

1-1 By: Phillip (Senate Sponsor - Estes) H.B. No. 4120
1-2 (In the Senate - Received from the House May 10, 2007;
1-3 May 14, 2007, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 18, 2007, reported favorably by
1-5 the following vote: Yeas 4, Nays 0; May 18, 2007, sent to
1-6 printer.)

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

1-9 relating to the creation of the Sangani Ranch Municipal Utility
1-10 District No. 2 of Grayson County; providing authority to impose a
1-11 tax and issue bonds; granting the power of eminent domain.

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

1-13 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-14 Code, is amended by adding Chapter 8259 to read as follows:

1-15 CHAPTER 8259. SANGANI RANCH MUNICIPAL UTILITY DISTRICT NO. 2 OF
1-16 GRAYSON COUNTY

1-17 SUBCHAPTER A. GENERAL PROVISIONS

1-18 Sec. 8259.001. DEFINITIONS. In this chapter:

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

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

1-21 (3) "District" means the Sangani Ranch Municipal
1-22 Utility District No. 2 of Grayson County.

1-23 Sec. 8259.002. NATURE OF DISTRICT. The district is a
1-24 municipal utility district in Grayson County created under and
1-25 essential to accomplish the purposes of Section 52, Article III,
1-26 and Section 59, Article XVI, Texas Constitution.

1-27 Sec. 8259.003. CONFIRMATION ELECTION REQUIRED. If the
1-28 creation of the district is not confirmed at a confirmation
1-29 election held under Section 8259.023 before September 1, 2009:

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

1-32 (A) pay any debts incurred;

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

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

1-37 (2) this chapter expires September 1, 2012.

1-38 Sec. 8259.004. INITIAL DISTRICT TERRITORY. (a) The
1-39 district is initially composed of the territory described by
1-40 Section 2 of the Act creating this chapter.

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

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

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

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

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

1-52 [Sections 8259.005-8259.020 reserved for expansion]

1-53 SUBCHAPTER A-1. TEMPORARY PROVISIONS

1-54 Sec. 8259.021. TEMPORARY DIRECTORS. (a) On or after
1-55 September 1, 2007, a person who owns land in the district may submit
1-56 a petition to the Texas Commission on Environmental Quality
1-57 requesting that the commission appoint as temporary directors the
1-58 five persons named in the petition.

1-59 (b) The commission shall appoint as temporary directors the
1-60 five persons named in the first petition received by the commission
1-61 under Subsection (a).

1-62 (c) If a temporary director fails to qualify for office, the
1-63 commission shall appoint a person to fill the vacancy.

1-64 (d) Temporary directors serve until the earlier of:

2-1 (1) the date directors are elected under Section
 2-2 8259.023; or
 2-3 (2) the date this chapter expires under Section
 2-4 8259.003.

2-5 Sec. 8259.022. ORGANIZATIONAL MEETING OF TEMPORARY
 2-6 DIRECTORS. As soon as practicable after all the temporary
 2-7 directors have qualified under Section 49.055, Water Code, the
 2-8 temporary directors shall meet at a location in the district
 2-9 agreeable to a majority of the directors. At the meeting, the
 2-10 temporary directors shall elect officers from among the temporary
 2-11 directors and conduct any other district business.

2-12 Sec. 8259.023. CONFIRMATION AND INITIAL DIRECTORS'
 2-13 ELECTION; ANNEXATION BY CITY. (a) The temporary directors shall
 2-14 hold an election to confirm the creation of the district and to
 2-15 elect five directors as provided by Section 49.102, Water Code.

2-16 (b) The temporary directors may not hold the election until
 2-17 the City of Gunter has annexed into its corporate limits all
 2-18 territory described by Section 2 of the Act creating this chapter.

2-19 Sec. 8259.024. INITIAL ELECTED DIRECTORS; TERMS. The
 2-20 directors elected under Section 8259.023 shall draw lots to
 2-21 determine which two shall serve until the first regularly scheduled
 2-22 election of directors and which three shall serve until the second
 2-23 regularly scheduled election of directors.

2-24 Sec. 8259.025. EXPIRATION OF SUBCHAPTER. This subchapter
 2-25 expires September 1, 2014.

2-26 [Sections 8259.026-8259.050 reserved for expansion]
 2-27 SUBCHAPTER B. BOARD OF DIRECTORS

2-28 Sec. 8259.051. GOVERNING BODY; TERMS. (a) The district is
 2-29 governed by a board of five directors.

2-30 (b) Directors serve staggered four-year terms.

2-31 [Sections 8259.052-8259.100 reserved for expansion]
 2-32 SUBCHAPTER C. POWERS AND DUTIES

2-33 Sec. 8259.101. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-34 DUTIES. The district has the powers and duties provided by the
 2-35 general law of this state, including Chapters 49 and 54, Water Code,
 2-36 applicable to municipal utility districts created under Section 59,
 2-37 Article XVI, Texas Constitution.

2-38 Sec. 8259.102. WATER AND WASTEWATER FACILITIES AND
 2-39 SERVICES. (a) The district shall make available any district water
 2-40 or wastewater facility to each person that holds a certificate of
 2-41 convenience and necessity for land in the district.

2-42 (b) The district may not provide retail water or wastewater
 2-43 services.

2-44 Sec. 8259.103. ROAD PROJECTS. (a) To the extent authorized
 2-45 by Section 52, Article III, Texas Constitution, the district may
 2-46 construct, acquire, improve, maintain, or operate macadamized,
 2-47 graveled, or paved roads or turnpikes, or improvements in aid of
 2-48 those roads or turnpikes, inside the district.

2-49 (b) A road project must meet all applicable construction
 2-50 standards, subdivision requirements, and regulations of each
 2-51 municipality in whose corporate limits or extraterritorial
 2-52 jurisdiction the district is located.

2-53 Sec. 8259.104. MAINTENANCE AND REPAIR OF ROADS IN TERRITORY
 2-54 EXCLUDED FROM CITY. If the City of Gunter excludes district
 2-55 territory from the city's corporate limits, the district shall
 2-56 maintain, improve, operate, and repair any road located in that
 2-57 territory in accordance with the ordinances and rules of each
 2-58 political subdivision in whose jurisdiction the road is located.

2-59 Sec. 8259.105. DIVISION OF DISTRICT. (a) The district may
 2-60 be divided into two new districts only if the district:

2-61 (1) has no outstanding bonded debt; and

2-62 (2) is not imposing ad valorem taxes.

2-63 (b) The division procedure is prescribed by Sections 53.030
 2-64 through 53.041, Water Code.

2-65 (c) Any new district created by the division of the district
 2-66 has all the powers and duties of the district.

2-67 (d) Any new district created by the division of the district
 2-68 may not, at the time the new district is created, contain any land:

2-69 (1) outside the area described by Section 2 of the Act

3-1 creating this chapter; or
 3-2 (2) outside the corporate limits of the city of
 3-3 Gunter.
 3-4 Sec. 8259.106. LIMITATION ON ANNEXATION. (a) The district
 3-5 may not add land to the district under Subchapter J, Chapter 49,
 3-6 Water Code, if the land is located outside the corporate limits of
 3-7 the city of Gunter.
 3-8 (b) Section 43.075, Local Government Code, does not apply to
 3-9 the district.
 3-10 [Sections 8259.107-8259.150 reserved for expansion]
 3-11 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS
 3-12 Sec. 8259.151. TAX TO REPAY BONDS. The district may impose
 3-13 a tax to pay the principal of or interest on bonds or other
 3-14 obligations issued under Section 8259.201.
 3-15 [Sections 8259.152-8259.200 reserved for expansion]
 3-16 SUBCHAPTER E. BONDS
 3-17 Sec. 8259.201. 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 8259.101 or 8259.103.
 3-22 (b) The district may not issue bonds or other obligations to
 3-23 finance projects authorized by Section 8259.103 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 held for that purpose.
 3-26 (c) Bonds or other obligations issued or incurred to finance
 3-27 projects authorized by Section 8259.103 may not exceed one-fourth
 3-28 of the assessed value of the real property in the district.
 3-29 SECTION 2. The Sangani Ranch Municipal Utility District No.
 3-30 2 of Grayson County includes all the territory contained in the
 3-31 following area:
 3-32 Tract One
 3-33 All that certain tract or parcel of land situated in the Daniel
 3-34 Lloyd Survey, Abstract Number 706, County of Grayson, State of
 3-35 Texas, said tract being part of Tract One a called 278.389 acre
 3-36 tract as described in deed to Edwin A. Trapp Jr., Trustee, filed 24
 3-37 may 1993, and recorded in volume 2271 page 274 of the real property
 3-38 records of the County of Grayson, State of Texas, and being more
 3-39 fully described as follows:
 3-40 Beginning for the southwest corner of the tract being described
 3-41 herein at a set 1\2 inch steel square tubing, said tubing being the
 3-42 most southerly southwest corner of said Trapp Tract One, same being
 3-43 the southeast corner of Tract One as described in deed to Christie
 3-44 Farm Ltd., filed 16 February 1993, and recorded in volume 2255 page
 3-45 516 of said real property records, and said tubing being on the
 3-46 north line of Tract Two a called 400.00 acre tract as described in
 3-47 said Trapp deed, said tubing also being in Strawn Road;
 3-48 Thence: North 01 degrees 32 minutes 43 seconds West, with the west
 3-49 line of said Trapp Tract One, and with the east line of said
 3-50 Christie Farm tract, and passing at 38.88 feet a set 1\2 inch steel
 3-51 square tubing on the north side of said road, and continuing on said
 3-52 course with an old barbed wire fence, and tree line, a total
 3-53 distance of 1816.23 feet to a set 1\2 inch steel square tubing for
 3-54 the northwest corner of this tract, said tubing being on the south
 3-55 line of the Burlington Northern Railroad;
 3-56 Thence: North 75 degrees 22 minutes 08 seconds East, with the south
 3-57 line of said railroad, a distance of 1154.39 feet to a set 1\2 inch
 3-58 steel square tubing for the start of a curve to the left having a
 3-59 central angle of 19 degrees 36 minutes 08 seconds, and a radius of
 3-60 2898.24 feet, and chord bearing of North 65 degrees 34 minutes 04
 3-61 seconds East, and a chord distance of 986.73 feet;
 3-62 Thence: With the south line of said railroad and with said curve to
 3-63 the left, an arc length of 991.56 feet to a set 1\2 inch steel square
 3-64 tubing for the northeast corner of this tract, said tubing being an
 3-65 ell corner of said Trapp Tract One;
 3-66 Thence: South 01 degrees 55 minutes 00 seconds East, with the east
 3-67 line of said Trapp Tract One, and with the center of said road, a
 3-68 distance of 2456.64 feet to a set 1\2 inch steel square tubing in a
 3-69 turn in said road for the most southerly southeast corner of said

4-1 Trapp Tract One, and said tubing being on the north line of Tract 2 a
4-2 called 114 acre tract as described in deed to Brandon Douglas
4-3 Hunter, filed 11 July 2002, and recorded in volume 3278 page 336 of
4-4 the official public records of Grayson County, Texas;
4-5 Thence: South 88 degrees 19 minutes 20 seconds West, with the south
4-6 line of said Trapp Tract One, and with the north line of said Hunter
4-7 tract, and with said road, and passing at a distance of 1410.88 feet
4-8 to a found railroad spike, and continuing on said course a total
4-9 distance of 1854.17 feet to a found 1\2 inch rebar for the northwest
4-10 corner of said Hunter tract, same being the northeast corner of said
4-11 Trapp Tract Two, said rebar also being at the intersection of said
4-12 Strawn Road and Harris Road;
4-13 Thence: South 88 degrees 19 minutes 19 seconds West, with the south
4-14 line of said Trapp Tract One, and with the north line of said Trapp
4-15 Tract Two, and with said Strawn Road, a distance of 195.22 feet to
4-16 the POINT OF BEGINNING and containing 97.316 acres of land.
4-17 Tract Two
4-18 All that certain tract or parcel of land situated in the Daniel
4-19 Lloyd Survey, Abstract Number 706, County of Grayson, State of
4-20 Texas, said tract being part of Tract One a called 278.389 acre
4-21 tract as described in deed to Edwin A. Trapp Jr., Trustee, filed 24
4-22 may 1993, and recorded in volume 2271 page 274 of the real property
4-23 records of the County of Grayson, State of Texas, and being more
4-24 fully described as follows:
4-25 Beginning for the southwest corner of the tract being described
4-26 herein at a set 1\2 inch steel square tubing, said tubing being the
4-27 most westerly southwest corner of said Trapp Tract One, same being
4-28 the northwest corner of Tract One as described in deed to Christie
4-29 Farm Ltd., filed 16 February 1993, and recorded in volume 2255 page
4-30 516 of said real property records, and said tubing being on the east
4-31 line of Tract Two as described in said Christie deed, said tubing
4-32 also being in an abandoned road;
4-33 Thence: North 01 degrees 39 minutes 37 seconds West, with the west
4-34 line of said Trapp Tract One, and with the east line of said
4-35 Christie Tract Two, and with a barbed wire fence in the center of
4-36 said abandoned road bed, a distance of 1813.36 feet to a found 1\2
4-37 inch rebar for the northwest corner of said Trapp Tract One, said
4-38 rebar being on the south line of a called 233.48 acre tract as
4-39 described in deed to JMS Ltd., filed 23 June 2004, and recorded in
4-40 volume 3684 page 164 of the official public records of Grayson
4-41 County, Texas;
4-42 Thence: North 88 degrees 52 minutes 52 seconds East, with the north
4-43 line of said Trapp Tract One, and with the south line of said JMS
4-44 tract, and with an old barbed wire fence, a distance of 1395.71 feet
4-45 to a found 1\2 inch rebar with a plastic cap marked Underwood for
4-46 the northeast corner of this tract, said rebar being the southeast
4-47 corner of said JMS tract, and said rebar being on the west line of
4-48 State Highway Number 289;
4-49 Thence: With the west line of said highway the following five (5)
4-50 calls:
4-51 1. South 10 degrees 50 minutes 55 seconds West, a distance of 27.66
4-52 feet,
4-53 2. South 05 degrees 41 minutes 07 seconds West, a distance of
4-54 164.82 feet,
4-55 3. South 11 degrees 06 minutes 58 seconds West, a distance of
4-56 823.97 feet,
4-57 4. South 14 degrees 04 minutes 31 seconds West, a distance of
4-58 656.55 feet,
4-59 5. South 27 degrees 11 minutes 10 seconds West, a distance of
4-60 194.90 feet to a found 1\2 inch rebar with a plastic cap marked
4-61 Underwood for the southeast corner of this tract, said rebar being
4-62 on the south line of said Trapp Tract One, same being the north line
4-63 of said Christie Tract One;
4-64 Thence: South 88 degrees 07 minutes 17 seconds West, with the south
4-65 line of said Trapp Tract One, and with the north line of said
4-66 Christie Tract One, a distance of 914.29 feet to the POINT OF
4-67 BEGINNING and containing 49.540 acres of land.
4-68 Tract Three
4-69 All that certain tract or parcel of land situated in the Daniel

5-1 Lloyd Survey, Abstract Number 706, County of Grayson, State of
5-2 Texas, said tract being part of Tract One a called 278.389 acre
5-3 tract as described in deed to Edwin A. Trapp Jr., Trustee, filed 24
5-4 may 1993, and recorded in volume 2271 page 274 of the real property
5-5 records of the County of Grayson, State of Texas, and being more
5-6 fully described as follows:
5-7 Beginning for the northwest corner of the tract being described
5-8 herein at a found 1\2 inch rebar with a plastic cap marked
5-9 Underwood, said rebar being on the north line of said Trapp Tract
5-10 One, and said rebar being the southwest corner of a called 134.431
5-11 acre tract as described in deed to JMS Ltd., filed 23 June 2004, and
5-12 recorded in volume 3684 page 164 of the official public records of
5-13 Grayson County, Texas, said rebar also being on the east line of
5-14 State Highway Number 289;
5-15 Thence: North 89 degrees 11 minutes 13 seconds East, with the north
5-16 line of said Trapp Tract One, and with the south line of said JMS
5-17 tract, and with an old barbed wire fence, and tree line, a distance
5-18 of 2500.41 feet to a found 1\2 inch rebar by an old wood fence corner
5-19 post for the northeast corner of said Trapp Tract One, same being
5-20 the northwest corner of a called 76 acre tract, the Second Tract in
5-21 Exhibit "B" as described in deed to Freels Family Limited
5-22 Partnership, filed 09 January 1997, and recorded in volume 2516
5-23 page 609 of said official public records;
5-24 Thence: South 00 degrees 53 minutes 47 seconds East, with the east
5-25 line of said Trapp Tract One, and with the west line of said Freels
5-26 tract, a distance of 1192.97 feet to a set 1\2 inch steel square
5-27 tubing for the southeast corner of this tract, said tubing being on
5-28 the north line of the Burlington Northern Railroad, said tubing
5-29 also being in a curve to the right having a central angle of 39
5-30 degrees 50 minutes 05 seconds, and a radius of 2798.24 feet, and
5-31 chord bearing of South 55 degrees 27 minutes 06 seconds West, and a
5-32 chord distance of 1906.53 feet;
5-33 Thence: With the north line of said railroad, and with said curve to
5-34 the right, an arc length of 1945.47 feet to a set 1\2 inch steel
5-35 square tubing for the end of said curve;
5-36 Thence: South 75 degrees 22 minutes 08 seconds West, with the north
5-37 line of said railroad, a distance of 1131.15 feet to a set 1\2 inch
5-38 steel square tubing for the most southerly southwest corner of this
5-39 tract, said tubing being on the west line of said Trapp Tract One,
5-40 and said tubing being on the east line of Tract One as described in
5-41 deed to Christie Farm Ltd., filed 16 February 1993, and recorded in
5-42 volume 2255 page 516 of said real property records;
5-43 Thence: North 01 degrees 32 minutes 43 seconds West, with the west
5-44 line of said Trapp Tract One, and with the east line of said
5-45 Christie Tract One, and with an old barbed wire fence and tree line,
5-46 a distance of 727.86 feet to a found 1\2 inch rebar by a wood fence
5-47 corner post for an ell corner of said Trapp Tract One, same being
5-48 the northeast corner of said Christie Tract One;
5-49 Thence: South 88 degrees 13 minutes 00 seconds West, with the south
5-50 line of said Trapp Tract One, and with the north line of said
5-51 Christie Tract One, and with an old barbed wire fence and tree line,
5-52 a distance of 152.97 feet to a found 1\2 inch rebar with a plastic
5-53 cap marked Underwood for the most westerly southwest corner of this
5-54 tract, said rebar being on the east line of said highway;
5-55 Thence: With the east line of said highway the following three (3)
5-56 calls:
5-57 1. North 09 degrees 22 minutes 56 seconds East, a distance of
5-58 129.92 feet,
5-59 2. North 08 degrees 16 minutes 56 seconds East, a distance of
5-60 657.02 feet,
5-61 3. North 11 degrees 12 minutes 13 seconds East, a distance of
5-62 1042.97 feet to the POINT OF BEGINNING and containing 127.870 acres
5-63 of land.
5-64 Tract Four
5-65 All that certain tract or parcel of land situated in the Daniel
5-66 Lloyd Survey, Abstract Number 706, County of Grayson, State of
5-67 Texas, said tract being part of Tract One a called 278.389 acre
5-68 tract as described in deed to Edwin A. Trapp Jr., Trustee, filed 24
5-69 may 1993, and recorded in volume 2271 page 274 of the real property

6-1 records of the County of Grayson, State of Texas, and being more
6-2 fully described as follows:
6-3 Beginning for the southeast corner of the tract being described
6-4 herein at a set 1\2 inch steel square tubing, said tubing being the
6-5 most easterly southeast corner of said Trapp Tract One, same being
6-6 the southwest corner of a called 76 acre tract, the Second Tract in
6-7 Exhibit "B" as described in deed to the Freels Family Limited
6-8 Partnership, filed 09 January 1997, and recorded in volume 2516
6-9 page 609 of the official public records of Grayson County, Texas,
6-10 said tubing also being in the center of Strawn Road;
6-11 Thence: South 89 degrees 06 minutes 49 seconds West, with the south
6-12 line of said Trapp Tract One, and with the center of said road, a
6-13 distance of 389.89 feet to a set 1\2 inch steel square tubing for
6-14 the southwest corner of this tract, said tubing being on the south
6-15 line of the Burlington Northern Railroad, said tubing also being in
6-16 a curve to the left having a central angle of 11 degrees 00 minutes
6-17 26 seconds, and a radius of 2898.24 feet, and a chord bearing of
6-18 North 43 degrees 38 minutes 14 seconds East, and a chord distance of
6-19 555.93 feet;
6-20 Thence: With the south line of said railroad, and with said curve to
6-21 the left, an arc length of 556.78 feet to a set 1\2 inch steel square
6-22 tubing for the northeast corner of this tract, said tubing being on
6-23 the east line of said Trapp Tract One, same being the west line of
6-24 said Freels tract;
6-25 Thence: South 00 degrees 53 minutes 47 seconds West, with the east
6-26 line of said Trapp Tract One, and with the west line of said Freels
6-27 Tract, and passing at 366.36 feet a set 1\2 inch steel square tubing
6-28 on the north side of said road, and continuing on said course a
6-29 total distance of 396.36 feet to the POINT OF BEGINNING and
6-30 containing 1.660 acres of land.
6-31 Tract 5
6-32 All that certain tract or parcel of land situated in the Asa
6-33 Hartfield Survey, Abstract Number 490 and the Harry Campbell
6-34 Survey, Abstract Number 244, County of Grayson, State of Texas,
6-35 said tract being the remainder of Tract Two a called 400.00 acre
6-36 tract as described in deed to Edwin A. Trapp Jr., Trustee, filed 24
6-37 may 1993, and recorded in volume 2271 page 274 of the real property
6-38 records of the County of Grayson, State of Texas, and being more
6-39 fully described as follows:
6-40 Beginning for the most northerly northeast corner of the tract
6-41 being described herein at a found 1\2 inch rebar, said rebar being
6-42 the most northerly northeast corner of said Tract Two, and said
6-43 rebar being the northwest corner of Tract 2, a called 114 acre tract
6-44 as described in deed to Brandon Douglas Hunter, filed 11 July 2002,
6-45 and recorded in volume 3278 page 336 of the official public records
6-46 of Grayson County, Texas, and said rebar being on the south line of
6-47 Tract One a called 278.389 acre tract as described in said Trapp
6-48 deed, said rebar also being at the intersection of Strawn Road and
6-49 Harris Road;
6-50 Thence: South 01 degrees 41 minutes 56 seconds East, with the east
6-51 line of said Tract Two, and with the west line of said Hunter Tract
6-52 2, and with said Harris Road, a distance of 1637.62 feet to a found
6-53 1\2 inch rebar for an ell corner of said Tract Two, same being the
6-54 southwest corner of said Hunter Tract 2;
6-55 Thence: North 88 degrees 41 minutes 40 seconds East, with the north
6-56 line of said Tract Two, and with the south line of said Hunter Tract
6-57 2, and with an old barbed wire fence and tree line, and passing at
6-58 3859.69 feet a wood fence post, and continuing on said course a
6-59 total distance of 3994.01 feet to a point in the East Fork of the
6-60 Trinity River for the most easterly northeast corner of said Tract
6-61 Two;
6-62 Thence: With the East Fork of the Trinity River the following thirty
6-63 five (35) calls:
6-64 1. South 04 degrees 16 minutes 06 seconds West, a distance of 13.44
6-65 feet,
6-66 2. South 71 degrees 38 minutes 03 seconds West, a distance of 30.00
6-67 feet,
6-68 3. South 16 degrees 22 minutes 03 seconds West, a distance of 35.50
6-69 feet,

7-1 4. South 44 degrees 05 minutes 05 seconds East, a distance of
 7-2 118.73 feet,
 7-3 5. South 21 degrees 02 minutes 52 seconds East, a distance of
 7-4 114.70 feet,
 7-5 6. South 28 degrees 15 minutes 39 seconds East, a distance of 49.91
 7-6 feet,
 7-7 7. South 46 degrees 49 minutes 00 seconds East, a distance of 93.47
 7-8 feet,
 7-9 8. South 59 degrees 59 minutes 37 seconds East, a distance of 97.33
 7-10 feet,
 7-11 9. North 87 degrees 21 minutes 13 seconds East, a distance of 56.79
 7-12 feet,
 7-13 10. North 41 degrees 45 minutes 50 seconds East, a distance of
 7-14 32.24 feet,
 7-15 11. North 21 degrees 45 minutes 20 seconds West, a distance of
 7-16 68.89 feet,
 7-17 12. North 13 degrees 33 minutes 07 seconds East, a distance of
 7-18 51.57 feet,
 7-19 13. South 76 degrees 46 minutes 26 seconds East, a distance of
 7-20 67.85 feet,
 7-21 14. South 56 degrees 03 minutes 42 seconds East, a distance of
 7-22 47.74 feet,
 7-23 15. South 05 degrees 21 minutes 57 seconds West, a distance of
 7-24 66.45 feet,
 7-25 16. South 19 degrees 16 minutes 48 seconds West, a distance of
 7-26 44.53 feet,
 7-27 17. South 62 degrees 01 minutes 44 seconds West, a distance of
 7-28 46.70 feet,
 7-29 18. South 24 degrees 16 minutes 44 seconds East, a distance of
 7-30 107.73 feet,
 7-31 19. North 80 degrees 21 minutes 03 seconds East, a distance of
 7-32 72.00 feet,
 7-33 20. North 41 degrees 38 minutes 02 seconds East, a distance of
 7-34 51.16 feet,
 7-35 21. North 71 degrees 31 minutes 13 seconds East, a distance of
 7-36 90.02 feet,
 7-37 22. South 87 degrees 37 minutes 31 seconds East, a distance of
 7-38 84.31 feet,
 7-39 23. South 29 degrees 55 minutes 31 seconds East, a distance of
 7-40 251.82 feet,
 7-41 24. South 36 degrees 47 minutes 19 seconds West, a distance of
 7-42 208.87 feet,
 7-43 25. South 39 degrees 55 minutes 52 seconds West, a distance of
 7-44 166.41 feet,
 7-45 26. South 27 degrees 53 minutes 18 seconds East, a distance of
 7-46 118.83 feet,
 7-47 27. South 51 degrees 28 minutes 57 seconds East, a distance of
 7-48 47.21 feet,
 7-49 28. South 35 degrees 04 minutes 21 seconds East, a distance of
 7-50 307.05 feet,
 7-51 29. South 89 degrees 36 minutes 39 seconds East, a distance of
 7-52 85.00 feet,
 7-53 30. North 85 degrees 30 minutes 21 seconds East, a distance of
 7-54 155.00 feet,
 7-55 31. South 11 degrees 27 minutes 21 seconds West, a distance of
 7-56 200.00 feet,
 7-57 32. South 43 degrees 02 minutes 39 seconds East, a distance of
 7-58 160.00 feet,
 7-59 33. South 07 degrees 28 minutes 29 seconds East, a distance of
 7-60 135.00 feet,
 7-61 34. South 02 degrees 28 minutes 21 seconds West, a distance of
 7-62 95.00 feet,
 7-63 35. South 43 degrees 16 minutes 03 seconds East, a distance of
 7-64 77.43 feet to a point in a Soil Conservation Lake for the southeast
 7-65 corner of said Tract Two, said point being on the north line of a
 7-66 tract as described in deed to W. J. Harris, filed 08 November 1950,
 7-67 and recorded in volume 629 page 119 of the deed records of said
 7-68 Grayson County, Texas;
 7-69 Thence: South 88 degrees 00 minutes 17 seconds West, with the south

8-1 line of said Tract Two, and with the north line of said Harris
8-2 tract, and passing at 540.02 feet a set 1\2 inch steel square tubing
8-3 on the west edge of said lake, and continuing on said course with an
8-4 old barbed wire fence and tree line, a total distance of 3456.64
8-5 feet to a found 1\2 inch rebar for the northeast corner of a called
8-6 4.461 acre tract as described in deed to Barry Harris et ux, Vickie
8-7 Lynn Harris, filed 03 September 1993, and recorded in volume 2291
8-8 page 101 of said real property records;
8-9 Thence: South 88 degrees 44 minutes 13 seconds West, with the south
8-10 line of said Tract Two, and with the north line of said Harris 4.461
8-11 acre tract, and with said fence and tree line, a distance of 334.09
8-12 feet to a found 1\2 inch rebar for the northwest corner of said
8-13 Harris 4.461 acre tract;
8-14 Thence: South 88 degrees 38 minutes 06 seconds West, with the south
8-15 line of said Tract Two, and with said fence and tree line, a
8-16 distance of 1370.38 feet to a found 1\2 inch rebar in said Harris
8-17 Road for the most southerly southwest corner of said Tract Two, same
8-18 being the northwest corner of said W. J. Harris tract, and said
8-19 rebar being on the east line of Tract 1, a called 105.27 acre tract
8-20 as described in said Hunter deed;
8-21 Thence: North 01 degrees 42 minutes 39 seconds West, with the west
8-22 line of said Tract Two, and with the east line of said Hunter Tract
8-23 1, and with said road, a distance of 780.48 feet to a set 1\2 inch
8-24 steel square tubing for an ell corner of said Tract Two, same being
8-25 the northeast corner of said Hunter Tract 1;
8-26 Thence: South 88 degrees 47 minutes 26 seconds West, with the south
8-27 line of said Tract Two, and with the northline of said Hunter Tract
8-28 1, and passing at 207.13 feet a wood fence post, and continuing on
8-29 said course with an old barbed wire fence, and tree line, a total
8-30 distance of 2201.38 feet to a found 1\2 inch rebar for the northwest
8-31 corner of said Hunter Tract 1, same being the northeast corner of a
8-32 tract as described in partition deed to Edna M. Woodall, filed 12
8-33 September 1977, and recorded in volume 1404 page 596 of said deed
8-34 records;
8-35 Thence: South 88 degrees 46 minutes 48 seconds West, with the south
8-36 line of said Tract Two, and with the north line of said Woodall
8-37 tract, and with said fence, a distance of 772.94 feet to a set 1\2
8-38 inch steel square tubing for a southwest corner of said Tract Two,
8-39 same being the southeast corner of a called 26.14 acre tract as
8-40 described in deed to Penny S. Avery, filed 07 July 1998, and
8-41 recorded in volume 2670 page 802 of said official public records;
8-42 Thence: North 02 degrees 17 minutes 36 seconds West, with the west
8-43 line of said Tract Two, and with the east line of said Avery tract, a
8-44 distance of 710.78 feet to a found 1\2 inch rebar for an ell corner
8-45 of said Tract Two, same being the northeast corner of said Avery
8-46 tract;
8-47 Thence: North 63 degrees 23 minutes 26 seconds West, with the south
8-48 line of said Tract Two, and with the north line of said Avery tract,
8-49 a distance of 710.78 feet to a found 1\2 inch rebar for the most
8-50 westerly southwest corner of said Tract Two, same being the most
8-51 northerly corner of said Avery tract, and said rebar being on the
8-52 east line of State Highway Number 289;
8-53 Thence: With the east line of said Highway the following nine (9)
8-54 calls:
8-55 1. North 45 degrees 06 minutes 45 seconds East, a distance of
8-56 386.68 feet,
8-57 2. South 44 degrees 48 minutes 33 seconds East, a distance of 20.00
8-58 feet,
8-59 3. North 45 degrees 11 minutes 27 seconds East, a distance of
8-60 1000.00 feet,
8-61 4. North 44 degrees 48 minutes 33 seconds East, a distance of 20.13
8-62 feet,
8-63 5. North 45 degrees 07 minutes 15 seconds East, a distance of
8-64 872.90 feet,
8-65 6. North 50 degrees 55 minutes 36 seconds East, a distance of
8-66 164.98 feet,
8-67 7. North 45 degrees 21 minutes 48 seconds East, a distance of
8-68 120.47 feet,
8-69 8. North 88 degrees 27 minutes 27 seconds East, a distance of

9-1 216.10 feet,
9-2 9. North 00 degrees 42 minutes 19 seconds West, a distance of 26.46
9-3 feet to a set 1\2 inch steel square tubing in said Strawn Road for
9-4 the remainder northwest corner of said Tract Two, same on the
9-5 southwest corner of Tract One as described deed to Christie Farm
9-6 Ltd., filed 16 February 1993, and recorded in volume 2255 page 516
9-7 of said real property records;
9-8 Thence: North 88 degrees 07 minutes 11 seconds East, with the north
9-9 line of said Tract Two, and with the south line of said Christie
9-10 Farm tract, and with said road, a distance of 1328.08 feet to a set
9-11 1\2 inch steel square tubing for the southeast corner of said
9-12 Christie Farm tract, same being the southwest corner of said Trapp
9-13 Tract One;
9-14 Thence: North 88 degrees 19 minutes 19 seconds East, with the north
9-15 line of said Tract Two, and with the south line of said Trapp Tract
9-16 One, and with said road, a distance of 195.22 feet to the POINT OF
9-17 BEGINNING and containing 399.348 acres of land.

9-18 SECTION 3. (a) The legal notice of the intention to
9-19 introduce this Act, setting forth the general substance of this
9-20 Act, has been published as provided by law, and the notice and a
9-21 copy of this Act have been furnished to all persons, agencies,
9-22 officials, or entities to which they are required to be furnished
9-23 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
9-24 Government Code.

9-25 (b) The governor, one of the required recipients, has
9-26 submitted the notice and Act to the Texas Commission on
9-27 Environmental Quality.

9-28 (c) The Texas Commission on Environmental Quality has filed
9-29 its recommendations relating to this Act with the governor, the
9-30 lieutenant governor, and the speaker of the house of
9-31 representatives within the required time.

9-32 (d) All requirements of the constitution and laws of this
9-33 state and the rules and procedures of the legislature with respect
9-34 to the notice, introduction, and passage of this Act are fulfilled
9-35 and accomplished.

9-36 SECTION 4. This Act takes effect September 1, 2007.

9-37 * * * * *