A BILL TO BE ENTITLED

1   AN ACT

2 relating to the Kingsborough Municipal Utility District Nos. 1, 2,

3 3, 4, and 5 of Kaufman County.

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

5   SECTION 1. Section 5, Chapter 1299, Acts of the 78th

6 Legislature, Regular Session, 2003, is amended to read as follows:

7   Sec. 5. BOUNDARIES. The boundaries of each district are as

8 follows:

9   (1) Kingsborough Municipal Utility District No. 1:

10   BEING a tract of land located in the JOHN MOORE SURVEY,

11 ABSTRACT NO. 309, Kaufman County, Texas and the MARTHA MUSICK

12 SURVEY, ABSTRACT NO. 312, Kaufman County, Texas and being a part of

13 a tract of land as described as Tract 4 in Deed to 2219 KAUFMAN

14 PARTNERS, L.P., a Texas Limited Partnership, recorded in Volume

15 2127 Page 184, Deed Records, Kaufman County, Texas and being a part

16 of land as described as Tract 5 in Deed to 2219 KAUFMAN PARTNERS,

17 L.P., a Texas Limited Partnership, recorded in Volume 2127, Page

18 184, Deed Records, Kaufman County, Texas and being more

19 particularly described as follows:

20   BEGINNING at a point in the Southeast line of F.M. 741, a 90

21 foot right-of-way, at the most Easterly corner of said Tract 5;

22   THENCE South 44 degrees 19 minutes 46 seconds West, along the

23 South line of said Tract 5, a distance of 1400.75 feet to a point for

24 corner (Basis of Bearings derived from Texas State Plane

Coordinates, NAD83, North Central Zone);

THENCE North 35 degrees 05 minutes 57 seconds West, a distance of 131.93 feet to a point for corner;

THENCE North 58 degrees 29 minutes 36 seconds West, a distance of 188.90 feet to a point at the beginning of a curve to the right, having a central angle of 07 degrees 17 minutes 11 seconds, a radius of 3016.59 feet, and a chord bearing and distance of North 56 degrees 15 minutes 31 seconds West, 383.36 feet;

THENCE Northwesterly, along said curve to the right, an arc distance of 383.62 feet to a point at the beginning of a reverse curve to the right, having a central angle of 23 degrees 17 minutes 48 seconds, a radius of 948.15 feet, and a chord bearing and distance of North 64 degrees 25 minutes 07 seconds, 382.87 feet;

THENCE Northwesterly, along said curve to the left, an arc distance of 385.52 to a point for corner;

THENCE North 78 degrees 23 minutes 10 seconds West, a distance of 394.94 feet to a point at the beginning of a non-tangent curve to the right, having a central angle of 47 degrees 33 minutes 08 seconds, a radius of 1126.20 feet, and a chord bearing and distance of South 28 degrees 55 minutes 42 seconds West, 908.09 feet;

THENCE Southwesterly, along said curve to the right, an arc distance of 934.69 feet to a point at the beginning of a reverse curve to the left, having a central angle of 20 degrees 13 minutes 06 seconds, a radius of 2271.63 feet, and a chord bearing and distance of South 42 degrees 35 minutes 44 seconds West, 797.45 feet;

1 THENCE Southwesterly, along said curve to the left, an arc

2 distance of 801.60 feet to a point for corner;

3 THENCE South 48 degrees 25 minutes 39 seconds West, a

4 distance of 159.16 feet to a point for corner;

5 THENCE South 79 degrees 27 minutes 33 seconds West, a

6 distance of 223.78 feet to a point for corner;

7 THENCE South 86 degrees 18 minutes 27 seconds West, a

8 distance of 577.69 feet to a point for corner;

9 THENCE South 89 degrees 44 minutes 01 seconds West, a

10 distance of 192.92 feet to a point at the beginning of a curve to the

11 left, having a central angle of 31 degrees 13 minutes 53 seconds, a

12 radius of 1066.44 feet, and a chord bearing and distance of South 74

13 degrees 07 minutes 05 seconds West, 574.14 feet;

14 THENCE Southwesterly, along said curve to the left, an arc

15 distance of 581.31 feet to a point for corner;

16 THENCE South 78 degrees 24 minutes 06 seconds West, a

17 distance of 756.13 feet to a point for corner;

18 THENCE North 77 degrees 31 minutes 58 seconds West, a

19 distance of 1549.11 feet to a point for corner in the Northwest line

20 of said Tract 5;

21 THENCE North 44 degrees 34 minutes 48 seconds East, a

22 distance of 2263.55 feet to a point at the most Southerly corner of

23 said Tract 4;

24 THENCE, along the boundary lines of said Tract 4, the

25 following seventeen (17) courses and distances:

26 North 44 degrees 20 minutes 17 seconds West, a distance of

27 763.42 feet to a point for corner;

1   North 44 degrees 46 minutes 22 seconds East, a distance of

2 110.79 feet to a point for corner;

3   North 45 degrees 14 minutes 20 seconds West, a distance of

4 1368.08 feet to a point for corner;

5   North 44 degrees 54 minutes 14 seconds East, a distance of

6 247.82 feet to a point for corner;

7   South 68 degrees 10 minutes 49 seconds East, a distance of

8 629.95 feet to a point for corner;

9   North 44 degrees 19 minutes 24 seconds East, a distance of

10 851.60 feet to a point for corner;

11   North 45 degrees 55 minutes 11 seconds West, a distance of

12 1118.77 feet to a point for corner;

13   North 25 degrees 16 minutes 50 seconds East, a distance of

14 918.22 feet to a point for corner;

15   North 27 degrees 52 minutes 28 seconds East, a distance of

16 711.94 feet to a point for corner;

17   North 44 degrees 02 minutes 09 seconds East, a distance of

18 694.12 feet to a point for corner, said point being in the Southwest

19 line of said F.M. 741;

20   Southeasterly, along the Southwest line of said F.M. 741, the

21 following fourteen (14) courses and distances:

22   South 45 degrees 14 minutes 23 seconds East, a distance of

23 270.47 feet to a point at the beginning of a curve to the right,

24 having a central angle of 09 degrees 32 minutes 19 seconds, a radius

25 of 999.93 feet, and a chord bearing and distance of South 40 degrees

26 27 minutes 07 seconds East, 166.28 feet;

27   Southeasterly, along said curve to the right, an arc distance

1 of 166.47 feet to a point for corner;

2 　　　　South 45 degrees 13 minutes 17 seconds East, a distance of

3 165..79 feet to a point at the beginning of a curve to the left,

4 having a central angle of 03 degrees 03 minutes 24 seconds, a radius

5 of 11472.09 feet, and a chord bearing and distance of South 46

6 degrees 44 minutes 59 seconds East, 611.94 feet;

7 　　　　Southeasterly, along said curve to the left, an arc distance

8 of 612.02 feet to a point for corner;

9 　　　　South 45 degrees 21 minutes 23 seconds East, a distance of

10 189.56 feet to a point at the beginning of a curve to the left,

11 having a central angle of 04 degrees 13 minutes 00 seconds, a radius

12 of 2993.57 feet, and a chord bearing and distance of South 47

13 degrees 27 minutes 53 seconds, 220.26 feet;

14 　　　　Southeasterly, along said curve to the left, an arc distance

15 of 220.31 feet to a point for corner;

16 　　　　South 49 degrees 34 minutes 23 seconds East, passing the most

17 Easterly Corner of said Tract 4 and the most Northerly corner of

18 said Tract 5 at a distance of 74.77 feet and continuing for a total

19 of 222.82 feet to a point at the beginning of a curve to the left,

20 having a central angle of 07 degrees 34 minutes 00 seconds, a radius

21 of 1858.59 feet, and a chord bearing and distance of South 53

22 degrees 21 minutes 23 seconds East, 245.27 feet;

23 　　　　Southeasterly, along said curve to the left, an arc distance

24 of 245.45 feet to a point for corner;

25 　　　　South 57 degrees 08 minutes 23 seconds East, a distance of

26 299.17 feet to a point at the beginning of a curve to the left,

27 having a central angle of 02 degrees 58 minutes 43 seconds, a radius

1 of 11472.09 feet, and a chord bearing and distance of South 55

2 degrees 37 minutes 55 seconds East, 596.34 feet;

3 Southeasterly, along said curve to the left, an arc distance

4 of 596.39 feet to a point for corner;

5 South 57 degrees 07 minutes 15 seconds East, a distance of

6 329.76 feet to a point at the beginning of a curve to the right,

7 having a central angle of 12 degrees 11 minutes 38 seconds, a radius

8 of 5655.58 feet, and a chord bearing and distance of South 51

9 degrees 01 minutes 28 seconds, 1201.38 feet;

10 South 44 degrees 55 minutes 38 East, a distance of 752.58 feet

11 to a point for corner;

12 South 45 degrees 17 minutes 35 seconds East, a distance of

13 239.42 feet to the POINT OF BEGINNING and containing 553.876 acres

14 of land, more or less.

15 (2) Kingsborough Municipal Utility District No. 2:

16 BEING a tract of land located in the JOHN MOORE SURVEY,

17 ABSTRACT NO. 309, Kaufman County, Texas and and being a part of a

18 tract of land as described as Tract 7 in Deed to 2219 KAUFMAN

19 PARTNERS, L.P., a Texas Limited Partnership, recorded in Volume

20 2127 Page 184, Deed Records, Kaufman County, Texas and being more

21 particularly described as follows:

22 COMMENCING at a point in the Southeast line of F.M. 741, a 90'

23 right-of-way, at the most Westerly corner of said Tract 7;

24 THENCE North 44 degrees 08 minutes 33 seconds East (Basis of

25 Bearing derived from Texas State Plane Coordinates, NAD83, North

26 Central Zone), a distance of 4246.13 feet to the POINT OF BEGINNING

27 of the tract of land herein described:

1 THENCE Northeasterly, along the Southeast line of said F.M.
2 741, the following four (4) courses and distances:
3 North 44 degrees 20 minutes 40 seconds East, a distance of
4 869.52 feet to a point for corner;
5 North 44 degrees 30 minutes 36 seconds East, a distance of
6 699.51 feet to a point for corner;
7 North 44 degrees 24 minutes 12 seconds East, a distance of
8 1291.88 feet to a point at the beginning of a curve to the left,
9 having a central angle of 11 degrees 23 minutes 37 seconds, a radius
10 of 761.20 feet, and a chord bearing and distance of North 38 degrees
11 42 minutes 24 seconds East, 151.12 feet;
12 Northeasterly, along said curve to the left, an arc distance
13 of 151.37 feet to a point for corner;
14 THENCE North 44 degrees 24 minutes 12 seconds East, a
15 distance of 463.83 feet to a point at the beginning of a curve to the
16 left, having a central angle of 40 degrees 09 minutes 15 seconds, a
17 radius of 127.30 feet, and a chord bearing and distance of North 24
18 degrees 19 minutes 02 seconds East, 87.40 feet;
19 THENCE Northeasterly, along said curve to the left, an arc
20 distance of 89.21 feet to a point for corner;
21 THENCE North 44 degrees 24 minutes 11 seconds East, a
22 distance of 14.48 feet to a point for corner;
23 THENCE South 46 degrees 04 minutes 07 seconds East, a
24 distance of 3434.03 feet to a point at the most Easterly corner of
25 said Tract 7;
26 THENCE South 44 degrees 18 minutes 10 seconds West, along the
27 Southeast line of said Tract 7, a distance of 4558.23 feet to a

1 point for corner;

2 THENCE North 18 degrees 17 minutes 14 seconds West, a

3 distance of 2799.64 feet to a point at the beginning of a curve to

4 the left, having a central angle of 63 degrees 55 minutes 03

5 seconds, a radius of 500.00 feet, and a chord bearing and distance

6 of North 50 degrees 14 minutes 46 seconds West, 529.31 feet;

7 THENCE Northwesterly, along said curve to the left, an arc

8 distance of 557.79 feet to a point for corner;

9 THENCE North 82 degrees 12 minutes 17 seconds West, a

10 distance of 476.05 feet to the POINT OF BEGINNING and containing

11 291.986 acres of land, more or less.

12 (3) Kingsborough Municipal Utility District No. 3:

13 BEING a tract of land located in the JOHN MOORE SURVEY,

14 ABSTRACT NO. 309, Kaufman County, Texas and being part of a tract of

15 land described in Deed to 2219 KAUFMAN PARTNERS, L.P., recorded in

16 Volume 2127, Page 179, Deed Records, Kaufman County, Texas, and

17 being all of a tract of land described as Tract 6 in Deed to 2219

18 KAUFMAN PARTNERS, L.P., a Texas Limited Partnership, recorded in

19 Volume 2127 Page 184, Deed Records, Kaufman County, Texas and being

20 a part of a tract of land as described as Tract 5 in Deed to 2219

21 KAUFMAN PARTNERS, L.P., a Texas Limited Partnership, recorded in

22 Volume 2127, Page 184, Deed Records, Kaufman County, Texas, and

23 being more particularly described as follows:

24 BEGINNING at a point at the North end of a corner clip at the

25 intersection of the Northwest line of F.M. 741, a 90' right-of-way,

26 with Northeast line of F.M. 2757, a 100' right-of-way;

27 THENCE Northwesterly, along the Northeast line of said F.M.

1   2757, the following three (3) courses and distances:

2   North 44 degrees 19 minutes 40 seconds West, a distance of

3   1248.09 feet to a point for corner;

4   North 45 degrees 25 minutes 40 seconds West, a distance of

5   624.62 feet to a point for corner;

6   North 45 degrees 38 minutes 40 seconds West, a distance of

7   3304.71 feet to a point at the most Westerly corner of said Tract 5;

8   THENCE North 44 degrees 34 minutes 48 seconds East, a

9   distance of 1398.41 feet to a point for corner;

10   THENCE South 77 degrees 31 minutes 58 seconds East, a

11   distance of 1549.11 feet to a point for corner;

12   THENCE North 78 degrees 24 minutes 06 seconds East, a

13   distance of 756.13 feet to a point at the beginning of a curve to the

14   right, having a central angle of 31 degrees 13 minutes 53 seconds, a

15   radius of 1066.44 feet, and a chord bearing and distance of North 74

16   degrees 07 minutes 05 seconds East, 574.14 feet;

17   THENCE Northeasterly, along said curve to the right, an arc

18   distance of 581.31 feet to a point for corner;

19   THENCE North 89 degrees 44 minutes 01 seconds East, a

20   distance of 192.92 feet to a point for corner;

21   THENCE North 86 degrees 18 minutes 27 seconds East, a

22   distance of 577.69 feet to a point for corner;

23   THENCE North 79 degrees 27 minutes 33 seconds East, a

24   distance of 223.78 feet to a point for corner;

25   THENCE North 48 degrees 25 minutes 39 seconds East, a

26   distance of 159.16 feet to a point at the beginning of a curve to the

27   right, having a central angle of 20 degrees 13 minutes 06 seconds, a

1 radius of 2271.63 feet, and a chord bearing and distance of North 42

2 degrees 35 minutes 44 seconds East, 797.45 feet;

3 THENCE Northeasterly, along said curve to the right, an arc

4 distance of 801.60 feet to a point at the beginning of a reverse

5 curve to the left, having a central angle of 47 degrees 33 minutes

6 09 seconds, a radius of 1126.20 feet, and a chord bearing and

7 distance of North 28 degrees 55 minutes 42 seconds East, 908.09

8 feet;

9 THENCE Northeasterly, along said curve to the left, an arc

10 distance of 934.69 feet to a point for corner;

11 THENCE South 78 degrees 23 minutes 10 seconds East, a

12 distance of 394.94 feet to a point at the beginning of a curve to the

13 right, having a central angle of 23 degrees 17 minutes 48 seconds, a

14 radius of 948.15 feet, and a chord bearing and distance of South 64

15 degrees 25 minutes 07 seconds East, 382.87 feet;

16 THENCE Southeasterly, along said curve to the right, an arc

17 distance of 385.52 feet to a point at the beginning of a reverse

18 curve to the left, having a central angle of 07 degrees 17 minutes

19 11 seconds, a radius of 3016.59 feet, and a chord bearing and

20 distance of South 56 degrees 15 minutes 31 seconds East, 383.36

21 feet;

22 THENCE Southeasterly, along said curve to the left, an arc

23 distance of 383.62 feet to a point for corner;

24 THENCE South 58 degrees 29 minutes 36 seconds East, a

25 distance of 188.90 feet to a point for corner;

26 THENCE South 35 degrees 05 minutes 57 seconds East, a

27 distance of 131.93 feet to a point for corner;

1 THENCE South 44 degrees 45 minutes 27 seconds East, a

2 distance of 1448.35 feet to a point for corner, said point being in

3 the Northwest line of said F.M. 741;

4 THENCE Southeasterly, along the Northwest line of said F.M.

5 741, the following seven (7) courses and distances:

6 South 44 degrees 24 minutes 12 seconds West, a distance of

7 544.98 feet to a point for corner;

8 South 45 degrees 25 minutes 26 seconds West, a distance of

9 10.00 feet to a point for corner;

10 South 44 degrees 30 minutes 36 seconds West, a distance of

11 700.00 feet to a point for corner;

12 South 45 degrees 39 minutes 20 seconds East, a distance of

13 10.00 feet to a point for corner;

14 South 44 degrees 20 minutes 40 seconds West, a distance of

15 1798.29 feet to a point for corner;

16 South 44 degrees 26 minutes 34 seconds West, a distance of

17 792.04 feet to a point for corner;

18 South 43 degrees 58 minutes 26 seconds West, a distance of

19 2424.34 feet to a point for corner;

20 THENCE South 89 degrees 30 minutes 06 seconds West, a

21 distance of 135.36 feet to the POINT OF BEGINNING and containing

22 531.150 acres of land, more or less.

23 (4) Kingsborough Municipal Utility District No. 4:

24 BEING a tract of land located in the MARTHA MUSICK SURVEY,

25 ABSTRACT NO. 312, Kaufman County, Texas and being a part of a tract

26 of land as described as Tract 2 in Deed to 2219 KAUFMAN PARTNERS,

27 L.P., a Texas Limited Partnership, recorded in Volume 2127 Page

184, Deed Records, Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a point in the Northeast line of F.M. 741, a 90 foot right-of-way, at the most Southerly corner of said Tract 2;

THENCE Northwesterly and Northeasterly along the Northeast and Southeast line of said F.M. 741 the following nine (9) courses and distances:

North 45 degrees 17 minutes 35 seconds West, a distance of 3.79 feet to a point for corner;

North 44 degrees 55 minutes 38 seconds West, a distance of 752.58 feet to a point for corner at the beginning of a curve to the left having a central angle of 12 degrees 11 minutes 39 seconds, a radius of 5,745.58 feet and a chord bearing and distance of North 51 degrees 01 minutes 28 seconds West, 1,220.51 feet;

Northwesterly, along said curve to the left, an arc distance of 1,222.82 feet to a point for corner;

North 57 degrees 07 minutes 17 seconds West, a distance of 329.74 feet to a point for corner at the beginning of a curve to the right having a central angle of 11 degrees 54 minutes 00 seconds, a radius of 11,382.09 feet and a chord bearing and distance of North 51 degrees 10 minutes 17 seconds West, 2,359.75 feet;

Northwesterly, along said curve to the right, an arc distance of 2,363.99 feet to a point for corner;

North 45 degrees 13 minutes 17 seconds West, a distance of 1,653.79 feet to a point for corner at the beginning of a curve to the right having a central angle of 90 degrees 30 minutes 21 seconds, a radius of 909.93 feet and a chord bearing and distance of

1   North 00 degrees 01 minutes 54 seconds East, 1,292.50 feet;

2   Northerly, along said curve to the right, an arc distance of

3   1,437.35 feet to a point for corner;

4   North 45 degrees 17 minutes 04 seconds East, a distance of

5   197.76 feet to a point for corner;

6   North 46 degrees 08 minutes 16 seconds East, a distance of

7   857.28 feet to a point for corner;

8   THENCE South 89 degrees 50 minutes 39 seconds East, leaving

9   said Southeast line of F.M. 741, a distance of 242.06 feet to a

10 point for corner;

11 THENCE South 84 degrees 41 minutes 48 seconds East, a

12 distance of 595.07 feet to a point for corner at the beginning of a

13 curve to the left having a central angle of 15 degrees 54 minutes 22

14 seconds, a radius of 950.00 feet and a chord bearing and distance of

15 South 74 degrees 25 minutes 59 seconds East, 262.89 feet;

16 THENCE Southeasterly, along said curve to the left, an arc

17 distance of 263.73 feet to a point for corner;

18 THENCE South 82 degrees 23 minutes 10 seconds East, a

19 distance of 172.65 feet to a point for corner at the beginning of a

20 curve to the right having a central angle of 10 degrees 28 minutes

21 31 seconds, a radius of 300.00 feet and a chord bearing and distance

22 of South 77 degrees 08 minutes 55 seconds East, 54.77 feet;

23 THENCE Easterly, along said curve to the right, an arc

24 distance of 54.85 feet to a point for corner at the beginning of a

25 reverse curve to the left having a central angle of 10 degrees 28

26 minutes 31 seconds, a radius of 300.00 feet and a chord bearing and

27 distance of South 77 degrees 08 minutes 55 seconds East, 54.77 feet;

1   THENCE Easterly, along said curve to the left, an arc

2   distance of 54.85 feet to a point for corner;

3   THENCE South 82 degrees 23 minutes 10 seconds East, a

4   distance of 23.30 feet to a point for corner at the beginning of a

5   curve to the right having a central angle of 36 degrees 41 minutes

6   46 seconds, a radius of 790.00 feet and a chord bearing and distance

7   of South 64 degrees 02 minutes 17 seconds East, 497.37 feet;

8   THENCE Southeasterly, along said curve to the right, an arc

9   distance of 505.97 feet to a point for corner;

10 THENCE South 45 degrees 41 minutes 24 seconds East, a

11 distance of 2,039.00 feet to a point for corner;

12 THENCE North 44 degrees 47 minutes 12 seconds East, a

13 distance of 15.00 feet to a point for corner;

14 THENCE South 46 degrees 16 minutes 15 seconds East, a

15 distance of 3520.12 feet to a point for corner;

16 THENCE South 43 degrees 51 minutes 39 seconds West, a

17 distance of 2,650.46 feet to the POINT OF BEGINNING and containing

18 453.675 acres of land, more or less.

19 (5) Kingsborough Municipal Utility District No. 5:

20 BEING a tract of land located in the JOHN MOORE SURVEY,

21 ABSTRACT NO. 309, Kaufman County, Texas and being a part of a tract

22 of land as described as Tract 7 in Deed to 2219 KAUFMAN PARTNERS,

23 L.P., a Texas Limited Partnership, recorded in Volume 2127 Page

24 184, Deed Records, Kaufman County, Texas and being more

25 particularly described as follows:

26 BEGINNING at a point in the Southeast line of F.M. 741, a 90'

27 right-of-way, at the most Westerly corner of said Tract 7;

THENCE Northeasterly, along the Southeast line of said F.M. 741, the following three courses and distances:

North 43 degrees 58 minutes 26 seconds East (Basis of Bearing derived from Texas State Plane Coordinates, NAD83, North Central Zone), a distance of 2525.10 feet to a point for corner;

North 44 degrees 26 minutes 34 seconds East, a distance of 792.12 feet to a point for corner;

North 44 degrees 20 minutes 40 seconds East, a distance of 928.93 feet to a point for corner;

THENCE South 82 degrees 12 minutes 17 seconds East, a distance of 476.05 feet to a point at the beginning of a curve to the right, having a central angle of 63 degrees 55 minutes 03 seconds, a radius of 500.00 feet, and a chord bearing and distance of South 50 degrees 14 minutes 46 seconds East, 529.31 feet;

THENCE Southeasterly, along said curve to the right, an arc distance of 557.79 feet to a point for corner;

THENCE South 18 degrees 17 minutes 14 seconds East, a distance of 2799.64 feet to a point for corner;

THENCE South 44 degrees 18 minutes 10 seconds West, a distance of 3275.56 feet to a point for corner;

THENCE North 45 degrees 48 seconds 51 minutes West, a distance of 3383.75 feet to the POINT OF BEGINNING and containing 317.835 acres of land, more or less.

[BEING all that certain lot, tract or parcel of land located in the J. G. Moore Survey, Abstract No. 309 and the Martha Musick Survey, Abstract No. 312, Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

1   [COMMENCING at the intersection of the of the Northeasterly

2 right-of-way line of Farm-Market 2757 (a 100 foot wide

3 right-of-way), and the Northwesterly line of said J. G. Moore

4 Survey and the Southeasterly line of said Martha Musick Survey;

5   [THENCE North 44 deg. 34 min. 48 sec. East, along the common

6 line between said J. G. Moore Survey and the Martha Musick Survey, a

7 distance of 1644.55 feet, to the POINT OF BEGINNING of the herein

8 described tract of land;

9   [THENCE North 44 deg. 34 min. 48 sec. East, continuing along

10 the common line between said J. G. Moore Survey and the Martha

11 Musick Survey, a distance of 2015.87 feet;

12   [THENCE North 44 deg. 20 min. 17 sec. West, departing said

13 common line, a distance of 763.42 feet;

14   [THENCE North 44 deg. 46 min. 22 sec. East, a distance of

15 110.79 feet;

16   [THENCE North 45 deg. 13 min. 38 sec. West, a distance of

17 1367.42 feet;

18   [THENCE North 44 deg. 46 min. 22 sec. East, a distance of

19 247.49 feet;

20   [THENCE South 68 deg. 13 min. 38 sec. East, a distance of

21 627.70 feet;

22   [THENCE North 44 deg. 26 min. 44 sec. East, a distance of

23 853.26 feet;

24   [THENCE North 45 deg. 59 min. 01 sec. West, a distance of

25 1118.32 feet;

26   [THENCE North 25 deg. 16 min. 32 sec. East, a distance of

27 918.27 feet;

1   [~~THENCE North 27 deg. 53 min. 12 sec. East, a distance of~~

2   ~~712.32 feet;~~

3   [~~THENCE North 44 deg. 02 min. 09 sec. East, a distance of~~

4   ~~693.71 feet, to the Southwesterly right-of-way line of High Country~~

5   ~~Lane (a 60 foot wide right-of-way);~~

6   [~~THENCE South 45 deg. 14 min. 23 sec. East, along the~~

7   ~~Southwesterly right-of-way line of said High Country Lane, a~~

8   ~~distance of 263.11 feet, to the intersection of the Southwesterly~~

9   ~~right-of-way line of said High Country Lane and the Southwesterly~~

10   ~~right-of-way line of Farm-Market 741 (a variable width~~

11   ~~right-of-way), and being the beginning of a non-tangent curve to~~

12   ~~the left having a radius of 999.93 feet;~~

13   [~~THENCE along the Southwesterly right-of-way line of said~~

14   ~~Farm-Market 741 as follows;~~

15   [~~Along said non-tangent curve to the left and in a Southeasterly~~

16   ~~direction, through a central angle of 09 deg. 56 min. 12 sec., an~~

17   ~~arc length of 173.42 feet, said non-tangent curve also having a long~~

18   ~~chord which bears South 40 deg. 16 min. 17 sec. East, 173.20 feet;~~

19   [~~South 45 deg. 14 min. 23 sec. East, a distance of 1653.79 feet, to~~

20   ~~the beginning of a non-tangent curve to the left having a radius of~~

21   ~~11,472.09 feet;~~

22   [~~Along said non-tangent curve to the left and in a Southeasterly~~

23   ~~direction, through a central angle of 03 deg. 05 min. 42 sec., an~~

24   ~~arc length of 619.69 feet, said non-tangent curve to the left having~~

25   ~~a long chord which bears South 46 deg. 47 min. 14 sec. East, 619.62~~

26   ~~feet;~~

27   [~~South 45 deg. 21 min. 23 sec. East, a distance of 182.35 feet, to~~

1 the beginning of a non-tangent curve to the left having a radius of

2 2993.57 feet;

3 [Along said non-tangent curve to the left and in a Southeasterly

4 direction, through a central angle of 04 deg. 13 min. 00 sec., an

5 arc length of 220.31 feet, said non-tangent curve to the left also

6 having a long chord which bears South 47 deg. 27 min. 53 sec. East,

7 220.26 feet;

8 [South 49 deg. 34 min. 23 sec. East, a distance of 222.84 feet, to

9 the beginning of a curve to the left having a radius of 1858.59

10 feet;

11 [Along said curve to the left and in a Southeasterly direction,

12 through a central angle of 07 deg. 34 min. 00 sec., an arc length of

13 245.45 feet, said curve to the left also having a long chord which

14 bears South 53 deg. 21 min. 23 sec. East, 245.27 feet;

15 [South 57 deg. 08 min. 23 sec. East, a distance of 300.24 feet, to

16 the beginning of a curve to the left having a radius of 11,472.09

17 feet;

18 [Along said curve to the left and in a Southwesterly direction,

19 through a central angle of 02 deg. 58 min. 15 sec., an arc length of

20 594.81 feet, said curve to the left also having a long chord which

21 bears South 55 deg. 39 min. 16 sec. East, 594.75 feet;

22 [South 57 deg. 06 min. 23 sec. East, a distance of 327.99 feet, to

23 the beginning of a curve to the right having a radius of 5684.58

24 feet;

25 [Along said curve to the right and in a Southeasterly direction,

26 through a central angle of 12 deg. 08 min. 00 sec., an arc length of

27 1203.80 feet, said curve also having a long chord which bears South

1 51 deg. 02 min. 23 sec. East, 1201.56 feet;

2 [South 44 deg. 58 min. 23 sec. East, a distance of 755.25 feet;

3 [South 45 deg. 13 min. 23 sec. East, a distance of 238.92 feet, to

4 the North corner of the Dallas East Estates which is located to the

5 Southwest of said Farm-Market 741;

6 [THENCE South 44 deg. 19 min. 24 sec. West, departing the

7 Southwesterly right-of-way line of said Farm-Market 741 and along

8 the Northwesterly boundary line of said Dallas East Addition, a

9 distance of 1401.27 feet, to the most Westerly corner of said Dallas

10 East Addition;

11 [THENCE South 44 deg. 45 min. 48 sec. East, along the most

12 Southwesterly boundary line of said Dallas East Addition, a

13 distance of 1444.80 feet, to the Northwesterly right-of-way line of

14 said Farm-Market 741;

15 [THENCE along the Northwesterly right-of-way line of said

16 Farm-Market 741 as follows;

17 [South 44 deg. 20 min. 25 sec. West, a distance of

18 545.05 feet;

19 [North 45 deg. 39 min. 35 sec. West, a distance of 10.00

20 feet;

21 [South 44 deg. 20 min. 25 sec. West, a distance of

22 700.00 feet;

23 [South 45 deg. 39 min. 35 sec. East, a distance of 10.00

24 feet;

25 [South 44 deg. 20 min. 25 sec. West, a distance of

26 933.41 feet;

27 [THENCE North 49 deg. 43 min. 48 sec. East, departing the

1 Northwesterly right-of-way line of said Farm-Market 741, a distance

2 of 794.74 feet;

3 [THENCE North 78 deg. 41 min. 33 sec. West, a distance of

4 280.00 feet;

5 [THENCE North 46 deg. 19 min. 02 sec. West, a distance of

6 1073.59 feet;

7 [THENCE North 66 deg. 21 min. 14 sec. East, a distance of

8 1045.54 feet;

9 [THENCE South 81 deg. 36 min. 53 sec. West, a distance of

10 327.60 feet;

11 [THENCE South 72 deg. 56 min. 15 sec. West, a distance of

12 778.38 feet;

13 [THENCE South 87 deg. 16 min. 19 sec. West, a distance of

14 610.31 feet;

15 [THENCE North 77 deg. 32 min. 02 sec. West, a distance of

16 731.98 feet;

17 [THENCE North 58 deg. 36 min. 37 sec. West, a distance of

18 578.95 feet, to the POINT OF BEGINNING and containing 692.696 acres

19 (30,173,840 square feet) of land.

20 [(2) Kingsborough Municipal Utility District No. 2:

21 [BEING all that certain lot, tract or parcel of land located

22 in the J. G. Moore Survey, Abstract No. 309, Kaufman County, Texas,

23 and being a portion of that certain tract of land described as Tract

24 K31 in the deed to West Foundation, according to the deed filed for

25 record in Volume 720, Page 860 of the Deed Records of Kaufman

26 County, Texas, and being more particularly described by metes and

27 bounds as follows:

1 [BEGINNING at the intersection of the Southwesterly boundary

2 line of said Tract K31 and the Southeasterly right-of-way line of

3 Farm-Market 741 (a 90 foot wide right-of-way), said iron rod being

4 in the center of County Road No. 269;

5 [THENCE along the Southwesterly right-of-way line of said

6 Farm-Market 741 as follows:

7 [North 43 deg. 59 min. 38 sec. East, along the Southeasterly

8 right-of-way line of said Farm-Market 741, a distance of 2525.09

9 feet;

10 [North 44 deg. 20 min. 25 sec. East, a distance of 4582.54

11 feet, to the beginning of a curve to the left having a radius of

12 761.20 feet;

13 [Along said curve to the left, through a central angle of 11

14 deg. 23 min. 36 sec., an arc length of 151.37 feet and having a long

15 chord which bears North 38 deg. 38 min. 37 sec. East, 151.12 feet;

16 [North 44 deg. 20 min. 25 sec. East, a distance of 463.83

17 feet, to the beginning of a curve to the left having a radius of

18 127.30 feet;

19 [Along said curve to the left, through a central angle of 40

20 deg. 09 min. 07 sec., an arc length of 89.21 feet and having a long

21 chord which bears North 24 deg. 15 min. 15 min. East, 87.40 feet;

22 [THENCE North 44 deg. 20 min. 24 sec. East, along the

23 Northwesterly line of said Tract K31, a distance of 14.48 feet, to a

24 point in County Road No. 260 (an undefined width right of way);

25 [THENCE South 46 deg. 07 min. 54 sec. East, along said County

26 Road No. 260, a distance of 3434.03 feet;

27 [THENCE South 44 deg. 14 min. 23 sec. West, departing said

1 County Road No. 260, a distance of 5193.79 feet, to the beginning of

2 a non-tangent curve to the left having a radius of 2640.00 feet;

3 [THENCE along said non-tangent curve to the left, through a

4 central angle of 90 deg. 07 min. 01 sec., an arc length of 4152.29

5 feet, and having a long chord which bears South 89 deg. 10 min. 52

6 sec. West, 3737.33 feet, to a point in County Road No. 269 (an

7 undefined width right-of-way);

8 [THENCE North 45 deg. 52 min. 38 sec. West, along said County

9 Road No. 269, a distance of 747.41 feet to the POINT OF BEGINNING

10 and containing 484.081 acres (21,086,547 square feet) of land.

11 [(3) Kingsborough Municipal Utility District No. 3:

12 [BEING all that certain lot, tract or parcel of land located

13 in the J. G. Moore Survey, Abstract No. 309, Kaufman County, Texas,

14 and being more particularly described by metes and bounds as

15 follows:

16 [BEGINNING at the intersection of the of the Northeasterly

17 right-of-way line of Farm-Market 2757 (a 100 foot wide

18 right-of-way), and the Northwesterly line of said J. G. Moore

19 Survey and the Southeasterly line of said Martha Musick Survey;

20 [THENCE North 44 deg. 34 min. 48 sec. East, along the common

21 line between said J. G. Moore Survey and the Martha Musick Survey, a

22 distance of 1644.55 feet;

23 [THENCE South 58 deg. 36 min. 37 sec. East, departing said

24 common line, a distance of 578.95 feet;

25 [THENCE South 77 deg. 32 min. 02 sec. East, a distance of

26 731.98 feet;

27 [THENCE North 87 deg. 16 min. 19 sec. East, a distance of

1   610.31 feet;

2   [THENCE North 72 deg. 56 min. 15 sec. East, a distance of

3   778.38 feet;

4   [THENCE North 81 deg. 36 min. 53 sec. East, a distance of

5   327.60 feet;

6   [THENCE South 66 deg. 21 min. 14 sec. East, a distance of

7   1045.54 feet;

8   [THENCE South 46 deg. 19 min. 02 sec. East, a distance of

9   1073.59 feet;

10   [THENCE South 78 deg. 41 min. 33 sec. East, a distance of

11   280.00 feet;

12   [THENCE South 49 deg. 43 min. 48 sec. East, a distance of

13   794.74 feet, to a point on the Northwesterly right-of-way line of

14   Farm- Market 741 (an 80 foot wide right-of-way);

15   [THENCE along the Northwesterly right-of-way line of said

16   Farm- Market 741 as follows;

17   [South 44 deg. 20 min. 25 sec. West, a distance of 1657.58

18   feet;

19   [South 43 deg. 59 min. 38 sec. West, a distance of 2422.82

20   feet, to the intersection of the Northwesterly right-of-way line of

21   said Farm-Market 741 and the Northeasterly right-of-way line of the

22   aforementioned Farm-Market 2757;

23   [THENCE along the Northeasterly right-of-way line of said

24   Farm-Market 2757 as follows;

25   [South 89 deg. 23 min. 24 sec. West, a distance of 138.28

26   feet;

27   [North 44 deg. 17 min. 39 sec. West, a distance of 1248.09

1   feet;

2   [North 45 deg. 23 min. 39 sec. West, a distance of 624.62

3   feet;

4   [North 45 deg. 36 min. 39 sec. West, a distance of 3302.91

5   feet, to the POINT OF BEGINNING and containing 392.241 acres

6   (17,086,006 square feet) of land.

7   [(4)   Kingsborough Municipal Utility District No. 4:

8   [BEING all that certain lot, tract or parcel of land located

9   in the Martha Musick Survey, Abstract No. 312 and the J. G. Moore

10 Survey, Abstract No. 309, Kaufman County, Texas, and being the

11 remainder of those certain tracts of land described as Tracts K14

12 through K20, in the deed the West Foundation, as filed for record in

13 Volume 720, Page 860 of the Deed Records of Kaufman County, Texas,

14 and being more particularly described by metes and bounds as

15 follows:

16   [BEGINNING at the intersection of the Southerly right-of-way

17 line of Interstate 20 (a variable width right-of-way) and the

18 Southeasterly right-of-way line of Farm-Market 741 (a variable

19 width right-of-way at this point);

20   [THENCE along the Southerly right-of-way line of said

21 Interstate 20 as follows;

22 [North 83 deg. 22 min. 27 sec. East, a distance of 751.86 feet;

23 North 88 deg. 29 min. 25 sec. East, a distance of 474.54 feet; South

24 84 deg. 18 min. 42 sec. East, a distance of 952.45 feet; South 78

25 deg. 59 min. 16 sec. East, a distance of 4.49 feet to the

26 intersection of the Southerly right-of-way line of Interstate 20

27 and the Northeasterly boundary line of the aforementioned Tract

1 ~~K17, said point also being the intersection of the said Southerly~~

2 ~~right-of-way line and the Southwesterly boundary line of that~~

3 ~~certain called 113.75 acre tract of land conveyed to Austin W.~~

4 ~~Shipley, according to the deed filed for record in Volume 270, Page~~

5 ~~221, Deed Records, Kaufman County, Texas;~~

6 [~~THENCE South 45 deg. 06 min. 28 sec. East, along the common~~

7 ~~boundary line between said Tract K17 and said called 113.75 acre~~

8 ~~tract, at a distance of approximately 1240 feet passing the most~~

9 ~~Southerly corner of said called 113.75 acre tract and the East~~

10 ~~corner of that certain tract of land conveyed to Gordon T. West,~~

11 ~~according to the deed filed for record in Volume 1636, Page 43, Deed~~

12 ~~Records, Kaufman County, Texas, and continuing along the common~~

13 ~~boundary line between said Tract K17 and said Gordon T. West tract,~~

14 ~~in all a distance of 2131.39 feet to the Northwest boundary line of~~

15 ~~that certain called 300 acre tract of land conveyed to Gordon T.~~

16 ~~West, according to the deed filed for record in Volume 1636, Page~~

17 ~~43, Deed Records, Kaufman County, Texas;~~

18 [~~THENCE South 44 deg. 34 min. 38 sec. West, along the common~~

19 ~~boundary line of said Tract K17 and said called 300 acre tract, and~~

20 ~~generally along a barbed wire fence, a distance of 1891.96 feet, to~~

21 ~~the South corner of said Tract K17 and the West corner of said~~

22 ~~called 300 acre tract, said iron rod also being the North corner of~~

23 ~~the aforementioned Tract K19;~~

24 [~~THENCE South 46 deg. 09 min. 59 sec. East, along the common~~

25 ~~boundary line between said called 300 acre tract and said Tract K19,~~

26 ~~a distance of 3513.32 feet, to the Northwesterly right-of-way line~~

27 ~~of Griffin Lane (a 50 foot wide right-of-way);~~

1   [THENCE South 43 deg. 50 min. 01 sec. West, along the

2   Northwesterly right-of-way line of said Griffin Lane, a distance

3   of 2649.80 feet, to the Northeasterly right-of-way line of the

4   aforementioned Farm-Market 741;

5   [THENCE along the Northeasterly right-of-way line of said

6   Farm-Market 741 as follows;

7   [North 45 deg. 13 min. 23 sec. West, a distance of 4.98 feet;

8   [North 44 deg. 58 min. 23 sec. West, at a distance of 632.24 feet

9   passing a wood monument found, and continuing in all a distance of

10   755.05 feet, said point being the beginning of a curve to the left

11   having a radius of 5774.58 feet;

12   [Along said curve to the left, through a central angle of 12 deg. 08

13   min. 00 sec., an arc length of 1222.86 feet, and having a long chord

14   of North 51 deg. 02 min. 23 sec. West, 1220.58 feet;

15   [North 57 deg. 06 min. 23 sec. West, generally along a barbed wire

16   fence, a distance of 328.05 feet, said point being the beginning of

17   a curve to the right having a radius of 11,382.09 feet;

18   [Along said curve to the right and along said fence, through a

19   central angle of 11 deg. 54 min. 00 sec., an arc length of 2363.99

20   feet, and having a long chord which bears North 51 deg. 11 min. 23

21   sec. West, 2359.75 feet;

22   [North 45 deg. 14 min. 23 sec. West, generally along said fence, a

23   distance of 1653.79 feet, said point being the beginning of a curve

24   to the right having a radius of 909.93 feet;

25   [THENCE along said curve to the right and along the Easterly

26   right-of-way line of said Farm-Market 741 and generally along said

27   fence, through a central angle of 90 deg. 33 min. 04 sec., an arc

1 length of 1438.07 feet, and having a long chord which bears North 00

2 deg. 02 min. 09 sec. East, 1293.01 feet;

3 [THENCE along the Southeasterly right-of-way line of said

4 Farm-Market 741 as follows;

5 [North 45 deg. 18 min. 41 sec. East, a distance of 199.54 feet;

6 [North 46 deg. 06 min. 41 sec. East, a distance of 1039.75 feet;

7 [North 46 deg. 21 min. 41 sec. East, a distance of 759.38 feet, said

8 point being the beginning of a curve to the left having a radius of

9 999.93 feet;

10 [Along said curve to the left, through a central angle of 14 deg. 28

11 min. 00 sec., an arc length of 252.47 feet, and having a long chord

12 which bears North 39 deg. 07 min. 41 sec. East, 251.80 feet;

13 [North 31 deg. 53 min. 41 sec. East, a distance of 210.50 feet, said

14 point being the beginning of a curve to the right having a radius of

15 909.38 feet;

16 [Along said curve to the right, through a central angle of 01 deg.

17 00 min. 31 sec., an arc length of 16.01 feet, and having a long chord

18 which bears North 32 deg. 23 min. 57 sec. East, 16.01 feet to the

19 POINT OF BEGINNING and containing 606.441 acres (26,416,564 square

20 feet) of land.

21 [(5) Kingsborough Municipal Utility District No. 5:

22 [BEING all that certain lot, tract or parcel of land located

23 in the J. G. Moore Survey, Abstract No. 309, Kaufman County, Texas,

24 and being a portion of that certain tract of land described as Tract

25 K31 in the deed to West Foundation, according to the deed filed for

26 record in Volume 720, Page 860 of the Deed Records of Kaufman

27 County, Texas, and being more particularly described by metes and

1 bounds as follows:

2   [BEGINNING at a 5/8 inch iron rod found for the South corner

3 of said Tract K31, said iron rod being in County Road No. 269 (an

4 undefined width public roadway);

5   [THENCE North 45 deg. 52 min. 38 sec. West, along the

6 Southwest boundary line of said Track K31, and generally along said

7 County Road No. 269, a distance of 2640.00 feet, said point being

8 the beginning of a non-tangent curve to the right having a radius of

9 2640.00 feet;

10   [THENCE departing the Southwest boundary line of said Tract

11 K31, through a central angle of 90 deg. 07 min. 01 sec., an arc

12 length of 4152.29 feet, said non-tangent curve also having a long

13 chord which bears North 89 deg. 10 min. 52 sec. East, a distance of

14 3737.33 feet, to the Southeast boundary line of said Tract K31;

15   [THENCE South 44 deg. 14 min. 23 sec. West, along the

16 Southeast boundary line of said Tract K31, a distance of 2640.00

17 feet, to the POINT OF BEGINNING and containing 125.839 acres

18 (5,481,550 square feet) of land.]

19   SECTION 2. Section 10(b), Chapter 1299, Acts of the 78th

20 Legislature, Regular Session, 2003, is amended to read as follows:

21   (b) Outside the boundaries of a district, a district may

22 exercise the power of eminent domain only for the purpose of

23 constructing, acquiring, operating, repairing, or maintaining

24 water supply lines or sanitary sewer lines and drainage systems.

25   SECTION 3. Section 12(b), Chapter 1299, Acts of the 78th

26 Legislature, Regular Session, 2003, is amended to read as follows:

27   (b) The [Subject to Subsection (e) of this section, the]

1 commission shall appoint as temporary directors the five persons

2 named in the first petition received by the commission for each

3 district.

4   SECTION 4. Section 15, Chapter 1299, Acts of the 78th

5 Legislature, Regular Session, 2003, is amended to read as follows:

6   Sec. 15. EFFECTIVE DATE[, EXPIRATION DATE]. [(a)] This Act

7 takes effect on the date on or after September 1, 2003, on which a

8 settlement agreement between the City of Crandall and the developer

9 of the districts is legally executed regarding a pending petition

10 before the Texas Commission on Environmental Quality for the right

11 to provide retail water service to certain areas within the

12 districts. If the settlement agreement is legally executed before

13 September 1, 2003, this Act takes effect September 1, 2003.

14   [(b) If the creation of a district is not confirmed at a

15 confirmation election held under Section 13 of this Act before

16 September 1, 2005, the provisions of this Act relating to that

17 district expire on that date.]

18   SECTION 5. Section 12(e), Chapter 1299, Acts of the 78th

19 Legislature, Regular Session, 2003, is repealed.

20   SECTION 6. This Act takes effect September 1, 2005.