

1-1 By: Hegar S.B. No. 684
1-2 (In the Senate - Filed February 15, 2007; February 28, 2007,
1-3 read first time and referred to Committee on Intergovernmental
1-4 Relations; March 19, 2007, reported adversely, with favorable
1-5 Committee Substitute by the following vote: Yeas 3, Nays 0;
1-6 March 19, 2007, sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR S.B. No. 684 By: Wentworth

1-8 A BILL TO BE ENTITLED
1-9 AN ACT

1-10 relating to the creation of the Waller County Municipal Utility
1-11 District No. 1; providing authority to impose a tax and issue bonds;
1-12 granting the power of eminent domain.

1-13 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-14 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-15 Code, is amended by adding Chapter 8205 to read as follows:

1-16 CHAPTER 8205. WALLER COUNTY MUNICIPAL UTILITY DISTRICT

1-17 NO. 1

1-18 SUBCHAPTER A. GENERAL PROVISIONS

1-19 Sec. 8205.001. DEFINITIONS. In this chapter:

1-20 (1) "Board" means the district's board of directors.

1-21 (2) "Director" means a board member.

1-22 (3) "District" means the Waller County Municipal
1-23 Utility District No. 1.

1-24 Sec. 8205.002. NATURE OF DISTRICT. The district is a
1-25 municipal utility district in Waller County created under and
1-26 essential to accomplish the purposes of Section 52, Article III,
1-27 and Section 59, Article XVI, Texas Constitution.

1-28 Sec. 8205.003. CONFIRMATION ELECTION REQUIRED. If the
1-29 creation of the district is not confirmed at a confirmation
1-30 election held under Section 8205.024 before September 1, 2011:

1-31 (1) the district is dissolved September 1, 2011,
1-32 except that the district shall:

1-33 (A) pay any debts incurred;

1-34 (B) transfer to Waller County any assets that
1-35 remain after the payment of debts; and

1-36 (C) maintain the organization of the district
1-37 until all debts are paid and remaining assets are transferred; and

1-38 (2) this chapter expires September 1, 2014.

1-39 Sec. 8205.004. INITIAL DISTRICT TERRITORY. (a) The
1-40 district is initially composed of the territory described by
1-41 Section 2 of the Act creating this chapter.

1-42 (b) The boundaries and field notes contained in Section 2 of
1-43 the Act creating this chapter form a closure. A mistake made in the
1-44 field notes or in copying the field notes in the legislative process
1-45 does not affect:

1-46 (1) the organization, existence, or validity of the
1-47 district;

1-48 (2) the right of the district to impose taxes;

1-49 (3) the validity of the district's bonds, notes, or
1-50 indebtedness; or

1-51 (4) the legality or operation of the district or the
1-52 board.

1-53 Sec. 8205.005. EFFECT OF CHAPTER ON BROOKSHIRE-KATY
1-54 DRAINAGE DISTRICT OF WALLER COUNTY. This chapter does not affect
1-55 the powers of the Brookshire-Katy Drainage District of Waller
1-56 County.

1-57 [Sections 8205.006-8205.020 reserved for expansion]

1-58 SUBCHAPTER A-1. TEMPORARY PROVISIONS

1-59 Sec. 8205.021. TEMPORARY DIRECTORS. (a) The temporary
1-60 board consists of:

1-61 (1) Natalie Birdwell;

1-62 (2) Patty Trussel;

1-63 (3) Herb Love;

2-1 (4) Tom Moran; and
2-2 (5) Melissa Krauser.

2-3 (b) If a temporary director fails to qualify for office, the
2-4 Texas Commission on Environmental Quality shall appoint a person to
2-5 fill the vacancy.

2-6 (c) Temporary directors serve until the earlier of:
2-7 (1) the date directors are elected under Section
2-8 8205.024; or

2-9 (2) the date this chapter expires under Section
2-10 8205.003.

2-11 Sec. 8205.022. ORGANIZATIONAL MEETING OF TEMPORARY
2-12 DIRECTORS. As soon as practicable after all the temporary
2-13 directors have qualified under Section 49.055, Water Code, the
2-14 temporary directors shall meet at a location in the district
2-15 agreeable to a majority of the directors. If a location cannot be
2-16 agreed upon, the directors shall meet at the Waller County
2-17 Courthouse. At the meeting, the temporary directors shall elect
2-18 officers from among the temporary directors and conduct any other
2-19 district business.

2-20 Sec. 8205.023. CONSENT OF MUNICIPALITY REQUIRED. The
2-21 temporary directors may not hold an election under Section 8205.024
2-22 until each municipality in whose corporate limits or
2-23 extraterritorial jurisdiction the district is located has adopted a
2-24 resolution consenting to the creation of the district.

2-25 Sec. 8205.024. CONFIRMATION AND INITIAL DIRECTORS'
2-26 ELECTION. The temporary directors shall hold an election to
2-27 confirm the creation of the district and to elect five directors as
2-28 provided by Section 49.102, Water Code.

2-29 Sec. 8205.025. INITIAL ELECTED DIRECTORS; TERMS. The
2-30 directors elected under Section 8205.024 shall draw lots to
2-31 determine which two shall serve until the first regularly scheduled
2-32 election of directors and which three shall serve until the second
2-33 regularly scheduled election of directors.

2-34 Sec. 8205.026. EXPIRATION OF SUBCHAPTER. This subchapter
2-35 expires September 1, 2014.

2-36 [Sections 8205.027-8205.050 reserved for expansion]

2-37 SUBCHAPTER B. BOARD OF DIRECTORS

2-38 Sec. 8205.051. GOVERNING BODY; TERMS. (a) The district is
2-39 governed by a board of five directors.

2-40 (b) Directors serve staggered four-year terms.

2-41 [Sections 8205.052-8205.100 reserved for expansion]

2-42 SUBCHAPTER C. POWERS AND DUTIES

2-43 Sec. 8205.101. MUNICIPAL UTILITY DISTRICT POWERS AND
2-44 DUTIES. The district has the powers and duties provided by the
2-45 general law of this state, including Chapters 49 and 54, Water Code,
2-46 applicable to municipal utility districts created under Section 59,
2-47 Article XVI, Texas Constitution.

2-48 Sec. 8205.102. ROAD PROJECTS. (a) The district may
2-49 construct, acquire, improve, maintain, or operate macadamized,
2-50 graveled, or paved roads or turnpikes, or improvements in aid of
2-51 those roads or turnpikes, inside the district.

2-52 (b) A road project must meet all applicable construction
2-53 standards, zoning and subdivision requirements, and regulations
2-54 of:

2-55 (1) each municipality in whose corporate limits or
2-56 extraterritorial jurisdiction the district is located; and

2-57 (2) each county in whose jurisdiction the district is
2-58 located.

2-59 (c) The district may not undertake a road project unless
2-60 each municipality in whose corporate limits or extraterritorial
2-61 jurisdiction the district is located consents by resolution.

2-62 Sec. 8205.103. DIVISION OF DISTRICT. (a) The district may
2-63 be divided into two new districts only if the district:

2-64 (1) has no outstanding bonded debt; and

2-65 (2) is not imposing ad valorem taxes.

2-66 (b) The division procedure is prescribed by Sections 53.030
2-67 through 53.041, Water Code.

2-68 (c) Any new district created by the division of the district
2-69 has all the powers and duties of the district.

3-1 (d) Any new district created by the division of the district
3-2 may not, at the time the new district is created, contain any land
3-3 outside the area described by Section 2 of the Act creating this
3-4 chapter.

3-5 Sec. 8205.104. COMPLIANCE WITH MUNICIPAL CONSENT
3-6 RESOLUTIONS. The district shall comply with all applicable
3-7 requirements of any resolution, adopted by the governing body of a
3-8 municipality, that consents to the creation of the district or to
3-9 the inclusion of land in the district.

3-10 [Sections 8205.105-8205.150 reserved for expansion]

3-11 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-12 Sec. 8205.151. 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 8205.201.

3-15 [Sections 8205.152-8205.200 reserved for expansion]

3-16 SUBCHAPTER E. BONDS

3-17 Sec. 8205.201. 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 8205.101 or 8205.102.

3-22 (b) The district may not issue bonds or other obligations to
3-23 finance projects authorized by Section 8205.102 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 8205.102 may not exceed one-fourth
3-28 of the assessed value of the real property in the district.

3-29 SECTION 2. The Waller County Municipal Utility District No.
3-30 1 includes all the territory contained in the following area:

3-31 FIELD NOTES FOR A 1,445.765 ACRE TRACT OF LAND IN THE WILLIS
3-32 MCCUTCHEON SURVEY, SECTION 52, ABSTRACT 310, THE H. & T. C. RAILROAD
3-33 COMPANY SURVEY SECTION 49, ABSTRACT 142, AND THE J. G. BENNETT
3-34 SURVEY SECTION 50, ABSTRACT 288, WALLER COUNTY, TEXAS, SAID
3-35 1,445.765 ACRE TRACT BEING COMPRISED OF THE RESIDUE OF THAT CERTAIN
3-36 CALLED 712.2456 ACRE TRACT (TRACT ONE), THE RESIDUE OF THAT CERTAIN
3-37 CALLED 418.7200 ACRE TRACT (TRACT TWO), THE RESIDUE OF THAT CERTAIN
3-38 CALLED 323.1954 ACRE TRACT (TRACT THREE) AND THE RESIDUE OF THAT
3-39 CERTAIN CALLED 20.3927 ACRE TRACT (TRACT FOUR), EACH BEING
3-40 DESCRIBED IN DEED RECORDED IN VOLUME 461, PAGE 389, DEED RECORDS,
3-41 WALLER COUNTY, TEXAS, WITH ALL BEARINGS BEING GRID, TEXAS
3-42 COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(1993), BASED UPON GPS
3-43 OBSERVATIONS OF FORT BEND COUNTY MONUMENT FBO5, X=2,945,512.29
3-44 FEET, Y=13,833,936.82 FEET.

3-45 BEGINNING at a ½ inch iron pipe with cap marked "Kalkomey
3-46 Surveying" found in the east right-of-way line of F. M. Highway 362
3-47 (100-foot wide) for the southwest corner of said called 418.7200
3-48 acre tract (Tract Two), same being the northwest corner of an
3-49 adjoining called 20.00 acre tract described in deed recorded in
3-50 Volume 0540, Page 687, Official Records, Waller County, Texas, for
3-51 the upper southwest corner and Place of Beginning of the herein
3-52 described 1,445.765 acre tract of land, said point also being in the
3-53 occupied south right-of-way line of Stockdick Road (width varies),
3-54 and having coordinates of X=2,932,307.51 feet, Y=13,867,184.67
3-55 feet;

3-56 THENCE North 02 degrees 09 minutes 32 seconds West (called
3-57 North 00 degrees 04 minutes 29 seconds East) along the west line of
3-58 the herein described tract and the west line of said called 418.7200
3-59 acre tract (Tract Two), same being the east right-of-way line of F.
3-60 M. Highway 362, 4,262.55 feet to a 3/8 inch iron rod found on said
3-61 line for corner, being the southwest corner of an adjoining called
3-62 1.033 acre tract described in deed recorded in Volume 363, Page 258,
3-63 Deed Records, Waller County, Texas;

3-64 THENCE North 87 degrees 57 minutes 30 seconds East along the
3-65 common line of the herein described tract and said adjoining called
3-66 1.033 acre tract, 149.77 feet to a 5/8 inch iron rod found for a
3-67 reentry corner to the herein described tract, same being the
3-68 southeast corner of said adjoining called 1.033 acre tract;

3-69 THENCE North 02 degrees 05 minutes 19 seconds West continuing

4-1 along said common line, 387.35 feet to a ½ inch iron rod found for
 4-2 corner, same being the northeast corner of said adjoining called
 4-3 1.033 acre tract, and being in the south line of an adjoining called
 4-4 2.024 acre tract and a called 0.689 acre tract described in deed
 4-5 recorded in Volume 0563, Page 746, Official Records, Waller County,
 4-6 Texas;

4-7 THENCE North 87 degrees 41 minutes 13 seconds East along the
 4-8 common line of the herein described tract and said adjoining called
 4-9 2.024 acre tract and called 0.689 acre tract, 200.00 feet to a ½
 4-10 inch iron pipe with cap marked "Kalkomey Surveying" set for a
 4-11 reentry corner to the herein described tract, same being the
 4-12 southeast corner of said adjoining called 2.024 acre tract and
 4-13 called 0.689 acre tract;

4-14 THENCE North 02 degrees 12 minutes 02 seconds West continuing
 4-15 along said common line, 300.00 feet to a 3/8 inch iron rod found for
 4-16 a reentry corner to the herein described tract, same being the
 4-17 northeast corner of said adjoining called 2.024 acre tract and
 4-18 called 0.689 acre tract;

4-19 THENCE South 87 degrees 46 minutes 05 seconds West continuing
 4-20 along said common line, 350.00 feet to a ½ inch iron rod found for
 4-21 corner, same being the northwest corner of said adjoining called
 4-22 2.024 acre tract and called 0.689 acre tract, said point also being
 4-23 in the east right-of-way line of F. M. Highway 362, same being the
 4-24 west line of the aforementioned called 418.7200 acre tract (Tract
 4-25 Two);

4-26 THENCE North 02 degrees 08 minutes 50 seconds West (called
 4-27 North 00 degrees 04 minutes 29 seconds East) along the west line of
 4-28 the herein described tract and the west line of said called 418.7200
 4-29 acre tract (Tract Two), same being the east right-of-way line of F.
 4-30 M. Highway 362, 866.57 feet to a 1 - inch iron pipe found on said
 4-31 line for angle point, said point being the northwest corner of said
 4-32 called 418.7200 acre tract (Tract Two), same being the upper
 4-33 southwest corner of the aforementioned called 712.2456 acre tract
 4-34 (Tract One);

4-35 THENCE North 02 degrees 29 minutes 39 seconds West (called
 4-36 North 00 degrees 27 minutes 45 seconds West) continuing along the
 4-37 west line of the herein described tract and the west line of said
 4-38 called 712.2456 acre tract (Tract One), same being the east
 4-39 right-of-way line of F. M. Highway 362, 3,762.38 feet to a 5/8 inch
 4-40 iron rod found for the lower northwest corner of the herein
 4-41 described tract, same being the southwest corner of an adjoining
 4-42 called 5.1769 acre tract described in deed recorded in Volume 402,
 4-43 Page 113, Deed Records, Waller County, Texas;

4-44 THENCE North 87 degrees 03 minutes 59 seconds East along the
 4-45 common line of the herein described tract and said adjoining called
 4-46 5.1769 acre tract, 497.49 feet to a ½ inch iron pipe with cap marked
 4-47 "Kalkomey Surveying" set for a reentry corner to the herein
 4-48 described tract, same being the southeast corner of said adjoining
 4-49 called 5.1769 acre tract;

4-50 THENCE North 02 degrees 42 minutes 49 seconds West continuing
 4-51 along said common line, 452.79 feet to a ½ inch iron pipe with cap
 4-52 marked "Kalkomey Surveying" set for corner, being the northeast
 4-53 corner of said adjoining called 5.1769 acre tract, and being in a
 4-54 north line of said called 712.2456 acre tract (Tract One), same
 4-55 being the south line of an adjoining called 8.9955 acre tract
 4-56 described in deed recorded in Volume 0581, Page 914, Official
 4-57 Records, Waller County, Texas;

4-58 THENCE North 87 degrees 28 minutes 24 seconds East (called
 4-59 North 89 degrees 30 minutes 16 seconds East) along a north line of
 4-60 the herein described tract and a north line of the aforementioned
 4-61 called 712.2456 acre tract (Tract One), same being the south line of
 4-62 said adjoining called 8.9955 acre tract, the south line of an
 4-63 adjoining called 2.0884 acre tract described in deed recorded in
 4-64 Volume 0581, Page 910, Official Records, Waller County, Texas, and
 4-65 the south line of an adjoining called 2.9116 acre tract described in
 4-66 deed recorded in Volume 309, Page 817, Deed Records, Waller County,
 4-67 Texas, 520.80 feet to a ½ inch iron pipe found for a reentry corner
 4-68 to the herein described tract and a reentry corner to said called
 4-69 712.2456 acre tract (Tract One), same being the southeast corner of

5-1 said adjoining called 2.9116 acre tract;

5-2 THENCE North 02 degrees 31 minutes 12 seconds West (called
5-3 North 00 degrees 30 minutes 47 seconds West) along the common line
5-4 of the herein described tract and said adjoining called 2.9116 acre
5-5 tract, 571.89 feet (called 571.89 feet) to a ½ inch iron pipe found
5-6 for the upper northwest corner of the herein described tract and the
5-7 upper northwest corner of said called 712.2456 acre tract (Tract
5-8 One), same being the northeast corner of said adjoining called
5-9 2.9116 acre tract, and being in the south right- of-way line of F.M.
5-10 Highway 529 (120-foot wide);

5-11 THENCE South 89 degrees 01 minute 25 seconds East (called
5-12 South 86 degrees 59 minutes 03 seconds East) along the upper north
5-13 line of the herein described tract and the upper north line of said
5-14 called 712.2456 acre tract (Tract One), same being the south
5-15 right-of-way line of F. M. Highway 529, 1,308.92 feet (called
5-16 1,308.92 feet) to a concrete monument found on said line at the
5-17 beginning of a curve to the left;

5-18 THENCE along said curve to the left having a central angle of
5-19 03 degrees 05 minutes 02 seconds (called 03 degrees 05 minutes 02
5-20 seconds), a radius of 11,519.20 feet (called 11,519.20 feet), an
5-21 arc length of 620.01 feet (called 620.01 feet), and a chord bearing
5-22 North 89 degrees 26 minutes 03 seconds East, 619.94 feet (called
5-23 South 88 degrees 31 minutes 35 seconds East, 619.94 feet) to a
5-24 concrete monument found at the Point of Tangency of said curve;

5-25 THENCE North 87 degrees 53 minutes 33 seconds East (called
5-26 North 89 degrees 55 minutes 27 seconds East) continuing along the
5-27 upper north line of the herein described tract and the upper north
5-28 line of said called 712.2456 acre tract (Tract One), same being the
5-29 south right-of-way line of F. M. Highway 529, at 1,836.20 feet pass
5-30 a concrete monument found on said line, and continuing for a total
5-31 distance of 3,146.99 feet (called 3,146.76 feet) to a ¾ inch iron
5-32 pipe with cap marked "Kalkomey Surveying" set at a found 1-inch iron
5-33 bar (leaning) for the northeast corner of the herein described
5-34 tract and the northeast corner of said called 712.2456 acre tract
5-35 (Tract One), same being the northwest corner of an adjoining called
5-36 264.963 acre tract described in deed recorded in Volume 0755, Page
5-37 243, Official Records, Waller County, Texas, said point being in
5-38 the east line of the aforementioned Willis McCutcheon Survey,
5-39 Abstract 310, same being the west line of the adjoining H. & T. C.
5-40 Railroad Company Survey, Section 67, Abstract 151, and having
5-41 coordinates of X=2,937,968.33 feet, Y=13,877,926.07 feet, from
5-42 which point a found 1-inch iron pipe bears North 20 degrees 23
5-43 minutes 23 seconds West, 1.30 feet (called North, 1.40 feet);

5-44 THENCE South 02 degrees 02 minutes 24 seconds East (called
5-45 South 00 degrees 00 minutes 43 seconds East, adjoiner called South
5-46 00 degrees 30 minutes 33 seconds East) along the east line of the
5-47 herein described tract, the east line of said called 712.2456 acre
5-48 tract (Tract One), and the east line of said Willis McCutcheon
5-49 Survey, Section 52, Abstract 310, same being the west line of said
5-50 adjoining called 264.963 acre tract, and the west line of said
5-51 adjoining H. & T. C. Railroad Company Survey, Section 67, Abstract
5-52 151, 3,902.92 feet (adjoiner called 3,902.92 feet) to a ¾ inch
5-53 iron pipe with cap marked "Kalkomey Surveying" set for angle point,
5-54 being the southwest corner of said adjoining called 264.963 acre
5-55 tract, same being the northwest corner of an adjoining called
5-56 160.695 acre tract described in deed recorded in Volume 0839, Page
5-57 392, Official Records, Waller County, Texas;

5-58 THENCE South 02 degrees 04 minutes 21 seconds East (called
5-59 South 00 degrees 00 minutes 43 seconds East) continuing along the
5-60 east line of the herein described tract, the east line of said
5-61 called 712.2456 acre tract (Tract One), and the east line of said
5-62 Willis McCutcheon Survey, Section 52, Abstract 310, same being the
5-63 west line of said adjoining called 160.695 acre tract, and the west
5-64 line of said adjoining H. & T. C. Railroad Company Survey, Section
5-65 67, Abstract 151, 1,313.38 feet to a 4-inch iron pipe found in the
5-66 centerline of a north-south ditch for angle point, being the
5-67 southwest corner of said adjoining called 160.695 acre tract, and
5-68 the southwest corner of said adjoining H. & T. C. Railroad Company
5-69 Survey, Section 67, Abstract 151, same being the northwest corner

6-1 of an adjoining called 492.753 acre tract described in deed
 6-2 recorded in Volume 480, Page 261, Deed Records, Waller County,
 6-3 Texas, and the northwest corner of the adjoining J. G. Bennett
 6-4 Survey, Section 68, Abstract 289;

6-5 THENCE South 01 degree 58 minutes 56 seconds East (called
 6-6 South 00 degrees 14 minutes 37 seconds West, adjoiner called South
 6-7 00 degrees 28 minutes 22 seconds East) continuing along the east
 6-8 line of the herein described tract, the east line of said called
 6-9 712.2456 acre tract (Tract One), and the east line of said Willis
 6-10 McCutcheon Survey, Section 52, Abstract 310, same being the west
 6-11 line of said adjoining called 492.793 acre tract, and the west line
 6-12 of said adjoining J. G. Bennett Survey, Abstract 289, at 29.30 feet
 6-13 pass a point on said line for the southeast corner of said called
 6-14 712.2456 acre tract (Tract One) and the southeast corner of said
 6-15 Willis McCutcheon Survey, Section 52, Abstract 310, same being the
 6-16 northeast corner of the aforementioned called 323.1954 acre tract
 6-17 (Tract Three) and the northeast corner of said H. & T. C. Railroad
 6-18 Company Survey, Section 49, Abstract 142, and continuing for a
 6-19 total distance of 5,083.43 feet to a $\frac{1}{2}$ inch iron pipe with cap
 6-20 marked "Kalkomey Surveying" set over a found $\frac{1}{2}$ inch iron pipe with
 6-21 20-inches of cover for the upper southeast corner of the herein
 6-22 described tract, same being the northeast corner of an adjoining
 6-23 called 20.00 acre tract described in deed recorded in Volume 0512,
 6-24 Page 852, Official Records, Waller County, Texas;

6-25 THENCE South 87 degrees 46 minutes 17 seconds West (adjoiner
 6-26 called West) along the common line of the herein described tract and
 6-27 said adjoining called 20.00 acre tract, 1,551.76 feet (adjoiner
 6-28 called 1,551.76 feet) to a $\frac{1}{2}$ inch iron pipe with cap marked
 6-29 "Kalkomey Surveying" set for a reentry corner to the herein
 6-30 described tract, same being the northwest corner of said adjoining
 6-31 called 20.00 acre tract;

6-32 THENCE South 01 degree 58 minutes 56 seconds East continuing
 6-33 along said common line, at 228.10 feet pass the south line of said
 6-34 H. & T. C. Railroad Company Survey, Section 49, Abstract 142, same
 6-35 being the north line of the aforementioned J. G. Bennett Survey,
 6-36 Abstract 288, and continuing for a total distance of 561.43 feet
 6-37 (called 561.43 feet) to a $\frac{1}{2}$ inch iron pipe found for the lower
 6-38 southeast corner of the herein described tract, same being the
 6-39 southwest corner of said adjoining called 20.00 acre tract, said
 6-40 point being in the south line of the aforementioned called 20.3927
 6-41 acre tract (Tract Four), same being the north line of the residue of
 6-42 an adjoining called 257.144 acre tract described in deed recorded
 6-43 in Volume 0543, Page 037, Official Records, Waller County, Texas;

6-44 THENCE South 87 degrees 47 minutes 43 seconds West (called
 6-45 West) along the lower south line of the herein described tract and
 6-46 the south line of said called 20.3927 acre tract (Tract Four), same
 6-47 being the north line of said adjoining residue of a called 257.144
 6-48 acre tract, at 662.27 feet pass a $\frac{1}{2}$ inch iron pipe found on said
 6-49 line, and continuing for a total distance of 1,112.56 feet to a $\frac{5}{8}$
 6-50 inch iron rod with cap marked "DTM COMPANY" found for the lower
 6-51 southwest corner of the herein described tract and the southwest
 6-52 corner of said called 20.3927 acre tract (Tract Four), same being
 6-53 the northwest corner of said adjoining residue of a called 257.144
 6-54 acre tract, and being in the east line of the adjoining called
 6-55 Tracts 73, 74, 75, and 76 of Sport Flyer's Estates Subdivision
 6-56 (unrecorded) recorded in Volume 0639, Page 609, Official Records,
 6-57 Waller County, Texas;

6-58 THENCE North 01 degree 55 minutes 18 seconds West (called
 6-59 North 01 degree 00 minutes 12 seconds East) along the common line of
 6-60 the herein described tract and said adjoining Tract 73 (Sport
 6-61 Flyer's Estates Subdivision), 332.92 feet (called 333.28 feet) to a
 6-62 $\frac{1}{2}$ inch iron pipe found for a reentry corner to the herein described
 6-63 tract, being the northwest corner of said called 20.3927 acre tract
 6-64 (Tract Four), same being the southwest corner of the aforementioned
 6-65 called 323.1954 acre tract (Tract Three), the southeast corner of
 6-66 the aforementioned called 418.7200 acre tract (Tract Two), and the
 6-67 northeast corner of said adjoining Tract 73 (Sport Flyer's Estates
 6-68 Subdivision), said point also being in the common line of said J. G.
 6-69 Bennett Survey, Abstract 288, and said H. & T. C. Railroad Company

7-1 Survey, Section 49, Abstract 142, and being in the occupied south
7-2 right-of-way line of Stockdick Road;

7-3 THENCE South 87 degrees 59 minutes 59 seconds West (called
7-4 North 89 degrees 46 minutes 53 seconds West) along the south line of
7-5 the herein described tract, the south line of said called 418.7200
7-6 acre tract (Tract Two), the south line of said H. & T. C. Railroad
7-7 Company Survey, Section 49, Abstract 142, and the occupied south
7-8 right-of-way line of Stockdick Road, same being the north line of
7-9 said adjoining J. G. Bennett Survey, Abstract 288, and the north
7-10 line of said adjoining Tracts 73, 74, 75, and 76 (Sport Flyer's
7-11 Estates Subdivision), at 834.14 feet pass a ½ inch iron pipe found
7-12 on said line for the northwest corner of said adjoining Tract 76
7-13 (Sport Flyer's Estates Subdivision), same being the northeast
7-14 corner of an adjoining called 22.00 acre tract described in deed
7-15 recorded in Volume 0543, Page 906, Official Records, Waller County,
7-16 Texas, at 1,881.55 feet pass a ½ inch iron pipe with cap marked
7-17 "Kalkomey Surveying" found on said line for the northwest corner of
7-18 said adjoining called 22.00 acre tract, same being the northeast
7-19 corner of the aforementioned adjoining called 20.00 acre tract
7-20 described in deed recorded in Volume 0540, Page 687, Official
7-21 Records, Waller County, Texas, and continuing for a total distance
7-22 of 3,371.67 feet (called 3,371.54 feet) to the Place of Beginning
7-23 and containing 1,445.765 acres of land, more or less.

7-24 SECTION 3. (a) The legal notice of the intention to
7-25 introduce this Act, setting forth the general substance of this
7-26 Act, has been published as provided by law, and the notice and a
7-27 copy of this Act have been furnished to all persons, agencies,
7-28 officials, or entities to which they are required to be furnished
7-29 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7-30 Government Code.

7-31 (b) The governor, one of the required recipients, has
7-32 submitted the notice and Act to the Texas Commission on
7-33 Environmental Quality.

7-34 (c) The Texas Commission on Environmental Quality has filed
7-35 its recommendations relating to this Act with the governor, the
7-36 lieutenant governor, and the speaker of the house of
7-37 representatives within the required time.

7-38 (d) All requirements of the constitution and laws of this
7-39 state and the rules and procedures of the legislature with respect
7-40 to the notice, introduction, and passage of this Act are fulfilled
7-41 and accomplished.

7-42 SECTION 4. This Act takes effect September 1, 2007.

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