

1-1 By: Laubenberg (Senate Sponsor - Deuell) H.B. No. 4034  
1-2 (In the Senate - Received from the House May 18, 2007;  
1-3 May 18, 2007, read first time and referred to Committee on Natural  
1-4 Resources; May 19, 2007, reported favorably by the following vote:  
1-5 Yeas 8, Nays 0; May 19, 2007, sent to printer.)

1-6 A BILL TO BE ENTITLED  
1-7 AN ACT

1-8 relating to the creation of the Ledbetter Utility District No. 2 of  
1-9 Kaufman and Rockwall Counties; providing authority to impose a tax  
1-10 and issue bonds; granting the power of eminent domain.

1-11 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-12 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
1-13 Code, is amended by adding Chapter 8246 to read as follows:

1-14 CHAPTER 8246. LEDBETTER UTILITY DISTRICT NO. 2 OF KAUFMAN AND  
1-15 ROCKWALL COUNTIES

1-16 SUBCHAPTER A. GENERAL PROVISIONS

1-17 Sec. 8246.001. DEFINITIONS. In this chapter:

1-18 (1) "Board" means the district's board of directors.

1-19 (2) "Director" means a board member.

1-20 (3) "District" means the Ledbetter Utility District  
1-21 No. 2 of Kaufman and Rockwall Counties.

1-22 Sec. 8246.002. NATURE OF DISTRICT. The district is a  
1-23 municipal utility district in Kaufman and Rockwall Counties created  
1-24 under and essential to accomplish the purposes of Section 52,  
1-25 Article III, and Section 59, Article XVI, Texas Constitution.

1-26 Sec. 8246.003. CONFIRMATION ELECTION REQUIRED. If the  
1-27 creation of the district is not confirmed at a confirmation  
1-28 election held under Section 8246.024 before September 1, 2011:

1-29 (1) the district is dissolved September 1, 2011,  
1-30 except that the district shall:

1-31 (A) pay any debts incurred;

1-32 (B) transfer equally to Kaufman and Rockwall  
1-33 Counties any assets that remain after the payment of debts; and

1-34 (C) maintain the organization of the district  
1-35 until all debts are paid and remaining assets are transferred; and

1-36 (2) this chapter expires September 1, 2014.

1-37 Sec. 8246.004. INITIAL DISTRICT TERRITORY. (a) The  
1-38 district is initially composed of the territory described by  
1-39 Section 2 of the Act creating this chapter.

1-40 (b) The boundaries and field notes contained in Section 2 of  
1-41 the Act creating this chapter form a closure. A mistake made in the  
1-42 field notes or in copying the field notes in the legislative process  
1-43 does not affect:

1-44 (1) the organization, existence, or validity of the  
1-45 district;

1-46 (2) the right of the district to impose taxes;

1-47 (3) the validity of the district's bonds, notes, or  
1-48 indebtedness; or

1-49 (4) the legality or operation of the district or the  
1-50 board.

1-51 [Sections 8246.005-8246.020 reserved for expansion]

1-52 SUBCHAPTER A-1. TEMPORARY PROVISIONS

1-53 Sec. 8246.021. TEMPORARY DIRECTORS. (a) The temporary  
1-54 board consists of:

1-55 (1) Bob Beasley;

1-56 (2) Eleanor Garison;

1-57 (3) Jerry Kramer;

1-58 (4) Tom Pearce; and

1-59 (5) Susan Schweizer.

1-60 (b) If a temporary director fails to qualify for office, the  
1-61 Texas Commission on Environmental Quality shall appoint a person to  
1-62 fill the vacancy.

1-63 (c) Temporary directors serve until the earlier of:

1-64 (1) the date directors are elected under Section  
1-65 8246.024; or

1-66 (2) the date this chapter expires under Section

2-1 8246.003.

2-2 Sec. 8246.022. ORGANIZATIONAL MEETING OF TEMPORARY  
 2-3 DIRECTORS. As soon as practicable after all the temporary  
 2-4 directors have qualified under Section 49.055, Water Code, the  
 2-5 temporary directors shall meet at a location in the district  
 2-6 agreeable to a majority of the directors. At the meeting, the  
 2-7 temporary directors shall elect officers from among the temporary  
 2-8 directors and conduct any other district business.

2-9 Sec. 8246.023. CONSENT OF MUNICIPALITY REQUIRED. The  
 2-10 temporary directors may not hold an election under Section 8246.024  
 2-11 until each municipality in whose corporate limits or  
 2-12 extraterritorial jurisdiction the district is located has adopted a  
 2-13 resolution consenting to the creation of the district.

2-14 Sec. 8246.024. CONFIRMATION AND INITIAL DIRECTORS'  
 2-15 ELECTION. The temporary directors shall hold an election to  
 2-16 confirm the creation of the district and to elect five directors as  
 2-17 provided by Section 49.102, Water Code.

2-18 Sec. 8246.025. INITIAL ELECTED DIRECTORS; TERMS. The  
 2-19 directors elected under Section 8246.024 shall draw lots to  
 2-20 determine which two shall serve until the first regularly scheduled  
 2-21 election of directors and which three shall serve until the second  
 2-22 regularly scheduled election of directors.

2-23 Sec. 8246.026. EXPIRATION OF SUBCHAPTER. This subchapter  
 2-24 expires September 1, 2014.

2-25 [Sections 8246.027-8246.050 reserved for expansion]

2-26 SUBCHAPTER B. BOARD OF DIRECTORS

2-27 Sec. 8246.051. GOVERNING BODY; TERMS. (a) The district is  
 2-28 governed by a board of five directors.

2-29 (b) Directors serve staggered four-year terms.

2-30 [Sections 8246.052-8246.100 reserved for expansion]

2-31 SUBCHAPTER C. POWERS AND DUTIES

2-32 Sec. 8246.101. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-33 DUTIES. The district has the powers and duties provided by the  
 2-34 general law of this state, including Chapters 49 and 54, Water Code,  
 2-35 applicable to municipal utility districts created under Section 59,  
 2-36 Article XVI, Texas Constitution.

2-37 Sec. 8246.102. ROAD PROJECTS. (a) To the extent authorized  
 2-38 by Section 52, Article III, Texas Constitution, the district may  
 2-39 construct, acquire, improve, maintain, or operate macadamized,  
 2-40 graveled, or paved roads or turnpikes, or improvements in aid of  
 2-41 those roads or turnpikes, inside the district.

2-42 (b) A road project must meet all applicable construction  
 2-43 standards, zoning and subdivision requirements, and regulations of  
 2-44 each municipality in whose corporate limits or extraterritorial  
 2-45 jurisdiction the district is located.

2-46 (c) The district may not undertake a road project unless  
 2-47 each municipality in whose corporate limits or extraterritorial  
 2-48 jurisdiction the district is located consents by ordinance or  
 2-49 resolution.

2-50 Sec. 8246.103. DIVISION OF DISTRICT. (a) The district may  
 2-51 be divided into two new districts only if the district:

2-52 (1) has no outstanding bonded debt; and

2-53 (2) is not imposing ad valorem taxes.

2-54 (b) The division procedure is prescribed by Sections 53.030  
 2-55 through 53.041, Water Code.

2-56 (c) Any new district created by the division of the district  
 2-57 has all the powers and duties of the district.

2-58 (d) Any new district created by the division of the district  
 2-59 may not, at the time the new district is created, contain any land  
 2-60 outside the area described by Section 2 of the Act creating this  
 2-61 chapter.

2-62 Sec. 8246.104. LIMIT ON EMINENT DOMAIN POWER; CONSENT OF  
 2-63 CITY REQUIRED. The district may not acquire land, an easement, or  
 2-64 other property in the corporate limits of the city of  
 2-65 McLendon-Chisolm by condemnation unless the governing body of the  
 2-66 city consents by resolution to the acquisition.

2-67 [Sections 8246.105-8246.150 reserved for expansion]

2-68 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

2-69 Sec. 8246.151. TAX TO REPAY BONDS. The district may impose

3-1 a tax to pay the principal of or interest on bonds or other  
 3-2 obligations issued under Section 8246.201.

3-3 Sec. 8246.152. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND  
 3-4 ASSESSMENTS. The district may not impose an impact fee or  
 3-5 assessment on the property, including the equipment,  
 3-6 rights-of-way, facilities, or improvements, of:

3-7 (1) an electric utility or a power generation company  
 3-8 as defined by Section 31.002, Utilities Code;

3-9 (2) a gas utility as defined by Section 101.003 or  
 3-10 121.001, Utilities Code;

3-11 (3) a telecommunications provider as defined by  
 3-12 Section 51.002, Utilities Code; or

3-13 (4) a person who provides to the public cable  
 3-14 television or advanced telecommunications services.

3-15 [Sections 8246.153-8246.200 reserved for expansion]

3-16 SUBCHAPTER E. BONDS

3-17 Sec. 8246.201. AUTHORITY TO ISSUE BONDS AND OTHER  
 3-18 OBLIGATIONS. (a) The district may issue bonds or other obligations  
 3-19 as provided by Chapters 49 and 54, Water Code, to finance the  
 3-20 construction, maintenance, or operation of a project under Section  
 3-21 8246.101 or 8246.102.

3-22 (b) The district may not issue bonds or other obligations to  
 3-23 finance projects authorized by Section 8246.102 unless the issuance  
 3-24 is approved by a vote of a two-thirds majority of the district  
 3-25 voters voting at an election called for that purpose.

3-26 (c) Bonds or other obligations issued or incurred to finance  
 3-27 projects authorized by Section 8246.102 may not exceed one-fourth  
 3-28 of the assessed value of the real property in the district.

3-29 SECTION 2. The Ledbetter Utility District No. 2 of Kaufman  
 3-30 and Rockwall Counties includes all the territory contained in the  
 3-31 following area:

3-32 METES & BOUNDS DESCRIPTION

3-33 FOR THE PORTION OF THE MANN PROPERTY

3-34 IN ROCKWALL COUNTY, TEXAS

3-35 BEING a tract of land in the Ruth Peckum Survey, A-175, Rockwall  
 3-36 County, Texas, and being a portion of that certain 207.46 acre tract  
 3-37 of land conveyed to Janice Sue Mann by deed recorded in Volume 2186,  
 3-38 Page 265 Deed Records, Kaufman County, Texas (D.R.K.C.T.) and  
 3-39 Volume 2186, Page 265 Deed Records, Kaufman County, Texas, and  
 3-40 being more particularly described as follows:

3-41 BEGINNING at a 5/8-Inch iron rod set with plastic cap stamped  
 3-42 "Tri-tech DFW Surveying" on the centerline of County Road No. 230  
 3-43 (Mann Road/Smith Road) and the common line between said Ruth Peckum  
 3-44 Survey, A-175, Rockwall County and the Ruth Peckum Survey A-374,  
 3-45 Kaufman County and marking a common corner between said 207.46 acre  
 3-46 tract and that certain 81.547 acre tract of land conveyed to Richard  
 3-47 E. Mann Estate by deed recorded in Volume 1375, Page 425, Deed  
 3-48 Records Kaufman County, Texas

3-49 THENCE North 43°48'15" East, along the centerline of said County  
 3-50 Road No. 230 (Mann Road and Smith Road) and northwesterly fine of  
 3-51 said 207.46 acre tract, a distance of 3275.83 feet to a 5/8" iron  
 3-52 rod set with plastic cap stamped "Tri-Tech DFW Surveying", on the  
 3-53 northeast line of said Ruth Peckum Survey, A-115 and marking a  
 3-54 common corner between said 207.46 acre tract and that certain  
 3-55 147.50 acre tract of land as conveyed to Joyce A. Davenport and  
 3-56 McLendon Chisholm Ranch L.P. by deed recorded in Volume 4492, Page  
 3-57 101, Deed Records, Rockwall County, Texas from which a found ½-inch  
 3-58 iron rod bears North 44°11'07" East; a distance of 13.91 feet;

3-59 THENCE South 45°53'01" East, along the common line between said  
 3-60 207.46 acre and 147.50 care tracts and Ruth Peckum Survey, a  
 3-61 distance of 1578.50 feet to a ½-inch iron rod found marking the  
 3-62 common corner between said 207.46 acre tract and that certain tract  
 3-63 of land conveyed to Max B. and B. Beverly Chapman by deed recorded  
 3-64 in Volume 643, Page 838, .Deed Records, Kaufman County, Texas;

3-65 THENCE South 44°05'27" West; along the common line between said  
 3-66 207.46 acre tract and Chapman tract, a distance of 747.34 feet to  
 3-67 ½-iron rod found marking a common corner between said 207.46 acre  
 3-68 tract and Chapman tract;

3-69 THENCE South 46°07'40" East, continuing along said common line, a

4-1 distance of 940.92 to a point on the common south line of said Ruth  
4-2 Peckum Survey A-175 and Rockwall County;  
4-3 THENCE South 88°46'07" West, along said common line, a distance of  
4-4 3559.88 feet to the POINT OF BEGINNING and containing a calculated  
4-5 area of 99.989 acres of land.  
4-6 METES & BOUNDS DESCRIPTION  
4-7 FOR THE PORTION OF THE MANN PROPERTY  
4-8 IN KAUFMAN COUNTY, TEXAS  
4-9 BEING a tract of land in the Ruth Peckum Survey, A-374, Kaufman  
4-10 County, Texas, and being a portion of the following tracts of land,  
4-11 a 81.547 acre tract of land conveyed to the Richard E. Mann Estate  
4-12 by deed recorded in Volume 1375, Page 425, D.R.K.T., \* 223.507 acre  
4-13 tract conveyed to Janice Sue Mann by deed recorded in Volume 652,  
4-14 Page 245, D.R.K.C.T., and a 207.46 acre tract of land conveyed to  
4-15 Janice Sue Mann by deed recorded In Volume 2186, Page 265 Deed  
4-16 Records, Kaufman County Texas (D.R.K.C.T.) and Volume 2991, Page  
4-17 290 Deed Records, Rockwall County Texas, and being more  
4-18 particularly described as follows:  
4-19 BEGINNING at a 5/8"-inch iron rod set with plastic cap stamped  
4-20 "Tri-Tech DFW Surveying" on the centerline of County Road No..230  
4-21 (Mann Road/Smith Road) and marking a common corner between said  
4-22 acre tract and 207.46 acre tract, also being on the common line  
4-23 between said Ruth Peckum Survey, A-374 Kaufman County and Ruth  
4-24 Peckum Survey, A-175 Rockwall County;  
4-25 THENCE North 88°46'07" East, along said common line, a distance of  
4-26 3559.88 feet to the common line between said 207.46 acre tract and  
4-27 that certain tract of land conveyed to Max B. and B. Beverly Chapman  
4-28 by deed recorded in Volume 643, Page 838, Deed Records, Kaufman  
4-29 County Texas;  
4-30 THENCE South 46°07'40"bst, along said common line, a distance of  
4-31 646.71 feet to a 1/2-iich iron rod found marking a common corner  
4-32 between said 207.46 acre tract and Chapman tract;  
4-33 THENCE South 44°15'58" West, continuing along said common line, a  
4-34 distance of 1582.37 feet to a ½-inch iron rod found marking the  
4-35 westerly common corner between said Chapman Tract and the  
4-36 aforementioned 223.507 acre tract of land;  
4-37 THENCE South 46°14'08" East, along the common line between said  
4-38 Chapman Tract and 223.507 acre tract, a distance of 3556.97 feet to  
4-39 a 5/8-inch iron rod set with plastic cap stamped "Tri-Tech DFW  
4-40 Surveying", on the northwesterly right-of-way line of F.M. 548 (100  
4-41 feet in width) and marking the easterly common corner between said  
4-42 Chapman and 223.507 acre tracts;  
4-43 THENCE South 44°10'16" West, along the common line between said F.M  
4-44 548 right-of-way line and 223.507acre tract, a distance of 338.93  
4-45 feet to a point on the McLendon-Chisolm E.T.J. line;  
4-46 THENCE North 45°53'02" West, along the McLendon-Chisolm E.T.J.  
4-47 line, a distance of 4685.39 feet to a point for the beginning of a  
4-48 non-tangent curve to the right;  
4-49 THENCE Northwesterly, continuing along the McLendon-Chisolm E.T.J.  
4-50 line and arc of said non-tangent curve, an arc distance of 2313.25  
4-51 feet, having a radius of 2640.00 feet, a central angle of 50°12'16",  
4-52 and a chord which bears North 71°28'30" West, a distance of 2239.95  
4-53 feet to a point on the northwesterly line of said 81.547 acre tract  
4-54 and centerline of County Road No. 230 (Mann Road);  
4-55 THENCE 44°54'11" East along the centerline of said County Road No.  
4-56 230 (Mann Road) and northwesterly line of said 81,547 acre tract, a  
4-57 distance of 331.85 feet to the POINT OF BEGINNING and containing a  
4-58 computed area of 122.055 acres of land.  
4-59 METES AND BOUNDS DESCRIPTION  
4-60 FOR THE PORTION OF THE MANN PROPERTY  
4-61 OUTSIDE THE CITY OF DALLAS E.T.J. & MCLENDON-CHISOLM E.T.J. LIMITS  
4-62 BEING a tract of land in the Ruth Peckum Survey, A-374, Kaufman  
4-63 county, Texas, and being a portion of the following tracts of land,  
4-64 a 50 acre tract of land as conveyed to Janice Sue Mann by deed  
4-65 recorded in Volume 1169, Page 901, Deed Records, Kaufman County,  
4-66 (D.R.K.C.T.), a 223.623 acre tract as conveyed to Richard E. and  
4-67 Janice Sue Mann by deed recorded in Volume 1208, Page 969,  
4-68 D.R.K.C.T., a 14.66 acre tract of land as conveyed to Richard E. &  
4-69 Sue Mann by deed recorded in Volume 131, Page 504, D.R.K.C.T., a

5-1 238.278 acre tract as conveyed to Richard E. and Janice sue Mann by  
5-2 deed recorded in Volume 1169, Page 904, D.R.K.C.T., a 81.547 acre  
5-3 tract of land conveyed to the Richard E. Mann Estate by Deed  
5-4 Recorded in Volume 1375, Page 425, D.R.K.C.T., a 44 acre tract of  
5-5 land conveyed to the Richard E. Mann Estate by deed recorded in  
5-6 Volume 1375, Page 425, D.R.K.C.T., a 223.507 acre tract conveyed to  
5-7 Janice Sue Mann by deed recorded in Volume 652, Page 245,  
5-8 D.R.K.C.T., and a 207.46 acre tract of land conveyed to Janice Sue  
5-9 Mann by deed recorded in Volume 2186, Page 265 Deed Records, Kaufman  
5-10 County, Texas, (D.R.K.C.T.) and Volume 2991, Page 290 Deed Records,  
5-11 Rockwall County, Texas, and being more particularly described as  
5-12 follows:  
5-13 COMMENCING at a 5/8 inch rod set with plastic cap stamped "Tri-Tech  
5-14 DFW Surveying", on the northwesterly right-of-way line of F.M. 548  
5-15 9100 feet in width) and marking the easterly common corner between  
5-16 that certain tract of land conveyed to Max B. and B. Beverly Chapman  
5-17 by deed recorded in Volume 643, Page 838, Deed Records, Kaufman  
5-18 County, Texas and said 223.507 acre tract;  
5-19 THENCE South 44°10'16" Wcst, along the common line between said F.M.  
5-20 548 right-of-way line and 223.507 acre tract, a distance of 338.93  
5-21 feet to a point on the McLendon-Chisolm E.T.J. line for the POINT  
5-22 BEGINNING;  
5-23 THENCE South 44°10'16" West, continuing along the common line  
5-24 between said F.M. 548 right-of-way line and 223.507 acre tract and  
5-25 said 223.623 acre tract of land and containing a total distance of  
5-26 5091.49 feet to a concrete monument marking an angle point in said  
5-27 223.623 acre tract and F.M. 548 right-of-way line;  
5-28 THENCE South 44°33'16" West, continuing along the common line  
5-29 between said 223.623 acre tract and F.M. 548 right-of-way line, a  
5-30 distance of 877.00 feet to a 5/8-inch iron rod set with plastic cap  
5-31 stamped "Tri-Tech DFW Surveying" marking the common easterly corner  
5-32 between said 223.623 acre tract and Miller Farms Addition as shown  
5-33 by plat recorded in Cabinet 1, Sleeve 442, Plat Records, Kaufman  
5-34 County, Texas.;  
5-35 THENCE North 45°38'00" West, along the common line between said  
5-36 223.623 acre tract and Miller Farms Addition, a distance of 330.64  
5-37 feet to a 5/8-inch iron rod set with plastic cap stamped "Tri-Tech  
5-38 DFW Surveying" marking an angle point, from which a ½-inch iron pipe  
5-39 bears South 45°00'00" West, 9.94 feet;  
5-40 THENCE north 45°24'04" West, continuing along said common line  
5-41 between the 223.623 acre tract and Miller Farms Addition, a  
5-42 distance 1750.04 feet to a ½-inch iron rod found marking an angle in  
5-43 said common line;  
5-44 THENCE North 44°57'07" West, continuing along said common line, a  
5-45 distance of 778.76 feet to a 5/8-inch iron rod set with plastic cap  
5-46 stamped "Tri-Tech DFW Surveying" marking the common corner between  
5-47 said 223.623 acre tract and that certain tract of land conveyed to  
5-48 Marvel & Paul Rogers by deed recorded in Volume 2600, Page 347, Deed  
5-49 Records, Kaufman County, Texas;  
5-50 THENCE North 43°47'50" East, along the common line between said  
5-51 223.623 acre and marvel & Paul Rogers tract, and those certain  
5-52 tracts of land conveyed to Mike and Marveenia Meeks by deed recorded  
5-53 in Volume 2415, Page 281, Johnny and Brigitta Farnsworth by deed  
5-54 recorded in Volume 845, page 537, all in the Deed Records, Kaufman  
5-55 County, Texas, a distance of 1333.28 feet to a 5/8-inch iron rod set  
5-56 with plastic cap stamped "Tri-Tech DFW Surveying" marking the  
5-57 common easterly corner between said 14.66 acre tract and Johnny and  
5-58 Brigitta Farnsworth tract;  
5-59 THENCE North 45°51'42" West, along the common line between said  
5-60 14.66 acre tract, Farnsworth tract and those certain tracts of land  
5-61 conveyed to Janice Sue Mann by deed recorded in Volume 1694, Page  
5-62 150 and Marveenia Wells by deed recorded in Volume 1907, Page 27,  
5-63 Deed Records, Kaufman County, Texas, a distance of 1129.59 feet to a  
5-64 point on the City of Dallas E.T.J. 5 mile limit line and are of a  
5-65 non-tangent curve to the left;  
5-66 THENCE Northeasterly, along said City of Dallas E.T.J. line and are  
5-67 of said non-tangent curve, an arc distance of 335.20 feet, radius of  
5-68 26400.00 feet, a central angle of 00°44'39", and a chord which bears  
5-69 North 05°59'21" East, a distance of 335.19 feet to a point on the

6-1 common line between said 14.66 acre tract and that certain 29.39  
6-2 acre tract of land conveyed to Richard E. and Sue Mann by deed  
6-3 recorded in Volume 1333, Page 325, Deed Records, Kaufman County,  
6-4 Texas;  
6-5 THENCE South 45°51'43" East, along the common line between said  
6-6 14.66 acre tract and 29.39 acre tract, a distance of 1335.07 feet to  
6-7 a 5/8-inch iron rod set with plastic cap stamped "Tri-Tech DFW  
6-8 Surveying", marking the common easterly corner between said 14.66  
6-9 acre tract and 29.39 acre tract and being in the northwesterly line  
6-10 of that certain 223.623 acre tract conveyed to Richard E. and Janice  
6-11 sue Mann by deed recorded in Volume 1208, Page 969, Deed Records,  
6-12 Kaufman County, Texas;  
6-13 THENCE 43°47'50" East, along the common line between said 223.623  
6-14 acre and 29.39 acre tract, a distance of 154.90 feet to an 8 inch  
6-15 square fence corner;  
6-16 THENCE 44°38'27" East, along the common line between said 223.623  
6-17 acre tract and Richard E. and Sue Mann tract and those certain  
6-18 tracts of land conveyed to George Martin by deed recorded in Volume  
6-19 1986, Page 579 and Clifford A. and Mary K. Walker by deed recorded  
6-20 in Volume 2405, Page 461, Deed Records, Kaufman County, Texas a  
6-21 distance of 888.83 feet to a ¼-inch iron pipe found marking an angle  
6-22 point in said 223.623 acre tract and the common corner between said  
6-23 Walker tract and that the aforementioned 50 acre tract of land;  
6-24 THENCE, 45°29'18" West, along the southwesterly line of said 50 acre  
6-25 tract, a distance of 2230.34 feet a point on the City of Dallas  
6-26 E.T.J. 5 mile limit line and are of a non-tangent curve to the left;  
6-27 THENCE, Northeasterly, along said City of Dallas E.T.J. line and  
6-28 arc of said non-tangent curve, an arc distance of 2320.61 feet,  
6-29 radius of 26400.00 feet, a central angle of 05°02'11", and a chord  
6-30 which bears North 00°06'30" East, a distance of 2319.87 feet to a  
6-31 point on the northwesterly line of said 81,547 acre tract and  
6-32 centerline of County Road No. 230 (Mann Road);  
6-33 THENCE North 44°54'11" East, along the northwesterly line of said  
6-34 81.547 acre tract and centerline of County Road No. 230 (Mann Road),  
6-35 a distance of 647.61 feet to a point on the McLendon-Chisolm E.T.J.  
6-36 line and a non-tangent curve to the left;  
6-37 THENCE Southeasterly, along said McLendon-Chisolm E.T.J. line and  
6-38 arc of said non-tangent curve an arc distance of 2313.25 feet,  
6-39 radius of 2640.00 feet, a central angle of 50°12'16", and a chord  
6-40 which bears South 71°28'30" East, a distance of 2239.95 feet to a  
6-41 point for the end of said non-tangent curve;  
6-42 THENCE South 45°53'02" East, along the McLendon-Chisolm E.T.J.  
6-43 line, a distance of 4685.39 feet to the POINT OP BEGINNING and  
6-44 containing a computed area of 626.940 acres of land.  
6-45 SAVE AND EXCEPT 16 16.319 acres as conveyed to the City of Dallas by  
6-46 deeds recorded in Volume 435, Page 487 and Volume 444, Page 392, and  
6-47 Judgment awarded to the City of Dallas in document dated  
6-48 September 24, 1966 and recorded. in Volume 495, Page 279 of the Deed  
6-49 Records of Kaufman County, Texas.  
6-50 SAVE AND EXCEPT a 4.438 acre out parcel of land in the Ruth Peckum  
6-51 Survey, Abstract No. 374, Kaufman County, Texas, being a portion of  
6-52 that certain 223.507 acre tract conveyed to Janice Sue Mann by deed  
6-53 recorded in Volume 652 Page 245, Deed Records of Kaufman County,  
6-54 Texas, and being more completely described as follows:  
6-55 COMMENCING at a 5/8-inch iron rod set with plastic cap stamped  
6-56 "Tri-Tech DFW Surveying", on the northeasterly right-of-way line of  
6-57 F.M. 548 and marking the easterly common corner between said  
6-58 223.507 acre tract and that certain 223.623 acre tract of land  
6-59 conveyed to Richard E. and Janice sue Mann by deed recorded in  
6-60 Volume 1208 Page 969, Deed Records, Kaufman County, Texas.  
6-61 THENCE North 45°24'27" West (North 43°20'21" West), along the common  
6-62 line between said 223.507 acre tracts, a distance of 1835.15 feet to  
6-63 a 5/8-inch iron rod with plastic cap stamped "Tri-Tech DFW  
6-64 Surveying" for the POINT OF BEGINNING, from which a found 5/8-inch  
6-65 iron rod with plastic cap bears North 44°50'10" East, a distance of  
6-66 14.27 feet;  
6-67 THENCE North 45°24'27" West (North 43°20'21" West), continuing along  
6-68 the common line between said 223.507 acre and 223.623 acre tracts, a  
6-69 distance of 30.00 feet to a 5/8-inch iron rod set with plastic cap

7-1 stamped "Tri-Tech DFW Surveying" for a corner of this 4.438 acre  
7-2 tract, from which a found 5/8-inch iron rod with plastic cap bears  
7-3 North 44°50'10" East, a distance of 14.27 feet;  
7-4 THENCE 44°50'10" East, a distance of 69.63 feet to a found 5/8-inch  
7-5 iron rod with plastic cap for a corner of this 4.438 acre tract;  
7-6 THENCE North 10°00'29" West, a distance of 507.00 feet to a 5/8-inch  
7-7 iron rod set with plastic cap stamped "Tri-Tech DFW Surveying" for  
7-8 the beginning of a curve to the right;  
7-9 THENCE Northeasterly, an arc distance of 218.41 feet, a radius of  
7-10 260.50 feet, a central angle of 48°02'21" and a chord which bears  
7-11 North 14°00'41" East, a distance of 212.07 feet to the point of  
7-12 tangency of said curve;  
7-13 THENCE North 38°01'52" East, a distance of 269.72 feet to found  
7-14 5/8-inch iron rod with plastic cap for a corner of this 4.438 acre  
7-15 tract;  
7-16 THENCE North 23°28'33" West, a distance of 181.47 feet to a found  
7-17 5/8-inch iron rod with plastic cap for a corner of this 4.438 acre  
7-18 tract;  
7-19 THENCE North 66°29'31" East, a distance of 270.48 feet to a found  
7-20 5/8-inch iron rod with plastic cap for a corner of this 4.438 acre  
7-21 tract;  
7-22 THENCE South 11°33'47" East, a distance of 27.00 feet to a found  
7-23 5/8-inch iron rod with plastic cap for a corner of this 4.438 acre  
7-24 tract;  
7-25 THENCE South 81°15'19" East, a distance of 21.31 feet to a found  
7-26 5/8-inch iron rod with plastic cap for a corner of this 4.438 acre  
7-27 tract;  
7-28 THENCE South 23°30'29" East, a distance of 270.11 feet to a 5/8-inch  
7-29 iron rod set with plastic cap stamped "Tri-Tech DFW Surveying" for a  
7-30 corner of this 4438 acre tract;  
7-31 THENCE South.37°54'45" West a distance of 508.53 feet to a found  
7-32 5/8-inch iron rod with plastic cap for a corner of this 4.438 acre  
7-33 tract;  
7-34 THENCE North 52°05'15" West, a distance of 211.44 feet to a found  
7-35 5/8-inch iron rod with plastic cap for the beginning of a  
7-36 non-tangent curve to the left whose radius bears South 64°40'15"  
7-37 East;  
7-38 THENCE Southwesterly, an arc distance of 142.16 feet, a radius of  
7-39 230.50 feet, a central angle of 35°20'14" and a chord which bears  
7-40 South 07°39'38" West, a distance of 139.92 feet to the point of  
7-41 tangency of said curve;  
7-42 THENCE South 10°00'29" East, a distance of 522.57 feet to a found  
7-43 5/8-inch iron rod with plastic cap for a corner of this 4.438 acre  
7-44 tract;  
7-45 THENCE South 44°50'10" West, a distance of 85.07 feet to the POINT OF  
7-46 BEGINNING and containing 4.438 acres of land, leaving a net area of  
7-47 606.183 acres of land.

7-48 SECTION 3. (a) The legal notice of the intention to  
7-49 introduce this Act, setting forth the general substance of this  
7-50 Act, has been published as provided by law, and the notice and a  
7-51 copy of this Act have been furnished to all persons, agencies,  
7-52 officials, or entities to which they are required to be furnished  
7-53 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7-54 Government Code.

7-55 (b) The governor, one of the required recipients, has  
7-56 submitted the notice and Act to the Texas Commission on  
7-57 Environmental Quality.

7-58 (c) The Texas Commission on Environmental Quality has filed  
7-59 its recommendations relating to this Act with the governor, the  
7-60 lieutenant governor, and the speaker of the house of  
7-61 representatives within the required time.

7-62 (d) All requirements of the constitution and laws of this  
7-63 state and the rules and procedures of the legislature with respect  
7-64 to the notice, introduction, and passage of this Act are fulfilled  
7-65 and accomplished.

7-66 SECTION 4. This Act takes effect September 1, 2007.

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