

By: King of Parker

H.B. No. 3994

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Morning Star Ranch Municipal Utility Districts Nos. 1 and 2 of Parker County; providing authority to impose a tax and issue bonds; granting the power of eminent domain.

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

ARTICLE 1. MORNING STAR RANCH MUNICIPAL UTILITY DISTRICT NO. 1

SECTION 1.01. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8229 to read as follows:

CHAPTER 8229. MORNING STAR RANCH MUNICIPAL UTILITY DISTRICT NO. 1

OF PARKER COUNTY

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8229.001. DEFINITIONS. In this chapter:

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

(2) "Director" means a board member.

(3) "District" means the Morning Star Ranch Municipal Utility District No. 1 of Parker County.

Sec. 8229.002. NATURE OF DISTRICT. The district is a municipal utility district in Parker County created under and essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution.

Sec. 8229.003. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation election held under Section 8229.024 before September 1, 2011:

1           (1) the district is dissolved September 1, 2011,  
2 except that the district shall:

3                   (A) pay any debts incurred;

4                   (B) transfer any assets that remain after the  
5 payment of debts to Parker County; and

6                   (C) maintain the organization of the district  
7 until all debts are paid and remaining assets are transferred; and

8           (2) this chapter expires September 1, 2014.

9           Sec. 8229.004. INITIAL DISTRICT TERRITORY. (a) The  
10 district is initially composed of the territory described by  
11 Section 1.02 of the Act creating this chapter.

12           (b) The boundaries and field notes contained in Section 1.02  
13 of the Act creating this chapter form a closure. A mistake made in  
14 the field notes or in copying the field notes in the legislative  
15 process does not affect:

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

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

19                   (3) the validity of the district's bonds, notes, or  
20 indebtedness; or

21                   (4) the legality or operation of the board.

22           [Sections 8229.005-8229.020 reserved for expansion]

23                   SUBCHAPTER A-1. TEMPORARY PROVISIONS

24           Sec. 8229.021. TEMPORARY DIRECTORS. (a) On or after  
25 September 1, 2007, a person who owns land in the district may submit  
26 a petition to the Texas Commission on Environmental Quality  
27 requesting that the commission appoint as temporary directors the

1 five persons named in the petition.

2 (b) The commission shall appoint as temporary directors the  
3 five persons named in the first petition received by the commission  
4 under Subsection (a).

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

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

8 (1) the date directors are elected under Section  
9 8229.024; or

10 (2) the date this chapter expires under Section  
11 8229.003.

12 Sec. 8229.022. ORGANIZATIONAL MEETING OF TEMPORARY  
13 DIRECTORS. As soon as practicable after all the temporary  
14 directors have qualified under Section 49.055, Water Code, the  
15 temporary directors shall meet at a location in the district  
16 agreeable to a majority of the directors. At the meeting the  
17 temporary directors shall elect officers from among the temporary  
18 directors and conduct any other district business.

19 Sec. 8229.023. CONSENT OF MUNICIPALITY REQUIRED. The  
20 temporary directors may not hold an election under Section 8229.024  
21 until each municipality in whose corporate limits or  
22 extraterritorial jurisdiction the district is located, if any, has  
23 adopted a resolution confirming its consent to the creation of the  
24 district after the effective date of the Act creating this chapter.

25 Sec. 8229.024. CONFIRMATION AND INITIAL DIRECTORS'  
26 ELECTION. The temporary directors shall hold an election to  
27 confirm the creation of the district and to elect five directors as

1 provided by Section 49.102, Water Code.

2 Sec. 8229.025. INITIAL ELECTED DIRECTORS; TERMS. The  
3 directors elected under Section 8229.024 shall draw lots to  
4 determine which two shall serve until the first regularly scheduled  
5 election of directors under Section 8229.052 and which three shall  
6 serve until the second regularly scheduled election of directors.

7 Sec. 8229.026. EXPIRATION OF SUBCHAPTER. This subchapter  
8 expires September 1, 2014.

9 [Sections 8229.027-8229.050 reserved for expansion]

10 SUBCHAPTER B. BOARD OF DIRECTORS

11 Sec. 8229.051. DIRECTORS; TERMS. (a) The district is  
12 governed by a board of five directors.

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

14 Sec. 8229.052. ELECTION OF DIRECTORS. On the uniform  
15 election date in May of each even-numbered year, the appropriate  
16 number of directors shall be elected.

17 [Sections 8229.053-8229.100 reserved for expansion]

18 SUBCHAPTER C. POWERS AND DUTIES

19 Sec. 8229.101. MUNICIPAL UTILITY DISTRICT POWERS AND  
20 DUTIES. The district has the powers and duties provided by the  
21 general law of this state, including Chapters 49 and 54, Water Code,  
22 applicable to municipal utility districts created under Section 59,  
23 Article XVI, Texas Constitution.

24 Sec. 8229.102. ROAD PROJECTS. (a) To the extent authorized  
25 by Section 52, Article III, Texas Constitution, the district may  
26 construct, acquire, improve, maintain, or operate macadamized,  
27 graveled, or paved roads, or improvements in aid of those roads,

1 inside the district.

2 (b) A road project must meet all applicable construction  
3 standards, zoning and subdivision requirements, and regulatory  
4 ordinances of each municipality in whose corporate limits or  
5 extraterritorial jurisdiction the district is located.

6 (c) The district may not undertake a road project unless  
7 each municipality in whose corporate limits or extraterritorial  
8 jurisdiction the district is located consents by ordinance or  
9 resolution.

10 Sec. 8229.103. COMPLIANCE WITH MUNICIPAL ORDINANCES OR  
11 RESOLUTIONS. The district shall comply with all applicable  
12 requirements of any ordinance or resolution adopted by the City  
13 Council of the City of Fort Worth.

14 Sec. 8229.104. PAYMENT OF IMPACT FEES. (a) A municipality  
15 that provides water or wastewater service to a new development  
16 located in the district may impose impact fees as provided by  
17 Chapter 395, Local Government Code.

18 (b) Notwithstanding the provisions of Chapter 395, Local  
19 Government Code, regarding the time and method of payment of impact  
20 fees, the fees may be paid by the district, the landowner, or the  
21 developer under an agreement with the municipality.

22 Sec. 8229.105. LIMIT ON EMINENT DOMAIN POWER. The district  
23 may exercise the power of eminent domain outside the district only  
24 to acquire an easement necessary for pipeline, storm water, or  
25 drainage facilities that serve the district.

26 [Sections 8229.106-8229.150 reserved for expansion]

1                   SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

2                   Sec. 8229.151. TAX TO REPAY BONDS. The district may impose  
3 a tax to pay the principal of and interest on bonds issued under  
4 Section 8229.201.

5                   [Sections 8229.152-8229.200 reserved for expansion]

6                   SUBCHAPTER E. BONDS

7                   Sec. 8229.201. AUTHORITY TO ISSUE BONDS AND OTHER  
8 OBLIGATIONS. (a) The district may issue bonds or other obligations  
9 as provided by Chapters 49 and 54, Water Code, and to finance the  
10 construction, maintenance, or operation of projects under Sections  
11 8229.101 and 8229.102.

12                   (b) The district may not issue bonds to finance projects  
13 authorized by Section 8229.102 unless the issuance is approved by a  
14 vote of a two-thirds majority of district voters voting at an  
15 election called for that purpose.

16                   (c) Bonds or other obligations issued or incurred to finance  
17 projects authorized by Section 8229.102 may not exceed one-fourth  
18 of the assessed value of the real property in the district.

19                   SECTION 1.02. The Morning Star Ranch Municipal Utility  
20 District No. 1 of Parker County initially includes all the  
21 territory contained in the following area:

22                   BEING situated in the M. Teter Survey, Abstract Number 2070,  
23 the J. Morris Survey, Abstract Number 927, the P. McClary Survey,  
24 Abstract Number 907, and the W. Cagle Survey, Abstract Number 2373,  
25 Parker County, Texas, and being a portion of that certain tract of  
26 land described by deed to Boca Raton Apartments, LLC, et al as  
27 recorded in Volume 2388, Page 295, Deed Records, Parker County,

1 Texas, and being more particularly described by metes and bounds as  
2 follows:

3 BEGINNING at a Texas Department of Transportation (TxDOT)  
4 monument found at the northwest corner of said Boca Raton tract,  
5 said monument also being the southwest corner of that certain Tract  
6 1 described by deed to the Lyon Living Trust as recorded in Volume  
7 1870, Page 1479, Deed Records, Parker County, Texas, and being in  
8 the existing east right-of-way line of FM 3325 (a variable width  
9 public right-of-way);

10 THENCE S 89°14'27"E, 2434.74 feet along the common line of  
11 said Boca Raton tract and said Lyon tract to a fence post found at an  
12 ell corner in the north line of said Boca Raton tract, said post  
13 also being the southeast corner of said Tract 1, and being in the  
14 west line of that certain Tract 2 described by deed to the Lyon  
15 Living Trust as recorded in Volume 1870, Page 1479, Deed Records,  
16 Parker County, Texas;

17 THENCE S 00°34'26"E, 247.95 feet along the common line of said  
18 Boca Raton tract and said Tract 2 to a fence post found;

19 THENCE S 90°00'00"E, 4213.23 feet, continuing along said  
20 common line of the Boca Raton tract and Tract 2 to a fence post found  
21 at the northeast corner of said Boca Raton tract, said post also  
22 being the southeast corner of said Tract 2;

23 THENCE S 00°23'50"W, 1811.87 feet to a fence post found in the  
24 north line of that certain tract of land described by deed to W.C.  
25 and Mildred F. Onken as recorded in Volume 1142, Page 646, Deed  
26 Records, Parker County, Texas;

27 THENCE S 89°36'00"W, 2076.68 feet along the common line of

1 said Boca Raton tract and said Onken tract to a fence post found at  
2 the northwest corner of said Onken tract;

3           THENCE S 00°39'57"E, 4818.20 feet to a fence post found in the  
4 north right-of-way line of Mary's Creek Road (a variable width  
5 public right-of-way);

6           THENCE along said north right-of-way line of Mary's Creek  
7 Road the following bearings and distances:

8 N 68°41'38"W, 340.65 feet to a fence post found;

9 N 78°22'46"W, 382.24 feet to a fence post found;

10 S 78°58'08"W, 296.38 feet to a fence post found;

11 S 72°22'40"W, 628.68 feet to a fence post found;

12 S 83°35'04"W, 195.27 feet to a fence post found;

13 N 83°41'56"W, 75.28 feet;

14           THENCE N 01°11'35"E, 386.71 feet, departing said north  
15 right-of-way line of Mary's Creek Road;

16           THENCE N 40°54'11"E, 314.22 feet;

17           THENCE N 77°08'44"E, 400.56 feet;

18           THENCE N 83°48'14"E, 1204.34 feet;

19           THENCE N 00°39'57"W, 2061.29 feet;

20           THENCE S 84°59'09"W, 1081.20 feet;

21           THENCE S 89°44'43"W, 512.63 feet;

22           THENCE S 79°47'16"W, 43.34 feet;

23           THENCE S 58°06'48"W, 45.86 feet;

24           THENCE S 55°14'07"W, 85.21 feet to the beginning of a  
25 non-tangent curve to the left;

26           THENCE 279.90 feet with said non-tangent curve to the left,  
27 through a central angle of 30°15'31", having a radius of 530.00



1 feet, the long chord of which bears N 35°08'14"W, 276.66 feet;

2           THENCE N 50°15'59"W, 544.29 feet to the beginning of a curve  
3 to the right;

4           THENCE 412.70 feet with said curve to the right, through a  
5 central angle of 50°18'37", having a radius of 470.00 feet, the long  
6 chord of which bears N 25°06'41"W, 399.57 feet;

7           THENCE N 00°02'38"E, 1271.27 feet to the beginning of a curve  
8 to the right;

9           THENCE 176.02 feet with said curve to the right, through a  
10 central angle of 21°27'27", having a radius of 470.00 feet, the long  
11 chord of which bears N 10°46'21"E, 174.99 feet;

12           THENCE N 21°30'05"E, 188.51 feet to the beginning of a  
13 non-tangent curve to the right;

14           THENCE 55.01 feet with said non-tangent curve to the right,  
15 through a central angle of 02°45'09", having a radius of 1145.00  
16 feet, the long chord of which bears N 68°37'26"W, 55.00 feet;

17           THENCE N 21°30'05"E, 177.23 feet;

18           THENCE N 68°29'55"W, 56.74 feet to the beginning of a curve to  
19 the right;

20           THENCE 169.63 feet with said curve to the right, through a  
21 central angle of 20°27'40", having a radius of 475.00 feet, the long  
22 chord of which bears N 58°16'05"W, 168.73 feet;

23           THENCE N 48°02'15"W, 111.56 feet;

24           THENCE N 41°57'45"E, 239.52 feet to the beginning of a curve  
25 to the right;

26           THENCE 121.19 feet with said curve to the right, through a  
27 central angle of 13°13'35", having a radius of 525.00 feet, the long

1 chord of which bears N 48°34'33"E, 120.92 feet;  
2           THENCE N 55°11'20"E, 171.72 feet;  
3           THENCE N 34°48'40"W, 40.32 feet to the beginning of a curve to  
4 the left;  
5           THENCE 34.63 feet with said curve to the left, through a  
6 central angle of 13°13'35", having a radius of 150.00 feet, the long  
7 chord of which bears N 41°25'27"W, 34.55 feet;  
8           THENCE N 48°02'15"W, 41.28 feet;  
9           THENCE N 44°48'57"E, 133.15 feet;  
10          THENCE N 28°05'58"E, 65.00 feet;  
11          THENCE N 15°08'17"E, 96.62 feet;  
12          THENCE N 00°04'22"W, 232.45 feet;  
13          THENCE S 90°00'00"E, 51.12 feet;  
14          THENCE N 00°34'26"W, 350.18 feet;  
15          THENCE N 89°14'27"W, 1398.20 feet;  
16          THENCE S 00°04'22"E, 274.34 feet;  
17          THENCE S 41°57'45"W, 244.70 feet;  
18          THENCE S 35°36'14"W, 67.56 feet;  
19          THENCE S 14°44'51"W, 168.36 feet;  
20          THENCE S 03°02'39"W, 189.13 feet;  
21          THENCE S 85°53'56"E, 7.08 feet;  
22          THENCE S 00°10'00"E, 796.20 feet;  
23          THENCE S 79°19'36"W, 682.91 feet to a TxDOT monument found in  
24 the east right-of-way line of FM 3325, said monument also being the  
25 beginning of a non-tangent curve to the right;  
26          THENCE 581.35 feet with said non-tangent curve to the right,  
27 through a central angle of 18°00'22", having a radius of 1849.86

1 feet, the long chord of which bears N 09°24'15"W, 578.96 feet to a  
2 TxDOT monument found;

3 THENCE N 00°25'13"W, 796.84 feet along said east right-of-way  
4 line of FM 3325 to a TxDOT monument found at the beginning of a curve  
5 to the right;

6 THENCE 461.63 feet with said curve to the right, through a  
7 central angle of 03°29'23", having a radius of 7579.44 feet, the  
8 long chord of which bears N 01°21'16"E, 461.56 feet to the POINT OF  
9 BEGINNING and containing 360.991 acres of land, more or less.

10 ARTICLE 2. MORNING STAR RANCH MUNICIPAL UTILITY DISTRICT NO. 2

11 SECTION 2.01. Subtitle F, Title 6, Special District Local  
12 Laws Code, is amended by adding Chapter 8230 to read as follows:

13 CHAPTER 8230. MORNING STAR RANCH MUNICIPAL UTILITY

14 DISTRICT NO. 2 OF PARKER COUNTY

15 SUBCHAPTER A. GENERAL PROVISIONS

16 Sec. 8230.001. DEFINITIONS. In this chapter:

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

18 (2) "Director" means a board member.

19 (3) "District" means the Morning Star Ranch Municipal  
20 Utility District No. 2 of Parker County.

21 Sec. 8230.002. NATURE OF DISTRICT. The district is a  
22 municipal utility district in Parker County created under and  
23 essential to accomplish the purposes of Section 59, Article XVI,  
24 Texas Constitution.

25 Sec. 8230.003. CONFIRMATION ELECTION REQUIRED. If the  
26 creation of the district is not confirmed at a confirmation  
27 election held under Section 8230.024 before September 1, 2011:

1           (1) the district is dissolved September 1, 2011,  
2 except that the district shall:

3                   (A) pay any debts incurred;

4                   (B) transfer any assets that remain after the  
5 payment of debts to Parker County; and

6                   (C) maintain the organization of the district  
7 until all debts are paid and remaining assets are transferred; and

8           (2) this chapter expires September 1, 2014.

9           Sec. 8230.004. INITIAL DISTRICT TERRITORY. (a) The  
10 district is initially composed of the territory described by  
11 Section 2.02 of the Act creating this chapter.

12           (b) The boundaries and field notes contained in Section 2.02  
13 of the Act creating this chapter form a closure. A mistake made in  
14 the field notes or in copying the field notes in the legislative  
15 process does not affect:

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

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

19                   (3) the validity of the district's bonds, notes, or  
20 indebtedness; or

21                   (4) the legality or operation of the board.

22           [Sections 8230.005-8230.020 reserved for expansion]

23                   SUBCHAPTER A-1. TEMPORARY PROVISIONS

24           Sec. 8230.021. TEMPORARY DIRECTORS. (a) On or after  
25 September 1, 2007, a person who owns land in the district may submit  
26 a petition to the Texas Commission on Environmental Quality  
27 requesting that the commission appoint as temporary directors the

1 five persons named in the petition.

2 (b) The commission shall appoint as temporary directors the  
3 five persons named in the first petition received by the commission  
4 under Subsection (a).

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

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

8 (1) the date directors are elected under Section  
9 8230.024; or

10 (2) the date this chapter expires under Section  
11 8230.003.

12 Sec. 8230.022. ORGANIZATIONAL MEETING OF TEMPORARY  
13 DIRECTORS. As soon as practicable after all the temporary  
14 directors have qualified under Section 49.055, Water Code, the  
15 temporary directors shall meet at a location in the district  
16 agreeable to a majority of the directors. At the meeting the  
17 temporary directors shall elect officers from among the temporary  
18 directors and conduct any other district business.

19 Sec. 8230.023. CONSENT OF MUNICIPALITY REQUIRED. The  
20 temporary directors may not hold an election under Section 8230.024  
21 until each municipality in whose corporate limits or  
22 extraterritorial jurisdiction the district is located, if any, has  
23 adopted a resolution confirming its consent to the creation of the  
24 district after the effective date of the Act creating this chapter.

25 Sec. 8230.024. CONFIRMATION AND INITIAL DIRECTORS'  
26 ELECTION. The temporary directors shall hold an election to  
27 confirm the creation of the district and to elect five directors as

1 provided by Section 49.102, Water Code.

2 Sec. 8230.025. INITIAL ELECTED DIRECTORS; TERMS. The  
3 directors elected under Section 8230.024 shall draw lots to  
4 determine which two shall serve until the first regularly scheduled  
5 election of directors under Section 8230.052 and which three shall  
6 serve until the second regularly scheduled election of directors.

7 Sec. 8230.026. EXPIRATION OF SUBCHAPTER. This subchapter  
8 expires September 1, 2014.

9 [Sections 8230.027-8230.050 reserved for expansion]

10 SUBCHAPTER B. BOARD OF DIRECTORS

11 Sec. 8230.051. DIRECTORS; TERMS. (a) The district is  
12 governed by a board of five directors.

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

14 Sec. 8230.052. ELECTION OF DIRECTORS. On the uniform  
15 election date in May of each even-numbered year, the appropriate  
16 number of directors shall be elected.

17 [Sections 8230.053-8230.100 reserved for expansion]

18 SUBCHAPTER C. POWERS AND DUTIES

19 Sec. 8230.101. MUNICIPAL UTILITY DISTRICT POWERS AND  
20 DUTIES. The district has the powers and duties provided by the  
21 general law of this state, including Chapters 49 and 54, Water Code,  
22 applicable to municipal utility districts created under Section 59,  
23 Article XVI, Texas Constitution.

24 Sec. 8230.102. ROAD PROJECTS. (a) To the extent authorized  
25 by Section 52, Article III, Texas Constitution, the district may  
26 construct, acquire, improve, maintain, or operate macadamized,  
27 graveled, or paved roads, or improvements in aid of those roads,

1 inside the district.

2 (b) A road project must meet all applicable construction  
3 standards, zoning and subdivision requirements, and regulatory  
4 ordinances of each municipality in whose corporate limits or  
5 extraterritorial jurisdiction the district is located.

6 (c) The district may not undertake a road project unless  
7 each municipality in whose corporate limits or extraterritorial  
8 jurisdiction the district is located consents by ordinance or  
9 resolution.

10 Sec. 8230.103. COMPLIANCE WITH MUNICIPAL ORDINANCES OR  
11 RESOLUTIONS. The district shall comply with all applicable  
12 requirements of any ordinance or resolution adopted by the City  
13 Council of the City of Fort Worth.

14 Sec. 8230.104. PAYMENT OF IMPACT FEES. (a) A municipality  
15 that provides water or wastewater service to a new development  
16 located in the district may impose impact fees as provided by  
17 Chapter 395, Local Government Code.

18 (b) Notwithstanding the provisions of Chapter 395, Local  
19 Government Code, regarding the time and method of payment of impact  
20 fees, the fees may be paid by the district, the landowner, or the  
21 developer under an agreement with the municipality.

22 Sec. 8230.105. LIMIT ON EMINENT DOMAIN POWER. The district  
23 may exercise the power of eminent domain outside the district only  
24 to acquire an easement necessary for pipeline, storm water, or  
25 drainage facilities that serve the district.

26 [Sections 8230.106-8230.150 reserved for expansion]

1                   SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

2                   Sec. 8230.151. TAX TO REPAY BONDS. The district may impose  
3 a tax to pay the principal of and interest on bonds issued under  
4 Section 8230.201.

5                   [Sections 8230.152-8230.200 reserved for expansion]

6                                   SUBCHAPTER E. BONDS

7                   Sec. 8230.201. AUTHORITY TO ISSUE BONDS AND OTHER  
8 OBLIGATIONS. (a) The district may issue bonds or other obligations  
9 as provided by Chapters 49 and 54, Water Code, and to finance the  
10 construction, maintenance, or operation of projects under Sections  
11 8230.101 and 8230.102.

12                   (b) The district may not issue bonds to finance projects  
13 authorized by Section 8230.102 unless the issuance is approved by a  
14 vote of a two-thirds majority of district voters voting at an  
15 election called for that purpose.

16                   (c) Bonds or other obligations issued or incurred to finance  
17 projects authorized by Section 8230.102 may not exceed one-fourth  
18 of the assessed value of the real property in the district.

19                   SECTION 2.02. The Morning Star Ranch Municipal Utility  
20 District No. 2 of Parker County initially includes all the  
21 territory contained in the following area:

22                   BEING situated in the M. Teter Survey, Abstract Number 2070,  
23 the P. McClary Survey, Abstract Number 907, and the W. Cagle Survey,  
24 Abstract Number 2373, Parker County, Texas, and being a portion of  
25 that certain tract of land described by deed to Boca Raton  
26 Apartments, LLC, et al as recorded in Volume 2388, Page 295, Deed  
27 Records, Parker County, Texas, and all of that certain tract of land



1 described by deed to Boca Raton Apartments, LLC, et al as recorded  
2 in Volume 2388, Page 306, Deed Records, Parker County, Texas, and  
3 being more particularly described by metes and bounds as follows:

4 COMMENCING at a Texas Department of Transportation (TxDOT)  
5 monument found at the northwest corner of said Boca Raton tract  
6 recorded in Volume 2388, Page 295, said monument also being the  
7 southwest corner of that certain Tract 1 described by deed to the  
8 Lyon Living Trust as recorded in Volume 1870, Page 1479, Deed  
9 Records, Parker County, Texas, and being in the existing east  
10 right-of-way line of FM 3325 (a variable width public right-of-way)  
11 and the beginning of a curve to the left;

12 THENCE 461.63 feet along said east right-of-way line of FM  
13 3325 and with said curve to the left, through a central angle of  
14  $03^{\circ}29'23''$ , having a radius of 7579.44 feet, the long chord of which  
15 bears  $S 01^{\circ}21'16''W$ , 461.56 feet to a TxDOT monument found;

16 THENCE  $S 00^{\circ}25'13''E$ , 796.84 feet, continuing along said east  
17 right-of-way line of FM 3325 to a TxDOT monument found at the  
18 beginning of a curve to the left;

19 THENCE 581.35 feet, continuing along said east right-of-way  
20 line of FM 3325 and with said curve to the left, through a central  
21 angle of  $18^{\circ}00'22''$ , having a radius of 1849.86 feet, the long chord  
22 of which bears  $S 09^{\circ}24'15''E$ , 578.96 feet to a TxDOT monument found at  
23 the POINT OF BEGINNING;

24 THENCE  $N 79^{\circ}19'36''E$ , 682.91 feet, departing said east  
25 right-of-way line of FM 3325;

26 THENCE  $N 00^{\circ}10'00''W$ , 796.20 feet;

27 THENCE  $N 85^{\circ}53'56''W$ , 7.08 feet;

1           THENCE N 03°02'39"E, 189.13 feet;  
2           THENCE N 14°44'51"E, 168.36 feet;  
3           THENCE N 35°36'14"E, 67.56 feet;  
4           THENCE N 41°57'45"E, 244.70 feet;  
5           THENCE N 00°04'22"W, 274.34 feet;  
6           THENCE S 89°14'27"E, 1398.20 feet;  
7           THENCE S 00°34'26"E, 350.18 feet;  
8           THENCE N 90°00'00"W, 51.12 feet;  
9           THENCE S 00°04'22"E, 232.45 feet;  
10          THENCE S 15°08'17"W, 96.62 feet;  
11          THENCE S 28°05'58"W, 65.00 feet;  
12          THENCE S 44°48'57"W, 133.15 feet;  
13          THENCE S 48°02'15"E, 41.28 feet to the beginning of a curve to  
14 the right;  
15          THENCE 34.63 feet with said curve to the right, through a  
16 central angle of 13°13'35", having a radius of 150.00 feet, the long  
17 chord of which bears S 41°25'27"E, 34.55 feet;  
18          THENCE S 34°48'40"E, 40.32 feet;  
19          THENCE S 55°11'20"W, 171.72 feet to the beginning of a curve  
20 to the left;  
21          THENCE 121.19 feet with said curve to the left, through a  
22 central angle of 13°13'35", having a radius of 525.00 feet, the long  
23 chord of which bears S 48°34'33"W, 120.92 feet;  
24          THENCE S 41°57'45"W, 239.52 feet;  
25          THENCE S 48°02'15"E, 111.56 feet to the beginning of a curve  
26 to the left;  
27          THENCE 169.63 feet with said curve to the left, through a

1 central angle of  $20^{\circ}27'40''$ , having a radius of 475.00 feet, the long  
2 chord of which bears  $S 58^{\circ}16'05''E$ , 168.73 feet;

3           THENCE  $S 68^{\circ}29'55''E$ , 56.74 feet;

4           THENCE  $S 21^{\circ}30'05''W$ , 177.23 feet to the beginning of a  
5 non-tangent curve to the left;

6           THENCE 55.01 feet with said non-tangent curve to the left,  
7 through a central angle of  $02^{\circ}45'09''$ , having a radius of 1145.00  
8 feet, the long chord of which bears  $S 68^{\circ}37'26''E$ , 55.00 feet;

9           THENCE  $S 21^{\circ}30'05''W$ , 188.51 feet to the beginning of a curve  
10 to the left;

11           THENCE 176.02 feet with said curve to the left, through a  
12 central angle of  $21^{\circ}27'27''$ , having a radius of 470.00 feet, the long  
13 chord of which bears  $S 10^{\circ}46'21''W$ , 174.99 feet;

14           THENCE  $S 00^{\circ}02'38''W$ , 1271.27 feet to the beginning of a curve  
15 to the left;

16           THENCE 412.70 feet with said curve to the left, through a  
17 central angle of  $50^{\circ}18'37''$ , having a radius of 470.00 feet, the long  
18 chord of which bears  $S 25^{\circ}06'41''E$ , 399.57 feet;

19           THENCE  $S 50^{\circ}15'59''E$ , 544.29 feet to the beginning of a curve  
20 to the right;

21           THENCE 279.90 feet with said curve to the right, through a  
22 central angle of  $30^{\circ}15'31''$ , having a radius of 530.00 feet, the long  
23 chord of which bears  $S 35^{\circ}08'14''E$ , 276.66 feet;

24           THENCE  $N 55^{\circ}14'07''E$ , 85.21 feet;

25           THENCE  $N 58^{\circ}06'48''E$ , 45.86 feet;

26           THENCE  $N 79^{\circ}47'16''E$ , 43.34 feet;

27           THENCE  $N 89^{\circ}44'43''E$ , 512.63 feet;

1           THENCE N 84°59'09"E, 1081.20 feet;

2           THENCE S 00°39'57"E, 2061.29 feet;

3           THENCE S 83°48'14"W, 1204.34 feet;

4           THENCE S 77°08'44"W, 400.56 feet;

5           THENCE S 40°54'11"W, 314.22 feet;

6           THENCE S 01°11'35"W, 386.71 feet to a point in the south line  
7 of said Boca Raton tract recorded in Volume 2388, Page 295, said  
8 point also being in the north right-of-way line of Mary's Creek Road  
9 (a variable width public right-of-way);

10           THENCE along said north right-of-way line of Mary's Creek  
11 Road the following bearings and distances:

12       N 83°41'56"W, 57.44 feet to a fence post found;

13       N 64°18'37"W, 160.48 feet to a fence post found;

14       N 80°29'46"W, 540.38 feet to a fence post found;

15       N 89°24'18"W, 1436.95 feet to a TxDOT monument found at the south end  
16 of a corner clip at the intersection of said north right of way line  
17 of Mary's Creek Road and the aforementioned east right-of-way line  
18 of FM 3325;

19           THENCE N 44°34'43"W, 71.60 feet to a TxDOT monument found at  
20 the north end of said corner clip;

21           THENCE along said east right-of-way line of FM 3325 the  
22 following bearings and distances:

23       N 00°30'28"W, 851.96 feet to a 1/2 inch iron rod found at the  
24 southeast corner of the aforementioned Boca Raton tract recorded in  
25 Volume 2388, Page 306;

26       N 00°31'16"W, 292.31 feet to a TxDOT monument found;

27       N 00°38'05"W, 13.24 feet to a 1/2 inch iron rod found at the

1 northeast corner of said Boca Raton tract recorded in Volume 2388,  
2 Page 306;  
3 N 00°29'35"W, 1786.94 feet to a TxDOT monument found;  
4 N 04°58'56"E, 50.19 to a TxDOT monument found;  
5 N 00°28'54"W, 100.03 feet to a TxDOT monument found;  
6 N 06°09'53"W, 50.19 feet to a TxDOT monument found;  
7 N 00°23'20"W, 47.37 feet to a TxDOT monument found;  
8 N 02°01'08"W, 155.70 feet to a TxDOT monument found;  
9 N 06°25'30"E, 104.34 feet to a TxDOT monument found;  
10 N 06°42'02"W, 309.02 feet to a TxDOT monument found;  
11 N 28°47'19"W, 106.85 feet to a TxDOT monument found at the beginning  
12 of a non-tangent curve to the left;  
13 248.63 feet with said non-tangent curve to the left, through a  
14 central angle of 04°52'14", having a radius of 2924.79 feet, the  
15 long chord of which bears N 15°59'46"W, 248.56 feet to a TxDOT  
16 monument found;  
17 N 18°25'34"W, 877.10 feet to the POINT OF BEGINNING and containing  
18 376.395 acres of land, more or less.

19 ARTICLE 3. NOTICE; EFFECTIVE DATE

20 SECTION 3.01. (a) The legal notice of the intention to  
21 introduce this Act, setting forth the general substance of this  
22 Act, has been published as provided by law, and the notice and a  
23 copy of this Act have been furnished to all persons, agencies,  
24 officials, or entities to which they are required to be furnished  
25 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
26 Government Code.

27 (b) The governor, one of the required recipients, has

1 submitted the notice and Act to the Texas Commission on  
2 Environmental Quality.

3 (c) The Texas Commission on Environmental Quality has filed  
4 its recommendations relating to this Act with the governor, the  
5 lieutenant governor, and the speaker of the house of  
6 representatives within the required time.

7 (d) All requirements of the constitution and laws of this  
8 state and the rules and procedures of the legislature with respect  
9 to the notice, introduction, and passage of this Act are fulfilled  
10 and accomplished.

11 SECTION 3.02. This Act takes effect September 1, 2007.