1-11 Hall	X			
1-12 Nichols	X			
1-13 Parker	X			
1-14 Paxton	X			
1-15 West	X			

1-17 A BILL TO BE ENTITLED
 1-18 AN ACT

1-19 relating to the creation of the Tarrant County Municipal Utility
 1-20 District No. 2; granting a limited power of eminent domain;
 1-21 providing authority to issue bonds; providing authority to impose
 1-22 assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-25 Code, is amended by adding Chapter 8092 to read as follows:

1-26 CHAPTER 8092. TARRANT COUNTY MUNICIPAL UTILITY DISTRICT NO. 2

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 8092.0101. DEFINITIONS. In this chapter:

1-29 (1) "Board" means the district's board of directors.

1-30 (2) "Commission" means the Texas Commission on
 1-31 Environmental Quality.

1-32 (3) "Director" means a board member.

1-33 (4) "District" means the Tarrant County Municipal
 1-34 Utility District No. 2.

1-35 Sec. 8092.0102. NATURE OF DISTRICT. The district is a
 1-36 municipal utility district created under Section 59, Article XVI,
 1-37 Texas Constitution.

1-38 Sec. 8092.0103. CONFIRMATION AND DIRECTOR ELECTION
 1-39 REQUIRED. The temporary directors shall hold an election to
 1-40 confirm the creation of the district and to elect five permanent
 1-41 directors as provided by Section 49.102, Water Code.

1-42 Sec. 8092.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-43 temporary directors may not hold an election under Section
 1-44 8092.0103 until each municipality in whose corporate limits or
 1-45 extraterritorial jurisdiction the district is located has
 1-46 consented by ordinance or resolution to the creation of the
 1-47 district and to the inclusion of land in the district.

1-48 Sec. 8092.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-49 (a) The district is created to serve a public purpose and benefit.

1-50 (b) The district is created to accomplish the purposes of:

1-51 (1) a municipal utility district as provided by
 1-52 general law and Section 59, Article XVI, Texas Constitution; and

1-53 (2) Section 52, Article III, Texas Constitution, that
 1-54 relate to the construction, acquisition, improvement, operation,
 1-55 or maintenance of macadamized, graveled, or paved roads, or
 1-56 improvements, including storm drainage, in aid of those roads.

1-57 Sec. 8092.0106. INITIAL DISTRICT TERRITORY. (a) The
 1-58 district is initially composed of the territory described by
 1-59 Section 2 of the Act enacting this chapter.

1-60 (b) The boundaries and field notes contained in Section 2 of
 1-61 the Act enacting this chapter form a closure. A mistake made in the

2-1 field notes or in copying the field notes in the legislative process
 2-2 does not affect the district's:

- 2-3 (1) organization, existence, or validity;
- 2-4 (2) right to issue any type of bond for the purposes
 2-5 for which the district is created or to pay the principal of and
 2-6 interest on a bond;
- 2-7 (3) right to impose a tax; or
- 2-8 (4) legality or operation.

2-9 SUBCHAPTER B. BOARD OF DIRECTORS

2-10 Sec. 8092.0201. GOVERNING BODY; TERMS. (a) The district is
 2-11 governed by a board of five elected directors.

2-12 (b) Except as provided by Section 8092.0202, directors
 2-13 serve staggered four-year terms.

2-14 Sec. 8092.0202. TEMPORARY DIRECTORS. (a) The temporary
 2-15 board consists of:

- 2-16 (1) William Christopher Vertin;
- 2-17 (2) Mattison Margaret Raiford;
- 2-18 (3) Crystal Maddalena;
- 2-19 (4) Parker Morgan; and
- 2-20 (5) Mitchell Henton.

2-21 (b) Temporary directors serve until the earlier of:

2-22 (1) the date permanent directors are elected under
 2-23 Section 8092.0103; or

2-24 (2) the fourth anniversary of the effective date of
 2-25 the Act enacting this chapter.

2-26 (c) If permanent directors have not been elected under
 2-27 Section 8092.0103 and the terms of the temporary directors have
 2-28 expired, successor temporary directors shall be appointed or
 2-29 reappointed as provided by Subsection (d) to serve terms that
 2-30 expire on the earlier of:

2-31 (1) the date permanent directors are elected under
 2-32 Section 8092.0103; or

2-33 (2) the fourth anniversary of the date of the
 2-34 appointment or reappointment.

2-35 (d) If Subsection (c) applies, the owner or owners of a
 2-36 majority of the assessed value of the real property in the district
 2-37 may submit a petition to the commission requesting that the
 2-38 commission appoint as successor temporary directors the five
 2-39 persons named in the petition. The commission shall appoint as
 2-40 successor temporary directors the five persons named in the
 2-41 petition.

2-42 SUBCHAPTER C. POWERS AND DUTIES

2-43 Sec. 8092.0301. GENERAL POWERS AND DUTIES. The district
 2-44 has the powers and duties necessary to accomplish the purposes for
 2-45 which the district is created.

2-46 Sec. 8092.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-47 DUTIES. The district has the powers and duties provided by the
 2-48 general law of this state, including Chapters 49 and 54, Water Code,
 2-49 applicable to municipal utility districts created under Section 59,
 2-50 Article XVI, Texas Constitution.

2-51 Sec. 8092.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
 2-52 52, Article III, Texas Constitution, the district may design,
 2-53 acquire, construct, finance, issue bonds for, improve, operate,
 2-54 maintain, and convey to this state, a county, or a municipality for
 2-55 operation and maintenance macadamized, graveled, or paved roads, or
 2-56 improvements, including storm drainage, in aid of those roads.

2-57 Sec. 8092.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
 2-58 road project must meet all applicable construction standards,
 2-59 zoning and subdivision requirements, and regulations of each
 2-60 municipality in whose corporate limits or extraterritorial
 2-61 jurisdiction the road project is located.

2-62 (b) If a road project is not located in the corporate limits
 2-63 or extraterritorial jurisdiction of a municipality, the road
 2-64 project must meet all applicable construction standards,
 2-65 subdivision requirements, and regulations of each county in which
 2-66 the road project is located.

2-67 (c) If the state will maintain and operate the road, the
 2-68 Texas Transportation Commission must approve the plans and
 2-69 specifications of the road project.

3-1 Sec. 8092.0305. COMPLIANCE WITH MUNICIPAL CONSENT
 3-2 ORDINANCE OR RESOLUTION. The district shall comply with all
 3-3 applicable requirements of any ordinance or resolution that is
 3-4 adopted under Section 54.016 or 54.0165, Water Code, and that
 3-5 consents to the creation of the district or to the inclusion of land
 3-6 in the district.

3-7 Sec. 8092.0306. DIVISION OF DISTRICT. (a) The district may
 3-8 be divided into two or more new districts only if the district:

3-9 (1) has no outstanding bonded debt; and

3-10 (2) is not imposing ad valorem taxes.

3-11 (b) This chapter applies to any new district created by the
 3-12 division of the district, and a new district has all the powers and
 3-13 duties of the district.

3-14 (c) Any new district created by the division of the district
 3-15 may not, at the time the new district is created, contain any land
 3-16 outside the area described by Section 2 of the Act enacting this
 3-17 chapter.

3-18 (d) The board, on its own motion or on receipt of a petition
 3-19 signed by the owner or owners of a majority of the assessed value of
 3-20 the real property in the district, may adopt an order dividing the
 3-21 district.

3-22 (e) The board may adopt an order dividing the district
 3-23 before or after the date the board holds an election under Section
 3-24 8092.0103 to confirm the district's creation.

3-25 (f) An order dividing the district shall:

3-26 (1) name each new district;

3-27 (2) include the metes and bounds description of the
 3-28 territory of each new district;

3-29 (3) appoint temporary directors for each new district;

3-30 and

3-31 (4) provide for the division of assets and liabilities
 3-32 between or among the new districts.

3-33 (g) On or before the 30th day after the date of adoption of
 3-34 an order dividing the district, the district shall file the order
 3-35 with the commission and record the order in the real property
 3-36 records of each county in which the district is located.

3-37 (h) Any new district created by the division of the district
 3-38 shall hold a confirmation and directors' election as required by
 3-39 Section 8092.0103. If the voters of a new district do not confirm
 3-40 the creation of the new district, the assets, obligations,
 3-41 territory, and governance of the new district revert to the
 3-42 original district.

3-43 (i) If the creation of the new district is confirmed, the
 3-44 new district shall provide the election date and results to the
 3-45 commission.

3-46 (j) Municipal consent to the creation of the district and to
 3-47 the inclusion of land in the district granted under Section
 3-48 8092.0104 acts as municipal consent to the creation of any new
 3-49 district created by the division of the district and to the
 3-50 inclusion of land in the new district.

3-51 (k) Any new district created by the division of the district
 3-52 must hold an election as required by this chapter to obtain voter
 3-53 approval before the district may impose a maintenance tax or issue
 3-54 bonds payable wholly or partly from ad valorem taxes.

3-55 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-56 Sec. 8092.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
 3-57 The district may issue, without an election, bonds and other
 3-58 obligations secured by:

3-59 (1) revenue other than ad valorem taxes; or

3-60 (2) contract payments described by Section 8092.0403.

3-61 (b) The district must hold an election in the manner
 3-62 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 3-63 before the district may impose an ad valorem tax or issue bonds
 3-64 payable from ad valorem taxes.

3-65 (c) The district may not issue bonds payable from ad valorem
 3-66 taxes to finance a road project unless the issuance is approved by a
 3-67 vote of a two-thirds majority of the district voters voting at an
 3-68 election held for that purpose.

3-69 Sec. 8092.0402. OPERATION AND MAINTENANCE TAX. (a) If

4-1 authorized at an election held under Section 8092.0401, the
4-2 district may impose an operation and maintenance tax on taxable
4-3 property in the district in accordance with Section 49.107, Water
4-4 Code.

4-5 (b) The board shall determine the tax rate. The rate may not
4-6 exceed the rate approved at the election.

4-7 Sec. 8092.0403. CONTRACT TAXES. (a) In accordance with
4-8 Section 49.108, Water Code, the district may impose a tax other than
4-9 an operation and maintenance tax and use the revenue derived from
4-10 the tax to make payments under a contract after the provisions of
4-11 the contract have been approved by a majority of the district voters
4-12 voting at an election held for that purpose.

4-13 (b) A contract approved by the district voters may contain a
4-14 provision stating that the contract may be modified or amended by
4-15 the board without further voter approval.

4-16 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-17 Sec. 8092.0501. AUTHORITY TO ISSUE BONDS AND OTHER
4-18 OBLIGATIONS. The district may issue bonds or other obligations
4-19 payable wholly or partly from ad valorem taxes, impact fees,
4-20 revenue, contract payments, grants, or other district money, or any
4-21 combination of those sources, to pay for any authorized district
4-22 purpose.

4-23 Sec. 8092.0502. TAXES FOR BONDS. At the time the district
4-24 issues bonds payable wholly or partly from ad valorem taxes, the
4-25 board shall provide for the annual imposition of a continuing
4-26 direct ad valorem tax, without limit as to rate or amount, while all
4-27 or part of the bonds are outstanding as required and in the manner
4-28 provided by Sections 54.601 and 54.602, Water Code.

4-29 Sec. 8092.0503. BONDS FOR ROAD PROJECTS. At the time of
4-30 issuance, the total principal amount of bonds or other obligations
4-31 issued or incurred to finance road projects and payable from ad
4-32 valorem taxes may not exceed one-fourth of the assessed value of the
4-33 real property in the district.

4-34 SECTION 2. The Tarrant County Municipal Utility District
4-35 No. 2 initially includes all the territory contained in the
4-36 following area:

4-37 TRACT 1

4-38 BEING ALL OF THAT TRACT OF LAND IN TARRANT COUNTY, TEXAS, OUT
4-39 OF THE W. DAVIDSON SURVEY, ABSTRACT NO. 393, AND BEING ALL OF THAT
4-40 CALLED 119.2 ACRES OF LAND DESCRIBED AS TRACT TWO IN A DEED TO
4-41 ROBERT W. TEETER ET AL AS RECORDED IN FILE NO. D208204603 OF THE
4-42 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING FURTHER
4-43 DESCRIBED AS FOLLOWS:

4-44 BEGINNING AT A 2 INCH PIPE FOUND AT THE SOUTHEAST CORNER OF
4-45 SAID 119.2 ACRES, AT THE SOUTHWEST CORNER OF THAT CALLED 13.232
4-46 ACRES OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY
4-47 AS RECORDED IN VOLUME 4688, PAGE 261 OF THE DEED RECORDS OF TARRANT
4-48 COUNTY, TEXAS AND IN THE NORTH LINE OF THAT CALLED 1.467 ACRES OF
4-49 LAND DESCRIBED IN A DEED TO KENNY WILSON AS RECORDED IN FILE NO.
4-50 D218222887 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS,
4-51 FROM WHICH A 1/2 INCH STEEL ROD FOUND CAPPED "BEASLEY" BEARS SOUTH
4-52 89 DEGREES 59 MINUTES 15 SECONDS EAST, 152.65 FEET FOR WITNESS AND
4-53 FROM WHICH A CONCRETE MONUMENT WITH 3 INCH DISK STAMPED "TESCO"
4-54 BEARS SOUTH 41 DEGREES 50 MINUTES 59 SECONDS EAST, 223.00 FEET FOR
4-55 WITNESS;

4-56 THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS WEST, 439.80
4-57 FEET ALONG A SOUTH LINE OF SAID 119.2 ACRES, THE NORTH LINE OF SAID
4-58 1.467 ACRES AND THE NORTH LINE OF THAT CALLED 1.098 ACRES OF LAND
4-59 DESCRIBED IN A DEED TO SANDRA K. BABCOCK AS RECORDED IN FILE NO.
4-60 D215271871 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
4-61 TO A 5/8 INCH STEEL ROD FOUND ON THE NORTHEAST SIDE OF A CURVE OF
4-62 BENNETT LAWSON ROAD, AT AN ANGLE POINT OF SAID 119.2 ACRES AND AT
4-63 THE NORTHWEST CORNER OF SAID 1.098 ACRES;

4-64 THENCE ALONG THE COMMON LINE OF SAID BENNETT LAWSON ROAD AND
4-65 SAID 119.2 ACRES AS FOLLOWS:

4-66 NORTH 79 DEGREES 45 MINUTES 12 SECONDS WEST, 191.39 FEET TO A
4-67 COTTON SPINDLE SET FOR CORNER;

4-68 NORTH 88 DEGREES 59 MINUTES 49 SECONDS WEST, 292.83 FEET TO A
4-69 1/2 INCH STEEL ROD FOUND CAPPED "METROPLEX";

5-1 NORTH 89 DEGREES 18 MINUTES 19 SECONDS WEST, 613.46 FEET TO A
 5-2 1/2 INCH STEEL ROD FOUND;
 5-3 SOUTH 88 DEGREES 42 MINUTES 11 SECONDS WEST, 898.44 FEET TO A
 5-4 1/2 INCH STEEL ROD SET CAPPED "BY-LINE SURVEYING" FOR CORNER;
 5-5 NORTH 75 DEGREES 13 MINUTES 49 SECONDS WEST, 58.55 FEET TO A
 5-6 1/2 INCH STEEL ROD SET CAPPED "BY-LINE SURVEYING" FOR CORNER;
 5-7 NORTH 52 DEGREES 14 MINUTES 38 SECONDS WEST, 819.27 FEET TO A
 5-8 1/2 INCH STEEL ROD SET CAPPED "BY-LINE SURVEYING" FOR CORNER;
 5-9 NORTH 38 DEGREES 17 MINUTES 14 SECONDS WEST, 68.49 FEET TO A
 5-10 1/2 INCH STEEL ROD FOUND CAPPED "METROPLEX";
 5-11 NORTH 04 DEGREES 09 MINUTES 44 SECONDS WEST, 359.80 FEET TO A
 5-12 1/2 INCH STEEL ROD FOUND CAPPED "METROPLEX";
 5-13 NORTH 00 DEGREES 24 MINUTES 15 SECONDS WEST, 1,778.44 FEET TO
 5-14 A 1/2 INCH STEEL ROD FOUND CAPPED "METROPLEX";
 5-15 NORTH 17 DEGREES 22 MINUTES 01 SECONDS EAST, 69.16 FEET TO A
 5-16 1/2 INCH STEEL ROD FOUND CAPPED "METROPLEX";
 5-17 NORTH 64 DEGREES 40 MINUTES 58 SECONDS EAST, 70.84 FEET TO A
 5-18 1/2 INCH STEEL ROD FOUND WITH YELLOW CAP;
 5-19 NORTH 85 DEGREES 38 MINUTES 01 SECONDS EAST, 283.50 FEET TO A
 5-20 NAIL FOUND NEAR THE INTERSECTION OF THE SOUTH OF BENNETT LAWSON ROAD
 5-21 AND JESSICA LANE;
 5-22 THENCE NORTH 89 DEGREES 47 MINUTES 50 SECONDS EAST, 295.42
 5-23 FEET ALONG THE SOUTH LINE OF SAID JESSICA LANE AND A NORTH LINE OF
 5-24 SAID 119.2 ACRES TO A POINT AT THE NORTHEAST CORNER OF SAID 119.2
 5-25 ACRES AND IN THE SOUTHWEST LINE OF SAID 13.232 ACRES, FROM WHICH A
 5-26 1/2 INCH STEEL ROD FOUND BEARS NORTH 89 DEGREES 47 MINUTES 50
 5-27 SECONDS EAST, 0.85 FEET FOR WITNESS AND FROM WHICH A CONCRETE
 5-28 MONUMENT WITH 3 INCH DISK STAMPED "TESCO" BEARS NORTH 41 DEGREES 50
 5-29 MINUTES 59 SECONDS WEST, 547.49 FEET FOR WITNESS;
 5-30 THENCE SOUTH 41 DEGREES 50 MINUTES 59 SECONDS EAST, 3,829.89
 5-31 FEET ALONG THE NORTHEAST LINE OF SAID 119.2 ACRES AND THE SOUTHWEST
 5-32 LINE OF SAID 13.232 ACRES TO THE POINT OF BEGINNING, CONTAINING
 5-33 119.28 ACRES OF LAND.
 5-34 TRACT 2
 5-35 BEING ALL OF THAT TRACT OF LAND IN TARRANT COUNTY, TEXAS, OUT
 5-36 OF THE W. DAVIDSON SURVEY, ABSTRACT NO. 393 AND S. LYNN SURVEY,
 5-37 ABSTRACT NO. 940, AND BEING ALL OF THAT CALLED 253.4 ACRES OF LAND
 5-38 DESCRIBED AS TRACT ONE IN A DEED TO ROBERT W. TEETER ET AL AS
 5-39 RECORDED IN FILE NO. D208204603 OF THE OFFICIAL PUBLIC RECORDS OF
 5-40 TARRANT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:
 5-41 BEGINNING AT A 60D NAIL FOUND IN THE BASE OF A 30 INCH OAK TREE
 5-42 AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID 253.4 ACRES, AT THE
 5-43 NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED TO FLOYD
 5-44 WYNN AND NANCY WYNN AS RECORDED IN VOLUME 12093, PAGE 262 OF THE
 5-45 DEED RECORDS OF TARRANT COUNTY, TEXAS, AT THE SOUTHEAST CORNER OF
 5-46 THAT CALLED 9.986 ACRES OF LAND DESCRIBED AS TRACT 1 IN A DEED TO
 5-47 GARY DON JOHNSON AND WIFE, NANCY K. JOHNSON AS RECORDED IN VOLUME
 5-48 11366, PAGE 1358 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND AT
 5-49 THE SOUTHWEST CORNER OF THAT CALLED 21.420 ACRES OF LAND DESCRIBED
 5-50 AS TRACT IV IN A DEED TO TEXAS JPC LLC AS RECORDED IN FILE NO.
 5-51 D218071066 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;
 5-52 THENCE SOUTH 89 DEGREES 48 MINUTES 13 SECONDS EAST, 869.90
 5-53 FEET A NORTH LINE OF SAID 253.4 ACRES, THE SOUTH LINE OF SAID 21.420
 5-54 ACRES AND THE SOUTH LINE OF THAT CALLED 2.426 ACRES OF LAND
 5-55 DESCRIBED AS TRACT V IN SAID TEXAS JPC LLC DEED TO A 3/4 INCH STEEL
 5-56 ROD FOUND AT AN ANGLE POINT OF SAID 253.4 ACRES, AT THE SOUTHEAST
 5-57 CORNER OF SAID 2.426 ACRES AND AT THE SOUTHWEST CORNER OF LOT 8,
 5-58 BLOCK 1 OF THE REATA ESTATES AS RECORDED IN CABINET A, SLIDE 11738
 5-59 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;
 5-60 THENCE SOUTH 89 DEGREES 50 MINUTES 04 SECONDS EAST, 954.44
 5-61 FEET ALONG A NORTH LINE OF SAID 253.4 ACRES AND THE SOUTH LINE OF
 5-62 LOTS 8-12, BLOCK 1 OF THE SAID REATA ESTATES TO A POINT AT THE MOST
 5-63 NORTHERLY NORTHEAST CORNER OF SAID 253.4 ACRES, AT THE SOUTHEAST
 5-64 CORNER OF SAID LOT 12 AND IN THE WEST LINE OF LOT 9, BLOCK 1 OF THE
 5-65 HIDDEN VALLEY ESTATES AS RECORDED IN CABINET A, SLIDE 5333 OF THE
 5-66 PLAT RECORDS OF TARRANT COUNTY, TEXAS, FROM WHICH A 5/8 INCH STEEL
 5-67 ROD FOUND CAPPED "ANA" BEARS NORTH 89 DEGREES 50 MINUTES 04 SECONDS
 5-68 WEST, 0.81 FEET AND A 1/2 INCH STEEL ROD FOUND BEARS SOUTH 89
 5-69 DEGREES 26 MINUTES 49 SECONDS EAST, 3.76 FEET FOR WITNESS AND FROM

6-1 WHICH A 1/2 INCH STEEL ROD FOUND WITH 1-1/2 INCH ALUMINUM CAP
6-2 STAMPED "TARRANT COUNTY" BEARS NORTH 00 DEGREES 36 MINUTES 52
6-3 SECONDS WEST, 1,515.31 FEET FOR WITNESS;
6-4 THENCE SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, 344.09
6-5 FEET ALONG A EAST LINE OF SAID 253.4 ACRES AND THE WEST LINE OF LOTS
6-6 9 AND 10, BLOCK 1 OF SAID HIDDEN VALLEY ESTATES TO A 1/2 INCH STEEL
6-7 ROD FOUND CAPPED "HARP 2002" AT AN ANGLE POINT OF SAID 253.4 ACRES,
6-8 AT THE SOUTHWEST CORNER OF SAID LOT 10 OF HIDDEN VALLEY ESTATES AND
6-9 AT THE NORTHWEST CORNER OF THAT CALLED 50 ACRES OF LAND DESCRIBED IN
6-10 A DEED TO RICHARD V. DAUGHERTY AS RECORDED IN VOLUME 11836, PAGE 411
6-11 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;
6-12 THENCE SOUTH 00 DEGREES 45 MINUTES 58 SECONDS EAST, 1,663.93
6-13 FEET ALONG A EAST LINE OF SAID 253.4 ACRES AND THE WEST LINE OF SAID
6-14 50 ACRES TO A 1/2 INCH STEEL ROD FOUND AT AN ELL CORNER OF SAID 253.4
6-15 ACRES AND AT THE SOUTHWEST CORNER OF SAID 50 ACRES;
6-16 THENCE SOUTH 89 DEGREES 51 MINUTES 09 SECONDS EAST, 1,320.38
6-17 FEET ALONG A NORTH LINE OF SAID 253.4 ACRES AND THE SOUTH LINE OF
6-18 SAID 50 ACRES TO A 5/8 INCH STEEL ROD FOUND AT AN ELL CORNER OF SAID
6-19 253.4 ACRES AND AT THE SOUTHEAST CORNER OF SAID 50 ACRES;
6-20 THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS EAST, 1,643.61
6-21 FEET ALONG A WEST LINE OF SAID 253.4 ACRES AND THE EAST LINE OF SAID
6-22 50 ACRES TO A 5/8 INCH STEEL ROD FOUND AT THE MOST EASTERLY
6-23 NORTHWEST CORNER OF SAID 253.4 ACRES, AT THE NORTHEAST CORNER OF
6-24 SAID 50 ACRES, AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 1 OF SAID
6-25 HIDDEN VALLEY ESTATES AND AT THE SOUTHWEST CORNER OF THAT CALLED 40
6-26 ACRES OF LAND DESCRIBED IN A DEED TO KATHLEEN M. VOELKEL AS RECORDED
6-27 IN VOLUME 14510, PAGE 40 OF THE DEED RECORDS OF TARRANT COUNTY,
6-28 TEXAS;
6-29 THENCE NORTH 88 DEGREES 57 MINUTES 02 SECONDS EAST, 1,313.56
6-30 FEET ALONG A NORTH LINE OF SAID 253.4 ACRES, THE SOUTH LINE OF SAID
6-31 40 ACRES, THE SOUTH LINE OF THAT CALLED 2.151 ACRES OF LAND
6-32 DESCRIBED AS TRACT 1 IN A DEED TO ANTARES GUY AS RECORDED IN FILE NO.
6-33 D219049813 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
6-34 AND THE SOUTH LINE OF THAT CALLED 1.9332 ACRES OF LAND DESCRIBED AS
6-35 TRACT 1 IN A DEED TO KATHLEEN VOELKEL AS RECORDED IN FILE NO.
6-36 D217190898 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
6-37 TO A POINT IN A 3 INCH STEEL FENCE POST FOUND AT THE MOST EASTERLY
6-38 NORTHEAST CORNER OF SAID 253.4 ACRES, AT THE SOUTHEAST CORNER OF
6-39 SAID 1.9332 ACRES AND IN THE WEST LINE OF THAT CALLED 23.616 ACRES
6-40 OF LAND DESCRIBED IN A DEED TO JCE TRUST AS RECORDED IN VOLUME 9329,
6-41 PAGE 731 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;
6-42 THENCE SOUTH 00 DEGREES 23 MINUTES 06 SECONDS WEST, 555.35
6-43 FEET ALONG A EAST LINE OF SAID 253.4 ACRES AND THE WEST LINE OF SAID
6-44 23.616 ACRES TO A 1/2 INCH STEEL ROD FOUND AT AN ANGLE POINT OF SAID
6-45 253.4 ACRES, AT A SOUTHWEST CORNER OF SAID 23.616 ACRES AND AT THE
6-46 NORTHWEST OR NORTH CORNER OF THAT CALLED 5.242 ACRES OF LAND
6-47 DESCRIBED IN A DEED TO ROBERT PAUL DENTON AS RECORDED IN FILE NO.
6-48 D220015759 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;
6-49 THENCE SOUTH 00 DEGREES 11 MINUTES 09 SECONDS EAST, 2,070.50
6-50 FEET ALONG A EAST LINE OF SAID 253.4 ACRES, THE WEST LINE OF SAID
6-51 5.242 ACRES AND THE WEST LINE OF THAT CALLED 6.68 ACRES OF LAND
6-52 DESCRIBED IN A DEED TO JOSHUA KEVIN TERRY AND RACHEL TERRY AS
6-53 RECORDED IN FILE NO. D217044342 OF THE OFFICIAL PUBLIC RECORDS OF
6-54 TARRANT COUNTY, TEXAS TO A 1/2 INCH STEEL ROD FOUND CAPPED
6-55 "METROPLEX" AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID 253.4
6-56 ACRES AND IN THE NORTHWEST LINE OF GIBSON CEMETERY ROAD;
6-57 THENCE SOUTH 58 DEGREES 52 MINUTES 26 SECONDS WEST, 165.76
6-58 FEET ALONG A SOUTHEAST LINE OF SAID 253.4 ACRES AND THE NORTHWEST
6-59 LINE OF SAID GIBSON CEMETERY ROAD TO A 1/2 INCH STEEL ROD SET CAPPED
6-60 "BY-LINE SURVEYING" AT A SOUTH CORNER OF SAID 253.4 ACRES AND AT THE
6-61 EAST CORNER OF THAT CALLED 0.26 ACRES OF LAND DESCRIBED IN A DEED TO
6-62 MILTON DELBERT CARTER AND WIFE, JIMMIE D. CARTER AS RECORDED IN
6-63 VOLUME 12978, PAGE 286 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;
6-64 THENCE NORTH 29 DEGREES 48 MINUTES 14 SECONDS WEST, 114.66
6-65 FEET ALONG A SOUTHWEST LINE OF SAID 253.4 ACRES, THE NORTHEAST LINE
6-66 OF SAID 0.26 ACRES AND ALONG THE NORTHEAST LINE OF THAT CALLED 0.086
6-67 ACRES OF LAND DESCRIBED IN A DEED TO E. H. CARTER AND WIFE, VELMA V.
6-68 CARTER TO A 1/2 INCH STEEL ROD SET CAPPED "BY-LINE SURVEYING" AT AN
6-69 ELL CORNER OF SAID 253.4 ACRES AND AT THE NORTH CORNER OF SAID 0.086

7-1 ACRES;

7-2 THENCE SOUTH 58 DEGREES 58 MINUTES 05 SECONDS WEST, 130.75

7-3 FEET ALONG A SOUTHEAST LINE OF SAID 253.4 ACRES AND THE NORTHWEST

7-4 LINE OF SAID 0.086 ACRES TO A 1/2 INCH STEEL ROD FOUND AT AN ANGLE

7-5 POINT OF SAID 253.4 ACRES, AT THE WEST CORNER OF SAID 0.086 ACRES,

7-6 AT THE WEST CORNER OF SAID 0.26 ACRES AND AT THE NORTH CORNER OF THAT

7-7 CALLED 0.669 ACRES OF LAND DESCRIBED IN A DEED TO EL DEAN GRAHAM

7-8 ALDRICH, SR. AND CATHERINE BENNETH ALDRICH AS RECORDED IN FILE NO.

7-9 D210061249 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

7-10 THENCE SOUTH 82 DEGREES 50 MINUTES 54 SECONDS WEST, 267.07

7-11 FEET ALONG A SOUTHEAST LINE OF SAID 253.4 ACRES, THE NORTHWEST LINE

7-12 OF SAID 0.669 ACRES AND A NORTHWEST LINE OF THAT CALLED 1.78 ACRES

7-13 OF LAND DESCRIBED IN A DEED TO JOHN WILLIAM WATSON, JR. AND WIFE,

7-14 ELIZABETH ANN WATSON AS RECORDED IN VOLUME 6485, PAGE 933 OF THE

7-15 DEED RECORDS OF TARRANT COUNTY, TEXAS;

7-16 THENCE SOUTH 89 DEGREES 06 MINUTES 24 SECONDS WEST, 2,043.79

7-17 FEET ALONG A SOUTH LINE OF SAID 253.4 ACRES, THE NORTH LINE OF SAID

7-18 1.78 ACRES, THE NORTH LINE OF THAT CALLED 1.824 ACRES OF LAND

7-19 DESCRIBED IN A DEED TO JOHN P. BLANTON AS RECORDED IN FILE NO.

7-20 D222217134 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS,

7-21 THE NORTH LINE OF LOT 1 BLOCK 1 OF THE BLANTON ADDITION AS RECORDED

7-22 IN FILE NO. D219239213 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT

7-23 COUNTY, TEXAS, THE NORTH LINE OF THAT CALLED 2.30 ACRES OF LAND

7-24 DESCRIBED IN A DEED TO RENE LUNA AND SANDY LUNA AS RECORDED IN FILE

7-25 NO. D216277777 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY,

7-26 TEXAS, THE NORTH LINE OF LOTS 1 AND 2 OF THE WRIGHT-MOORE ADDITION

7-27 AS RECORDED IN FILE NO. D220136051 OF THE PLAT RECORDS OF TARRANT

7-28 COUNTY, TEXAS, THE NORTH LINE OF 3.078 ACRES AND THAT CALLED 3.929

7-29 ACRES OF LAND DESCRIBED IN A DEED TO WILLIE S. WRIGHT AND WIFE, EDNA

7-30 LEE WRIGHT AS RECORDED IN VOLUME 6610, PAGE 664 OF THE DEED RECORDS

7-31 OF TARRANT COUNTY, TEXAS, THE NORTH LINE OF THAT CALLED 3.502 ACRES

7-32 OF LAND DESCRIBED IN A DEED TO LARRY E. SMITHERMAN, JR. AS RECORDED

7-33 IN FILE NO. D206008331 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT

7-34 COUNTY, TEXAS, THE NORTH LINE OF THAT CALLED 6.66 ACRES OF LAND

7-35 DESCRIBED IN A DEED TO STREAMLINE LEASING, INC AS RECORDED IN FILE

7-36 NO. D218267961 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY,

7-37 TEXAS, THE NORTH LINE OF THAT CALLED 2.34 ACRES OF LAND DESCRIBED IN

7-38 A DEED TO STREAMLINE LEASING, INC. AS RECORDED IN FILE NO.

7-39 D217136197 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

7-40 AND THE NORTH LINE OF THAT CALLED 2.276 ACRES OF LAND DESCRIBED IN A

7-41 DEED TO RICHARD WAYNE BROWN AND WIFE, ALISA GAIL BROWN AS RECORDED

7-42 IN FILE NO. D206366701 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT

7-43 COUNTY, TEXAS TO A 1/2 INCH STEEL ROD SET CAPPED "BY-LINE SURVEYING"

7-44 AT AN ELL CORNER OF SAID 253.4 ACRES AND AT THE NORTHWEST CORNER OF

7-45 SAID 2.276 ACRES, FROM WHICH A 1/2 INCH STEEL ROD FOUND BEARS NORTH

7-46 89 DEGREES 06 MINUTES 24 SECONDS EAST, 155.57 FEET FOR WITNESS;

7-47 THENCE SOUTH 00 DEGREES 20 MINUTES 28 SECONDS EAST, 1,237.57

7-48 FEET ALONG A EAST LINE OF SAID 253.4 ACRES, THE WEST LINE OF SAID

7-49 2.276 ACRES AND THE WEST LINE OF THAT CALLED 4.683 ACRES OF LAND

7-50 DESCRIBED IN A DEED TO PATRICIA MARIE BAINES AS RECORDED IN VOLUME

7-51 15665, PAGE 438 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS TO A

7-52 1/2 INCH STEEL ROD FOUND AT A SOUTH CORNER OF SAID 253.4 ACRES AND AT

7-53 THE NORTHEAST CORNER OF THAT CALLED 13.232 ACRES OF LAND DESCRIBED

7-54 IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY AS RECORDED IN VOLUME

7-55 4688, PAGE 261 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

7-56 THENCE NORTH 41 DEGREES 50 MINUTES 59 SECONDS WEST, 3,764.06

7-57 FEET ALONG A SOUTHWEST LINE OF SAID 253.4 ACRES AND THE NORTHEAST

7-58 LINE OF SAID 13.232 ACRES TO A 1/2 INCH STEEL ROD SET CAPPED

7-59 "BY-LINE SURVEYING" AT A NORTHWEST CORNER OF SAID 253.4 ACRES AND IN

7-60 THE SOUTH LINE OF JESSICA LANE;

7-61 THENCE NORTH 88 DEGREES 33 MINUTES 15 SECONDS EAST, 634.59

7-62 FEET ALONG A NORTH LINE OF SAID 253.4 ACRES AND THE SOUTH LINE OF

7-63 JESSICA LANE TO A 1/2 INCH STEEL ROD FOUND AT AN ANGLE POINT OF SAID

7-64 253.4 ACRES AND AT THE SOUTHWEST CORNER OF THAT CALLED 4.0 ACRES OF

7-65 LAND DESCRIBED IN A DEED TO R. H. FINCHER AND WIFE, AUDREY FINCHER

7-66 AS RECORDED IN VOLUME 6930, PAGE 982 OF THE DEED RECORDS OF TARRANT

7-67 COUNTY, TEXAS;

7-68 THENCE NORTH 88 DEGREES 46 MINUTES 46 SECONDS EAST, 417.28

7-69 FEET ALONG A NORTH LINE OF SAID 253.4 ACRES AND THE SOUTH LINE OF

8-1 SAID 4.0 ACRES TO A 1/2 INCH STEEL ROD FOUND AT AN ELL CORNER OF SAID
8-2 253.4 ACRES AND AT THE SOUTHEAST CORNER OF SAID 4.0 ACRES;
8-3 THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS WEST, 417.23 FEET
8-4 ALONG A WEST LINE OF SAID 253.4 ACRES AND THE EAST LINE OF SAID 4.0
8-5 ACRES TO A 1/2 INCH STEEL ROD FOUND AT AN ELL CORNER OF SAID 253.4
8-6 ACRES AND AT THE NORTHEAST CORNER OF SAID 4.0 ACRES;

8-7 THENCE SOUTH 88 DEGREES 47 MINUTES 56 SECONDS WEST, 417.75
8-8 FEET ALONG A SOUTH LINE OF SAID 253.4 ACRES AND THE NORTH LINE OF
8-9 SAID 4.0 ACRES TO A 1/2 INCH STEEL ROD FOUND AT A SOUTHWEST CORNER OF
8-10 SAID 253.4 ACRES, AT THE NORTHWEST CORNER OF SAID 4.0 ACRES AND IN
8-11 THE EAST LINE OF THAT CALLED 1.011 ACRES OF LAND DESCRIBED IN A DEED
8-12 TO ROXANNA WATSON AS RECORDED IN VOLUME 5390, PAGE 348 OF THE DEED
8-13 RECORDS OF TARRANT COUNTY, TEXAS, FROM WHICH A 1/2 INCH STEEL ROD
8-14 FOUND BEARS SOUTH 00 DEGREES 04 MINUTES 29 SECONDS EAST, 417.36 FEET
8-15 FOR WITNESS;

8-16 THENCE NORTH 00 DEGREES 04 MINUTES 29 SECONDS WEST, 1,094.19
8-17 FEET ALONG A WEST LINE OF SAID 253.4 ACRES, THE EAST LINE OF SAID
8-18 1.011 ACRES, THE EAST LINE OF THAT CALLED 1.003 ACRES OF LAND
8-19 DESCRIBED IN A DEED TO STEPHEN CALHOUN AS RECORDED IN FILE NO.
8-20 D222181416 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS,
8-21 THE EAST LINE OF THAT CALLED 0.70 ACRES OF LAND DESCRIBED AS TRACT
8-22 ONE AND THAT CALLED 1.31 ACRES OF LAND DESCRIBED AS TRACT TWO IN A
8-23 DEED TO ROGER STITES AND WIFE, ROSEMARY STITES AS RECORDED IN FILE
8-24 NO. D213014048 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY,
8-25 TEXAS, THE EAST LINE OF THAT CALLED 1.02 ACRES OF LAND DESCRIBED IN
8-26 A DEED TO PAMELA K. WILSON AS RECORDED IN FILE NO. D222242637 OF THE
8-27 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, THE EAST LINE OF
8-28 THAT CALLED 0.4114 ACRES OF LAND DESCRIBED IN A DEED TO JAMES R.
8-29 PASKEY AS RECORDED IN VOLUME 14715, PAGE 417 OF THE DEED RECORDS OF
8-30 TARRANT COUNTY, TEXAS, THE EAST LINE OF THAT CALLED 0.53 ACRES OF
8-31 LAND DESCRIBED IN A DEED TO MARTIN PRECIADO AND LAURENTINA AYALA
8-32 VELAZQUEZ AS RECORDED IN FILE NO. D217079549 OF THE OFFICIAL PUBLIC
8-33 RECORDS OF TARRANT COUNTY, TEXAS AND THE EAST LINE OF SAID WYNN
8-34 TRACT TO THE POINT OF BEGINNING, CONTAINING 253.48 ACRES OF LAND.

8-35 SECTION 3. (a) The legal notice of the intention to
8-36 introduce this Act, setting forth the general substance of this
8-37 Act, has been published as provided by law, and the notice and a
8-38 copy of this Act have been furnished to all persons, agencies,
8-39 officials, or entities to which they are required to be furnished
8-40 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8-41 Government Code.

8-42 (b) The governor, one of the required recipients, has
8-43 submitted the notice and Act to the Texas Commission on
8-44 Environmental Quality.

8-45 (c) The Texas Commission on Environmental Quality has filed
8-46 its recommendations relating to this Act with the governor, the
8-47 lieutenant governor, and the speaker of the house of
8-48 representatives within the required time.

8-49 (d) All requirements of the constitution and laws of this
8-50 state and the rules and procedures of the legislature with respect
8-51 to the notice, introduction, and passage of this Act are fulfilled
8-52 and accomplished.

8-53 SECTION 4. (a) If this Act does not receive a two-thirds
8-54 vote of all the members elected to each house, Subchapter C, Chapter
8-55 8092, Special District Local Laws Code, as added by Section 1 of
8-56 this Act, is amended by adding Section 8092.0307 to read as follows:

8-57 Sec. 8092.0307. NO EMINENT DOMAIN POWER. The district may
8-58 not exercise the power of eminent domain.

8-59 (b) This section is not intended to be an expression of a
8-60 legislative interpretation of the requirements of Section 17(c),
8-61 Article I, Texas Constitution.

8-62 SECTION 5. This Act takes effect immediately if it receives
8-63 a vote of two-thirds of all the members elected to each house, as
8-64 provided by Section 39, Article III, Texas Constitution. If this
8-65 Act does not receive the vote necessary for immediate effect, this
8-66 Act takes effect September 1, 2023.