

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 consenting to the creation of the district.

24 Sec. 8229.024. CONFIRMATION AND INITIAL DIRECTORS'
25 ELECTION. The temporary directors shall hold an election to
26 confirm the creation of the district and to elect five directors as
27 provided by Section 49.102, Water Code.

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

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

8 [Sections 8229.027-8229.050 reserved for expansion]

9 SUBCHAPTER B. BOARD OF DIRECTORS

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

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

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

16 [Sections 8229.053-8229.100 reserved for expansion]

17 SUBCHAPTER C. POWERS AND DUTIES

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

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

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

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

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

17 [Sections 8229.104-8229.150 reserved for expansion]

18 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

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

22 [Sections 8229.152-8229.200 reserved for expansion]

23 SUBCHAPTER E. BONDS

24 Sec. 8229.201. AUTHORITY TO ISSUE BONDS AND OTHER
25 OBLIGATIONS. (a) The district may issue bonds or other obligations
26 as provided by Chapters 49 and 54, Water Code, and to finance the
27 construction, maintenance, or operation of projects under Sections

1 8229.101 and 8229.102.

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

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

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

12 BEING situated in the M. Teter Survey, Abstract Number 2070,
13 the J. Morris Survey, Abstract Number 927, the P. McClary Survey,
14 Abstract Number 907, and the W. Cagle Survey, Abstract Number 2373,
15 Parker County, Texas, and being a portion of that certain tract of
16 land described by deed to Boca Raton Apartments, LLC, et al as
17 recorded in Volume 2388, Page 295, Deed Records, Parker County,
18 Texas, and being more particularly described by metes and bounds as
19 follows:

20 BEGINNING at a Texas Department of Transportation (TxDOT)
21 monument found at the northwest corner of said Boca Raton tract,
22 said monument also being the southwest corner of that certain Tract
23 1 described by deed to the Lyon Living Trust as recorded in Volume
24 1870, Page 1479, Deed Records, Parker County, Texas, and being in
25 the existing east right-of-way line of FM 3325 (a variable width
26 public right-of-way);

27 THENCE S 89°14'27"E, 2434.74 feet along the common line of

1 said Boca Raton tract and said Lyon tract to a fence post found at an
2 ell corner in the north line of said Boca Raton tract, said post
3 also being the southeast corner of said Tract 1, and being in the
4 west line of that certain Tract 2 described by deed to the Lyon
5 Living Trust as recorded in Volume 1870, Page 1479, Deed Records,
6 Parker County, Texas;

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

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

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

17 THENCE S 89°36'00"W, 2076.68 feet along the common line of
18 said Boca Raton tract and said Onken tract to a fence post found at
19 the northwest corner of said Onken tract;

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

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

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

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

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

1 S 72°22'40"W, 628.68 feet to a fence post found;
2 S 83°35'04"W, 195.27 feet to a fence post found;
3 N 83°41'56"W, 75.28 feet;
4 THENCE N 01°11'35"E, 386.71 feet, departing said north
5 right-of-way line of Mary's Creek Road;
6 THENCE N 40°54'11"E, 314.22 feet;
7 THENCE N 77°08'44"E, 400.56 feet;
8 THENCE N 83°48'14"E, 1204.34 feet;
9 THENCE N 00°39'57"W, 2061.29 feet;
10 THENCE S 84°59'09"W, 1081.20 feet;
11 THENCE S 89°44'43"W, 512.63 feet;
12 THENCE S 79°47'16"W, 43.34 feet;
13 THENCE S 58°06'48"W, 45.86 feet;
14 THENCE S 55°14'07"W, 85.21 feet to the beginning of a
15 non-tangent curve to the left;
16 THENCE 279.90 feet with said non-tangent curve to the left,
17 through a central angle of 30°15'31", having a radius of 530.00
18 feet, the long chord of which bears N 35°08'14"W, 276.66 feet;
19 THENCE N 50°15'59"W, 544.29 feet to the beginning of a curve
20 to the right;
21 THENCE 412.70 feet with said curve to the right, through a
22 central angle of 50°18'37", having a radius of 470.00 feet, the long
23 chord of which bears N 25°06'41"W, 399.57 feet;
24 THENCE N 00°02'38"E, 1271.27 feet to the beginning of a curve
25 to the right;
26 THENCE 176.02 feet with said curve to the right, through a
27 central angle of 21°27'27", having a radius of 470.00 feet, the long

1 chord of which bears N 10°46'21"E, 174.99 feet;

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

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

7 THENCE N 21°30'05"E, 177.23 feet;

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

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

13 THENCE N 48°02'15"W, 111.56 feet;

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

16 THENCE 121.19 feet with said curve to the right, through a
17 central angle of 13°13'35", having a radius of 525.00 feet, the long
18 chord of which bears N 48°34'33"E, 120.92 feet;

19 THENCE N 55°11'20"E, 171.72 feet;

20 THENCE N 34°48'40"W, 40.32 feet to the beginning of a curve to
21 the left;

22 THENCE 34.63 feet with said curve to the left, through a
23 central angle of 13°13'35", having a radius of 150.00 feet, the long
24 chord of which bears N 41°25'27"W, 34.55 feet;

25 THENCE N 48°02'15"W, 41.28 feet;

26 THENCE N 44°48'57"E, 133.15 feet;

27 THENCE N 28°05'58"E, 65.00 feet;

1 THENCE N 15°08'17"E, 96.62 feet;
2 THENCE N 00°04'22"W, 232.45 feet;
3 THENCE S 90°00'00"E, 51.12 feet;
4 THENCE N 00°34'26"W, 350.18 feet;
5 THENCE N 89°14'27"W, 1398.20 feet;
6 THENCE S 00°04'22"E, 274.34 feet;
7 THENCE S 41°57'45"W, 244.70 feet;
8 THENCE S 35°36'14"W, 67.56 feet;
9 THENCE S 14°44'51"W, 168.36 feet;
10 THENCE S 03°02'39"W, 189.13 feet;
11 THENCE S 85°53'56"E, 7.08 feet;
12 THENCE S 00°10'00"E, 796.20 feet;
13 THENCE S 79°19'36"W, 682.91 feet to a TxDOT monument found in
14 the east right-of-way line of FM 3325, said monument also being the
15 beginning of a non-tangent curve to the right;
16 THENCE 581.35 feet with said non-tangent curve to the right,
17 through a central angle of 18°00'22", having a radius of 1849.86
18 feet, the long chord of which bears N 09°24'15"W, 578.96 feet to a
19 TxDOT monument found;
20 THENCE N 00°25'13"W, 796.84 feet along said east right-of-way
21 line of FM 3325 to a TxDOT monument found at the beginning of a curve
22 to the right;
23 THENCE 461.63 feet with said curve to the right, through a
24 central angle of 03°29'23", having a radius of 7579.44 feet, the
25 long chord of which bears N 01°21'16"E, 461.56 feet to the POINT OF
26 BEGINNING and containing 360.991 acres of land, more or less.

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

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

CHAPTER 8230. MORNING STAR RANCH MUNICIPAL UTILITY

DISTRICT NO. 2 OF PARKER COUNTY

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8230.001. 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. 2 of Parker County.

Sec. 8230.002. 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. 8230.003. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation election held under Section 8230.024 before September 1, 2011:

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

(A) pay any debts incurred;

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

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

(2) this chapter expires September 1, 2014.

Sec. 8230.004. INITIAL DISTRICT TERRITORY. (a) The

1 district is initially composed of the territory described by
2 Section 2.02 of the Act creating this chapter.

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

7 (1) the organization, existence, or validity of the
8 district;

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

10 (3) the validity of the district's bonds, notes, or
11 indebtedness; or

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

13 [Sections 8230.005-8230.020 reserved for expansion]

14 SUBCHAPTER A-1. TEMPORARY PROVISIONS

15 Sec. 8230.021. TEMPORARY DIRECTORS. (a) On or after
16 September 1, 2007, a person who owns land in the district may submit
17 a petition to the Texas Commission on Environmental Quality
18 requesting that the commission appoint as temporary directors the
19 five persons named in the petition.

20 (b) The commission shall appoint as temporary directors the
21 five persons named in the first petition received by the commission
22 under Subsection (a).

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

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

26 (1) the date directors are elected under Section
27 8230.024; or

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

3 Sec. 8230.022. ORGANIZATIONAL MEETING OF TEMPORARY
4 DIRECTORS. As soon as practicable after all the temporary
5 directors have qualified under Section 49.055, Water Code, the
6 temporary directors shall meet at a location in the district
7 agreeable to a majority of the directors. At the meeting the
8 temporary directors shall elect officers from among the temporary
9 directors and conduct any other district business.

10 Sec. 8230.023. CONSENT OF MUNICIPALITY REQUIRED. The
11 temporary directors may not hold an election under Section 8230.024
12 until each municipality in whose corporate limits or
13 extraterritorial jurisdiction the district is located, if any, has
14 adopted a resolution consenting to the creation of the district.

15 Sec. 8230.024. CONFIRMATION AND INITIAL DIRECTORS'
16 ELECTION. The temporary directors shall hold an election to
17 confirm the creation of the district and to elect five directors as
18 provided by Section 49.102, Water Code.

19 Sec. 8230.025. INITIAL ELECTED DIRECTORS; TERMS. The
20 directors elected under Section 8230.024 shall draw lots to
21 determine which two shall serve until the first regularly scheduled
22 election of directors under Section 8230.052 and which three shall
23 serve until the second regularly scheduled election of directors.

24 Sec. 8230.026. EXPIRATION OF SUBCHAPTER. This subchapter
25 expires September 1, 2014.

26 [Sections 8230.027-8230.050 reserved for expansion]

1 SUBCHAPTER B. BOARD OF DIRECTORS

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

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

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

8 [Sections 8230.053-8230.100 reserved for expansion]

9 SUBCHAPTER C. POWERS AND DUTIES

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

15 Sec. 8230.102. ROAD PROJECTS. (a) To the extent authorized
16 by Section 52, Article III, Texas Constitution, the district may
17 construct, acquire, improve, maintain, or operate macadamized,
18 graveled, or paved roads or turnpikes, or improvements in aid of
19 those roads or turnpikes, inside the district.

20 (b) A road project must meet all applicable construction
21 standards, zoning and subdivision requirements, and regulatory
22 ordinances of each municipality in whose corporate limits or
23 extraterritorial jurisdiction the district is located. If the
24 district is located outside the extraterritorial jurisdiction of a
25 municipality, a road project must meet all applicable construction
26 standards, zoning and subdivision requirements, and regulatory
27 ordinances of each county in which the district is located.

1 (c) The district may not undertake a road project unless
2 each municipality in whose corporate limits or extraterritorial
3 jurisdiction the district is located consents by ordinance or
4 resolution.

5 Sec. 8230.103. COMPLIANCE WITH MUNICIPAL ORDINANCES OR
6 RESOLUTIONS. The district shall comply with all applicable
7 requirements of any ordinance or resolution adopted by the City
8 Council of the City of Fort Worth.

9 [Sections 8230.104-8230.150 reserved for expansion]

10 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

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

14 [Sections 8230.152-8230.200 reserved for expansion]

15 SUBCHAPTER E. BONDS

16 Sec. 8230.201. AUTHORITY TO ISSUE BONDS AND OTHER
17 OBLIGATIONS. (a) The district may issue bonds or other obligations
18 as provided by Chapters 49 and 54, Water Code, and to finance the
19 construction, maintenance, or operation of projects under Sections
20 8230.101 and 8230.102.

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

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

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

4 BEING situated in the M. Teter Survey, Abstract Number 2070,
5 the P. McClary Survey, Abstract Number 907, and the W. Cagle Survey,
6 Abstract Number 2373, Parker County, Texas, and being a portion of
7 that certain tract of land described by deed to Boca Raton
8 Apartments, LLC, et al as recorded in Volume 2388, Page 295, Deed
9 Records, Parker County, Texas, and all of that certain tract of land
10 described by deed to Boca Raton Apartments, LLC, et al as recorded
11 in Volume 2388, Page 306, Deed Records, Parker County, Texas, and
12 being more particularly described by metes and bounds as follows:

13 COMMENCING at a Texas Department of Transportation (TxDOT)
14 monument found at the northwest corner of said Boca Raton tract
15 recorded in Volume 2388, Page 295, said monument also being the
16 southwest corner of that certain Tract 1 described by deed to the
17 Lyon Living Trust as recorded in Volume 1870, Page 1479, Deed
18 Records, Parker County, Texas, and being in the existing east
19 right-of-way line of FM 3325 (a variable width public right-of-way)
20 and the beginning of a curve to the left;

21 THENCE 461.63 feet along said east right-of-way line of FM
22 3325 and with said curve to the left, through a central angle of
23 03°29'23", having a radius of 7579.44 feet, the long chord of which
24 bears S 01°21'16"W, 461.56 feet to a TxDOT monument found;

25 THENCE S 00°25'13"E, 796.84 feet, continuing along said east
26 right-of-way line of FM 3325 to a TxDOT monument found at the
27 beginning of a curve to the left;

1 THENCE 581.35 feet, continuing along said east right-of-way
2 line of FM 3325 and with said curve to the left, through a central
3 angle of 18°00'22", having a radius of 1849.86 feet, the long chord
4 of which bears S 09°24'15"E, 578.96 feet to a TxDOT monument found at
5 the POINT OF BEGINNING;

6 THENCE N 79°19'36"E, 682.91 feet, departing said east
7 right-of-way line of FM 3325;

8 THENCE N 00°10'00"W, 796.20 feet;

9 THENCE N 85°53'56"W, 7.08 feet;

10 THENCE N 03°02'39"E, 189.13 feet;

11 THENCE N 14°44'51"E, 168.36 feet;

12 THENCE N 35°36'14"E, 67.56 feet;

13 THENCE N 41°57'45"E, 244.70 feet;

14 THENCE N 00°04'22"W, 274.34 feet;

15 THENCE S 89°14'27"E, 1398.20 feet;

16 THENCE S 00°34'26"E, 350.18 feet;

17 THENCE N 90°00'00"W, 51.12 feet;

18 THENCE S 00°04'22"E, 232.45 feet;

19 THENCE S 15°08'17"W, 96.62 feet;

20 THENCE S 28°05'58"W, 65.00 feet;

21 THENCE S 44°48'57"W, 133.15 feet;

22 THENCE S 48°02'15"E, 41.28 feet to the beginning of a curve to
23 the right;

24 THENCE 34.63 feet with said curve to the right, through a
25 central angle of 13°13'35", having a radius of 150.00 feet, the long
26 chord of which bears S 41°25'27"E, 34.55 feet;

27 THENCE S 34°48'40"E, 40.32 feet;

1 THENCE S 55°11'20"W, 171.72 feet to the beginning of a curve
2 to the left;

3 THENCE 121.19 feet with said curve to the left, through a
4 central angle of 13°13'35", having a radius of 525.00 feet, the long
5 chord of which bears S 48°34'33"W, 120.92 feet;

6 THENCE S 41°57'45"W, 239.52 feet;

7 THENCE S 48°02'15"E, 111.56 feet to the beginning of a curve
8 to the left;

9 THENCE 169.63 feet with said curve to the left, through a
10 central angle of 20°27'40", having a radius of 475.00 feet, the long
11 chord of which bears S 58°16'05"E, 168.73 feet;

12 THENCE S 68°29'55"E, 56.74 feet;

13 THENCE S 21°30'05"W, 177.23 feet to the beginning of a
14 non-tangent curve to the left;

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

18 THENCE S 21°30'05"W, 188.51 feet to the beginning of a curve
19 to the left;

20 THENCE 176.02 feet with said curve to the left, through a
21 central angle of 21°27'27", having a radius of 470.00 feet, the long
22 chord of which bears S 10°46'21"W, 174.99 feet;

23 THENCE S 00°02'38"W, 1271.27 feet to the beginning of a curve
24 to the left;

25 THENCE 412.70 feet with said curve to the left, through a
26 central angle of 50°18'37", having a radius of 470.00 feet, the long
27 chord of which bears S 25°06'41"E, 399.57 feet;

1 THENCE S 50°15'59"E, 544.29 feet to the beginning of a curve
2 to the right;

3 THENCE 279.90 feet with said curve to the right, through a
4 central angle of 30°15'31", having a radius of 530.00 feet, the long
5 chord of which bears S 35°08'14"E, 276.66 feet;

6 THENCE N 55°14'07"E, 85.21 feet;

7 THENCE N 58°06'48"E, 45.86 feet;

8 THENCE N 79°47'16"E, 43.34 feet;

9 THENCE N 89°44'43"E, 512.63 feet;

10 THENCE N 84°59'09"E, 1081.20 feet;

11 THENCE S 00°39'57"E, 2061.29 feet;

12 THENCE S 83°48'14"W, 1204.34 feet;

13 THENCE S 77°08'44"W, 400.56 feet;

14 THENCE S 40°54'11"W, 314.22 feet;

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

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

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

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

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

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

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

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

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

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

9 N 00°38'05"W, 13.24 feet to a 1/2 inch iron rod found at the
10 northeast corner of said Boca Raton tract recorded in Volume 2388,
11 Page 306;

12 N 00°29'35"W, 1786.94 feet to a TxDOT monument found;

13 N 04°58'56"E, 50.19 to a TxDOT monument found;

14 N 00°28'54"W, 100.03 feet to a TxDOT monument found;

15 N 06°09'53"W, 50.19 feet to a TxDOT monument found;

16 N 00°23'20"W, 47.37 feet to a TxDOT monument found;

17 N 02°01'08"W, 155.70 feet to a TxDOT monument found;

18 N 06°25'30"E, 104.34 feet to a TxDOT monument found;

19 N 06°42'02"W, 309.02 feet to a TxDOT monument found;

20 N 28°47'19"W, 106.85 feet to a TxDOT monument found at the beginning
21 of a non-tangent curve to the left;

22 248.63 feet with said non-tangent curve to the left, through a
23 central angle of 04°52'14", having a radius of 2924.79 feet, the
24 long chord of which bears N 15°59'46"W, 248.56 feet to a TxDOT
25 monument found;

26 N 18°25'34"W, 877.10 feet to the POINT OF BEGINNING and containing
27 376.395 acres of land, more or less.

1 ARTICLE 3. NOTICE; EFFECTIVE DATE

2 SECTION 3.01. (a) The legal notice of the intention to
3 introduce this Act, setting forth the general substance of this
4 Act, has been published as provided by law, and the notice and a
5 copy of this Act have been furnished to all persons, agencies,
6 officials, or entities to which they are required to be furnished
7 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8 Government Code.

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

12 (c) The Texas Commission on Environmental Quality has filed
13 its recommendations relating to this Act with the governor, the
14 lieutenant governor, and the speaker of the house of
15 representatives within the required time.

16 (d) All requirements of the constitution and laws of this
17 state and the rules and procedures of the legislature with respect
18 to the notice, introduction, and passage of this Act are fulfilled
19 and accomplished.

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