

1-1 By: Flynn (Senate Sponsor - Deuell) H.B. No. 813
1-2 (In the Senate - Received from the House May 10, 2005;
1-3 May 12, 2005, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 20, 2005, reported favorably by
1-5 the following vote: Yeas 4, Nays 0; May 20, 2005, sent to printer.)

1-6 A BILL TO BE ENTITLED
1-7 AN ACT

1-8 relating to the creation of the Union Valley Ranch Municipal
1-9 Utility District of Hunt County; providing authority to impose a
1-10 tax and issue bonds; granting the power of eminent domain.

1-11 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-12 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-13 Code, is amended by adding Chapter 8108 to read as follows:

1-14 CHAPTER 8108. UNION VALLEY RANCH MUNICIPAL UTILITY DISTRICT OF
1-15 HUNT COUNTY

1-16 SUBCHAPTER A. GENERAL PROVISIONS

1-17 Sec. 8108.001. DEFINITIONS. In this chapter:

1-18 (1) "Board" means the board of directors of the
1-19 district.

1-20 (2) "Director" means a member of the board.

1-21 (3) "District" means the Union Valley Ranch Municipal
1-22 Utility District of Hunt County.

1-23 Sec. 8108.002. NATURE OF DISTRICT. The district is a
1-24 municipal utility district in Hunt County created under and
1-25 essential to accomplish the purposes of Section 52, Article III,
1-26 and Section 59, Article XVI, Texas Constitution. The district is
1-27 created to serve a public use and benefit.

1-28 Sec. 8108.003. CONFIRMATION ELECTION REQUIRED. If the
1-29 creation of the district is not confirmed at a confirmation
1-30 election held under Section 8108.023 before September 1, 2007:

1-31 (1) the district is dissolved September 1, 2007,
1-32 except that:

1-33 (A) any debts incurred shall be paid;

1-34 (B) any assets that remain after the payment of
1-35 debts shall be transferred to Hunt County; and

1-36 (C) the organization of the district shall be
1-37 maintained until all debts are paid and remaining assets are
1-38 transferred; and

1-39 (2) this chapter expires September 1, 2010.

1-40 Sec. 8108.004. INITIAL DISTRICT TERRITORY. (a) The
1-41 district is initially composed of the territory described by
1-42 Section 2 of the Act creating this chapter.

1-43 (b) The boundaries and field notes contained in Section 2 of
1-44 the Act creating this chapter form a closure. A mistake made in the
1-45 field notes or in copying the field notes in the legislative process
1-46 does not affect:

1-47 (1) the organization, existence, or validity of the
1-48 district;

1-49 (2) the right of the district to impose taxes; or

1-50 (3) the legality or operation of the board.

1-51 [Sections 8108.005-8108.020 reserved for expansion]

1-52 SUBCHAPTER A1. TEMPORARY PROVISIONS

1-53 Sec. 8108.021. TEMPORARY DIRECTORS. (a) The temporary
1-54 board consists of:

1-55 (1) Charles Scott Brown;

1-56 (2) W. Thurston Witt, Jr.;

1-57 (3) Stephen Herbert Hill;

1-58 (4) Tomas Castella; and

1-59 (5) Jamie LaurAnn Kaufmann.

1-60 (b) If a temporary director fails to qualify for office, the
1-61 temporary directors who have qualified shall appoint a person to
1-62 fill the vacancy. If at any time there are fewer than three
1-63 qualified temporary directors, the Texas Commission on
1-64 Environmental Quality shall appoint the necessary number of persons

2-1 to fill all vacancies on the board.

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

2-3 (1) the date directors are elected under Section
2-4 8108.023; or

2-5 (2) the date this chapter expires under Section
2-6 8108.003.

2-7 Sec. 8108.022. ORGANIZATIONAL MEETING OF TEMPORARY
2-8 DIRECTORS. As soon as practicable after all the temporary
2-9 directors have qualified under Section 49.055, Water Code, the
2-10 temporary directors shall convene the organizational meeting of the
2-11 district at a location in the district agreeable to a majority of
2-12 the directors. If a location cannot be agreed upon, the
2-13 organizational meeting shall be at the Hunt County Courthouse.

2-14 Sec. 8108.023. CONFIRMATION AND INITIAL DIRECTORS'
2-15 ELECTION. The temporary directors shall hold an election to
2-16 confirm the creation of the district and to elect five directors as
2-17 provided by Section 49.102, Water Code.

2-18 Sec. 8108.024. INITIAL ELECTED DIRECTORS; TERMS. The
2-19 directors elected under Section 8108.023 shall draw lots to
2-20 determine which two shall serve until the first regularly scheduled
2-21 election of directors under Section 8108.052 and which three shall
2-22 serve until the second regularly scheduled election of directors.

2-23 Sec. 8108.025. EXPIRATION OF SUBCHAPTER. This subchapter
2-24 expires September 1, 2010.

2-25 [Sections 8108.026-8108.050 reserved for expansion]

2-26 SUBCHAPTER B. BOARD OF DIRECTORS

2-27 Sec. 8108.051. DIRECTORS; TERMS. (a) The district is
2-28 governed by a board of five directors.

2-29 (b) Directors serve staggered four-year terms.

2-30 Sec. 8108.052. ELECTION OF DIRECTORS. On the uniform
2-31 election date in May of each even-numbered year, the appropriate
2-32 number of directors shall be elected.

2-33 [Sections 8108.053-8108.100 reserved for expansion]

2-34 SUBCHAPTER C. POWERS AND DUTIES

2-35 Sec. 8108.101. MUNICIPAL UTILITY DISTRICT POWERS AND
2-36 DUTIES. The district has the powers and duties provided by the
2-37 general law of this state, including Chapters 49 and 54, Water Code,
2-38 applicable to municipal utility districts created under Section 59,
2-39 Article XVI, Texas Constitution.

2-40 Sec. 8108.102. ROAD PROJECTS. (a) The district may
2-41 construct, acquire, improve, maintain, or operate macadamized,
2-42 graveled, or paved roads or turnpikes, or improvements in aid of
2-43 those roads or turnpikes, inside or outside the district.

2-44 (b) A project authorized by this section must meet only the
2-45 construction standards adopted by the North Central Texas Council
2-46 of Governments, or its successor agency.

2-47 Sec. 8108.103. ROAD CONTRACTS. The district may contract
2-48 for a road project in the same manner as provided by Subchapter I,
2-49 Chapter 49, Water Code.

2-50 Sec. 8108.104. CERTIFICATE OF CONVENIENCE AND NECESSITY.
2-51 (a) The district may pay out of bond proceeds or other available
2-52 district money all expenses, including legal, engineering, and
2-53 other fees, related to obtaining a new certificate of convenience
2-54 and necessity under Chapter 13, Water Code, authorizing the
2-55 district to provide retail water or sewer service inside or outside
2-56 the district.

2-57 (b) The district may pay out of bond proceeds or other
2-58 available district money all expenses, including the purchase
2-59 price, related to acquiring certificate of convenience and
2-60 necessity rights from another retail public utility to allow the
2-61 district to provide retail water or sewer service in the district.

2-62 Sec. 8108.105. CONTRACT WITH POLITICAL SUBDIVISION FOR
2-63 WATER OR SEWER SERVICES. (a) The district may enter into a
2-64 contract to allow a political subdivision to provide retail water
2-65 or sewer service in the district. The contract may contain terms
2-66 the board considers desirable, fair, and advantageous to the
2-67 district.

2-68 (b) The contract may provide that the district will
2-69 construct or acquire and convey to the political subdivision a

water supply or treatment system, a water distribution system, or a sanitary sewage collection or treatment system as necessary to provide water or sewer service in the district.

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

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

[Sections 8108.106-8108.150 reserved for expansion]

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

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

(b) Section 49.107(f), Water Code, does not apply to reimbursements for projects constructed or acquired under Section 8108.102.

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

Sec. 8108.153. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND ASSESSMENTS. The district may not impose an impact fee or assessment on the property, including the equipment, rights-of-way, facilities, or improvements, of:

(1) an electric utility or a power generation company as defined by Section 31.002, Utilities Code;

(2) a gas utility as defined by Section 101.003 or 121.001, Utilities Code;

(3) a telecommunications provider as defined by Section 51.002, Utilities Code;

(4) a cable operator as defined by 47 U.S.C. Section 522; or

(5) a person who provides to the public advanced telecommunications services.

[Sections 8108.154-8108.200 reserved for expansion]

SUBCHAPTER E. BONDS

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

(1) the construction, maintenance, or operation of projects under Section 8108.102; or

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

(b) The district may not issue bonds or other obligations secured wholly or partly by ad valorem taxation to finance projects authorized by Section 8108.102 unless the issuance is approved by a vote of a two-thirds majority of the voters of the district voting at an election called for that purpose.

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

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

[Sections 8108.202-8108.250 reserved for expansion]

SUBCHAPTER F. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

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

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

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

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

(2) a motion by the board.

(d) If the board decides to divide the district, the board

4-1 shall:

4-2 (1) set the terms of the division, including names for
4-3 the new districts and a plan for the payment or performance of any
4-4 outstanding district obligations; and

4-5 (2) prepare a metes and bounds description for each
4-6 proposed district.

4-7 Sec. 8108.252. ELECTION FOR DIVISION OF DISTRICT.

4-8 (a) After the board has complied with Section 8108.251(d), the
4-9 board shall hold an election in the district to determine whether
4-10 the district should be divided as proposed.

4-11 (b) The board shall give notice of the election not later
4-12 than the 35th day before the date of the election. The notice must
4-13 state:

4-14 (1) the date and location of the election; and

4-15 (2) the proposition to be voted on.

4-16 (c) If a majority of the votes cast are in favor of the
4-17 division:

4-18 (1) the district shall be divided; and

4-19 (2) not later than the 30th day after the date of the
4-20 election, the district shall provide written notice of the division
4-21 to:

4-22 (A) the Texas Commission on Environmental
4-23 Quality;

4-24 (B) the attorney general;

4-25 (C) the commissioners court of each county in
4-26 which a new district is located; and

4-27 (D) any municipality having extraterritorial
4-28 jurisdiction over territory in each new district.

4-29 (d) If a majority of the votes cast are not in favor of the
4-30 division, the district may not be divided.

4-31 Sec. 8108.253. ELECTION OF DIRECTORS OF NEW DISTRICTS.

4-32 (a) Not later than the 90th day after the date of an election in
4-33 favor of the division of the district, the board shall:

4-34 (1) appoint itself as the board of one of the new
4-35 districts; and

4-36 (2) appoint five directors for each of the other new
4-37 districts.

4-38 (b) Directors appointed under Subsection (a)(1) serve the
4-39 staggered terms to which they were elected in the original
4-40 district. Directors appointed under Subsection (a)(2) serve until
4-41 the election for directors under Subsection (c).

4-42 (c) On the uniform election date in May of the first
4-43 even-numbered year after the year in which the directors are
4-44 appointed, an election shall be held to elect five directors in each
4-45 district for which directors were appointed under Subsection
4-46 (a)(2). The directors shall draw lots to determine which two shall
4-47 serve two-year terms and which three shall serve four-year terms.

4-48 (d) Except as provided by Subsection (c), directors serve
4-49 staggered four-year terms. On the uniform election date in May of
4-50 each even-numbered year, the appropriate number of directors shall
4-51 be elected.

4-52 Sec. 8108.254. CONTINUING POWERS AND OBLIGATIONS OF NEW
4-53 DISTRICTS. (a) Each new district may incur and pay debts and has
4-54 all powers of the original district created by this chapter.

4-55 (b) If the district is divided as provided by this
4-56 subchapter, the current obligations and any bond authorizations of
4-57 the district are not impaired. Debts shall be paid by revenues or
4-58 by taxes or assessments imposed on real property in the district as
4-59 if the district had not been divided or by contributions from each
4-60 new district as stated in the terms set by the board under Section
4-61 8108.251(d).

4-62 (c) Any other district obligation shall be divided pro rata
4-63 among the new districts on an acreage basis or on other terms that
4-64 are satisfactory to the new districts.

4-65 Sec. 8108.255. CONTRACT AUTHORITY OF NEW DISTRICTS. The
4-66 new districts may contract with each other for:

4-67 (1) water and wastewater services; or

4-68 (2) any other matter the boards of the new districts
4-69 consider appropriate.

5-1 SECTION 2. The district initially includes all the
5-2 territory contained in the following described area:

5-3 TRACT 1

5-4 All that certain lot, tract or parcel of land situated in the H. H.
5-5 HALL SURVEY, ABSTRACT NO. 505 AND F. B. PANKEY SURVEY, ABSTRACT NO.
5-6 831, Hunt County, Texas and being all of that 50.00 acres described
5-7 as Tract One "A" and all of that 211.089 acre described as Tract One
5-8 "B" in a Warranty Deed from Hunt County Venture No. 1, J.V. to
5-9 Lowell D. English and wife, Ann English and Don W. Turner and wife,
5-10 Marjorie Turner, dated December 15, 1975 and being recorded in
5-11 Volume 772, Page 29 of the Deed Records of Hunt County, Texas, and
5-12 also being conveyed in a Warranty Deed from Lowell D. English and
5-13 wife, Ann C. English to Bonder Corporation, dated March 31, 1995 and
5-14 being recorded in Volume 354, Page 316 of the Real Property Records
5-15 of Hunt County, Texas, and being more particularly described as
5-16 follows:

5-17 BEGINNING at a 1/2" iron rod found for corner at the base of a fence
5-18 corner post at the Northeast corner of said 211.089 acre tract, said
5-19 point being at the Northwest corner of a 101.85 acres tract of land
5-20 as described in a Deed from L.B. Houston, Jr. to Robert C. Houston,
5-21 Jr., as recorded in Volume 388, Page 18 of the Real Property Records
5-22 of Hunt County, Texas;

5-23 THENCE S. 09 deg. 11 min. 33 sec. E. a distance of 3200.33 feet to a
5-24 1/2" iron rod found for corner in the North right-of-way line of
5-25 State Highway 276;

5-26 THENCE in a Northwesterly direction along the North right-of-way
5-27 line of State Highway 276, the following:

5-28 In a Northwesterly direction along a curve to the right having a
5-29 central angle of 20 deg. 04 min. 31 sec., a radius of 1869.86 feet, a
5-30 tangent of 330.97 feet, a chord of N. 83 deg. 45 min. 08 sec. W.,
5-31 651.82 feet, and an arc distance of 655.16 feet to a concrete
5-32 highway monument found for corner;

5-33 N. 73 deg. 45 min. 18 sec. W. a distance of 822.26 feet to a concrete
5-34 highway monument found for corner;

5-35 N. 65 deg. 13 min. 22 sec. W. a distance of 404.68 feet to a concrete
5-36 highway monument found for corner;

5-37 N. 73 deg. 43 min. 46 sec. W. a distance of 400.17 feet to a concrete
5-38 highway monument found for corner;

5-39 N. 82 deg. 16 min. 29 sec. W. a distance of 404.25 feet to a concrete
5-40 highway monument found for corner;

5-41 N. 73 deg. 46 min. 55 sec. W. a distance of 1958.92 feet to a
5-42 concrete highway monument found for corner;

5-43 In a Northwesterly direction along a curve to the right having a
5-44 central angle of 20 deg. 21 min. 11 sec., a radius of 2824.79 feet, a
5-45 tangent of 330.97 feet, a chord of N. 63 deg. 27 min. 02 sec. W.,
5-46 998.18 feet an arc distance of 655.16 feet to a broken concrete
5-47 monument found for corner;

5-48 THENCE N. 55 deg. 41 min. 02 sec. W. along said right-of-way line, a
5-49 distance of 7.88 feet to a 1/2" iron rod found for corner at the
5-50 Southwest corner of said 50.00 acres tract of land, said point also
5-51 being at the Southeast corner of a 9.85 acres tract of land as
5-52 described in a Warranty Deed from NCNB Texas National Bank to James
5-53 and Venetia Peach, as recorded in Volume 166, Page 85 of the Deed
5-54 Records of Hunt County, Texas;

5-55 THENCE N. 09 deg. 06 min. 07 sec. W. along the East line of said 9.85
5-56 acres tract, a distance of 942.16 feet to a 2" steel fence corner
5-57 post found at the Northwest corner of said 50.00 acres tract;

5-58 THENCE N. 81 deg. 40 min. 46 sec. E. a distance of 1056.12 feet to a
5-59 1/2" iron rod found for corner at the Southeast corner of a 69.981
5-60 acres tract of land as described in a Warranty Deed from William and
5-61 J. J. Hurley to Patricia P. Hensley as recorded in Volume 349, Page
5-62 883 of the Real Property Records of Hunt County, Texas;

5-63 THENCE N. 80 deg. 55 min. 20 sec. E. a distance of 455.51 feet to a
5-64 1/2" iron rod found for corner at the Northeast corner of said 50.00
5-65 acres tract;

5-66 THENCE N. 81 deg. 56 min. 01 sec. E. a distance of 1963.50 feet to a
5-67 3/8" iron rod found for corner at the Southeast corner of a 30 acres
5-68 tract as described in a Quit Claim Deed to A. G. Tyree, Jr. and Tammy
5-69 Tyree, as recorded in Volume 239, Page 595 of the Deed Records of

6-1 Hunt County, Texas;

6-2 THENCE N. 81 deg. 19 min. 02 sec. E. a distance of 192.04 feet to a

6-3 3/8" iron rod found for corner at the Southwest corner of a 30.26

6-4 acres tract as described in a Deed to Charles Slater, as recorded in

6-5 Volume 581, Page 284 of the Real Property Records of Hunt County,

6-6 Texas;

6-7 THENCE N. 85 deg. 54 min. 51 sec. E. along the South line of said

6-8 Slater tract, a distance of 706.42 feet to a 1/2" iron rod found for

6-9 corner at the Southeast corner of same;

6-10 THENCE N. 88 deg. 06 min. 40 sec. E. a distance of 328.42 feet to a

6-11 1/2" iron rod found for corner at the Southeast corner of a 15.0

6-12 acres tract of land as described in a Deed to Thomas and Lavenda

6-13 Swafford, as recorded in Volume 911, Page 585 of the Deed Records of

6-14 Hunt County, Texas;

6-15 THENCE N. 89 deg. 21 min. 57 sec. E. a distance of 346.13 feet to the

6-16 POINT OF BEGINNING and containing 261.67 acres of land.

6-17 TRACT 2

6-18 All that certain lot, tract or parcel of land situated in the H. H.

6-19 HALL SURVEY, ABSTRACT NO. 505, A. STRICKLAND SURVEY, ABSTRACT NO.

6-20 941 AND F. B. PANKEY SURVEY, ABSTRACT NO. 831, Hunt County, Texas

6-21 and being all of that 311.043 acres described as Tract Two in a

6-22 Warranty Deed from Hunt County Venture No. 1, J.V. to Lowell D.

6-23 English and wife, Ann English and Don W. Turner and wife, Marjorie

6-24 Turner, dated December 15, 1975 and being recorded in Volume 772,

6-25 Page 29 of the Deed Records of Hunt County, Texas, and also being

6-26 conveyed in a Warranty Deed from Lowell D. English and wife, Ann C.

6-27 English to Bonder Corporation, dated March 31, 1995 and being

6-28 recorded in Volume 354, Page 316 of the Real Property Records of

6-29 Hunt County, Texas, and also being all of that 79.81 acres described

6-30 in a Warranty Deed from Clarence Alexander Turner, Lola Estell

6-31 Lanier and Herman Eugene Turner to Doug English, dated June 30,

6-32 1980, and being recorded in Volume 853, Page 12 of the Deed Records

6-33 of Hunt County, Texas, and being more particularly described as

6-34 follows:

6-35 BEGINNING at a P-K nail set in asphalt for corner at the

6-36 intersection of the center of County Road 2422 with the Southwest

6-37 right-of-way line of State Highway 276, said point being at the

6-38 North most Northwest corner of said 311.043 acres tract of land;

6-39 THENCE in a Southeasterly direction along the Southwest

6-40 right-of-way line of State Highway 276, the following:

6-41 S. 52 deg. 03 min. 54 sec. E. a distance of 36.10 feet to a concrete

6-42 highway monument found for corner;

6-43 N. 74 deg. 56 min. 30 sec. E. a distance of 200.06 feet to a concrete

6-44 highway monument found for corner;

6-45 S. 51 deg. 59 min. 56 sec. E. a distance of 235.18 feet to a concrete

6-46 highway monument found for corner;

6-47 N. 19 deg. 29 min. 01 sec. E. a distance of 106.62 feet to a concrete

6-48 highway monument found for corner;

6-49 S. 73 deg. 45 min. 45 sec. E. a distance of 2200.95 feet to a

6-50 concrete highway monument found for corner;

6-51 S. 57 deg. 58 min. 45 sec. E. a distance of 82.46 feet to a concrete

6-52 highway monument found for corner;

6-53 S. 74 deg. 00 min. 58 sec. E. a distance of 620.00 feet to a concrete

6-54 highway monument found for corner;

6-55 S. 84 deg. 40 min. 18 sec. E. a distance of 102.56 feet to a concrete

6-56 highway monument found for corner;

6-57 S. 73 deg. 45 min. 18 sec. E. a distance of 1463.29 feet to a 1/2"

6-58 iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set

6-59 for corner;

6-60 S. 86 deg. 17 min. 55 sec. E. a distance of 183.42 feet to a concrete

6-61 highway monument found for corner;

6-62 N. 81 deg. 13 min. 28 sec. E. a distance of 604.60 feet to a 1/2"

6-63 iron rod found for corner at the Northeast corner of said 79.81

6-64 acres tract, said point being at the Northwest corner of a 59.595

6-65 acres tract of land as described in a Warranty Deed from Martha Noel

6-66 Drummond to Glen Cummins, as recorded in Volume 286, Page 107 of the

6-67 Real Property Records of Hunt County, Texas;

6-68 THENCE S. 08 deg. 36 min. 16 sec. E. a distance of 2002.09 feet to a

6-69 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034"

7-1 set for corner at the Southeast corner of said 79.81 acres tract,
7-2 said point being in the North line of CRAZY HORSE RANCHOS NO. 1
7-3 REVISED, an Addition to Hunt County, Texas, according to the Plat
7-4 thereof recorded in Volume 400, Page 609 of the Plat Records of Hunt
7-5 County, Texas;
7-6 THENCE S. 81 deg. 57 min. 00 sec. W. along the North line of said
7-7 Addition, at 1129.27 feet pass a 1/2" iron rod with yellow plastic
7-8 cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for
7-9 a total distance of 1164.27 feet to a P-K nail set for corner in
7-10 asphalt pavement of County Road 2412;
7-11 THENCE S. 53 deg. 43 min. 42 sec. E. along the center of County Road
7-12 2412, a distance of 81.47 feet to a P-K nail set for corner in
7-13 asphalt pavement at the North corner of CRAZY HORSE RANCHOS
7-14 INSTALLMENT NO. 2, an Addition to Hunt County, Texas, according to
7-15 the Plat thereof recorded in Volume 400, Page 585 of the Plat
7-16 Records of Hunt County, Texas;
7-17 THENCE S. 37 deg. 16 min. 40 sec. W., at 30.0 feet pass a 1/2" iron
7-18 rod for witness at the base of a fence post, and continuing along
7-19 the Northwest line of said Addition, for a total distance of 1564.57
7-20 feet to a 1/2" iron rod found for corner at the East corner of Lot
7-21 408 of said Addition;
7-22 THENCE N. 53 deg. 02 min. 10 sec. W. (Controlling bearing line)
7-23 along the Northeast line of said Addition, a distance of 3106.74
7-24 feet to a 1/2" iron rod found for corner at the North corner of Lot
7-25 419 of said Addition;
7-26 THENCE S. 35 deg. 59 min. 15 sec. W. along the Northwest line of said
7-27 Lot 419, at 458.53 feet pass a 1/2" iron rod with yellow plastic cap
7-28 stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a
7-29 total distance of 473.33 feet to a 1/2" iron rod with yellow plastic
7-30 cap stamped "R.S.C.I. RPLS 5034" set for corner in the center of
7-31 County Road 2418, at the East corner of HIGHLAND RIDGE, an Addition
7-32 to Hunt County, Texas, according to the Plat thereof recorded in
7-33 Volume 400, Page 1469 of the Plat Records of Hunt County, Texas;
7-34 THENCE N. 53 deg. 00 min. 54 sec. W. along the center of County Road
7-35 2733.58 feet to a 1/2" iron rod found for corner at the intersection
7-36 of said road with the center of County Road 2422;
7-37 THENCE N. 38 deg. 09 min. 40 sec. E. along the center of County Road
7-38 2422, a distance of 1893.64 feet to the POINT OF BEGINNING and
7-39 containing 391.79 acres of land.

7-40 SECTION 3. (a) The legal notice of the intention to
7-41 introduce this Act, setting forth the general substance of this
7-42 Act, has been published as provided by law, and the notice and a
7-43 copy of this Act have been furnished to all persons, agencies,
7-44 officials, or entities to which they are required to be furnished
7-45 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7-46 Government Code.

7-47 (b) The governor, one of the required recipients, has
7-48 submitted the notice and Act to the Texas Commission on
7-49 Environmental Quality.

7-50 (c) The Texas Commission on Environmental Quality has filed
7-51 its recommendations relating to this Act with the governor, the
7-52 lieutenant governor, and the speaker of the house of
7-53 representatives within the required time.

7-54 (d) All requirements of the constitution and laws of this
7-55 state and the rules and procedures of the legislature with respect
7-56 to the notice, introduction, and passage of this Act are fulfilled
7-57 and accomplished.

7-58 SECTION 4. This Act takes effect immediately if it receives
7-59 a vote of two-thirds of all the members elected to each house, as
7-60 provided by Section 39, Article III, Texas Constitution. If this
7-61 Act does not receive the vote necessary for immediate effect, this
7-62 Act takes effect September 1, 2005.

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