

By: Phillips

H.B. No. 4120

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Sangani Ranch Municipal Utility District No. 2 of Grayson 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:

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8259 to read as follows:

CHAPTER 8259. SANGANI RANCH MUNICIPAL UTILITY DISTRICT NO. 2 OF
GRAYSON COUNTY

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8259.001. DEFINITIONS. In this chapter:

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

(2) "Director" means a board member.

(3) "District" means the Sangani Ranch Municipal Utility District No. 2 of Grayson County.

Sec. 8259.002. NATURE OF DISTRICT. The district is a municipal utility district in Grayson County created under and essential to accomplish the purposes of Section 52, Article III, and Section 59, Article XVI, Texas Constitution.

Sec. 8259.003. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation election held under Section 8259.023 before September 1, 2009:

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

1 (A) pay any debts incurred;

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

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

6 (2) this chapter expires September 1, 2012.

7 Sec. 8259.004. INITIAL DISTRICT TERRITORY. (a) The
8 district is initially composed of the territory described by
9 Section 2 of the Act creating this chapter.

10 (b) The boundaries and field notes contained in Section 2 of
11 the Act creating this chapter form a closure. A mistake made in the
12 field notes or in copying the field notes in the legislative process
13 does not affect:

14 (1) the organization, existence, or validity of the
15 district;

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

17 (3) the validity of the district's bonds, notes, or
18 indebtedness; or

19 (4) the legality or operation of the district or the
20 board.

21 [Sections 8259.005-8259.020 reserved for expansion]

22 SUBCHAPTER A-1. TEMPORARY PROVISIONS

23 Sec. 8259.021. TEMPORARY DIRECTORS. (a) On or after
24 September 1, 2007, a person who owns land in the district may submit
25 a petition to the Texas Commission on Environmental Quality
26 requesting that the commission appoint as temporary directors the
27 five persons named in the petition.

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

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

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

7 (1) the date directors are elected under Section
8 8259.023; or

9 (2) the date this chapter expires under Section
10 8259.003.

11 Sec. 8259.022. ORGANIZATIONAL MEETING OF TEMPORARY
12 DIRECTORS. As soon as practicable after all the temporary
13 directors have qualified under Section 49.055, Water Code, the
14 temporary directors shall meet at a location in the district
15 agreeable to a majority of the directors. At the meeting, the
16 temporary directors shall elect officers from among the temporary
17 directors and conduct any other district business.

18 Sec. 8259.023. CONFIRMATION AND INITIAL DIRECTORS'
19 ELECTION; ANNEXATION BY CITY. (a) The temporary directors shall
20 hold an election to confirm the creation of the district and to
21 elect five directors as provided by Section 49.102, Water Code.

22 (b) The temporary directors may not hold the election until
23 the City of Gunter has annexed into its corporate limits all
24 territory described by Section 2 of the Act creating this chapter.

25 Sec. 8259.024. INITIAL ELECTED DIRECTORS; TERMS. The
26 directors elected under Section 8259.023 shall draw lots to
27 determine which two shall serve until the first regularly scheduled

1 election of directors and which three shall serve until the second
2 regularly scheduled election of directors.

3 Sec. 8259.025. EXPIRATION OF SUBCHAPTER. This subchapter
4 expires September 1, 2014.

5 [Sections 8259.026-8259.050 reserved for expansion]

6 SUBCHAPTER B. BOARD OF DIRECTORS

7 Sec. 8259.051. GOVERNING BODY; TERMS. (a) The district is
8 governed by a board of five directors.

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

10 [Sections 8259.052-8259.100 reserved for expansion]

11 SUBCHAPTER C. POWERS AND DUTIES

12 Sec. 8259.101. MUNICIPAL UTILITY DISTRICT POWERS AND
13 DUTIES. The district has the powers and duties provided by the
14 general law of this state, including Chapters 49 and 54, Water Code,
15 applicable to municipal utility districts created under Section 59,
16 Article XVI, Texas Constitution.

17 Sec. 8259.102. WATER AND WASTEWATER FACILITIES AND
18 SERVICES. (a) The district shall make available any district water
19 or wastewater facility to each person that holds a certificate of
20 convenience and necessity for land in the district.

21 (b) The district may not provide retail water or wastewater
22 services.

23 Sec. 8259.103. 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, subdivision requirements, and regulations of each
3 municipality in whose corporate limits or extraterritorial
4 jurisdiction the district is located.

5 Sec. 8259.104. MAINTENANCE AND REPAIR OF ROADS IN TERRITORY
6 EXCLUDED FROM CITY. If the City of Gunter excludes district
7 territory from the city's corporate limits, the district shall
8 maintain, improve, operate, and repair any road located in that
9 territory in accordance with the ordinances and rules of each
10 political subdivision in whose jurisdiction the road is located.

11 Sec. 8259.105. DIVISION OF DISTRICT. (a) The district may
12 be divided into two new districts only if the district:

13 (1) has no outstanding bonded debt; and

14 (2) is not imposing ad valorem taxes.

15 (b) The division procedure is prescribed by Sections 53.030
16 through 53.041, Water Code.

17 (c) Any new district created by the division of the district
18 has all the powers and duties of the district.

19 (d) Any new district created by the division of the district
20 may not, at the time the new district is created, contain any land:

21 (1) outside the area described by Section 2 of the Act
22 creating this chapter; or

23 (2) outside the corporate limits of the city of
24 Gunter.

25 Sec. 8259.106. LIMITATION ON ANNEXATION. (a) The district
26 may not add land to the district under Subchapter J, Chapter 49,
27 Water Code, if the land is located outside the corporate limits of

1 the city of Gunter.

2 (b) Section 43.075, Local Government Code, does not apply to
3 the district.

4 [Sections 8259.107-8259.150 reserved for expansion]

5 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

6 Sec. 8259.151. TAX TO REPAY BONDS. The district may impose
7 a tax to pay the principal of or interest on bonds or other
8 obligations issued under Section 8259.201.

9 [Sections 8259.152-8259.200 reserved for expansion]

10 SUBCHAPTER E. BONDS

11 Sec. 8259.201. AUTHORITY TO ISSUE BONDS AND OTHER
12 OBLIGATIONS. (a) The district may issue bonds or other obligations
13 as provided by Chapters 49 and 54, Water Code, to finance the
14 construction, maintenance, or operation of a project under Section
15 8259.101 or 8259.103.

16 (b) The district may not issue bonds or other obligations to
17 finance projects authorized by Section 8259.103 unless the issuance
18 is approved by a vote of a two-thirds majority of the district
19 voters voting at an election held for that purpose.

20 (c) Bonds or other obligations issued or incurred to finance
21 projects authorized by Section 8259.103 may not exceed one-fourth
22 of the assessed value of the real property in the district.

23 SECTION 2. The Sangani Ranch Municipal Utility District No.
24 2 of Grayson County includes all the territory contained in the
25 following area:

26 Tract One

27 All that certain tract or parcel of land situated in the Daniel

1 Lloyd Survey, Abstract Number 706, County of Grayson, State of
2 Texas, said tract being part of Tract One a called 278.389 acre
3 tract as described in deed to Edwin A. Trapp Jr., Trustee, filed 24
4 may 1993, and recorded in volume 2271 page 274 of the real property
5 records of the County of Grayson, State of Texas, and being more
6 fully described as follows:

7 Beginning for the southwest corner of the tract being described
8 herein at a set 1\2 inch steel square tubing, said tubing being the
9 most southerly southwest corner of said Trapp Tract One, same being
10 the southeast corner of Tract One as described in deed to Christie
11 Farm Ltd., filed 16 February 1993, and recorded in volume 2255 page
12 516 of said real property records, and said tubing being on the
13 north line of Tract Two a called 400.00 acre tract as described in
14 said Trapp deed, said tubing also being in Strawn Road;

15 Thence: North 01 degrees 32 minutes 43 seconds West, with the west
16 line of said Trapp Tract One, and with the east line of said
17 Christie Farm tract, and passing at 38.88 feet a set 1\2 inch steel
18 square tubing on the north side of said road, and continuing on said
19 course with an old barbed wire fence, and tree line, a total
20 distance of 1816.23 feet to a set 1\2 inch steel square tubing for
21 the northwest corner of this tract, said tubing being on the south
22 line of the Burlington Northern Railroad;

23 Thence: North 75 degrees 22 minutes 08 seconds East, with the south
24 line of said railroad, a distance of 1154.39 feet to a set 1\2 inch
25 steel square tubing for the start of a curve to the left having a
26 central angle of 19 degrees 36 minutes 08 seconds, and a radius of
27 2898.24 feet, and chord bearing of North 65 degrees 34 minutes 04

1 seconds East, and a chord distance of 986.73 feet;
2 Thence: With the south line of said railroad and with said curve to
3 the left, an arc length of 991.56 feet to a set 1\2 inch steel square
4 tubing for the northeast corner of this tract, said tubing being an
5 ell corner of said Trapp Tract One;
6 Thence: South 01 degrees 55 minutes 00 seconds East, with the east
7 line of said Trapp Tract One, and with the center of said road, a
8 distance of 2456.64 feet to a set 1\2 inch steel square tubing in a
9 turn in said road for the most southerly southeast corner of said
10 Trapp Tract One, and said tubing being on the north line of Tract 2 a
11 called 114 acre tract as described in deed to Brandon Douglas
12 Hunter, filed 11 July 2002, and recorded in volume 3278 page 336 of
13 the official public records of Grayson County, Texas;
14 Thence: South 88 degrees 19 minutes 20 seconds West, with the south
15 line of said Trapp Tract One, and with the north line of said Hunter
16 tract, and with said road, and passing at a distance of 1410.88 feet
17 to a found railroad spike, and continuing on said course a total
18 distance of 1854.17 feet to a found 1\2 inch rebar for the northwest
19 corner of said Hunter tract, same being the northeast corner of said
20 Trapp Tract Two, said rebar also being at the intersection of said
21 Strawn Road and Harris Road;
22 Thence: South 88 degrees 19 minutes 19 seconds West, with the south
23 line of said Trapp Tract One, and with the north line of said Trapp
24 Tract Two, and with said Strawn Road, a distance of 195.22 feet to
25 the POINT OF BEGINNING and containing 97.316 acres of land.
26 Tract Two
27 All that certain tract or parcel of land situated in the Daniel

1 Lloyd Survey, Abstract Number 706, County of Grayson, State of
2 Texas, said tract being part of Tract One a called 278.389 acre
3 tract as described in deed to Edwin A. Trapp Jr., Trustee, filed 24
4 may 1993, and recorded in volume 2271 page 274 of the real property
5 records of the County of Grayson, State of Texas, and being more
6 fully described as follows:

7 Beginning for the southwest corner of the tract being described
8 herein at a set 1\2 inch steel square tubing, said tubing being the
9 most westerly southwest corner of said Trapp Tract One, same being
10 the northwest corner of Tract One as described in deed to Christie
11 Farm Ltd., filed 16 February 1993, and recorded in volume 2255 page
12 516 of said real property records, and said tubing being on the east
13 line of Tract Two as described in said Christie deed, said tubing
14 also being in an abandoned road;

15 Thence: North 01 degrees 39 minutes 37 seconds West, with the west
16 line of said Trapp Tract One, and with the east line of said
17 Christie Tract Two, and with a barbed wire fence in the center of
18 said abandoned road bed, a distance of 1813.36 feet to a found 1\2
19 inch rebar for the northwest corner of said Trapp Tract One, said
20 rebar being on the south line of a called 233.48 acre tract as
21 described in deed to JMS Ltd., filed 23 June 2004, and recorded in
22 volume 3684 page 164 of the official public records of Grayson
23 County, Texas;

24 Thence: North 88 degrees 52 minutes 52 seconds East, with the north
25 line of said Trapp Tract One, and with the south line of said JMS
26 tract, and with an old barbed wire fence, a distance of 1395.71 feet
27 to a found 1\2 inch rebar with a plastic cap marked Underwood for

1 the northeast corner of this tract, said rebar being the southeast
2 corner of said JMS tract, and said rebar being on the west line of
3 State Highway Number 289;

4 Thence: With the west line of said highway the following five (5)
5 calls:

6 1. South 10 degrees 50 minutes 55 seconds West, a distance of 27.66
7 feet,

8 2. South 05 degrees 41 minutes 07 seconds West, a distance of
9 164.82 feet,

10 3. South 11 degrees 06 minutes 58 seconds West, a distance of
11 823.97 feet,

12 4. South 14 degrees 04 minutes 31 seconds West, a distance of
13 656.55 feet,

14 5. South 27 degrees 11 minutes 10 seconds West, a distance of
15 194.90 feet to a found 1\2 inch rebar with a plastic cap marked
16 Underwood for the southeast corner of this tract, said rebar being
17 on the south line of said Trapp Tract One, same being the north line
18 of said Christie Tract One;

19 Thence: South 88 degrees 07 minutes 17 seconds West, with the south
20 line of said Trapp Tract One, and with the north line of said
21 Christie Tract One, a distance of 914.29 feet to the POINT OF
22 BEGINNING and containing 49.540 acres of land.

23 Tract Three

24 All that certain tract or parcel of land situated in the Daniel
25 Lloyd Survey, Abstract Number 706, County of Grayson, State of
26 Texas, said tract being part of Tract One a called 278.389 acre
27 tract as described in deed to Edwin A. Trapp Jr., Trustee, filed 24

1 may 1993, and recorded in volume 2271 page 274 of the real property
2 records of the County of Grayson, State of Texas, and being more
3 fully described as follows:

4 Beginning for the northwest corner of the tract being described
5 herein at a found 1\2 inch rebar with a plastic cap marked
6 Underwood, said rebar being on the north line of said Trapp Tract
7 One, and said rebar being the southwest corner of a called 134.431
8 acre tract as described in deed to JMS Ltd., filed 23 June 2004, and
9 recorded in volume 3684 page 164 of the official public records of
10 Grayson County, Texas, said rebar also being on the east line of
11 State Highway Number 289;

12 Thence: North 89 degrees 11 minutes 13 seconds East, with the north
13 line of said Trapp Tract One, and with the south line of said JMS
14 tract, and with an old barbed wire fence, and tree line, a distance
15 of 2500.41 feet to a found 1\2 inch rebar by an old wood fence corner
16 post for the northeast corner of said Trapp Tract One, same being
17 the northwest corner of a called 76 acre tract, the Second Tract in
18 Exhibit "B" as described in deed to Freels Family Limited
19 Partnership, filed 09 January 1997, and recorded in volume 2516
20 page 609 of said official public records;

21 Thence: South 00 degrees 53 minutes 47 seconds East, with the east
22 line of said Trapp Tract One, and with the west line of said Freels
23 tract, a distance of 1192.97 feet to a set 1\2 inch steel square
24 tubing for the southeast corner of this tract, said tubing being on
25 the north line of the Burlington Northern Railroad, said tubing
26 also being in a curve to the right having a central angle of 39
27 degrees 50 minutes 05 seconds, and a radius of 2798.24 feet, and

1 chord bearing of South 55 degrees 27 minutes 06 seconds West, and a
2 chord distance of 1906.53 feet;

3 Thence: With the north line of said railroad, and with said curve to
4 the right, an arc length of 1945.47 feet to a set 1\2 inch steel
5 square tubing for the end of said curve;

6 Thence: South 75 degrees 22 minutes 08 seconds West, with the north
7 line of said railroad, a distance of 1131.15 feet to a set 1\2 inch
8 steel square tubing for the most southerly southwest corner of this
9 tract, said tubing being on the west line of said Trapp Tract One,
10 and said tubing being on the east line of Tract One as described in
11 deed to Christie Farm Ltd., filed 16 February 1993, and recorded in
12 volume 2255 page 516 of said real property records;

13 Thence: North 01 degrees 32 minutes 43 seconds West, with the west
14 line of said Trapp Tract One, and with the east line of said
15 Christie Tract One, and with an old barbed wire fence and tree line,
16 a distance of 727.86 feet to a found 1\2 inch rebar by a wood fence
17 corner post for an ell corner of said Trapp Tract One, same being
18 the northeast corner of said Christie Tract One;

19 Thence: South 88 degrees 13 minutes 00 seconds West, with the south
20 line of said Trapp Tract One, and with the north line of said
21 Christie Tract One, and with an old barbed wire fence and tree line,
22 a distance of 152.97 feet to a found 1\2 inch rebar with a plastic
23 cap marked Underwood for the most westerly southwest corner of this
24 tract, said rebar being on the east line of said highway;

25 Thence: With the east line of said highway the following three (3)
26 calls:

27 1. North 09 degrees 22 minutes 56 seconds East, a distance of

1 129.92 feet,

2 2. North 08 degrees 16 minutes 56 seconds East, a distance of
3 657.02 feet,

4 3. North 11 degrees 12 minutes 13 seconds East, a distance of
5 1042.97 feet to the POINT OF BEGINNING and containing 127.870 acres
6 of land.

7 Tract Four

8 All that certain tract or parcel of land situated in the Daniel
9 Lloyd Survey, Abstract Number 706, County of Grayson, State of
10 Texas, said tract being part of Tract One a called 278.389 acre
11 tract as described in deed to Edwin A. Trapp Jr., Trustee, filed 24
12 may 1993, and recorded in volume 2271 page 274 of the real property
13 records of the County of Grayson, State of Texas, and being more
14 fully described as follows:

15 Beginning for the southeast corner of the tract being described
16 herein at a set 1\2 inch steel square tubing, said tubing being the
17 most easterly southeast corner of said Trapp Tract One, same being
18 the southwest corner of a called 76 acre tract, the Second Tract in
19 Exhibit "B" as described in deed to the Freels Family Limited
20 Partnership, filed 09 January 1997, and recorded in volume 2516
21 page 609 of the official public records of Grayson County, Texas,
22 said tubing also being in the center of Strawn Road;

23 Thence: South 89 degrees 06 minutes 49 seconds West, with the south
24 line of said Trapp Tract One, and with the center of said road, a
25 distance of 389.89 feet to a set 1\2 inch steel square tubing for
26 the southwest corner of this tract, said tubing being on the south
27 line of the Burlington Northern Railroad, said tubing also being in

1 a curve to the left having a central angle of 11 degrees 00 minutes
2 26 seconds, and a radius of 2898.24 feet, and a chord bearing of
3 North 43 degrees 38 minutes 14 seconds East, and a chord distance of
4 555.93 feet;

5 Thence: With the south line of said railroad, and with said curve to
6 the left, an arc length of 556.78 feet to a set 1\2 inch steel square
7 tubing for the northeast corner of this tract, said tubing being on
8 the east line of said Trapp Tract One, same being the west line of
9 said Freels tract;

10 Thence: South 00 degrees 53 minutes 47 seconds West, with the east
11 line of said Trapp Tract One, and with the west line of said Freels
12 Tract, and passing at 366.36 feet a set 1\2 inch steel square tubing
13 on the north side of said road, and continuing on said course a
14 total distance of 396.36 feet to the POINT OF BEGINNING and
15 containing 1.660 acres of land.

16 Tract 5

17 All that certain tract or parcel of land situated in the Asa
18 Hartfield Survey, Abstract Number 490 and the Harry Campbell
19 Survey, Abstract Number 244, County of Grayson, State of Texas,
20 said tract being the remainder of Tract Two a called 400.00 acre
21 tract as described in deed to Edwin A. Trapp Jr., Trustee, filed 24
22 may 1993, and recorded in volume 2271 page 274 of the real property
23 records of the County of Grayson, State of Texas, and being more
24 fully described as follows:

25 Beginning for the most northerly northeast corner of the tract
26 being described herein at a found 1\2 inch rebar, said rebar being
27 the most northerly northeast corner of said Tract Two, and said

1 rebar being the northwest corner of Tract 2, a called 114 acre tract
2 as described in deed to Brandon Douglas Hunter, filed 11 July 2002,
3 and recorded in volume 3278 page 336 of the official public records
4 of Grayson County, Texas, and said rebar being on the south line of
5 Tract One a called 278.389 acre tract as described in said Trapp
6 deed, said rebar also being at the intersection of Strawn Road and
7 Harris Road;

8 Thence: South 01 degrees 41 minutes 56 seconds East, with the east
9 line of said Tract Two, and with the west line of said Hunter Tract
10 2, and with said Harris Road, a distance of 1637.62 feet to a found
11 1\2 inch rebar for an ell corner of said Tract Two, same being the
12 southwest corner of said Hunter Tract 2;

13 Thence: North 88 degrees 41 minutes 40 seconds East, with the north
14 line of said Tract Two, and with the south line of said Hunter Tract
15 2, and with an old barbed wire fence and tree line, and passing at
16 3859.69 feet a wood fence post, and continuing on said course a
17 total distance of 3994.01 feet to a point in the East Fork of the
18 Trinity River for the most easterly northeast corner of said Tract
19 Two;

20 Thence: With the East Fork of the Trinity River the following thirty
21 five (35) calls:

22 1. South 04 degrees 16 minutes 06 seconds West, a distance of 13.44
23 feet,

24 2. South 71 degrees 38 minutes 03 seconds West, a distance of 30.00
25 feet,

26 3. South 16 degrees 22 minutes 03 seconds West, a distance of 35.50
27 feet,

- 1 4. South 44 degrees 05 minutes 05 seconds East, a distance of
- 2 118.73 feet,
- 3 5. South 21 degrees 02 minutes 52 seconds East, a distance of
- 4 114.70 feet,
- 5 6. South 28 degrees 15 minutes 39 seconds East, a distance of 49.91
- 6 feet,
- 7 7. South 46 degrees 49 minutes 00 seconds East, a distance of 93.47
- 8 feet,
- 9 8. South 59 degrees 59 minutes 37 seconds East, a distance of 97.33
- 10 feet,
- 11 9. North 87 degrees 21 minutes 13 seconds East, a distance of 56.79
- 12 feet,
- 13 10. North 41 degrees 45 minutes 50 seconds East, a distance of
- 14 32.24 feet,
- 15 11. North 21 degrees 45 minutes 20 seconds West, a distance of
- 16 68.89 feet,
- 17 12. North 13 degrees 33 minutes 07 seconds East, a distance of
- 18 51.57 feet,
- 19 13. South 76 degrees 46 minutes 26 seconds East, a distance of
- 20 67.85 feet,
- 21 14. South 56 degrees 03 minutes 42 seconds East, a distance of
- 22 47.74 feet,
- 23 15. South 05 degrees 21 minutes 57 seconds West, a distance of
- 24 66.45 feet,
- 25 16. South 19 degrees 16 minutes 48 seconds West, a distance of
- 26 44.53 feet,
- 27 17. South 62 degrees 01 minutes 44 seconds West, a distance of

- 1 46.70 feet,
- 2 18. South 24 degrees 16 minutes 44 seconds East, a distance of
- 3 107.73 feet,
- 4 19. North 80 degrees 21 minutes 03 seconds East, a distance of
- 5 72.00 feet,
- 6 20. North 41 degrees 38 minutes 02 seconds East, a distance of
- 7 51.16 feet,
- 8 21. North 71 degrees 31 minutes 13 seconds East, a distance of
- 9 90.02 feet,
- 10 22. South 87 degrees 37 minutes 31 seconds East, a distance of
- 11 84.31 feet,
- 12 23. South 29 degrees 55 minutes 31 seconds East, a distance of
- 13 251.82 feet,
- 14 24. South 36 degrees 47 minutes 19 seconds West, a distance of
- 15 208.87 feet,
- 16 25. South 39 degrees 55 minutes 52 seconds West, a distance of
- 17 166.41 feet,
- 18 26. South 27 degrees 53 minutes 18 seconds East, a distance of
- 19 118.83 feet,
- 20 27. South 51 degrees 28 minutes 57 seconds East, a distance of
- 21 47.21 feet,
- 22 28. South 35 degrees 04 minutes 21 seconds East, a distance of
- 23 307.05 feet,
- 24 29. South 89 degrees 36 minutes 39 seconds East, a distance of
- 25 85.00 feet,
- 26 30. North 85 degrees 30 minutes 21 seconds East, a distance of
- 27 155.00 feet,

1 31. South 11 degrees 27 minutes 21 seconds West, a distance of
2 200.00 feet,
3 32. South 43 degrees 02 minutes 39 seconds East, a distance of
4 160.00 feet,
5 33. South 07 degrees 28 minutes 29 seconds East, a distance of
6 135.00 feet,
7 34. South 02 degrees 28 minutes 21 seconds West, a distance of
8 95.00 feet,
9 35. South 43 degrees 16 minutes 03 seconds East, a distance of
10 77.43 feet to a point in a Soil Conservation Lake for the southeast
11 corner of said Tract Two, said point being on the north line of a
12 tract as described in deed to W. J. Harris, filed 08 November 1950,
13 and recorded in volume 629 page 119 of the deed records of said
14 Grayson County, Texas;
15 Thence: South 88 degrees 00 minutes 17 seconds West, with the south
16 line of said Tract Two, and with the north line of said Harris
17 tract, and passing at 540.02 feet a set 1\2 inch steel square tubing
18 on the west edge of said lake, and continuing on said course with an
19 old barbed wire fence and tree line, a total distance of 3456.64
20 feet to a found 1\2 inch rebar for the northeast corner of a called
21 4.461 acre tract as described in deed to Barry Harris et ux, Vickie
22 Lynn Harris, filed 03 September 1993, and recorded in volume 2291
23 page 101 of said real property records;
24 Thence: South 88 degrees 44 minutes 13 seconds West, with the south
25 line of said Tract Two, and with the north line of said Harris 4.461
26 acre tract, and with said fence and tree line, a distance of 334.09
27 feet to a found 1\2 inch rebar for the northwest corner of said

1 Harris 4.461 acre tract;

2 Thence: South 88 degrees 38 minutes 06 seconds West, with the south
3 line of said Tract Two, and with said fence and tree line, a
4 distance of 1370.38 feet to a found 1\2 inch rebar in said Harris
5 Road for the most southerly southwest corner of said Tract Two, same
6 being the northwest corner of said W. J. Harris tract, and said
7 rebar being on the east line of Tract 1, a called 105.27 acre tract
8 as described in said Hunter deed;

9 Thence: North 01 degrees 42 minutes 39 seconds West, with the west
10 line of said Tract Two, and with the east line of said Hunter Tract
11 1, and with said road, a distance of 780.48 feet to a set 1\2 inch
12 steel square tubing for an ell corner of said Tract Two, same being
13 the northeast corner of said Hunter Tract 1;

14 Thence: South 88 degrees 47 minutes 26 seconds West, with the south
15 line of said Tract Two, and with the north line of said Hunter Tract
16 1, and passing at 207.13 feet a wood fence post, and continuing on
17 said course with an old barbed wire fence, and tree line, a total
18 distance of 2201.38 feet to a found 1\2 inch rebar for the northwest
19 corner of said Hunter Tract 1, same being the northeast corner of a
20 tract as described in partition deed to Edna M. Woodall, filed 12
21 September 1977, and recorded in volume 1404 page 596 of said deed
22 records;

23 Thence: South 88 degrees 46 minutes 48 seconds West, with the south
24 line of said Tract Two, and with the north line of said Woodall
25 tract, and with said fence, a distance of 772.94 feet to a set 1\2
26 inch steel square tubing for a southwest corner of said Tract Two,
27 same being the southeast corner of a called 26.14 acre tract as

1 described in deed to Penny S. Avery, filed 07 July 1998, and
2 recorded in volume 2670 page 802 of said official public records;

3 Thence: North 02 degrees 17 minutes 36 seconds West, with the west
4 line of said Tract Two, and with the east line of said Avery tract, a
5 distance of 710.78 feet to a found 1\2 inch rebar for an ell corner
6 of said Tract Two, same being the northeast corner of said Avery
7 tract;

8 Thence: North 63 degrees 23 minutes 26 seconds West, with the south
9 line of said Tract Two, and with the north line of said Avery tract,
10 a distance of 710.78 feet to a found 1\2 inch rebar for the most
11 westerly southwest corner of said Tract Two, same being the most
12 northerly corner of said Avery tract, and said rebar being on the
13 east line of State Highway Number 289;

14 Thence: With the east line of said Highway the following nine (9)
15 calls:

16 1. North 45 degrees 06 minutes 45 seconds East, a distance of
17 386.68 feet,

18 2. South 44 degrees 48 minutes 33 seconds East, a distance of 20.00
19 feet,

20 3. North 45 degrees 11 minutes 27 seconds East, a distance of
21 1000.00 feet,

22 4. North 44 degrees 48 minutes 33 seconds East, a distance of 20.13
23 feet,

24 5. North 45 degrees 07 minutes 15 seconds East, a distance of
25 872.90 feet,

26 6. North 50 degrees 55 minutes 36 seconds East, a distance of
27 164.98 feet,

1 7. North 45 degrees 21 minutes 48 seconds East, a distance of
2 120.47 feet,

3 8. North 88 degrees 27 minutes 27 seconds East, a distance of
4 216.10 feet,

5 9. North 00 degrees 42 minutes 19 seconds West, a distance of 26.46
6 feet to a set 1\2 inch steel square tubing in said Strawn Road for
7 the remainder northwest corner of said Tract Two, same on the
8 southwest corner of Tract One as described deed to Christie Farm
9 Ltd., filed 16 February 1993, and recorded in volume 2255 page 516
10 of said real property records;

11 Thence: North 88 degrees 07 minutes 11 seconds East, with the north
12 line of said Tract Two, and with the south line of said Christie
13 Farm tract, and with said road, a distance of 1328.08 feet to a set
14 1\2 inch steel square tubing for the southeast corner of said
15 Christie Farm tract, same being the southwest corner of said Trapp
16 Tract One;

17 Thence: North 88 degrees 19 minutes 19 seconds East, with the north
18 line of said Tract Two, and with the south line of said Trapp Tract
19 One, and with said road, a distance of 195.22 feet to the POINT OF
20 BEGINNING and containing 399.348 acres of land.

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

1 (b) The governor, one of the required recipients, has
2 submitted the notice and Act to the Texas Commission on
3 Environmental Quality.

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

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

12 SECTION 4. This Act takes effect September 1, 2007.