

1-1 By: King of Parker (Senate Sponsor - Estes) H.B. No. 3991
1-2 (In the Senate - Received from the House May 14, 2007;
1-3 May 15, 2007, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 18, 2007, reported favorably by
1-5 the following vote: Yeas 4, Nays 0; May 18, 2007, sent to
1-6 printer.)

1-7 A BILL TO BE ENTITLED
1-8 AN ACT

1-9 relating to the creation of the Rolling V Ranch Water Control and
1-10 Improvement District No. 1 of Wise County; providing authority to
1-11 impose a tax and issue bonds; granting the power of eminent domain.

1-12 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-13 SECTION 1. Subtitle I, Title 6, Special District Local Laws
1-14 Code, is amended by adding Chapter 9021 to read as follows:

1-15 CHAPTER 9021. ROLLING V RANCH WATER CONTROL AND IMPROVEMENT

1-16 DISTRICT NO. 1 OF WISE COUNTY

1-17 SUBCHAPTER A. GENERAL PROVISIONS

1-18 Sec. 9021.001. DEFINITIONS. In this chapter:

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

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

1-21 (3) "District" means the Rolling V Ranch Water Control
1-22 and Improvement District No. 1 of Wise County.

1-23 Sec. 9021.002. NATURE OF DISTRICT. The district is a water
1-24 control and improvement district in Wise County created under and
1-25 essential to accomplish the purposes of Section 59, Article XVI,
1-26 and Section 52, Article III, Texas Constitution.

1-27 Sec. 9021.003. CONFIRMATION ELECTION REQUIRED. If the
1-28 creation of the district is not confirmed at a confirmation
1-29 election held under Section 9021.024 before November 4, 2009:

1-30 (1) the district is dissolved November 4, 2009, except
1-31 that the district shall:

1-32 (A) pay any debts incurred;

1-33 (B) transfer to Wise County any assets that
1-34 remain after the payment of debts; and

1-35 (C) maintain the organization of the district
1-36 until all debts are paid and remaining assets are transferred; and

1-37 (2) this chapter expires September 1, 2014.

1-38 Sec. 9021.004. INITIAL DISTRICT TERRITORY. (a) The
1-39 district is initially composed of the territory described by
1-40 Section 2 of the Act creating this chapter.

1-41 (b) The boundaries and field notes contained in Section 2 of
1-42 the Act creating this chapter form a closure. A mistake made in the
1-43 field notes or in copying the field notes in the legislative process
1-44 does not affect:

1-45 (1) the organization, existence, or validity of the
1-46 district;

1-47 (2) the right of the district to impose taxes;

1-48 (3) the validity of the district's bonds, notes, or
1-49 indebtedness; or

1-50 (4) the legality or operation of the district or the
1-51 board.

1-52 [Sections 9021.005-9021.020 reserved for expansion]

1-53 SUBCHAPTER A-1. TEMPORARY PROVISIONS

1-54 Sec. 9021.021. TEMPORARY DIRECTORS. (a) The temporary
1-55 board consists of:

1-56 (1) Brian Hull;

1-57 (2) Ronnie Hess;

1-58 (3) Steve Pike;

1-59 (4) Robert Stennett; and

1-60 (5) Craig Wade.

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

2-1 Environmental Quality shall appoint the necessary number of persons
2-2 to fill all vacancies on the board.

2-3 (c) Temporary directors serve until the earlier of:
2-4 (1) the date directors are elected under Section
2-5 9021.024; or
2-6 (2) the date this chapter expires under Section
2-7 9021.003.

2-8 Sec. 9021.022. ORGANIZATIONAL MEETING OF TEMPORARY
2-9 DIRECTORS. As soon as practicable after all the temporary
2-10 directors have qualified under Section 49.055, Water Code, the
2-11 temporary directors shall meet at a location in the district
2-12 agreeable to a majority of the directors. If a location cannot be
2-13 agreed upon, the directors shall meet at the Wise County
2-14 Courthouse. At the meeting, the temporary directors shall elect
2-15 officers from among the temporary directors and conduct any other
2-16 district business.

2-17 Sec. 9021.023. CONSENT OF MUNICIPALITY REQUIRED. The
2-18 temporary directors may not hold an election under Section 9021.024
2-19 until each municipality in whose corporate limits or
2-20 extraterritorial jurisdiction the district is located has:

2-21 (1) adopted a resolution consenting to the creation of
2-22 the district; and

2-23 (2) entered into a development agreement with all
2-24 owners of real property in the district.

2-25 Sec. 9021.024. CONFIRMATION AND INITIAL DIRECTORS'
2-26 ELECTION. The temporary directors shall hold an election to
2-27 confirm the creation of the district and to elect five directors as
2-28 provided by Section 49.102, Water Code.

2-29 Sec. 9021.025. INITIAL ELECTED DIRECTORS; TERMS. The
2-30 directors elected under Section 9021.024 shall draw lots to
2-31 determine which two shall serve until the first regularly scheduled
2-32 election of directors and which three shall serve until the second
2-33 regularly scheduled election of directors.

2-34 Sec. 9021.026. EXPIRATION OF SUBCHAPTER. This subchapter
2-35 expires November 4, 2012.

2-36 [Sections 9021.027-9021.050 reserved for expansion]

2-37 SUBCHAPTER B. BOARD OF DIRECTORS

2-38 Sec. 9021.051. GOVERNING BODY; TERMS. (a) The district is
2-39 governed by a board of five directors.

2-40 (b) Directors serve staggered four-year terms.

2-41 [Sections 9021.052-9021.100 reserved for expansion]

2-42 SUBCHAPTER C. POWERS AND DUTIES

2-43 Sec. 9021.101. WATER CONTROL AND IMPROVEMENT DISTRICT
2-44 POWERS AND DUTIES. The district has the powers and duties provided
2-45 by the general law of this state, including Chapters 49 and 51,
2-46 Water Code, applicable to water control and improvement districts
2-47 created under Section 59, Article XVI, Texas Constitution.

2-48 Sec. 9021.102. ROAD PROJECTS. To the extent authorized by
2-49 Section 52, Article III, Texas Constitution, the district may
2-50 construct, acquire, improve, maintain, or operate macadamized,
2-51 graveled, or paved roads, or improvements in aid of those roads.

2-52 Sec. 9021.103. AUTHORITY TO CONTRACT WITH OWNERS OF REAL
2-53 PROPERTY IN DISTRICT. The board may contract with an owner of real
2-54 property in the district to construct, acquire, finance, own,
2-55 maintain, or operate a work, project, service, or commodity
2-56 necessary for a project authorized by Section 9021.101 or 9021.102.

2-57 Sec. 9021.104. DIVISION OF DISTRICT. (a) The district may
2-58 be divided into two new districts only if the district:

2-59 (1) has no outstanding bonded debt; and

2-60 (2) is not imposing ad valorem taxes.

2-61 (b) The division procedure is prescribed by Sections 53.030
2-62 through 53.041, Water Code.

2-63 (c) Any new district created by the division of the district
2-64 has all the powers and duties of the district.

2-65 (d) Any new district created by the division of the district
2-66 may not, at the time the new district is created, contain any land
2-67 outside the area described by Section 2 of the Act creating this
2-68 chapter.

2-69 Sec. 9021.105. DISSOLUTION OF DISTRICT. (a) Before

3-1 December 31, 2017, the district may not be dissolved unless the
3-2 dissolution is approved by:

3-3 (1) the board; and
3-4 (2) the governing body of each municipality in whose
3-5 corporate limits or extraterritorial jurisdiction the district is
3-6 located.

3-7 (b) This section expires December 31, 2017.
3-8 [Sections 9021.106-9021.150 reserved for expansion]

3-9 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS
3-10 Sec. 9021.151. TAX TO REPAY BONDS. The district may impose
3-11 a tax to pay the principal of or interest on bonds or other
3-12 obligations issued under Section 9021.201.

3-13 [Sections 9021.152-9021.200 reserved for expansion]
3-14 SUBCHAPTER E. BONDS

3-15 Sec. 9021.201. AUTHORITY TO ISSUE BONDS AND OTHER
3-16 OBLIGATIONS. (a) The district may issue bonds or other obligations
3-17 as provided by Chapters 49 and 51, Water Code, to finance the
3-18 construction, maintenance, or operation of a project under Section
3-19 9021.101 or 9021.102.

3-20 (b) The district may not issue bonds or other obligations to
3-21 finance projects authorized by Section 9021.102 unless the issuance
3-22 is approved by a vote of a two-thirds majority of the district
3-23 voters voting at an election called for that purpose.

3-24 (c) Bonds or other obligations issued or incurred to finance
3-25 projects authorized by Section 9021.102 may not exceed one-fourth
3-26 of the assessed value of the real property in the district.

3-27 SECTION 2. The Rolling V Ranch Water Control and
3-28 Improvement District No. 1 of Wise County initially includes all
3-29 the territory contained in the following area:

3-30 BEING a tract of land situated in the A.G. Harris Survey, Abstract
3-31 Number 379, the A. Moss Survey, Abstract Number 558, the Cain T.
3-32 Brush Survey, Abstract Number 93, the Cain T. Brush Survey,
3-33 Abstract Number 29, the J. Proctor Survey, Abstract Number 1143,
3-34 the J.J. Hudson Survey, Abstract Number 1080, the R.H. Steele
3-35 Survey, Abstract Number 1147, the J. Junes Survey, Abstract Number
3-36 473, the J.B. Fansworth Survey, Abstract Number 1417, the J.B.
3-37 Fansworth Survey, Abstract Number 991, the J. Moffatt Survey,
3-38 Abstract 554, the Smith County School Land Survey, Abstract Number
3-39 743, the B.H. Oats Survey, Abstract Number 667, the M.E.P. & P.
3-40 Railroad Company Survey, Abstract 1332 and the A. Black Survey,
3-41 Abstract Number 72, Wise County, Texas, and being all of those
3-42 certain tracts of land described by deeds to Chisholm 2000, LP
3-43 recorded as Second Tract in Volume 958, Page 428, Chisholm 2000, LP
3-44 recorded in Volume 962, Page 235 and Johnny Vinson recorded in
3-45 Volume 406, Page 10, Deed Records, Wise County, Texas, and a portion
3-46 of those certain tracts of land described by deeds to Johnny Vinson
3-47 recorded in Volume 321, Page 450, Chisholm 2000, LP recorded as
3-48 First Tract and Tract Three in Volume 958, Page 428, Johnny and
3-49 Eloise Vinson recorded as Tract I and Tract II in Volume 699, Page
3-50 877, and Chisholm 2000, LP recorded in Volume 958, Page 437, Deed
3-51 Records, Wise County, Texas, and being more particularly described
3-52 by metes and bounds as follows:

3-53 BEGINNING at the southeast corner of said Second Tract, said point
3-54 also being in the west right-of-way line of State Highway 287 and
3-55 being in Ramhorn Hill Road;

3-56 THENCE S 89°50'10"W, along said Ramhorn Hill Road, at 2026.64 feet
3-57 the southwest corner of said Second Tract, said point being an ell
3-58 corner in the east line of said First Tract, at 3883.66 feet an ell
3-59 corner in said east line, said point also being the northwest corner
3-60 of that certain tract of land described by deed to Sam & Juanita
3-61 Frankenfield recorded in Volume 552, Page 831, Deed Records, Wise
3-62 County, Texas, in all 3951.13 feet to a point in the approximate
3-63 Extra-Territorial Jurisdiction (ETJ) line of the City of Rhome,
3-64 said point being the beginning of a non-tangent curve to the left;
3-65 THENCE along said ETJ line and with said non-tangent curve to the
3-66 right, an arc distance of 3400.16 feet, through a central angle of
3-67 72°25'19", having a radius of 2690.00 feet, the long chord of which
3-68 bears S 31°34'08"W, 3178.29 feet;
3-69 THENCE S 67°46'48"W, 2447.07 feet, continuing along said ETJ line to

4-1 the beginning of a curve to the left;
 4-2 THENCE continuing along said ETJ line and with said curve to the
 4-3 left, an arc distance of 213.07 feet, through a central angle of
 4-4 $122^{\circ}04'56''$, having a radius of 100.00 feet, the long chord of which
 4-5 bears $S 06^{\circ}44'20''W$, 174.99 feet;
 4-6 THENCE $S 54^{\circ}18'08''E$, 1723.11 feet, continuing along said ETJ line to
 4-7 a point in the south line of said First Tract, said point also being
 4-8 in the north line of that certain tract of land described by deed to
 4-9 Walsh Ranch recorded in Volume 695, Page 747, Deed Records, Wise
 4-10 County, Texas;
 4-11 THENCE $N 89^{\circ}23'34''W$, 384.46 feet along the common line of said First
 4-12 Tract and said Walsh Ranch;
 4-13 THENCE $S 00^{\circ}44'25''E$, 125.37 feet, continuing along the common line
 4-14 of said First Tract and said Walsh Ranch;
 4-15 THENCE $N 89^{\circ}07'22''W$, 3361.41 feet, continuing along the common line
 4-16 of said First Tract and said Walsh Ranch;
 4-17 THENCE $N 00^{\circ}00'16''W$, 254.57 feet, continuing along the common line
 4-18 of said First Tract and said Walsh Ranch;
 4-19 THENCE $S 89^{\circ}25'46''W$, 890.90 feet, continuing along the common line
 4-20 of said First Tract and said Walsh Ranch to the southwest corner of
 4-21 said First Tract, said point also being the southeast corner of that
 4-22 certain tract of land described by deed to the Secretary of Housing
 4-23 and Urban Development (HUD) recorded in Volume 1728, Page 250, Deed
 4-24 Records, Wise County, Texas;
 4-25 THENCE $N 00^{\circ}25'28''E$, 204.69 feet along the common line of said First
 4-26 Tract and said HUD tract to the northeast corner of said HUD tract,
 4-27 said point also being the easternmost southeast corner of the
 4-28 aforementioned Chisholm 2000 tract;
 4-29 THENCE $N 66^{\circ}17'53''W$, along the common line of said Chisholm 2000
 4-30 tract and said HUD tract at 112.39 feet the northwest corner of said
 4-31 HUD tract, said point also being the northeast corner of that
 4-32 certain tract of land described by deed to Rick & Margaret Taylor
 4-33 recorded in Volume 1602, Page 802, Deed Records, Wise County,
 4-34 Texas, in all 193.06 feet to the northwest corner of said Taylor
 4-35 tract;
 4-36 THENCE $S 34^{\circ}18'26''W$, 280.03 feet along the common line of said
 4-37 Chisholm 2000 tract and said Taylor tract to the southernmost
 4-38 southeast corner of said Chisholm 2000 tract, said point also being
 4-39 the southwest corner of said Taylor tract, and being in the north
 4-40 right-of-way line of State Highway 718;
 4-41 THENCE $N 53^{\circ}25'58''W$, 283.08 feet along the south line of said
 4-42 Chisholm 2000 tract and the north right-of-way line of said State
 4-43 Highway 718 to the southwest corner of said Chisholm 2000 tract,
 4-44 said point also being the southeast corner of that certain tract of
 4-45 land described by deed to James and Doris Martin recorded as Tract
 4-46 Two in Volume 634, Page 4, Deed Records, Wise County, Texas;
 4-47 THENCE $N 30^{\circ}44'05''E$, 131.00 feet along the common line of said
 4-48 Chisholm 2000 tract and said Tract Two;
 4-49 THENCE $N 00^{\circ}54'21''E$, 52.00 feet, continuing along the common line of
 4-50 said Chisholm 2000 tract and said Tract Two to the northernmost
 4-51 corner of said Tract Two;
 4-52 THENCE $N 22^{\circ}22'46''E$, with the west line of said Chisholm 2000 tract,
 4-53 at 30.34 feet the southeast corner of that certain tract of land
 4-54 described by deed to James and Doris Martin recorded as Tract Three
 4-55 in Volume 634, Page 4, Deed Records, Wise County, Texas, in all
 4-56 229.87 feet to the northwest corner of said Chisholm 2000 tract,
 4-57 said point also being the northeast corner of said Martin tract;
 4-58 THENCE $S 88^{\circ}46'25''E$, 409.60 feet along the north line of said
 4-59 Chisholm 2000 tract, to a point in the west line of the
 4-60 aforementioned First Tract, said point also being the northeast
 4-61 corner of said Chisholm 2000 tract;
 4-62 THENCE $N 00^{\circ}25'23''E$, 1141.47 feet along the west line of said First
 4-63 Tract to the northeast corner of that certain tract of land
 4-64 described by deed to Charlie & Brenda Pryor recorded in Volume 464,
 4-65 Page 624, Deed Records, Wise County, Texas, said point also being
 4-66 the southeast corner of Velma Lipsey Addition, an addition to the
 4-67 City of Newark recorded in Cabinet A, Page 155, Plat Records, Wise
 4-68 County, Texas;
 4-69 THENCE $N 01^{\circ}04'45''E$, 861.67 feet, along the common line of said

5-1 First Tract and said Velma Lipsey Addition to the northeast corner
 5-2 of said Velma Lipsey Addition;
 5-3 THENCE S 55°59'07"W, 1144.41 feet, continuing along the common line
 5-4 of said First Tract and said Velma Lipsey Addition;
 5-5 THENCE N 90°00'00"W, 150.76 feet, continuing along a south line of
 5-6 said First Tract;
 5-7 THENCE S 00°00'00"W, 211.04 feet, continuing along a south line of
 5-8 said First Tract;
 5-9 THENCE N 89°44'54"W, 1269.83 feet, continuing along a south line of
 5-10 said First Tract;
 5-11 THENCE N 51°06'36"W, 234.69 feet, continuing along a south line of
 5-12 said First Tract to a point in the east right-of-way line of FM
 5-13 Highway 3433;
 5-14 THENCE N 00°56'49"E, 1106.61 feet along the west line of said First
 5-15 Tract and the east right-of-way line of said FM Highway 3433;
 5-16 THENCE N 55°21'41"E, 30.00 feet, continuing along the west line of
 5-17 said First Tract and the east right-of-way line of said FM Highway
 5-18 3433;
 5-19 THENCE N 06°23'23"E, 208.46 feet, continuing along the west line of
 5-20 said First Tract and the east right-of-way line of said FM Highway
 5-21 3433;
 5-22 THENCE N 23°46'22"E, 125.50 feet, continuing along the west line of
 5-23 said First Tract and the east right-of-way line of said FM Highway
 5-24 3433 to a point in the south line of that certain tract of land
 5-25 described by deed to Robert Alan Harvey recorded in Volume 978, Page
 5-26 728, Deed Records, Wise County, Texas;
 5-27 THENCE S 58°13'55"E, 72.20 feet along the common line of said First
 5-28 Tract and said Harvey tract;
 5-29 THENCE S 82°33'45"E, 211.36 feet, continuing along the common line
 5-30 of said First Tract and said Harvey tract;
 5-31 THENCE N 54°56'15"E, 166.60 feet, continuing along the common line
 5-32 of said First Tract and said Harvey tract;
 5-33 THENCE N 08°11'19"E, 677.80 feet, continuing along the common line
 5-34 of said First Tract and said Harvey tract;
 5-35 THENCE N 45°59'17"E, 202.59 feet, continuing along the common line
 5-36 of said First Tract and said Harvey tract;
 5-37 THENCE N 24°00'25"E, 154.39 feet, continuing along the common line
 5-38 of said First Tract and said Harvey tract;
 5-39 THENCE N 00°59'26"W, 275.20 feet, continuing along the common line
 5-40 of said First Tract and said Harvey tract;
 5-41 THENCE N 00°34'26"W, 496.00 feet, continuing along the common line
 5-42 of said First Tract and said Harvey tract;
 5-43 THENCE N 74°24'14"E, 339.77 feet, continuing along the common line
 5-44 of said First Tract and said Harvey tract;
 5-45 THENCE N 32°42'56"E, 555.59 feet, continuing along the common line
 5-46 of said First Tract and said Harvey tract;
 5-47 THENCE N 37°50'53"E, 303.27 feet, continuing along the common line
 5-48 of said First Tract and said Harvey tract;
 5-49 THENCE N 89°46'22"E, along the common line of said First Tract and
 5-50 said Harvey tract, at 6180.22 feet the southeast corner of said
 5-51 Harvey tract, said point also being the easternmost southwest
 5-52 corner of that certain tract of land described by deed to the Nell
 5-53 Huddleston Family Trust recorded in Volume 463, Page 525, Deed
 5-54 Records, Wise County, Texas, in all 7206.47 feet to an ell corner in
 5-55 the north line of said First tract, said point also being the
 5-56 southeast corner of said Huddleston tract;
 5-57 THENCE N 00°23'46"E, 1888.92 feet along the common line of said
 5-58 First Tract and said Huddleston tract to the northernmost northwest
 5-59 corner of said First Tract, said point also being the northeast
 5-60 corner of said Huddleston tract and the southeast corner of said
 5-61 Vinson tract recorded in Volume 321, Page 450;
 5-62 THENCE N 89°28'32"W, along the common line of said Vinson tract and
 5-63 said Huddleston tract at 3586.06 feet the southeast corner of said
 5-64 Tract Three, in all 8920.73 feet to the southwest corner of said
 5-65 Chisholm 2000 tract, said point also being the northwest corner of
 5-66 said Huddleston tract, and being in the east right-of-way line of
 5-67 said FM Highway 3433, and being the beginning of a non-tangent curve
 5-68 to the right;
 5-69 THENCE along said east right-of-way line of FM Highway 3433 and with

6-1 said non-tangent curve to the right, an arc distance of 2285.59
6-2 feet, through a central angle of 23°03'26", having a radius of
6-3 5679.58 feet, the long chord of which bears N 18°37'33"E, 2270.20
6-4 feet;
6-5 THENCE N 30°01'47"E, 463.94 feet, continuing along said east
6-6 right-of-way line of FM Highway 3433 to the westernmost corner of
6-7 Chisholm Creek Subdivision, Phase I recorded in Cabinet B, Slide
6-8 515, Plat Records, Wise County, Texas and being at the intersection
6-9 of the east right-of-way Line of FM Highway 3433 and the south
6-10 right-of-way line of Chisholm Creek Parkway;
6-11 THENCE S 59°59'24"E, 312.20 feet along the south right-of-way line
6-12 of said Chisholm Creek Parkway to the beginning of a curve to the
6-13 left;
6-14 THENCE continuing along the south right-of-way line of said
6-15 Chisholm Creek Parkway and with said curve to the left, an arc
6-16 distance of 63.51 feet, through a central angle of 18°11'39", having
6-17 a radius of 200.00 feet, the long chord of which bears S 69°05'14"E,
6-18 63.24 feet to the beginning of a reverse curve to the right;
6-19 THENCE continuing along the south right-of-way line of said
6-20 Chisholm Creek Parkway and with said reverse curve to the right, an
6-21 arc distance of 42.91 feet, through a central angle of 12°17'34",
6-22 having a radius of 200.00 feet, the long chord of which bears S
6-23 72°02'16"E, 42.83 feet to the northwest corner of Lot 1, Block A of
6-24 said Chisholm Creek Subdivision, Phase I;
6-25 THENCE S 11°55'43"W, 240.64 feet along the west line of said Block A;
6-26 THENCE S 12°03'51"E, 364.17 feet continuing along the west line of
6-27 said Block A;
6-28 THENCE S 51°42'32"E, 287.33 feet continuing along the west line of
6-29 said Block A;
6-30 THENCE S 46°03'37"E, 301.10 feet continuing along the west line of
6-31 said Block A;
6-32 THENCE S 25°23'20"E, 70.82 feet continuing along the west line of
6-33 said Block A;
6-34 THENCE S 19°47'33"E, 268.63 feet continuing along the west line of
6-35 said Block A to the southwest corner of Lot 22, Block A;
6-36 THENCE along the south and east lines of said Chisholm Creek
6-37 Subdivision, Phase I the following calls:
6-38 N 81°21'12"E, 169.68 feet;
6-39 S 24°42'01"E, 37.87 feet;
6-40 N 65°17'59"E, 60.00 feet;
6-41 S 89°30'35"E, 182.88 feet;
6-42 N 13°37'59"W, 232.70 feet;
6-43 N 30°05'26"E, 446.01 feet;
6-44 N 59°59'24"W, 50.00 feet;
6-45 N 30°31'43"E, 60.00 feet to the northeast corner of said Chisholm
6-46 Creek Subdivision, Phase I, said point also being the southeast
6-47 corner of Chisholm Creek Subdivision, Phase II, an addition to the
6-48 City of Rhome recorded in Cabinet B, Slide 516, Plat Records, Wise
6-49 County, Texas;
6-50 THENCE N 30°17'27"E, 1053.45 feet along the east line of said
6-51 Chisholm Creek Subdivision, Phase II to its northeast corner;
6-52 THENCE N 58°44'55"W, 712.46 feet along the north line of said
6-53 Chisholm Creek Subdivision, Phase II to its northwest corner, said
6-54 point being in the east line of Chisholm Trail Campus, an addition
6-55 to the City of Rhome recorded in Cabinet B, Slide 542, Plat Records,
6-56 Wise County, Texas;
6-57 THENCE N 30°04'35"E, 302.33 feet along said east line of Chisholm
6-58 Trail Campus;
6-59 THENCE N 01°00'26"W, 620.79 feet, continuing along said east line to
6-60 the northeast corner of said Chisholm Trail Campus, said point
6-61 being in the south line of the aforementioned Tract II;
6-62 THENCE S 89°54'36"W, along the common line of said Tract II and said
6-63 Chisholm Trail Campus, at 801.13 feet the southwest corner of said
6-64 Tract II, said point also being the northwest corner of said
6-65 Chisholm Trail Campus and being in the east right-of-way line of FM
6-66 Highway 3433, at 901.93 feet the southeast corner of the
6-67 aforementioned Tract I, said point also being the northeast corner
6-68 of that certain tract of land described by deed to the Estates at
6-69 Chisholm Ridge 1996-I, LP recorded in Volume 648, Page 109, Deed

7-1 Records, Wise County, Texas, and being in the west right-of-way
 7-2 line of said FM Highway 3433, in all 3017.78 feet to an ell corner in
 7-3 the south line of said Tract I, said point also being the northwest
 7-4 corner of said Estates tract, and being in the east line of an
 7-5 unrecorded subdivision;
 7-6 THENCE N 00°00'20"W, 35.29 feet along the common line of said Tract I
 7-7 and said unrecorded subdivision;
 7-8 THENCE S 89°59'40"W, 392.13 feet, continuing along the common line
 7-9 of said Tract I and said unrecorded subdivision to the City of Rhome
 7-10 ETJ line, said point also being the beginning of a non-tangent curve
 7-11 to the left;
 7-12 THENCE departing said common line of Tract I and the unrecorded
 7-13 subdivision, along said ETJ line and with said non-tangent curve to
 7-14 the left, an arc distance of 1268.57 feet, through a central angle
 7-15 of 27°01'12", having a radius of 2690.00 feet, the long chord of
 7-16 which bears N 30°42'55"E, 1256.84 feet to the beginning of a
 7-17 non-tangent curve to the right;
 7-18 THENCE continuing along said ETJ line and with said non-tangent
 7-19 curve to the right, an arc distance of 2812.18 feet, through a
 7-20 central angle of 59°53'53", having a radius of 2690.00 feet, the
 7-21 long chord of which bears N 49°35'59"W, 2685.86 feet to a point in
 7-22 the south line of that certain tract of land described by deed to
 7-23 Daniel and Bernadette McEntire recorded as Tract One in Volume
 7-24 1618, Page 894, Deed Records, Wise County, Texas;
 7-25 THENCE N 88°52'06"E, 552.71 feet along the common line of said Tract
 7-26 I and said Tract One;
 7-27 THENCE N 05°22'25"E, 886.51 feet, continuing along the common line
 7-28 of said Tract I and said Tract One to the northeast corner of said
 7-29 McEntire tract, said point also being in the south line of that
 7-30 certain tract of land described by deed to Maxine Thorell Griffin
 7-31 recorded in Volume 469, Page 723, Deed Records, Wise County, Texas;
 7-32 THENCE N 89°59'40"E, at 91.93 feet the southeast corner of said
 7-33 Griffin tract, said point also being the southwest corner of that
 7-34 certain tract of land described by deed to Geneva Thorell Burch
 7-35 recorded in Volume 469, Page 719, Deed Records, Wise County, Texas,
 7-36 at 284.52 the southeast corner of said Burch tract, said point also
 7-37 being the southwest corner of that certain tract of land described
 7-38 by deed to Carl Thorell recorded in Volume 469, Page 715, Deed
 7-39 Records, Wise County, Texas, at 475.83 the southeast corner of said
 7-40 Thorell tract, said point also being the southwest corner of that
 7-41 certain tract of land described by deed to Jerry and Alice Lee
 7-42 recorded in Volume 777, Page 529, Deed Records, Wise County, Texas,
 7-43 in all 1215.86 feet to a point in County Road 4651;
 7-44 THENCE N 22°28'33"E, 90.81 feet along said County Road;
 7-45 THENCE N 01°03'38"W, 392.11 feet along said County Road;
 7-46 THENCE N 89°35'40"E, 651.22 feet, departing said County Road to a
 7-47 point in the west line of Ellis Homestead, Phase I, an addition to
 7-48 the City of Rhome recorded in Cabinet B, Slide 483 & 484, Plat
 7-49 Records, Wise County, Texas;
 7-50 THENCE S 00°23'23"E, 469.62 feet along the common line of said Tract
 7-51 I and said Ellis Homestead;
 7-52 THENCE N 89°36'02"E, 2324.68 feet, continuing along the common line
 7-53 of said Tract I and said Ellis Homestead;
 7-54 THENCE N 00°15'59"W, 32.47 feet, continuing along the common line of
 7-55 said Tract I and said Ellis Homestead;
 7-56 THENCE N 29°31'35"E, continuing along the common line of said Tract
 7-57 I and said Ellis Homestead at 1067.75 the northeast corner of said
 7-58 Ellis Homestead, in all 1940.14 feet to a point in the south
 7-59 right-of-way line of State Highway 287;
 7-60 THENCE S 62°07'13"E, 388.05 feet along said south right-of-way line
 7-61 of State Highway 287 to the northwest corner of that certain tract
 7-62 of land described by deed to Continental State Bank recorded as
 7-63 Parcel L in Volume 737, Page 894, Deed Records, Wise County, Texas;
 7-64 THENCE S 14°12'57"W, 408.46 feet, departing said south right-of-way
 7-65 line of State Highway 287, and along the common line of said Tract I
 7-66 and said Bank tract;
 7-67 THENCE S 75°52'31"E, 336.85 feet, continuing along the common line
 7-68 of said Tract I and said Bank tract to a point in the west
 7-69 right-of-way line of FM Highway 3433;

8-1 THENCE S 30°02'40"E, 113.22 feet to the southwest corner of that
8-2 certain tract of land described by deed to Eagle-C Stores, Inc.
8-3 recorded in Volume 965, Page 470, Deed Records, Wise County, Texas,
8-4 said point also being in the east right-of-way line of FM Highway
8-5 3433;
8-6 THENCE S 67°02'33"E, 220.38 feet along the south line of said
8-7 Eagle-C tract to its southeast corner;
8-8 THENCE N 14°01'53"E, 399.40 feet along the east line of said Eagle-C
8-9 tract to a point in the south right-of-way line of said State
8-10 Highway 287;
8-11 THENCE S 67°00'28"E, 223.61 feet along said south right-of-way line
8-12 of State Highway 287;
8-13 THENCE S 50°13'52"E, 104.06 feet along said south right-of-way line
8-14 of State Highway 287;
8-15 THENCE S 66°52'41"E, 410.47 feet along said south right-of-way line
8-16 of State Highway 287;
8-17 THENCE S 70°14'39"E, 192.10 feet along said south right-of-way line
8-18 of State Highway 287;
8-19 THENCE S 70°31'24"E, 181.79 feet along said south right-of-way line
8-20 of State Highway 287 to the northeast corner of the aforementioned
8-21 Tract II;
8-22 THENCE S 00°18'45"E, along the east line of said Tract II, at 687.20
8-23 feet the southeast corner of the aforementioned Chisholm 2000, LP
8-24 tract recorded in Volume 958, Page 437, in all 2201.45 feet to the
8-25 northwest corner of that certain tract of land described by deed to
8-26 Arizona Lemonade Springs, LLLP recorded in Volume 1729, Page 391,
8-27 Deed Records, Wise County, Texas;
8-28 THENCE S 34°57'01"W, 306.15 feet along the common line of said Tract
8-29 II and said Arizona tract;
8-30 THENCE S 00°13'35"E, continuing along the common line of said Tract
8-31 II and said Arizona tract at 2140.79 the southeast corner of said
8-32 Tract II in all 2334.30 feet to the southwest corner of said Arizona
8-33 tract, said point also being an ell corner in the north line of the
8-34 aforementioned Vinson tract recorded in Volume 321, Page 450;
8-35 THENCE S 89°11'19"E, 3621.78 feet along the common line of said
8-36 Arizona tract and said Vinson tract to the northeast corner of said
8-37 Vinson tract, said point also being the southeast corner of said
8-38 Arizona tract and the southernmost corner of that certain tract of
8-39 land described by deed to David Lance Smith recorded in Volume 221,
8-40 page 572, Deed Records, Wise County, Texas and the northwest corner
8-41 of that certain tract of land described by deed to Jack Hays
8-42 recorded in Volume 421, Page 65, Deed Records, Wise County, Texas;
8-43 THENCE S 00°26'03"W, 519.86 feet along the common line of said
8-44 Vinson tract and said Hays tract to the southernmost corner of said
8-45 Hays tract;
8-46 THENCE N 40°38'38"E, 2136.47 feet along the south line of said Hays
8-47 tract to the west right-of-way line of State Highway 287;
8-48 THENCE S 32°27'57"E, 3501.53 feet along said west right-of-way line
8-49 of State Highway 287 to the northernmost corner of the
8-50 aforementioned Vinson tract recorded in Volume 406, Page 10;
8-51 THENCE S 33°03'00"E, 681.20 feet, continuing along said west
8-52 right-of-way line of State Highway 287 and the east line of said
8-53 Vinson tract to the beginning of a curve to the right;
8-54 THENCE continuing along said west right-of-way line of State
8-55 Highway 287 and said east line of the Vinson tract, and with said
8-56 curve to the right, an arc distance of 893.89 feet, through a
8-57 central angle of 09°13'14", having a radius of 5554.58 feet, the
8-58 long chord of which bears S 28°26'23"E, 892.93 feet;
8-59 THENCE S 18°25'56"E, 650.28 feet, continuing along said west
8-60 right-of-way line of State Highway 287 and said east line of the
8-61 Vinson tract to the northeast corner of the aforementioned First
8-62 Tract;
8-63 THENCE S 18°02'13"E, 462.79 feet, continuing along said west
8-64 right-of-way line of State Highway 287 and said First Tract to the
8-65 northeast corner of the aforementioned Second Tract;
8-66 THENCE S 18°13'27"E, 1943.55 feet, continuing along said west
8-67 right-of-way line of State Highway 287 and the east line of said
8-68 Second Tract;
8-69 THENCE S 01°41'43"W, 195.49 feet, continuing along said west

9-1 right-of-way line of State Highway 287 and the east line of said
9-2 Second Tract;
9-3 THENCE S 26°58'37"W, 614.91 feet, continuing along said west
9-4 right-of-way line of State Highway 287 and the east line of said
9-5 Second Tract;
9-6 THENCE S 17°59'56"E, 79.24 feet, continuing along said west
9-7 right-of-way line of State Highway 287 and the east line of said
9-8 Second Tract to the POINT OF BEGINNING and containing 2942.775
9-9 acres of land, more or less.

9-10 Including all of that land beneath the existing surface
9-11 (topography) of the above described tract of land which extends
9-12 vertically downward a distance of 50 feet from all points on said
9-13 existing surface.

9-14 SECTION 3. (a) The legal notice of the intention to
9-15 introduce this Act, setting forth the general substance of this
9-16 Act, has been published as provided by law, and the notice and a
9-17 copy of this Act have been furnished to all persons, agencies,
9-18 officials, or entities to which they are required to be furnished
9-19 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
9-20 Government Code.

9-21 (b) The governor, one of the required recipients, has
9-22 submitted the notice and Act to the Texas Commission on
9-23 Environmental Quality.

9-24 (c) The Texas Commission on Environmental Quality has filed
9-25 its recommendations relating to this Act with the governor, the
9-26 lieutenant governor, and the speaker of the house of
9-27 representatives within the required time.

9-28 (d) All requirements of the constitution and laws of this
9-29 state and the rules and procedures of the legislature with respect
9-30 to the notice, introduction, and passage of this Act are fulfilled
9-31 and accomplished.

9-32 SECTION 4. This Act takes effect September 1, 2007.

9-33 * * * * *