

1-1 By: Wentworth S.B. No. 2026  
1-2 (In the Senate - Filed April 13, 2007; April 17, 2007, read  
1-3 first time and referred to Committee on Intergovernmental  
1-4 Relations; April 30, 2007, reported favorably by the following  
1-5 vote: Yeas 4, Nays 0; April 30, 2007, sent to printer.)

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

1-8 relating to the creation of the True Ranch Municipal Utility  
1-9 District No. 1; providing authority to impose taxes and issue  
1-10 bonds; granting the power of eminent domain.

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

1-12 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
1-13 Code, is amended by adding Chapter 8269 to read as follows:

1-14 CHAPTER 8269. TRUE RANCH MUNICIPAL UTILITY DISTRICT NO. 1

1-15 SUBCHAPTER A. GENERAL PROVISIONS

1-16 Sec. 8269.001. DEFINITIONS. In this chapter:

1-17 (1) "Board" means the board of directors of the  
1-18 district.

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

1-20 (3) "District" means the True Ranch Municipal Utility  
1-21 District No. 1.

1-22 Sec. 8269.002. NATURE OF DISTRICT. The district is a  
1-23 municipal utility district in Hays County created under and  
1-24 essential to accomplish the purposes of Section 59, Article XVI,  
1-25 Texas Constitution.

1-26 Sec. 8269.003. CONFIRMATION ELECTION REQUIRED. If the  
1-27 creation of the district is not confirmed at a confirmation  
1-28 election held under Section 8269.023 before September 1, 2012:

1-29 (1) the district is dissolved September 1, 2012,  
1-30 except that:

1-31 (A) any debts incurred shall be paid;

1-32 (B) any assets that remain after the payment of  
1-33 debts shall be transferred to Hays County; and

1-34 (C) the organization of the district shall be  
1-35 maintained until all debts are paid and remaining assets are  
1-36 transferred; and

1-37 (2) this chapter expires September 1, 2015.

1-38 Sec. 8269.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-39 (a) All land and other property in the district will benefit from  
1-40 the works and projects to be accomplished by the district under  
1-41 powers conferred by Section 59, Article XVI, Texas Constitution.

1-42 (b) The district is created to serve a public use and  
1-43 benefit.

1-44 Sec. 8269.005. INITIAL DISTRICT TERRITORY. (a) The  
1-45 district is initially composed of the territory described by  
1-46 Section 2 of the Act creating this chapter.

1-47 (b) The boundaries and field notes contained in Section 2 of  
1-48 the Act creating this chapter form a closure. A mistake made in the  
1-49 field notes or in copying the field notes in the legislative process  
1-50 does not affect:

1-51 (1) the organization, existence, or validity of the  
1-52 district;

1-53 (2) the right of the district to impose taxes;

1-54 (3) the right of the district to issue bonds, notes, or  
1-55 other indebtedness or to pay the principal of and interest on a  
1-56 bond;

1-57 (4) the validity of the district's bonds, notes, or  
1-58 other indebtedness; or

1-59 (5) the legality or operation of the district or the  
1-60 board.

1-61 [Sections 8269.006-8269.020 reserved for expansion]

1-62 SUBCHAPTER A-1. TEMPORARY PROVISIONS

1-63 Sec. 8269.021. TEMPORARY DIRECTORS. (a) On or after  
1-64 September 1, 2007, a person who owns land in the district may submit

2-1 a petition to the Texas Commission on Environmental Quality  
2-2 requesting that the commission appoint as temporary directors the  
2-3 five persons named in the petition.

2-4 (b) The Texas Commission on Environmental Quality shall  
2-5 appoint as temporary directors the five persons named in the first  
2-6 petition received by the commission under Subsection (a).

2-7 (c) If a temporary director fails to qualify for office or  
2-8 if a vacancy occurs in the office of temporary director, the vacancy  
2-9 shall be filled as provided by Section 49.105, Water Code.

2-10 (d) Temporary directors serve until the earlier of:  
2-11 (1) the date directors are elected under Section  
2-12 8269.023; or  
2-13 (2) the date this chapter expires under Section  
2-14 8269.003.

2-15 Sec. 8269.022. ORGANIZATIONAL MEETING OF TEMPORARY  
2-16 DIRECTORS. As soon as practicable after all the temporary  
2-17 directors have qualified under Section 49.055, Water Code, the  
2-18 directors shall meet at a location in the district agreeable to a  
2-19 majority of the directors. If a location cannot be agreed upon, the  
2-20 meeting shall be at the Hays County Courthouse. At the meeting, the  
2-21 temporary directors shall elect officers from among the temporary  
2-22 directors and conduct any other district business.

2-23 Sec. 8269.023. CONFIRMATION AND INITIAL DIRECTORS'  
2-24 ELECTION. (a) The temporary directors shall hold an election to  
2-25 confirm the creation of the district and to elect five directors as  
2-26 provided by Section 49.102, Water Code.

2-27 (b) Section 41.001(a), Election Code, does not apply to a  
2-28 confirmation and initial directors' election held under this  
2-29 section.

2-30 Sec. 8269.024. INITIAL ELECTED DIRECTORS; TERMS. The  
2-31 directors elected under Section 8269.023 shall draw lots to  
2-32 determine which two serve until the first regularly scheduled  
2-33 election of directors under Section 8269.052 and which three shall  
2-34 serve until the second regularly scheduled election of directors.

2-35 Sec. 8269.025. DATE OF FIRST REGULARLY SCHEDULED ELECTION  
2-36 OF DIRECTORS. The board by order may postpone the first election  
2-37 under Section 8269.052 following the confirmation and initial  
2-38 directors' election held under Section 8269.023 if:

2-39 (1) the election would otherwise occur not later than  
2-40 the 60th day after the date on which the confirmation election is  
2-41 held; or

2-42 (2) the board determines that there is not sufficient  
2-43 time to comply with the requirements of law and to order the  
2-44 election.

2-45 Sec. 8269.026. EXPIRATION OF SUBCHAPTER. This subchapter  
2-46 expires September 1, 2015.

2-47 [Sections 8269.027-8269.050 reserved for expansion]

2-48 SUBCHAPTER B. BOARD OF DIRECTORS

2-49 Sec. 8269.051. DIRECTORS; TERMS. (a) The district is  
2-50 governed by a board of five directors.

2-51 (b) Directors serve staggered four-year terms.

2-52 Sec. 8269.052. ELECTION OF DIRECTORS. On the uniform  
2-53 election date in May of each even-numbered year, the appropriate  
2-54 number of directors shall be elected.

2-55 [Sections 8269.053-8269.100 reserved for expansion]

2-56 SUBCHAPTER C. POWERS AND DUTIES

2-57 Sec. 8269.101. GENERAL POWERS AND DUTIES. The district has  
2-58 the powers and duties necessary to accomplish the purposes for  
2-59 which the district is created.

2-60 Sec. 8269.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
2-61 DUTIES. The district has the powers and duties provided by the  
2-62 general law of this state, including Chapters 49 and 54, Water Code,  
2-63 applicable to municipal utility districts created under Section 59,  
2-64 Article XVI, Texas Constitution.

2-65 Sec. 8269.103. ROAD PROJECTS. (a) To the extent  
2-66 authorized by Section 52, Article III, Texas Constitution, the  
2-67 district may construct, acquire, improve, maintain, or operate  
2-68 arterials or main feeder roads or improvements in aid of those  
2-69 roads.

3-1 (b) A road project must meet all applicable construction  
3-2 standards, zoning and subdivision requirements, and regulatory  
3-3 ordinances of the municipality or county in whose jurisdiction the  
3-4 district is located.

3-5 Sec. 8269.104. COMPLIANCE WITH MUNICIPAL CONSENT  
3-6 ORDINANCES OR RESOLUTIONS. Subject to the limitations of Section  
3-7 54.016, Water Code, the district shall comply with all valid and  
3-8 applicable requirements of any ordinance or resolution adopted by a  
3-9 municipality in the corporate limits or extraterritorial  
3-10 jurisdiction of which the district is located, including an  
3-11 ordinance or resolution adopted before September 1, 2007, that  
3-12 consents to the creation of the district or to the inclusion of  
3-13 lands within the district.

3-14 [Sections 8269.105-8269.150 reserved for expansion]

3-15 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-16 Sec. 8269.151. ELECTIONS REGARDING TAXES OR BONDS.  
3-17 (a) Except as provided by Section 8269.201(b), the district may  
3-18 issue, without an election, bonds and other obligations secured by  
3-19 revenue or contract payments from any source other than ad valorem  
3-20 taxation.

3-21 (b) The district must hold an election in the manner  
3-22 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
3-23 before the district may impose an operation and maintenance tax or  
3-24 issue bonds payable from ad valorem taxes.

3-25 Sec. 8269.152. OPERATION AND MAINTENANCE TAX. (a) If  
3-26 authorized at an election held under Section 8269.151, the district  
3-27 may impose an operation and maintenance tax on taxable property in  
3-28 the district in accordance with Section 49.107, Water Code.

3-29 (b) The board shall determine the tax rate. The rate may not  
3-30 exceed the rate approved at the election.

3-31 [Sections 8269.153-8269.200 reserved for expansion]

3-32 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-33 Sec. 8269.201. AUTHORITY TO ISSUE BONDS AND OTHER  
3-34 OBLIGATIONS. (a) The district may issue bonds or other  
3-35 obligations payable wholly or partly from ad valorem taxes, impact  
3-36 fees, revenue, grants, or other district money, or any combination  
3-37 of those sources, to pay for any authorized district purpose.

3-38 (b) The district may not issue bonds to finance projects  
3-39 authorized by Section 8269.103 unless the issuance is approved by a  
3-40 vote of a two-thirds majority of the voters of the district voting  
3-41 at an election called for that purpose.

3-42 (c) Bonds or other obligations issued or incurred to finance  
3-43 projects authorized by Section 8269.103 may not exceed one-fourth  
3-44 of the assessed value of the real property in the district.

3-45 Sec. 8269.202. TAXES FOR BONDS. At the time bonds payable  
3-46 wholly or partly from ad valorem taxes are issued:

3-47 (1) the board shall impose a continuing direct annual  
3-48 ad valorem tax, without limit as to rate or amount, for each year  
3-49 that all or part of the bonds are outstanding; and

3-50 (2) the district annually shall impose an ad valorem  
3-51 tax on all taxable property in the district in an amount sufficient  
3-52 to:

3-53 (A) pay the interest on the bonds as the interest  
3-54 becomes due;

3-55 (B) create a sinking fund for the payment of the  
3-56 principal of the bonds when due or the redemption price at any  
3-57 earlier required redemption date; and

3-58 (C) pay the expenses of imposing the taxes.

3-59 SECTION 2. The True Ranch Municipal Utility District No. 1

3-60 includes all the territory contained in the following area:  
3-61 BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 465.71  
3-62 ACRES, MORE OR LESS, OF LAND AREA IN THE JOHN INGRAIM SURVEY,  
3-63 ABSTRACT NO. 256, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT  
3-64 DESCRIBED AS 1279.69 ACRES IN A DEED FROM LESLIE TRUE VESPER ET AL  
3-65 TO LESLIE TRUE VESPER DATED AUGUST 10, 1992 AND RECORDED IN VOLUME  
3-66 948, PAGE 789 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING  
3-67 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

3-68 BEGINNING at a ½" iron rod found in the southwest line of R.M.  
3-69 Highway No. 2325 and that tract described as an 80' R.O.W. in a deed

4-1 from Cecil H. Hale, et al to the State of Texas dated August 29, 1956  
 4-2 and recorded in Volume 169, Page 304 of the Hays County Deed Records  
 4-3 for the most northerly northwest corner of the panhandle portion of  
 4-4 this description and the Vesper 1279.69 acre tract and east corner  
 4-5 of that tract described as 592.30 acres in a deed from Leslie True  
 4-6 Vesper et al to Ameritrust Texas, N.A., Trustee dated August 10,  
 4-7 1992 and recorded in Volume 949, Page 572 of the Hays County  
 4-8 Official Public Records, from which a TXDOT concrete monument found  
 4-9 bears N 69°45'42" W 162.75 feet;

4-10 THENCE leaving the Ameritrust Texas 592.30 acre tract and the  
 4-11 PLACE OF BEGINNING as shown on that plat numbered 24587-06-3-d  
 4-12 dated May 30, 2006 prepared for Leslie Vesper by Byrn & Associates,  
 4-13 Inc., of San Marcos, Texas with the common northeast line of the  
 4-14 Vesper 1279.69 acre tract and southwest line of R.M. Highway No.  
 4-15 2325 and the State of Texas 80' R.O.W. tract S 69°48'34" E 599.94  
 4-16 feet to a ½" iron rod set for the northwest corner of that tract  
 4-17 described as "Tract 1-1.00 acres" in a deed from Thomas W. Slaughter  
 4-18 et ux to Randy C. Brown et ux dated February 12, 1996 and recorded in  
 4-19 Volume 1206, Page 780 of the Hays County Official Public Records,  
 4-20 from which A TXDOT concrete monument found bears S 69°47'57" E  
 4-21 120.11 feet;

4-22 THENCE leaving R.M. Highway No. 2325 and the State of Texas  
 4-23 80' R.O.W. tract with the common east line of the Vesper 1279.69  
 4-24 acre tract and west and south lines of the Brown 1.00 acre Tract 1  
 4-25 the following two courses:

4-26 1. S 20°06'33" W 226.56 feet to a 2.5" pipe fence corner post  
 4-27 found for corner, and

4-28 S 69°41'58" E 234.42 feet to a 2" pipe fence corner post found  
 4-29 in the west line of that tract described as "Tract 2-5.347 acres" in  
 4-30 the previously mentioned deed to Randy C. Brown et ux for the  
 4-31 southeast corner of the Brown 1.00 acre Tract 1;

4-32 THENCE leaving the Brown 1.00 acre Tract 1 and continuing  
 4-33 with the common east line of the Vesper 1279.69 acre tract and west  
 4-34 line of the Brown 5.347 acre Tract 2, as fenced and used, the  
 4-35 following three courses:

4-36 S 00°10'12" E 410.74 feet to a ½" iron rod set at the  
 4-37 approximate centerline of an underground pipeline for angle point,

4-38 S 00°04'22" E 196.11 feet to a 2.5" pipe fence post found for  
 4-39 angle point, and

4-40 S 00°24'09" E 15.83 feet to an iron rod found with an aluminum  
 4-41 cap stamped "Pro-Tech Eng" at fence corner for the southwest corner  
 4-42 of the Brown 5.347 acre Tract 2 and northwest corner of the  
 4-43 remaining portion of that tract described as 187.78 acres in a deed  
 4-44 from Henry Polvado & Lillie Polvado to Wesley Springs dated May 6,  
 4-45 1983 and recorded in Volume 393, Page 570 of the Hays County Deed  
 4-46 Records (the Brown 5.347 acre Tract 2 being a portion of the Springs  
 4-47 187.78 acre tract);

4-48 THENCE leaving the Brown 5.347 acre Tract 2 and continuing  
 4-49 with the east line of the Vesper 1279.69 acre tract and west line of  
 4-50 the Springs 187.78 acre tract, as fenced and used, the following  
 4-51 three courses:

4-52 S 00°00'57" E 1012.24 feet to a 2.5" pipe fence post found for  
 4-53 angle point,

4-54 S 00°06'57" W 908.05 feet to a 4" pipe fence corner post found  
 4-55 for angle point, and

4-56 S 00°03'12" E 354.80 feet to a 4" pipe fence corner post found  
 4-57 for the southwest corner of the springs 187.78 acre tract and  
 4-58 northwest corner of that tract described as 126.97 acres in a deed  
 4-59 from Stanual W. Farris to the Stanual W. Farris Living Trust dated  
 4-60 March 10, 2005 and recorded in Volume 2646, Page 385 of the Hays  
 4-61 County Official Public Records;

4-62 THENCE leaving the Springs 187.78 acre tract and continuing  
 4-63 with the common east line of the Vesper 1279.69 acre tract and west  
 4-64 line of Farris Living Trust 126.97 acre tract, as fenced and used,  
 4-65 the following three courses:

4-66 S 00°12'25" W 952.36 feet to a 4" pipe fence post found for  
 4-67 angle point,

4-68 S 00°09'57" W 1087.12 feet to a 4" cedar post found for angle  
 4-69 point, and

5-1 S 00°22'11" W 1072.11 feet to a ½" iron rod found at fence  
 5-2 corner for the southwest corner of the Farris Living Trust 126.97  
 5-3 acre tract and northwest corner of that tract described as 32.03  
 5-4 acres in a deed from Phil Harris to Shannon Harris dated April 8,  
 5-5 1998 and recorded in Volume 1463, Page 335 of the Hays County  
 5-6 Official Public Records;

5-7 THENCE leaving the Farris Living Trust 126.97 acre tract and  
 5-8 continuing with the common east line of the Vesper 1279.69 acre  
 5-9 tract and west line of the Shannon Harris 32.03 acre tract, as  
 5-10 fenced and used, S 00°44'10"W 120.44 feet to a 4" cedar fence corner  
 5-11 post found for the southwest corner of the Shannon Harris 32.03 acre  
 5-12 tract and northwest corner of that tract described as 28.92 acres in  
 5-13 a deed from A.J. Farris et ux to Philip D. Farris dated July 18, 1991  
 5-14 and recorded in Volume 882, page 620 of the Hays County Official  
 5-15 Public Records;

5-16 THENCE leaving the Shannon Harris 32.03 acre tract and  
 5-17 continuing with the common east line of the Vesper 1279.69 acre  
 5-18 tract and west line of the Philip D. Farris 28.92 acre tract, as  
 5-19 fenced and used, S 00°24'02" W 279.19 feet to a ½" iron rod found at  
 5-20 fence corner for the southeast corner of this description and  
 5-21 northeast corner of that tract described as 52.30 acres in a deed  
 5-22 from Leslie True Vesper to Paul R. Eastup et ux dated June 5, 1996  
 5-23 and recorded in Volume 1240, Page 309 of the Hays County Official  
 5-24 Public Records (the Eastup 52.30 acre tract being a portion of the  
 5-25 Vesper 1279.69 acre tract);

5-26 THENCE leaving the Phillip D. Farris 28.92 acre tract and  
 5-27 entering the Vesper 1279.69 acre tract with the north line of the  
 5-28 Eastup 52.30 acre tract, N 87°10'57" W 1356.38 feet to a ½" iron rod  
 5-29 found in fence for the northwest corner of the Eastup 52.03 acre  
 5-30 tract and northeast corner of that tract described as 209.16 acres  
 5-31 in a deed from Leslie True Vesper to James Nicholas Edwards and Lynn  
 5-32 S. Edwards dated July 6, 2005 and recorded in Volume 2719, Page 740  
 5-33 of the Hays County Official Public Record (the Edwards 209.16 acre  
 5-34 tract being a portion of the Vesper 1279.69 acre tract);

5-35 THENCE leaving the Eastup 52.30 acre tract with the north  
 5-36 line of the Edwards 209.16 acre tract, as fenced and used, the  
 5-37 following five courses:

5-38 N 87°19'31" W 665.61 feet to a 4" pipe fence post found for  
 5-39 angle point,

5-40 N 86°58'45" W 535.67 feet to a 3" cedar fence post found for  
 5-41 angle point,

5-42 N 87°09'05" W 302.22 feet to a 3" cedar fence post found for  
 5-43 angle point,

5-44 N 87°26'23" W 724.92 feet to a 4" cedar fence post found for  
 5-45 angle point, and

5-46 N 86°46'01" W 426.90 feet to a ½" iron rod found with a plastic  
 5-47 cap stamped "Byrn Survey" in the east line of that tract described  
 5-48 as 504.13 acres in a deed from Leslie True Vesper to James L. Pierce  
 5-49 and David L. Pierce dated February 8, 1999 and recorded in Volume  
 5-50 1500, Page 452 of the Hays County Official Public Records (the  
 5-51 Pierce 504.13 acre tract being a portion of the Vesper 1279.69 acre  
 5-52 tract);

5-53 THENCE leaving the Edwards 209.16 acre tract with the east  
 5-54 line of the Pierce 504.13 acre tract the following two courses:

5-55 N 08°19'22" E 124.79 feet to a ½" iron rod found with a plastic  
 5-56 cap stamped "Byrn Survey" for corner, and

5-57 N 87°41'56" W 751.30 feet to a ½" iron rod found with a plastic  
 5-58 cap stamped "Byrn Survey" for the southwest corner of this  
 5-59 description, an interior corner in the east line of the Pierce  
 5-60 504.13 acre tract, and the south corner of that tract described as  
 5-61 10.59 acres in a deed from Leslie True Vesper to James L. Pierce and  
 5-62 David L. Pierce dated June 15, 2001 and recorded in Volume 1872,  
 5-63 Page 802 of the Hays County Official Public Records (the Pierce  
 5-64 10.59 acre tract being a portion of the Vesper 1279.69 acre tract);

5-65 THENCE leaving the Pierce 504.13 acre tract with the east  
 5-66 line of Pierce 10.59 acre tract the following two courses:

5-67 N 05°37'42" E (being the bearing basis for description) 734.58  
 5-68 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey"  
 5-69 for angle point, and

6-1 N 16°12'16" E 1026.26 feet to a 16" cedar tree stump found in  
6-2 fence in the east line of the previously mentioned Pierce 504.13  
6-3 acre tract for the north corner of the Pierce 10.59 acre tract;  
6-4 THENCE leaving the Pierce 10.59 acre tract and continuing  
6-5 with the east line of the Pierce 504.13 acre tract, as fenced and  
6-6 used, the following eight courses:  
6-7 N 20°34'38" E 42.67 feet to a 16" cedar tree stump found for  
6-8 angle point,  
6-9 N 15°43'09" E 241.85 feet to a 12" cedar tree stump found for  
6-10 angle point,  
6-11 N 08°41'46" E 86.90 feet to a 14" cedar tree stump found for  
6-12 angle point,  
6-13 N 07°33'58" E 244.38 feet to a 2.5" pipe fence post found for  
6-14 angle point,  
6-15 N 24°14'46" E 623.77 feet to a 6" cedar fence post found for  
6-16 angle point,  
6-17 N 24°15'46" E 420.45 feet to a 2.5" pipe fence post found for  
6-18 angle point,  
6-19 N 12°52'45" E 194.02 feet to a 2.5" pipe fence post found for  
6-20 angle point, and  
6-21 N 01°30'08" E 340.55 feet to a 4" pipe fence corner post found  
6-22 in the south line of the previously mentioned Ameritrust Texas  
6-23 592.30 acre tract and north line of the Vesper 1279.69 acre tract  
6-24 for the northeast corner of the Pierce 504.13 acre tract and  
6-25 exterior west corner of this description;  
6-26 THENCE leaving the Pierce 504.13 acre tract with the common  
6-27 north line of the Vesper 1279.69 acre tract, and south line of the  
6-28 Ameritrust Texas 592.30 acre tract, as fenced and used, the  
6-29 following six courses:  
6-30 N 73°32'00" E 130.18 feet to a 4" pipe fence post found for  
6-31 angle point,  
6-32 S 48°36'36" E 170.02 feet to a ½" iron rod found for angle  
6-33 point,  
6-34 S 76°17'07" E 88.03 feet to a 4" pipe fence post found for  
6-35 angle point,  
6-36 S 86°44'44" E 798.24 feet to a 4" pipe fence post found for  
6-37 angle point,  
6-38 S 86°55'19" E 913.16 feet to a 4" pipe fence post found for  
6-39 angle point, and  
6-40 S 86°56'50" E 421.51 feet to a ½" iron rod found for the  
6-41 southeast corner of the Ameritrust Texas 592.30 acre tract and  
6-42 southwest corner of the panhandle portion of this description and  
6-43 the Vesper 1279.69 acre tract;  
6-44 THENCE leaving the fence with the common west line of the  
6-45 panhandle portion of the Vesper 1279.69 acre tract and east line of  
6-46 the Ameritrust Texas 592.30 acre tract the following two courses:  
6-47 N 00°00'32" E 1999.62 feet to a ½" iron rod found for angle  
6-48 point, and  
6-49 N 32°23'54" E 1152.96 feet to the PLACE OF BEGINNING.  
6-50 THERE are contained within these metes and bounds 465.71  
6-51 acres, more or less, as prepared from public records and surveys  
6-52 made on the ground in 1999, 2001, 2005 and on May 30, 2006 by Byrn &  
6-53 Associates, Inc., of San Marcos, Texas. All ½" iron rods set are  
6-54 capped with a plastic cap stamped "Byrn Survey".  
6-55 SECTION 3. (a) The legal notice of the intention to  
6-56 introduce this Act, setting forth the general substance of this  
6-57 Act, has been published as provided by law, and the notice and a  
6-58 copy of this Act have been furnished to all persons, agencies,  
6-59 officials, or entities to which they are required to be furnished  
6-60 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
6-61 Government Code.  
6-62 (b) The governor, one of the required recipients, has  
6-63 submitted the notice and Act to the Texas Commission on  
6-64 Environmental Quality.  
6-65 (c) The Texas Commission on Environmental Quality has filed  
6-66 its recommendations relating to this Act with the governor, the  
6-67 lieutenant governor, and the speaker of the house of  
6-68 representatives within the required time.  
6-69 (d) All requirements of the constitution and laws of this

7-1 state and the rules and procedures of the legislature with respect  
7-2 to the notice, introduction, and passage of this Act are fulfilled  
7-3 and accomplished.

7-4 SECTION 4. This Act takes effect immediately if it receives  
7-5 a vote of two-thirds of all the members elected to each house, as  
7-6 provided by Section 39, Article III, Texas Constitution. If this  
7-7 Act does not receive the vote necessary for immediate effect, this  
7-8 Act takes effect September 1, 2007.

7-9

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