

By: King of Parker

H.B. No. 3588

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the creation of the City of Fort Worth Municipal Utility
3 Districts Nos. 3, 4, 5, and 6 of Denton and Wise Counties; providing
4 authority to impose a tax and issue bonds; granting the power of
5 eminent domain.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws
8 Code, is amended by adding Chapter 8159 to read as follows:

9 CHAPTER 8159. CITY OF FORT WORTH MUNICIPAL UTILITY DISTRICTS

10 NOS. 3, 4, 5, AND 6 OF DENTON AND WISE COUNTIES

11 SUBCHAPTER A. GENERAL PROVISIONS

12 Sec. 8159.001. DEFINITIONS. In this chapter:

13 (1) "Board" or "boards" means, as appropriate, the
14 board of directors of one or all of the districts.

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

16 (3) "District" or "districts" means, as appropriate,
17 one or all of the City of Fort Worth Municipal Utility Districts
18 Nos. 3, 4, 5, and 6 of Denton and Wise Counties.

19 Sec. 8159.002. NATURE OF DISTRICT. Each district is a
20 municipal utility district in Denton and Wise Counties created
21 under and essential to accomplish the purposes of Section 59,
22 Article XVI, Texas Constitution.

23 Sec. 8159.003. CONFIRMATION ELECTION REQUIRED. If the
24 creation of a district is not confirmed at a confirmation election

1 held under Section 8159.024 before September 1, 2009:

2 (1) the district is dissolved September 1, 2009,
3 except that:

4 (A) any debts incurred shall be paid;

5 (B) any assets that remain after the payment of
6 debts shall be transferred pro rata to Denton and Wise Counties,
7 based on the total taxable value of all property in the district
8 located in each county as determined from the most recent appraisal
9 roll for each county; and

10 (C) the organization of the district shall be
11 maintained until all debts are paid and remaining assets are
12 transferred; and

13 (2) the provisions of this chapter relating to that
14 district expire September 1, 2010.

15 Sec. 8159.004. INITIAL DISTRICT TERRITORY. (a) Each
16 district is initially composed of the territory described by
17 Section 2 of the Act creating this chapter.

18 (b) The boundaries and field notes of each district, as
19 described by Section 2 of the Act creating this chapter, form a
20 closure. A mistake made in the field notes or in copying the field
21 notes in the legislative process does not affect:

22 (1) the organization, existence, or validity of the
23 district;

24 (2) the right of the district to impose taxes;

25 (3) the validity of the district's bonds, notes, or
26 indebtedness; or

27 (4) the legality or operation of the district or the

1 board.

2 [Sections 8159.005-8159.020 reserved for expansion]

3 SUBCHAPTER A1. TEMPORARY PROVISIONS

4 Sec. 8159.021. TEMPORARY DIRECTORS. (a) On or after
5 September 1, 2005, a person who owns land inside the boundaries of a
6 district may petition the Texas Commission on Environmental Quality
7 to appoint as temporary directors of that district the five persons
8 listed in the petition.

9 (b) The commission shall appoint as temporary directors the
10 persons listed in a petition received by the commission under
11 Subsection (a). If the commission receives more than one petition
12 for a district, the commission shall appoint the directors listed
13 in the first petition the commission receives.

14 (c) If a temporary director fails to qualify for office, the
15 commission shall appoint a person to fill the vacancy.

16 (d) Temporary directors serve until the earlier of:

17 (1) the date directors are elected under Section
18 8159.024; or

19 (2) the date the provisions of this chapter relating
20 to the district expire under Section 8159.003.

21 Sec. 8159.022. ORGANIZATIONAL MEETING OF TEMPORARY
22 DIRECTORS. As soon as practicable after all the temporary
23 directors of a district have qualified under Section 49.055, Water
24 Code, the temporary directors of that district shall meet at a
25 location in the district agreeable to a majority of the directors of
26 that district. If a location cannot be agreed upon, the meeting
27 shall be at the Denton County Courthouse. At the meeting, the

1 temporary directors shall elect officers from among the temporary
2 directors and conduct any other district business.

3 Sec. 8159.023. CONSENT OF MUNICIPALITY REQUIRED. (a) The
4 temporary directors of each district may not hold an election under
5 Section 8159.024 until the City of Fort Worth has adopted a
6 resolution consenting to the creation of that district.

7 (b) The City of Fort Worth may not adopt a resolution under
8 this section before the effective date of the Act creating this
9 chapter.

10 Sec. 8159.024. CONFIRMATION AND INITIAL DIRECTORS'
11 ELECTION. The temporary directors of each district shall hold an
12 election to confirm the creation of the district and to elect five
13 directors as provided by Section 49.102, Water Code.

14 Sec. 8159.025. INITIAL ELECTED DIRECTORS; TERMS. The
15 directors of each district elected under Section 8159.024 shall
16 draw lots to determine which two shall serve until the first
17 regularly scheduled election of directors under Section 8159.052
18 and which three shall serve until the second regularly scheduled
19 election of directors.

20 Sec. 8159.026. EXPIRATION OF SUBCHAPTER. This subchapter
21 expires September 1, 2010.

22 [Sections 8159.027-8159.050 reserved for expansion]

23 SUBCHAPTER B. BOARD OF DIRECTORS

24 Sec. 8159.051. DIRECTORS; TERMS. (a) Each district is
25 governed by a board of five directors.

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

27 Sec. 8159.052. ELECTION OF DIRECTORS. On the uniform

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

3 [Sections 8159.053-8159.100 reserved for expansion]

4 SUBCHAPTER C. POWERS AND DUTIES

5 Sec. 8159.101. MUNICIPAL UTILITY DISTRICT POWERS AND
6 DUTIES. Each district has the powers and duties provided by the
7 general law of this state, including Chapters 49 and 54, Water Code,
8 applicable to municipal utility districts created under Section 59,
9 Article XVI, Texas Constitution.

10 Sec. 8159.102. ROAD PROJECTS. (a) To the extent authorized
11 by Section 52, Article III, Texas Constitution, each district may
12 construct, acquire, improve, maintain, or operate macadamized,
13 graveled, or paved roads or turnpikes, or improvements in aid of
14 those roads or turnpikes, inside or outside the district.

15 (b) A district may not undertake a road project unless the
16 City of Fort Worth consents by ordinance or resolution.

17 Sec. 8159.103. COMPLIANCE WITH MUNICIPAL CONSENT
18 ORDINANCES OR RESOLUTIONS. Subject to the limitations of Section
19 54.016, Water Code, each district shall comply with all applicable
20 requirements of any ordinance or resolution adopted by the city
21 council of the City of Fort Worth, including an ordinance or
22 resolution adopted before September 1, 2005, that consents to the
23 creation of the district or to the inclusion of lands within the
24 district.

25 [Sections 8159.104-8159.150 reserved for expansion]

26 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

27 Sec. 8159.151. TAX TO REPAY BONDS. Each district may impose

1 a tax to pay the principal of or interest on bonds issued under
2 Section 8159.201.

3 [Sections 8159.152-8159.200 reserved for expansion]

4 SUBCHAPTER E. BONDS

5 Sec. 8159.201. AUTHORITY TO ISSUE BONDS AND OTHER
6 OBLIGATIONS. (a) Each district may issue bonds or other
7 obligations as provided by Chapters 49 and 54, Water Code, to
8 finance the construction, maintenance, or operation of projects
9 under Sections 8159.101 and 8159.102.

10 (b) A district may not issue bonds to finance projects
11 authorized by Section 8159.102 unless the issuance is approved by a
12 vote of a two-thirds majority of the voters of the district voting
13 at an election called for that purpose.

14 (c) Bonds or other obligations issued or incurred to finance
15 projects authorized by Section 8159.102 may not exceed one-fourth
16 of the assessed value of the real property in the district.

17 (d) Sections 49.181 and 49.182, Water Code, do not apply to
18 a project undertaken by a district under Section 8159.102 or to
19 bonds issued by the district to finance the project.

20 SECTION 2. Each district initially includes, respectively,
21 the territory contained in the following areas as indicated:

22 (1) City of Fort Worth Municipal Utility District No.
23 3 of Denton and Wise Counties:

24 BEING a 410.29 acre tract of land situated in the Joshua King
25 Survey, Abstract Number 712, the Thomas Peoples Survey, Abstract
26 Number 677, the William Gaffield Survey, Abstract Number 332, and
27 the W. Wallace Survey, Abstract Number 1405, Denton and Wise

1 Counties, Texas, said 410.29 acre tract being all of that certain
2 tract of land conveyed to WRR Properties, Inc. Trust according to
3 the documents recorded in Document Number 98-R0003243 and Volume
4 4190, Page 327, Deed Records, Denton County, Texas and a portion of
5 that certain tract of land conveyed to Alpha Ranch, Ltd. according
6 to the document recorded in Volume 4645, Page 306, Deed Records,
7 Denton County, Texas, said 410.29 acre tract being more
8 particularly described by metes and bounds as follows:

9 BEGINNING at the northeasterly corner of said WRR Properties tract,
10 said northeasterly corner being on the southerly right-of-way line
11 of State Highway 114 approximately 6977.33' east of the Denton/Wise
12 County line;

13 THENCE South 00 degrees 56 minutes 15 seconds West along the
14 easterly line of said WRR Properties tract a distance of 2583.89
15 feet to the southeasterly corner of said WRR Properties tract;

16 THENCE North 89 degrees 41 minutes 11 seconds West along the
17 southerly line of said WRR Properties tract a distance of 1937.03
18 feet to a point;

19 THENCE North 89 degrees 06 minutes 24 seconds West continuing along
20 the southerly line of said WRR Properties tract a distance of 905.33
21 feet to the southwesterly corner of said WRR Properties tract, said
22 point being the most easterly southeast corner of said Alpha Ranch
23 tract;

24 THENCE North 89 degrees 25 minutes 44 seconds West along the most
25 easterly south line of said Alpha Ranch tract a distance of 234.54
26 feet to a point;

27 THENCE North 88 degrees 32 minutes 27 seconds West continuing along

1 the most easterly south line of said Alpha Ranch tract a distance of
2 2213.58 feet to a point;
3 THENCE North 52 degrees 25 minutes 28 seconds West a distance of
4 513.10 feet to a point;
5 THENCE South 37 degrees 34 minutes 32 seconds West a distance of
6 1123.09 feet to a point, said point being the beginning of a curve
7 to the left having a radius of 1935.00' and a long chord bearing
8 South 20 degrees 19 minutes 06 seconds West 1148.09';
9 THENCE along said curve to the left through a central angle of 34
10 degrees 30 minutes 53 seconds, an arc length of 1165.63 feet to a
11 point;
12 THENCE North 86 degrees 56 minutes 21 seconds West a distance of
13 130.00 feet to a point, said point being the beginning of a
14 non-tangent curve to the right having a long chord bearing North 20
15 degrees 19 minutes 06 seconds East 1225.22';
16 THENCE along said curve to the right through a central angle of 34
17 degrees 30 minutes 53 seconds, an arc length of 1243.95 feet to a
18 point;
19 THENCE North 37 degrees 34 minutes 32 seconds East a distance of
20 1258.59 feet to a point, said point being the beginning of a curve
21 to the left having a radius of 1935.00' and a long chord bearing
22 North 31 degrees 24 minutes 57 seconds East 415.25';
23 THENCE along said curve to the left through a central angle of 12
24 degrees 19 minutes 10 seconds, an arc length of 416.05 feet to a
25 point;
26 THENCE North 76 degrees 34 minutes 54 seconds West a distance of
27 1317.48 feet to a point;

1 THENCE North 54 degrees 50 minutes 51 seconds West a distance of
2 439.04 feet to a point;
3 THENCE South 42 degrees 48 minutes 50 seconds West a distance of
4 365.39 feet to a point;
5 THENCE North 65 degrees 29 minutes 29 seconds West a distance of
6 222.95 feet to a point;
7 THENCE North 34 degrees 50 minutes 56 seconds West a distance of
8 165.67 feet to a point;
9 THENCE North 30 degrees 51 minutes 29 seconds East a distance of
10 361.04 feet to a point;
11 THENCE North 46 degrees 25 minutes 38 seconds West a distance of
12 823.80 feet to a point;
13 THENCE North 89 degrees 19 minutes 21 seconds West a distance of
14 907.50 feet to a point, said point being on the northern most
15 westerly line of said Alpha Ranch tract;
16 THENCE North 00 degrees 10 minutes 48 seconds West along the
17 northern most westerly line of said Alpha Ranch tract a distance of
18 615.20 feet to a point, said point being on the southerly
19 right-of-way line of said State Highway 114;
20 THENCE South 89 degrees 30 minutes 12 seconds East along the
21 southerly right-of-way line of said State Highway 114 a distance of
22 259.60 feet to a point, said point being the beginning of a curve to
23 the right having a radius of 5679.58' and a long chord bearing South
24 87 degrees 18 minutes 39 seconds East 464.30';
25 THENCE continuing along the southerly right-of-way line of said
26 State Highway 114 and along said curve to the right through a
27 central angle of 01 degrees 41 minutes 07 seconds, an arc length of

1 464.43 feet to a point;
2 THENCE South 84 degrees 58 minutes 12 seconds East continuing along
3 the southerly right-of-way line of said State Highway 114 a
4 distance of 361.50 feet to a point, said point being the most
5 northerly northeast corner of said Alpha Ranch tract;
6 THENCE South 00 degrees 41 minutes 24 seconds West along the most
7 northerly east line of said Alpha Ranch tract a distance of 572.99
8 feet to a point, said point being a reentrant corner of the Alpha
9 Ranch tract;
10 THENCE South 89 degrees 19 minutes 12 seconds East along the
11 northerly line of said Alpha Ranch tract a distance of 2690.48 feet
12 to a point, said point being reentrant corner of said Alpha Ranch
13 tract;
14 THENCE North 01 degrees 21 minutes 40 seconds East along the
15 westerly line of said Alpha Ranch tract a distance of 391.17 feet to
16 a point, said point being on the southerly right-of-way line of said
17 State Highway 114;
18 THENCE South 88 degrees 52 minutes 13 seconds East along the
19 southerly right-of-way line of said State Highway 114 a distance of
20 2413.97 feet to a point, said point being the most easterly
21 northeast corner of said Alpha Ranch tract, said point also being
22 the northwesterly corner of said WRR Properties tract;
23 THENCE South 88 degrees 46 minutes 15 seconds East continuing along
24 the southerly right-of-way line of said State Highway 114 a
25 distance of 2875.00 feet to the Point of BEGINNING and containing
26 410.29 acres of land, more or less.

27 (2) City of Fort Worth Municipal Utility District No.

1 4 of Denton and Wise Counties:
2 BEING a 407.74 acre tract of land situated in the Smith County
3 School Land Survey, Abstract Number 746, the Thomas Peoples Survey,
4 Abstract Number 677, the Empson Thompson Survey, Abstract Number
5 804, and the William Gaffield Survey, Abstract Number 332, Denton
6 and Wise Counties, Texas, said 407.74 acre tract being a portion of
7 that certain tract of land conveyed to Alpha Ranch, Ltd. according
8 to the deed recorded in Volume 4645, Page 306, Deed Records, Denton
9 County, Texas, said 407.74 acre tract of land being more
10 particularly described by metes and bounds as follows:
11 COMMENCING at a 1/2" iron pin found, said 1/2" iron pin found being
12 the southwesterly corner of said Alpha Ranch tract, thence North 00
13 degrees 43 minutes 00 seconds East along the westerly line of said
14 Alpha Ranch tract 3472.07 feet to the Point of BEGINNING:
15 THENCE North 00 degrees 43 minutes 00 seconds East continuing along
16 the westerly line of said Alpha Ranch tract a distance of 1186.05
17 feet to a concrete monument found;
18 THENCE North 00 degrees 44 minutes 13 seconds East continuing along
19 the westerly line of said Alpha Ranch tract a distance of 1320.58
20 feet to a concrete monument found;
21 THENCE South 89 degrees 56 minutes 23 seconds East a distance of
22 3744.75 feet to a 1/2" iron pin found;
23 THENCE North 00 degrees 32 minutes 19 seconds East a distance of
24 1983.21 feet to a 5/8" capped iron pin found;
25 THENCE South 89 degrees 19 minutes 12 seconds East a distance of
26 907.50 feet to a point;
27 THENCE South 46 degrees 25 minutes 38 seconds East a distance 823.80

1 feet to a point;
2 THENCE South 30 degrees 51 minutes 29 seconds East a distance of
3 361.04 feet to a point;
4 THENCE South 34 degrees 50 minutes 56 seconds East a distance of
5 165.67 feet to a point;
6 THENCE South 65 degrees 29 minutes 29 seconds East a distance of
7 222.95 feet to a point;
8 THENCE North 42 degrees 49 minutes 50 seconds East a distance of
9 365.39 feet to a point;
10 THENCE South 54 degrees 50 minutes 51 seconds East a distance of
11 439.04 feet to a point;
12 THENCE South 76 degrees 34 minutes 54 seconds East a distance of
13 1317.48 feet to a point, said point being the beginning of a curve
14 to the right having a radius of 1935.00' and a long chord bearing
15 South 31 degrees 24 minutes 57 seconds West 415.25';
16 THENCE along said curve to the right through a central angle of 12
17 degrees 19 minutes 10 seconds, an arc length of 416.05 feet to a
18 point;
19 THENCE South 37 degrees 34 minutes 32 seconds West a distance of
20 1258.59 feet to a point, said point being the beginning of a curve
21 to the left having a radius of 2065.00' and a long chord bearing
22 South 20 degrees 19 minutes 08 seconds West 1225.22';
23 THENCE along said curve to the left through a central angle of 34
24 degrees 30 minutes 53 seconds, an arc length of 1243.95 feet to a
25 point;
26 THENCE South 48 degrees 33 minutes 50 seconds West a distance of
27 569.48 feet to a point;

1 THENCE North 65 degrees 32 minutes 01 seconds West a distance of
2 464.12 feet to a point;
3 THENCE North 87 degrees 22 minutes 05 seconds West a distance of
4 539.24 feet to a point;
5 THENCE South 84 degrees 14 minutes 54 seconds West a distance of
6 400.96 feet to a point;
7 THENCE South 78 degrees 11 minutes 21 seconds West a distance of
8 854.20 feet to a point;
9 THENCE South 88 degrees 08 minutes 18 seconds West a distance of
10 553.29 feet to a point;
11 THENCE North 71 degrees 10 minutes 01 seconds West a distance of
12 735.05 feet to a point;
13 THENCE North 53 degrees 45 minutes 50 seconds West a distance of
14 422.20 feet to a point;
15 THENCE North 80 degrees 17 minutes 56 seconds West a distance of
16 207.15 feet to a point;
17 THENCE South 57 degrees 27 minutes 39 seconds West a distance of
18 377.97 feet to a point;
19 THENCE South 75 degrees 58 minutes 07 seconds West a distance of
20 343.97 feet to a point;
21 THENCE South 63 degrees 50 minutes 26 seconds West a distance of
22 237.14 feet to a point;
23 THENCE South 17 degrees 36 minutes 03 seconds West a distance of
24 336.98 feet to a point;
25 THENCE North 89 degrees 17 minutes 00 seconds West a distance of
26 507.74 feet to the Point of BEGINNING and containing 407.74 acres of
27 land, more or less.

1 (3) City of Fort Worth Municipal Utility District No.
2 5 of Denton and Wise Counties:
3 BEING a 335.39 acre tract situated in the Empson Thompson Survey,
4 Abstract Number 804 and the William Gaffield Survey, Abstract
5 Number 332, Denton and Wise Counties, Texas, said 335.39 acre tract
6 being a portion of that certain tract of land conveyed to Alpha
7 Ranch, Ltd according to the deed recorded in Volume 4645, Page 306,
8 Deed Records, Denton County, Texas, said 335.39 acre tract being
9 more particularly described by metes and bounds as follows:
10 COMMENCING at a 1/2" iron pin found, said 1/2" iron pin found being
11 the southwesterly corner of said Alpha Ranch tract, thence North 00
12 degrees 43 minutes 00 seconds East along the westerly line of said
13 Alpha Ranch tract 2113.14 feet to the Point of BEGINNING;
14 THENCE North 00 degrees 43 minutes 00 seconds East continuing along
15 the westerly line of said Alpha Ranch tract a distance of 1358.92
16 feet to a point;
17 THENCE South 89 degrees 17 minutes 00 seconds East a distance of
18 507.74 feet to a point;
19 THENCE North 17 degrees 36 minutes 03 seconds East a distance of
20 336.98 feet to a point;
21 THENCE North 63 degrees 50 minutes 26 seconds East a distance of
22 237.14 feet to a point;
23 THENCE North 75 degrees 58 minutes 07 seconds East a distance of
24 343.97 feet to a point;
25 THENCE North 57 degrees 27 minutes 39 seconds East a distance of
26 377.97 feet to a point;
27 THENCE South 53 degrees 45 minutes 50 seconds East a distance of

1 422.20 feet to a point;
2 THENCE South 71 degrees 10 minutes 01 seconds East a distance of
3 735.05 feet to a point;
4 THENCE North 88 degrees 08 minutes 18 seconds East a distance of
5 553.29 feet to a point;
6 THENCE North 78 degrees 11 minutes 21 seconds East a distance of
7 854.20 feet to a point;
8 THENCE North 84 degrees 14 minutes 54 seconds East a distance of
9 400.96 feet to a point;
10 THENCE South 87 degrees 22 minutes 05 seconds East a distance of
11 539.24 feet to a point;
12 THENCE South 65 degrees 32 minutes 01 seconds East a distance of
13 464.12 feet to a point;
14 THENCE North 48 degrees 33 minutes 50 seconds East a distance of
15 569.48 feet to a point;
16 THENCE South 86 degrees 56 minutes 21 seconds East a distance of
17 130.00 feet to a point, said point being the beginning of a
18 non-tangent curve to the right having a radius of 1935.00' and a
19 long chord bearing North 20 degrees 19 minutes 06 seconds East
20 1148.09';
21 THENCE along said curve to the right through a central angle of 34
22 degrees 30 minutes 53 seconds, an arc length of 1165.63 feet to a
23 point;
24 THENCE North 37 degrees 34 minutes 32 seconds East a distance of
25 1123.09 feet to a point;
26 THENCE South 52 degrees 25 minutes 28 seconds East a distance of
27 513.10 feet to a 1/2" iron pin found, said 1/2" iron pin found being

1 on the easterly line of said Alpha Ranch tract;
2 THENCE South 00 degrees 52 minutes 00 seconds East along the
3 easterly line of said Alpha Ranch tract a distance of 1502.94 feet
4 to a point;
5 THENCE South 87 degrees 54 minutes 36 seconds West continuing along
6 the easterly line of said Alpha Ranch tract a distance of 423.23
7 feet to a 10" pipe post found;
8 THENCE South 00 degrees 53 minutes 43 seconds West continuing along
9 the easterly line of said Alpha Ranch tract a distance of 2175.19
10 feet to a point;
11 THENCE North 89 degrees 06 minutes 17 seconds West a distance of
12 7049.52 feet to the Point of BEGINNING and containing 335.39 acres
13 of land, more or less.

14 (4) City of Fort Worth Municipal Utility District No.
15 6 of Denton and Wise Counties:

16 BEING a 335.39 acre tract of land situated in the Empson Thompson
17 Survey, Abstract Number 804 and the William Gaffield Survey,
18 Abstract Number 332, Denton and Wise Counties, Texas, said 335.39
19 acre tract of land being a portion of that certain tract of land
20 conveyed to Alpha Ranch, Ltd. according to the deed recorded in
21 Volume 4645, Page 306, Deed Records, Denton County, Texas, said
22 335.39 acre tract being more particularly described by metes and
23 bounds as follows:

24 BEGINNING at a 1/2" iron pin found, said 1/2" iron pin found being
25 the southwesterly corner of said Alpha Ranch tract;

26 THENCE North 00 degrees 43 minutes 00 seconds East a distance of
27 2113.14 feet to a point;

1 THENCE South 89 degrees 06 minutes 17 seconds East a distance of
2 7049.52 feet to a point, said point being on the easterly line of
3 said Alpha Ranch tract;

4 THENCE South 00 degrees 53 minutes 43 seconds West along the
5 easterly line of said Alpha Ranch tract a distance of 1987.93 feet
6 to a 1" iron pin found, said 1" iron pin found being the
7 southeasterly corner of said Alpha Ranch tract;

8 THENCE South 89 degrees 23 minutes 29 seconds West along the
9 southerly line of said Alpha Ranch tract a distance of 5395.82 feet
10 to a 1/2" pipe pin found;

11 THENCE North 88 degrees 32 minutes 03 seconds West continuing along
12 the southerly line of said Alpha Ranch tract a distance of 1649.05
13 feet to the Point of BEGINNING and containing 335.39 acres of land,
14 more or less.

15 SECTION 3. (a) The legal notice of the intention to
16 introduce this Act, setting forth the general substance of this
17 Act, has been published as provided by law, and the notice and a
18 copy of this Act have been furnished to all persons, agencies,
19 officials, or entities to which they are required to be furnished
20 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
21 Government Code.

22 (b) The governor, one of the required recipients, has
23 submitted the notice and Act to the Texas Commission on
24 Environmental Quality.

25 (c) The Texas Commission on Environmental Quality has filed
26 its recommendations relating to this Act with the governor, the
27 lieutenant governor, and the speaker of the house of

1 representatives within the required time.

2 (d) All requirements of the constitution and laws of this
3 state and the rules and procedures of the legislature with respect
4 to the notice, introduction, and passage of this Act are fulfilled
5 and accomplished.

6 SECTION 4. This Act takes effect September 1, 2005.