

By: Flynn

H.B. No. 813

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Union Valley Ranch Municipal Utility District of Hunt County; providing authority to impose a tax and issue bonds; granting the power of eminent domain.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8108 to read as follows:

CHAPTER 8108. UNION VALLEY RANCH MUNICIPAL UTILITY

DISTRICT OF HUNT COUNTY

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8108.001. DEFINITIONS. In this chapter:

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

(2) "Director" means a member of the board.

(3) "District" means the Union Valley Ranch Municipal Utility District of Hunt County.

Sec. 8108.002. NATURE OF DISTRICT. The district is a municipal utility district in Hunt County created under and essential to accomplish the purposes of Section 52, Article III, and Section 59, Article XVI, Texas Constitution. The district is created to serve a public use and benefit.

Sec. 8108.003. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation election held under Section 8108.023 before September 1, 2007:

1 (1) the district is dissolved September 1, 2007,
2 except that:

3 (A) any debts incurred shall be paid;

4 (B) any assets that remain after the payment of
5 debts shall be transferred to Hunt County; and

6 (C) the organization of the district shall be
7 maintained until all debts are paid and remaining assets are
8 transferred; and

9 (2) this chapter expires September 1, 2010.

10 Sec. 8108.004. INITIAL DISTRICT TERRITORY. (a) The
11 district is initially composed of the territory described by
12 Section 2 of the Act creating this chapter.

13 (b) The boundaries and field notes contained in Section 2 of
14 the Act creating this chapter form a closure. A mistake made in the
15 field notes or in copying the field notes in the legislative process
16 does not affect:

17 (1) the organization, existence, or validity of the
18 district;

19 (2) the right of the district to impose taxes; or

20 (3) the legality or operation of the board.

21 Sec. 8108.005. APPLICABILITY OF OTHER LAW. Except as
22 otherwise provided by this chapter, all applicable laws including
23 the following laws apply to the district:

24 (1) Chapters 49 and 54, Water Code; and

25 (2) Chapter 257, Transportation Code, and other
26 general laws applicable to road districts created under Section 52,
27 Article III, Texas Constitution, to the extent those provisions can

1 apply to the district.

2 Sec. 8108.006. PROHIBITION AGAINST IMPAIRMENT OF DISTRICT.

3 A county in which the district is located or a municipality in whose
4 extraterritorial jurisdiction the district is located may not adopt
5 an ordinance or resolution or take any other action that:

6 (1) impairs the ability of the district to exercise
7 its powers under this chapter or other law; or

8 (2) limits the ability of the district to finance,
9 construct, or operate its water, wastewater, drainage, or road
10 systems.

11 [Sections 8108.007-8108.020 reserved for expansion]

12 SUBCHAPTER A1. TEMPORARY PROVISIONS

13 Sec. 8108.021. TEMPORARY DIRECTORS. (a) The temporary
14 board consists of:

15 (1) Charles Scott Brown;

16 (2) W. Thurston Witt, Jr.;

17 (3) Stephen Herbert Hill;

18 (4) Tomas Castella; and

19 (5) Jamie LaurAnn Kaufmann.

20 (b) If a temporary director fails to qualify for office, the
21 temporary directors who have qualified shall appoint a person to
22 fill the vacancy. If at any time there are fewer than three
23 qualified temporary directors, the Texas Commission on
24 Environmental Quality shall appoint the necessary number of persons
25 to fill all vacancies on the board.

26 (c) Temporary directors serve until the earlier of:

27 (1) the date directors are elected under Section

1 8108.023; or

2 (2) the date this chapter expires under Section
3 8108.003.

4 Sec. 8108.022. ORGANIZATIONAL MEETING OF TEMPORARY
5 DIRECTORS. As soon as practicable after all the temporary
6 directors have qualified under Section 49.055, Water Code, the
7 temporary directors shall convene the organizational meeting of the
8 district at a location in the district agreeable to a majority of
9 the directors. If a location cannot be agreed upon, the
10 organizational meeting shall be at the Hunt County Courthouse.

11 Sec. 8108.023. CONFIRMATION AND INITIAL DIRECTORS'
12 ELECTION. The temporary directors shall hold an election to
13 confirm the creation of the district and to elect five directors as
14 provided by Section 49.102, Water Code.

15 Sec. 8108.024. INITIAL ELECTED DIRECTORS; TERMS. The
16 directors elected under Section 8108.023 shall draw lots to
17 determine which two shall serve until the first regularly scheduled
18 election of directors under Section 8108.052 and which three shall
19 serve until the second regularly scheduled election of directors.

20 Sec. 8108.025. EXPIRATION OF SUBCHAPTER. This subchapter
21 expires September 1, 2010.

22 [Sections 8108.026-8108.050 reserved for expansion]

23 SUBCHAPTER B. BOARD OF DIRECTORS

24 Sec. 8108.051. DIRECTORS; TERMS. (a) The district is
25 governed by a board of five directors.

26 (b) Directors serve staggered four-year terms.

27 Sec. 8108.052. ELECTION OF DIRECTORS. On the uniform

1 election date in May of each even-numbered year, the appropriate
2 number of directors shall be elected.

3 [Sections 8108.053-8108.100 reserved for expansion]

4 SUBCHAPTER C. POWERS AND DUTIES

5 Sec. 8108.101. ROAD PROJECTS. (a) The district may
6 construct, acquire, improve, maintain, or operate macadamized,
7 graveled, paved, or concreted streets, roads, or turnpikes, or
8 improvements in aid of those streets, roads, or turnpikes,
9 including bridges, inside or outside the district.

10 (b) The improvements may include drainage or landscaping
11 improvements, lights, signs, signals, sidewalks, or hiking or
12 biking trails that are incidental to the roads or turnpikes and
13 their construction, maintenance, or operation.

14 (c) A project authorized by this section must meet only the
15 construction standards adopted by the North Central Texas Council
16 of Governments, or its successor agency.

17 (d) The district may, following approval of a construction
18 contract by the board, reimburse expenditures as provided by
19 Sections 257.003(a) and (b), Transportation Code, without any
20 additional approval under Section 257.003, Transportation Code.

21 Sec. 8108.102. JOINT ROAD PROJECTS. A district contract
22 for a joint project with a state agency, a political subdivision, or
23 a corporation created under Chapter 431, Transportation Code, may:

- 24 (1) provide for joint payment of project costs; or
25 (2) require the state agency or political subdivision
26 to design, construct, or improve a project, including landscaping
27 for the project, as provided by the contract.

1 Sec. 8108.103. ROAD CONTRACTS. The district may contract
2 for a road project in the same manner as a road district under
3 Chapter 257, Transportation Code, except that competitive bidding
4 for a contract is governed by Subchapter I, Chapter 49, Water Code.

5 Sec. 8108.104. CERTIFICATE OF CONVENIENCE AND NECESSITY.

6 (a) The district may pay out of bond proceeds or other available
7 district money all expenses, including legal, engineering, and
8 other fees, related to obtaining a new certificate of convenience
9 and necessity under Chapter 13, Water Code, authorizing the
10 district to provide retail water or sewer service inside or outside
11 the district.

12 (b) The district may pay out of bond proceeds or other
13 available district money all expenses, including the purchase
14 price, related to acquiring certificate of convenience and
15 necessity rights from another retail public utility to allow the
16 district to provide retail water or sewer service in the district.

17 Sec. 8108.105. CONTRACT WITH POLITICAL SUBDIVISION FOR
18 WATER OR SEWER SERVICES. (a) The district may enter into a
19 contract to allow a political subdivision to provide retail water
20 or sewer service in the district. The contract may contain terms
21 the board considers desirable, fair, and advantageous to the
22 district.

23 (b) The contract may provide that the district will
24 construct or acquire and convey to the political subdivision a
25 water supply or treatment system, a water distribution system, or a
26 sanitary sewage collection or treatment system as necessary to
27 provide water or sewer service in the district.

1 (c) The district may use bond proceeds or other available
2 district money to pay for its obligations and for services and
3 facilities provided under the contract.

4 (d) If the contract requires the district to make payments
5 from taxes other than operation and maintenance taxes, the contract
6 is subject to Section 49.108, Water Code.

7 Sec. 8108.106. EMINENT DOMAIN. The district may acquire by
8 condemnation any land, easements, or other property, inside or
9 outside the district boundaries, for any district project or
10 purpose.

11 [Sections 8108.107-8108.150 reserved for expansion]

12 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

13 Sec. 8108.151. OPERATION AND MAINTENANCE TAX. (a) The
14 district may impose a tax for any district operation and
15 maintenance purpose in the manner provided by Section 49.107, Water
16 Code.

17 (b) Section 49.107(f), Water Code, does not apply to
18 reimbursements for projects constructed or acquired under Section
19 8108.101.

20 Sec. 8108.152. TAX TO REPAY BONDS. The district may impose
21 a tax to pay the principal of and interest on bonds issued under
22 Section 8108.201.

23 [Sections 8108.153-8108.200 reserved for expansion]

24 SUBCHAPTER E. BONDS

25 Sec. 8108.201. AUTHORITY TO ISSUE BONDS AND OTHER
26 OBLIGATIONS; TAX. (a) The district may issue bonds or other
27 obligations as provided by Chapters 49 and 54, Water Code, and to

1 finance:

2 (1) the construction, maintenance, or operation of
3 projects under Sections 8108.101 and 8108.102; or

4 (2) the district's contractual obligations under
5 Section 8108.105.

6 (b) The district may not issue bonds or other obligations
7 secured in whole or in part by ad valorem taxation to finance
8 projects authorized by Section 8108.101 or 8108.102 unless the
9 issuance is approved by a vote of a two-thirds majority of the
10 voters of the district voting at an election called for that
11 purpose.

12 (c) Bonds or other obligations issued or incurred to finance
13 projects authorized by Section 8108.101 or 8108.102 may not exceed
14 one-fourth of the assessed value of the real property in the
15 district.

16 (d) Sections 49.181 and 49.182, Water Code, do not apply to
17 a project undertaken by the district under Section 8108.101 or
18 8108.102 or to bonds issued by the district to finance the project.

19 [Sections 8108.202-8108.250 reserved for expansion]

20 SUBCHAPTER F. DIVISION OF DISTRICT TO MULTIPLE DISTRICTS

21 Sec. 8108.251. DIVISION OF DISTRICT; REQUIREMENTS. (a) At
22 any time before the district issues indebtedness secured by taxes
23 or net revenues, the district, including any annexed territory, may
24 be divided into two or more new districts.

25 (b) A new district created by division of the district must
26 be at least 100 acres.

27 (c) The board may consider a proposal to divide the district

1 on:

2 (1) a petition of a landowner in the district; or

3 (2) a motion by the board.

4 (d) If the board decides to divide the district, the board
5 shall:

6 (1) set the terms of the division, including names for
7 the new districts and a plan for the payment or performance of any
8 outstanding district obligations; and

9 (2) prepare a metes and bounds description for each
10 proposed district.

11 Sec. 8108.252. ELECTION FOR DIVISION OF DISTRICT. (a)
12 After the board has complied with Section 8108.251(d), the board
13 shall hold an election in the district to determine whether the
14 district should be divided as proposed.

15 (b) The board shall give notice of the election not later
16 than the 20th day before the date of the election. The notice must
17 state:

18 (1) the date and location of the election; and

19 (2) the proposition to be voted on.

20 (c) If a majority of the votes are cast in favor of the
21 division:

22 (1) the district shall be divided; and

23 (2) not later than the 30th day after the date of the
24 election, the district shall provide written notice of the division
25 to:

26 (A) the Texas Commission on Environmental
27 Quality;

1 (B) the attorney general;

2 (C) the commissioners court of each county in
3 which a new district is located; and

4 (D) any municipality having extraterritorial
5 jurisdiction over territory in each new district.

6 (d) If a majority of the votes are not cast in favor of the
7 division, the district may not be divided.

8 Sec. 8108.253. ELECTION OF DIRECTORS OF NEW DISTRICTS. (a)
9 Not later than the 90th day after the date of an election in favor of
10 the division of the district, the board shall:

11 (1) appoint itself as the board of one of the new
12 districts; and

13 (2) appoint five directors for each of the other new
14 districts.

15 (b) Directors appointed under Subsection (a)(1) serve the
16 staggered terms to which they were elected in the original
17 district. Directors appointed under Subsection (a)(2) serve until
18 the election for directors under Subsection (c).

19 (c) On the uniform election date in May of the first
20 even-numbered year after the year in which the directors are
21 appointed, an election shall be held to elect five directors in each
22 district for which directors were appointed under Subsection
23 (a)(2). The directors shall draw lots to determine which two shall
24 serve two-year terms and which three shall serve four-year terms.

25 (d) Except as provided by Subsection (c), directors serve
26 staggered four-year terms. On the uniform election date in May of
27 each even-numbered year, the appropriate number of directors shall

1 be elected.

2 Sec. 8108.254. CONTINUING POWERS AND OBLIGATIONS OF NEW
3 DISTRICTS. (a) Each new district may incur and pay debts and has
4 all powers of the original district created by this chapter.

5 (b) If the district is divided as provided by this
6 subchapter, the current obligations and any bond authorizations of
7 the district are not impaired. Debts shall be paid by revenues or
8 by taxes or assessments imposed on real property in the district as
9 if the district had not been divided or by contributions from each
10 new district as stated in the terms set by the board under Section
11 8108.251(d).

12 (c) Any other district obligation shall be divided pro rata
13 among the new districts on an acreage basis or on other terms that
14 are satisfactory to the new districts.

15 Sec. 8108.255. CONTRACT AUTHORITY OF NEW DISTRICTS. The
16 new districts may contract with each other for:

17 (1) water and wastewater services; or

18 (2) any other matter the boards of the new districts
19 consider appropriate.

20 SECTION 2. The district initially includes all the
21 territory contained in the following described area:

22 TRACT 1

23 All that certain lot, tract or parcel of land situated in the H. H.
24 HALL SURVEY, ABSTRACT NO. 505 AND F. B. PANKEY SURVEY, ABSTRACT NO.
25 831, Hunt County, Texas and being all of that 50.00 acres described
26 as Tract One "A" and all of that 211.089 acre described as Tract One
27 "B" in a Warranty Deed from Hunt County Venture No. 1, J.V. to

1 Lowell D. English and wife, Ann English and Don W. Turner and wife,
2 Marjorie Turner, dated December 15, 1975 and being recorded in
3 Volume 772, Page 29 of the Deed Records of Hunt County, Texas, and
4 also being conveyed in a Warranty Deed from Lowell D. English and
5 wife, Ann C. English to Bonder Corporation, dated March 31, 1995 and
6 being recorded in Volume 354, Page 316 of the Real Property Records
7 of Hunt County, Texas, and being more particularly described as
8 follows:

9 BEGINNING at a 1/2" iron rod found for corner at the base of a fence
10 corner post at the Northeast corner of said 211.089 acre tract, said
11 point being at the Northwest corner of a 101.85 acres tract of land
12 as described in a Deed from L.B. Houston, Jr. to Robert C. Houston,
13 Jr., as recorded in Volume 388, Page 18 of the Real Property Records
14 of Hunt County, Texas;

15 THENCE S. 09 deg. 11 min. 33 sec. E. a distance of 3200.33 feet to a
16 1/2" iron rod found for corner in the North right-of-way line of
17 State Highway 276;

18 THENCE in a Northwesterly direction along the North right-of-way
19 line of State Highway 276, the following:

20 In a Northwesterly direction along a curve to the right having a
21 central angle of 20 deg. 04 min. 31 sec., a radius of 1869.86 feet, a
22 tangent of 330.97 feet, a chord of N. 83 deg. 45 min. 08 sec. W.,
23 651.82 feet, and an arc distance of 655.16 feet to a concrete
24 highway monument found for corner;

25 N. 73 deg. 45 min. 18 sec. W. a distance of 822.26 feet to a concrete
26 highway monument found for corner;

27 N. 65 deg. 13 min. 22 sec. W. a distance of 404.68 feet to a concrete

1 highway monument found for corner;
2 N. 73 deg. 43 min. 46 sec. W. a distance of 400.17 feet to a concrete
3 highway monument found for corner;
4 N. 82 deg. 16 min. 29 sec. W. a distance of 404.25 feet to a concrete
5 highway monument found for corner;
6 N. 73 deg. 46 min. 55 sec. W. a distance of 1958.92 feet to a
7 concrete highway monument found for corner;
8 In a Northwesterly direction along a curve to the right having a
9 central angle of 20 deg. 21 min. 11 sec., a radius of 2824.79 feet, a
10 tangent of 330.97 feet, a chord of N. 63 deg. 27 min. 02 sec. W.,
11 998.18 feet an arc distance of 655.16 feet to a broken concrete
12 monument found for corner;
13 THENCE N. 55 deg. 41 min. 02 sec. W. along said right-of-way line, a
14 distance of 7.88 feet to a 1/2" iron rod found for corner at the
15 Southwest corner of said 50.00 acres tract of land, said point also
16 being at the Southeast corner of a 9.85 acres tract of land as
17 described in a Warranty Deed from NCNB Texas National Bank to James
18 and Venetia Peach, as recorded in Volume 166, Page 85 of the Deed
19 Records of Hunt County, Texas;
20 THENCE N. 09 deg. 06 min. 07 sec. W. along the East line of said 9.85
21 acres tract, a distance of 942.16 feet to a 2" steel fence corner
22 post found at the Northwest corner of said 50.00 acres tract;
23 THENCE N. 81 deg. 40 min. 46 sec. E. a distance of 1056.12 feet to a
24 1/2" iron rod found for corner at the Southeast corner of a 69.981
25 acres tract of land as described in a Warranty Deed from William and
26 J. J. Hurley to Patricia P. Hensley as recorded in Volume 349, Page
27 883 of the Real Property Records of Hunt County, Texas;

1 THENCE N. 80 deg. 55 min. 20 sec. E. a distance of 455.51 feet to a
2 1/2" iron rod found for corner at the Northeast corner of said 50.00
3 acres tract;

4 THENCE N. 81 deg. 56 min. 01 sec. E. a distance of 1963.50 feet to a
5 3/8" iron rod found for corner at the Southeast corner of a 30 acres
6 tract as described in a Quit Claim Deed to A. G. Tyree, Jr. and Tammy
7 Tyree, as recorded in Volume 239, Page 595 of the Deed Records of
8 Hunt County, Texas;

9 THENCE N. 81 deg. 19 min. 02 sec. E. a distance of 192.04 feet to a
10 3/8" iron rod found for corner at the Southwest corner of a 30.26
11 acres tract as described in a Deed to Charles Slater, as recorded in
12 Volume 581, Page 284 of the Real Property Records of Hunt County,
13 Texas;

14 THENCE N. 85 deg. 54 min. 51 sec. E. along the South line of said
15 Slater tract, a distance of 706.42 feet to a 1/2" iron rod found for
16 corner at the Southeast corner of same;

17 THENCE N. 88 deg. 06 min. 40 sec. E. a distance of 328.42 feet to a
18 1/2" iron rod found for corner at the Southeast corner of a 15.0
19 acres tract of land as described in a Deed to Thomas and Lavenda
20 Swafford, as recorded in Volume 911, Page 585 of the Deed Records of
21 Hunt County, Texas;

22 THENCE N. 89 deg. 21 min. 57 sec. E. a distance of 346.13 feet to the
23 POINT OF BEGINNING and containing 261.67 acres of land.

24 TRACT 2

25 All that certain lot, tract or parcel of land situated in the H. H.
26 HALL SURVEY, ABSTRACT NO. 505, A. STRICKLAND SURVEY, ABSTRACT NO.
27 941 AND F. B. PANKEY SURVEY, ABSTRACT NO. 831, Hunt County, Texas

1 and being all of that 311.043 acres described as Tract Two in a
2 Warranty Deed from Hunt County Venture No. 1, J.V. to Lowell D.
3 English and wife, Ann English and Don W. Turner and wife, Marjorie
4 Turner, dated December 15, 1975 and being recorded in Volume 772,
5 Page 29 of the Deed Records of Hunt County, Texas, and also being
6 conveyed in a Warranty Deed from Lowell D. English and wife, Ann C.
7 English to Bonder Corporation, dated March 31, 1995 and being
8 recorded in Volume 354, Page 316 of the Real Property Records of
9 Hunt County, Texas, and also being all of that 79.81 acres described
10 in a Warranty Deed from Clarence Alexander Turner, Lola Estell
11 Lanier and Herman Eugene Turner to Doug English, dated June 30,
12 1980, and being recorded in Volume 853, Page 12 of the Deed Records
13 of Hunt County, Texas, and being more particularly described as
14 follows:

15 BEGINNING at a P-K nail set in asphalt for corner at the
16 intersection of the center of County Road 2422 with the Southwest
17 right-of-way line of State Highway 276, said point being at the
18 North most Northwest corner of said 311.043 acres tract of land;

19 THENCE in a Southeasterly direction along the Southwest
20 right-of-way line of State Highway 276, the following:

21 S. 52 deg. 03 min. 54 sec. E. a distance of 36.10 feet to a concrete
22 highway monument found for corner;

23 N. 74 deg. 56 min. 30 sec. E. a distance of 200.06 feet to a concrete
24 highway monument found for corner;

25 S. 51 deg. 59 min. 56 sec. E. a distance of 235.18 feet to a concrete
26 highway monument found for corner;

27 N. 19 deg. 29 min. 01 sec. E. a distance of 106.62 feet to a concrete

1 highway monument found for corner;
2 S. 73 deg. 45 min. 45 sec. E. a distance of 2200.95 feet to a
3 concrete highway monument found for corner;
4 S. 57 deg. 58 min. 45 sec. E. a distance of 82.46 feet to a concrete
5 highway monument found for corner;
6 S. 74 deg. 00 min. 58 sec. E. a distance of 620.00 feet to a concrete
7 highway monument found for corner;
8 S. 84 deg. 40 min. 18 sec. E. a distance of 102.56 feet to a concrete
9 highway monument found for corner;
10 S. 73 deg. 45 min. 18 sec. E. a distance of 1463.29 feet to a 1/2"
11 iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set
12 for corner;
13 S. 86 deg. 17 min. 55 sec. E. a distance of 183.42 feet to a concrete
14 highway monument found for corner;
15 N. 81 deg. 13 min. 28 sec. E. a distance of 604.60 feet to a 1/2"
16 iron rod found for corner at the Northeast corner of said 79.81
17 acres tract, said point being at the Northwest corner of a 59.595
18 acres tract of land as described in a Warranty Deed from Martha Noel
19 Drummond to Glen Cummins, as recorded in Volume 286, Page 107 of the
20 Real Property Records of Hunt County, Texas;
21 THENCE S. 08 deg. 36 min. 16 sec. E. a distance of 2002.09 feet to a
22 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034"
23 set for corner at the Southeast corner of said 79.81 acres tract,
24 said point being in the North line of CRAZY HORSE RANCHOS NO. 1
25 REVISED, an Addition to Hunt County, Texas, according to the Plat
26 thereof recorded in Volume 400, Page 609 of the Plat Records of Hunt
27 County, Texas;

1 THENCE S. 81 deg. 57 min. 00 sec. W. along the North line of said
2 Addition, at 1129.27 feet pass a 1/2" iron rod with yellow plastic
3 cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for
4 a total distance of 1164.27 feet to a P-K nail set for corner in
5 asphalt pavement of County Road 2412;

6 THENCE S. 53 deg. 43 min. 42 sec. E. along the center of County Road
7 2412, a distance of 81.47 feet to a P-K nail set for corner in
8 asphalt pavement at the North corner of CRAZY HORSE RANCHOS
9 INSTALLMENT NO. 2, an Addition to Hunt County, Texas, according to
10 the Plat thereof recorded in Volume 400, Page 585 of the Plat
11 Records of Hunt County, Texas;

12 THENCE S. 37 deg. 16 min. 40 sec. W., at 30.0 feet pass a 1/2" iron
13 rod for witness at the base of a fence post, and continuing along
14 the Northwest line of said Addition, for a total distance of 1564.57
15 feet to a 1/2" iron rod found for corner at the East corner of Lot
16 408 of said Addition;

17 THENCE N. 53 deg. 02 min. 10 sec. W. (Controlling bearing line)
18 along the Northeast line of said Addition, a distance of 3106.74
19 feet to a 1/2" iron rod found for corner at the North corner of Lot
20 419 of said Addition;

21 THENCE S. 35 deg. 59 min. 15 sec. W. along the Northwest line of said
22 Lot 419, at 458.53 feet pass a 1/2" iron rod with yellow plastic cap
23 stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a
24 total distance of 473.33 feet to a 1/2" iron rod with yellow plastic
25 cap stamped "R.S.C.I. RPLS 5034" set for corner in the center of
26 County Road 2418, at the East corner of HIGHLAND RIDGE, an Addition
27 to Hunt County, Texas, according to the Plat thereof recorded in

1 Volume 400, Page 1469 of the Plat Records of Hunt County, Texas;
2 THENCE N. 53 deg. 00 min. 54 sec. W. along the center of County Road
3 2733.58 feet to a 1/2" iron rod found for corner at the intersection
4 of said road with the center of County Road 2422;
5 THENCE N. 38 deg. 09 min. 40 sec. E. along the center of County Road
6 2422, a distance of 1893.64 feet to the POINT OF BEGINNING and
7 containing 391.79 acres of land.

8 SECTION 3. (a) The legal notice of the intention to
9 introduce this Act, setting forth the general substance of this
10 Act, has been published as provided by law, and the notice and a
11 copy of this Act have been furnished to all persons, agencies,
12 officials, or entities to which they are required to be furnished
13 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
14 Government Code.

15 (b) The governor, one of the required recipients, has
16 submitted the notice and Act to the Texas Commission on
17 Environmental Quality.

18 (c) The Texas Commission on Environmental Quality has filed
19 its recommendations relating to this Act with the governor, the
20 lieutenant governor, and the speaker of the house of
21 representatives within the required time.

22 (d) All requirements of the constitution and laws of this
23 state and the rules and procedures of the legislature with respect
24 to the notice, introduction, and passage of this Act are fulfilled
25 and accomplished.

26 SECTION 4. This Act takes effect immediately if it receives
27 a vote of two-thirds of all the members elected to each house, as

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1 provided by Section 39, Article III, Texas Constitution. If this
2 Act does not receive the vote necessary for immediate effect, this
3 Act takes effect September 1, 2005.