

1-1 By: Keffer (Senate Sponsor - Averitt) H.B. No. 2035  
1-2 (In the Senate - Received from the House May 18, 2009;  
1-3 May 19, 2009, read first time and referred to Committee on  
1-4 Intergovernmental Relations; May 22, 2009, reported favorably by  
1-5 the following vote: Yeas 5, Nays 0; May 22, 2009, sent to printer.)

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

1-8 relating to the creation of the Hood County Granbury Municipal  
1-9 Utility District No. 1; providing authority to impose a tax and  
1-10 issue bonds; granting a limited 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 8342 to read as follows:

1-14 CHAPTER 8342. HOOD COUNTY GRANBURY MUNICIPAL UTILITY  
1-15 DISTRICT NO. 1

1-16 SUBCHAPTER A. GENERAL PROVISIONS

1-17 Sec. 8342.001. DEFINITIONS. In this chapter:

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

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

1-20 (3) "District" means the Hood County Granbury  
1-21 Municipal Utility District No. 1.

1-22 Sec. 8342.002. NATURE OF DISTRICT. The district is a  
1-23 municipal utility district created under Section 59, Article XVI,  
1-24 Texas Constitution.

1-25 Sec. 8342.003. CONFIRMATION AND DIRECTORS' ELECTION  
1-26 REQUIRED. The temporary directors shall hold an election to  
1-27 confirm the creation of the district and to elect five permanent  
1-28 directors as provided by Section 49.102, Water Code.

1-29 Sec. 8342.004. CONSENT OF MUNICIPALITY AND DEVELOPMENT  
1-30 AGREEMENT REQUIRED. (a) The temporary directors may not hold an  
1-31 election under Section 8342.003 until each municipality in whose  
1-32 corporate limits or extraterritorial jurisdiction the district is  
1-33 located has:

1-34 (1) consented by ordinance or resolution to the  
1-35 creation of the district; and

1-36 (2) entered into a development agreement with the  
1-37 majority owner of the assessed value of the real property in the  
1-38 district.

1-39 (b) If a development agreement required under Subsection  
1-40 (a)(2) has not been entered into before September 1, 2010:

1-41 (1) the district is dissolved September 1, 2010,  
1-42 except that:

1-43 (A) any debts incurred shall be paid;

1-44 (B) any assets that remain after the payment of  
1-45 debts shall be transferred to Hood County; and

1-46 (C) the organization of the district shall be  
1-47 maintained until all debts are paid and remaining assets are  
1-48 transferred; and

1-49 (2) this chapter expires September 1, 2013.

1-50 Sec. 8342.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
1-51 The district is created to serve a public purpose and benefit.

1-52 (b) The district is created to accomplish the purposes of:

1-53 (1) a municipal utility district as provided by  
1-54 general law and Section 59, Article XVI, Texas Constitution; and

1-55 (2) Section 52, Article III, Texas Constitution, that  
1-56 relate to the construction, acquisition, improvement, operation,  
1-57 or maintenance of macadamized, graveled, or paved roads, or  
1-58 improvements, including storm drainage, in aid of those roads.

1-59 Sec. 8342.006. INITIAL DISTRICT TERRITORY. (a) The  
1-60 district is initially composed of the territory described by  
1-61 Section 2 of the Act creating this chapter.

1-62 (b) The boundaries and field notes contained in Section 2 of  
1-63 the Act creating this chapter form a closure. A mistake made in the  
1-64 field notes or in copying the field notes in the legislative process

2-1 does not affect the district's:  
 2-2 (1) organization, existence, or validity;  
 2-3 (2) right to issue any type of bond for the purposes  
 2-4 for which the district is created or to pay the principal of and  
 2-5 interest on a bond;  
 2-6 (3) right to impose a tax; or  
 2-7 (4) legality or operation.  
 2-8 [Sections 8342.007-8342.050 reserved for expansion]  
 2-9 SUBCHAPTER B. BOARD OF DIRECTORS  
 2-10 Sec. 8342.051. GOVERNING BODY; TERMS. (a) The district is  
 2-11 governed by a board of five elected directors.  
 2-12 (b) Except as provided by Section 8342.052, directors serve  
 2-13 staggered four-year terms.  
 2-14 Sec. 8342.052. TEMPORARY DIRECTORS. (a) The temporary  
 2-15 board consists of:  
 2-16 (1) Jeffrey Krueger;  
 2-17 (2) William Bruce Schneider;  
 2-18 (3) Kevin Patton;  
 2-19 (4) Virgil R. Briscoe; and  
 2-20 (5) Jeffrey K. Wilson.  
 2-21 (b) Temporary directors serve until the earlier of:  
 2-22 (1) the date permanent directors are elected under  
 2-23 Section 8342.003; or  
 2-24 (2) September 1, 2013.  
 2-25 (c) If permanent directors have not been elected under  
 2-26 Section 8342.003 and the terms of the temporary directors have  
 2-27 expired, successor temporary directors shall be appointed or  
 2-28 reappointed as provided by Subsection (d) to serve terms that  
 2-29 expire on the earlier of:  
 2-30 (1) the date permanent directors are elected under  
 2-31 Section 8342.003; or  
 2-32 (2) the fourth anniversary of the date of the  
 2-33 appointment or reappointment.  
 2-34 (d) If Subsection (c) applies, the owner or owners of a  
 2-35 majority of the assessed value of the real property in the district  
 2-36 may submit a petition to the commission requesting that the  
 2-37 commission appoint as successor temporary directors the five  
 2-38 persons named in the petition. The commission shall appoint as  
 2-39 successor temporary directors the five persons named in the  
 2-40 petition.  
 2-41 [Sections 8342.053-8342.100 reserved for expansion]  
 2-42 SUBCHAPTER C. POWERS AND DUTIES  
 2-43 Sec. 8342.101. GENERAL POWERS AND DUTIES. The district has  
 2-44 the powers and duties necessary to accomplish the purposes for  
 2-45 which the district is created.  
 2-46 Sec. 8342.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-47 DUTIES. The district has the powers and duties provided by the  
 2-48 general law of this state, including Chapters 49 and 54, Water Code,  
 2-49 applicable to municipal utility districts created under Section 59,  
 2-50 Article XVI, Texas Constitution.  
 2-51 Sec. 8342.103. AUTHORITY FOR ROAD PROJECTS. Under Section  
 2-52 52, Article III, Texas Constitution, the district may design,  
 2-53 acquire, construct, finance, issue bonds for, improve, operate,  
 2-54 maintain, and convey to this state, a county, or a municipality for  
 2-55 operation and maintenance macadamized, graveled, or paved roads, or  
 2-56 improvements, including storm drainage, in aid of those roads.  
 2-57 Sec. 8342.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road  
 2-58 project must meet all applicable construction standards, zoning and  
 2-59 subdivision requirements, and regulations of each municipality in  
 2-60 whose corporate limits or extraterritorial jurisdiction the road  
 2-61 project is located.  
 2-62 (b) If a road project is not located in the corporate limits  
 2-63 or extraterritorial jurisdiction of a municipality, the road  
 2-64 project must meet all applicable construction standards,  
 2-65 subdivision requirements, and regulations of each county in which  
 2-66 the road project is located.  
 2-67 (c) If the state will maintain and operate the road, the  
 2-68 Texas Transportation Commission must approve the plans and  
 2-69 specifications of the road project.

3-1 Sec. 8342.105. COMPLIANCE WITH MUNICIPAL REGULATIONS. Any  
3-2 water, sanitary sewer, drainage, or other infrastructure or public  
3-3 facilities constructed, acquired, improved, maintained, or  
3-4 operated by the district shall comply with any subdivision or other  
3-5 applicable regulations of any municipality in whose corporate  
3-6 limits or extraterritorial jurisdiction the infrastructure or  
3-7 public facilities are located.

3-8 Sec. 8342.106. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
3-9 OR RESOLUTION. The district shall comply with all applicable  
3-10 requirements of any ordinance or resolution that is adopted under  
3-11 Section 54.016 or 54.0165, Water Code, and that consents to the  
3-12 creation of the district or to the inclusion of land in the  
3-13 district.

3-14 Sec. 8342.107. LIMITATION ON USE OF EMINENT DOMAIN. The  
3-15 district may not exercise the power of eminent domain outside the  
3-16 district to acquire a site or easement for:

- 3-17 (1) a road project authorized by Section 8342.103; or
- 3-18 (2) a recreational facility as defined by Section  
3-19 49.462, Water Code.

3-20 Sec. 8342.108. DIVISION OF DISTRICT. (a) The district may  
3-21 be divided into two or more new districts only if the district:

- 3-22 (1) has no outstanding bonded debt; and
- 3-23 (2) is not imposing ad valorem taxes.

3-24 (b) The division procedure is prescribed by Sections 53.030  
3-25 through 53.041, Water Code.

3-26 (c) Any new district created by the division of the district  
3-27 has all the powers and duties of the district and is subject to all  
3-28 limitations and conditions provided by this chapter.

3-29 (d) A new district created by the division of the district  
3-30 may not, at the time the new district is created, contain land that  
3-31 is not contiguous to the area described by Section 2 of the Act  
3-32 creating this chapter.

3-33 (e) A division of the district may not occur until each  
3-34 municipality in whose corporate limits or extraterritorial  
3-35 jurisdiction the district is located has adopted a resolution  
3-36 consenting to the division.

3-37 Sec. 8342.109. LIMITATION ON DISSOLUTION OF DISTRICT. (a)  
3-38 Before the issuance of bonds, the district or any new district  
3-39 created by the division of the district may not be dissolved unless  
3-40 the dissolution is approved by:

- 3-41 (1) the board;
- 3-42 (2) the majority owner of the assessed value of the  
3-43 real property in the district or the new district, as applicable;  
3-44 and

3-45 (3) the governing body of each municipality in whose  
3-46 corporate limits or extraterritorial jurisdiction the district or  
3-47 the new district is located.

3-48 (b) The district or any new district may not be dissolved if  
3-49 it has outstanding bonded debt unless:

3-50 (1) all the property in the district or the new  
3-51 district is annexed by a municipality;

3-52 (2) the dissolution is approved by the governing body  
3-53 of the municipality; and

3-54 (3) the bonded debt and developer reimbursement  
3-55 obligations of the district or the new district are assumed by the  
3-56 municipality in whose corporate limits or extraterritorial  
3-57 jurisdiction the district or the new district is located or by  
3-58 another entity approved by the municipality.

3-59 (c) A dissolution subject to Subsection (b) is effective  
3-60 when all outstanding bonded debt and developer reimbursement  
3-61 obligations have been discharged.

3-62 Sec. 8342.110. DEDICATION OF AIRPORT PROPERTY. The  
3-63 district may dedicate, by fee or easement, property owned by the  
3-64 district for any purposes necessary or convenient for the  
3-65 operation, use, or expansion of a municipal airport.

3-66 [Sections 8342.111-8342.150 reserved for expansion]

3-67 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-68 Sec. 8342.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
3-69 district may issue, without an election, bonds and other

4-1 obligations secured by:

4-2 (1) revenue other than ad valorem taxes; or

4-3 (2) contract payments described by Section 8342.153.

4-4 (b) The district must hold an election in the manner  
 4-5 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
 4-6 before the district may impose an ad valorem tax or issue bonds  
 4-7 payable from ad valorem taxes.

4-8 (c) The district may not issue bonds payable from ad valorem  
 4-9 taxes to finance a road project unless the issuance is approved by a  
 4-10 vote of a two-thirds majority of the district voters voting at an  
 4-11 election held for that purpose.

4-12 Sec. 8342.152. OPERATION AND MAINTENANCE TAX. (a) If  
 4-13 authorized at an election held under Section 8342.151, the district  
 4-14 may impose an operation and maintenance tax on taxable property in  
 4-15 the district in accordance with Section 49.107, Water Code.

4-16 (b) The board shall determine the tax rate. The rate may not  
 4-17 exceed the rate approved at the election.

4-18 Sec. 8342.153. CONTRACT TAXES. (a) In accordance with  
 4-19 Section 49.108, Water Code, the district may impose a tax other than  
 4-20 an operation and maintenance tax and use the revenue derived from  
 4-21 the tax to make payments under a contract after the provisions of  
 4-22 the contract have been approved by a majority of the district voters  
 4-23 voting at an election held for that purpose.

4-24 (b) A contract approved by the district voters may contain a  
 4-25 provision stating that the contract may be modified or amended by  
 4-26 the board without further voter approval.

4-27 [Sections 8342.154-8342.200 reserved for expansion]

4-28 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-29 Sec. 8342.201. AUTHORITY TO ISSUE BONDS AND OTHER  
 4-30 OBLIGATIONS. The district may issue bonds or other obligations  
 4-31 payable wholly or partly from ad valorem taxes, impact fees,  
 4-32 revenue, contract payments, grants, or other district money, or any  
 4-33 combination of those sources, to pay for any authorized district  
 4-34 purpose.

4-35 Sec. 8342.202. TAXES FOR BONDS. At the time the district  
 4-36 issues bonds payable wholly or partly from ad valorem taxes, the  
 4-37 board shall provide for the annual imposition of a continuing  
 4-38 direct ad valorem tax, without limit as to rate or amount, while all  
 4-39 or part of the bonds are outstanding as required and in the manner  
 4-40 provided by Sections 54.601 and 54.602, Water Code.

4-41 Sec. 8342.203. BONDS FOR ROAD PROJECTS. At the time of  
 4-42 issuance, the total principal amount of bonds or other obligations  
 4-43 issued or incurred to finance road projects and payable from ad  
 4-44 valorem taxes may not exceed one-fourth of the assessed value of the  
 4-45 real property in the district.

4-46 SECTION 2. The Hood County Granbury Municipal Utility  
 4-47 District No. 1 initially includes all the territory contained in  
 4-48 the following area:

4-49 Parts of the MILAM COUNTY SCHOOL LAND SURVEY LOWER LEAGUE,  
 4-50 the MILAM COUNTY SCHOOL LAND SURVEY UPPER LEAGUE, the JOHN DAVID  
 4-51 CROW SURVEY, Abstract No. 110, the EBENEZER MILLICAN SURVEY,  
 4-52 Abstract No. 414, the J. W. OWNSBY SURVEY, Abstract No. 814, the G.  
 4-53 W. WILLIAMS SURVEY, Abstract No. 600, the JOSE MAYBARBO SURVEY,  
 4-54 Abstract No. 749, the C. C. HARVICK SURVEY, Abstract No. 290, the E.  
 4-55 T. GATLIN SURVEY, Abstract No. 211, the J. W. DAWSON SURVEY,  
 4-56 Abstract No. 805 and the J. H. DAVIS SURVEY, Abstract No. 157  
 4-57 situated about 2-9/10 miles south 41 degrees-30 minutes west from  
 4-58 the courthouse in Granbury the county seat for Hood County, Texas;  
 4-59 embracing a portion of the 1924-31/100 acres tract described in the  
 4-60 deed to The Ranch at Granbury, L.L.C. recorded in volume 1547, page  
 4-61 834 of the Real Records of Hood County, Texas and a portion of the  
 4-62 246-323/1000 acres tract described in the deed to The Ranch at  
 4-63 Granbury, L.P. recorded in volume 1591, page 306 of the said Real  
 4-64 Records and all of the SCOTTISH RITE VILLAGE SUBDIVISION UNIT ONE  
 4-65 TRACT ONE, according to the plat thereof recorded in Slide A-348-B  
 4-66 of the Plat Records of Hood County, Texas and described by metes and  
 4-67 bounds as follows:

4-68 The bearings and coordinate positions are per the Texas  
 4-69 Coordinate System North Central Zone NAD 83 ( 1993 ). The lengths

5-1 shown hereon are horizontal ground lengths. To convert horizontal  
 5-2 ground lengths to grid lengths multiply by 0.999892309. All 5/8"  
 5-3 capped irons set called for in this description are marked ( BROOKES  
 5-4 BAKER SURVEYORS ).

5-5 Beginning at a 12" pine fence post found for the northeast  
 5-6 corner of said 1924-31/1000 acres tract and a re-entrant corner of  
 5-7 Parcel No. 1 the 6-17/100 acres tract described in the deed to  
 5-8 Arlene McCraw recorded in volume 284, page 305 of the Deed Records  
 5-9 of Hood County, Texas , said beginning corner having a grid  
 5-10 coordinate value of X= 2,176,937.742 feet, Y= 6,841,025.644 feet.

5-11 Thence south 30 degrees-28 minutes-07 seconds east, along the  
 5-12 west line of said 6-17/100 acres tract for the east line of said  
 5-13 1924-31/100 acres tract, to and along the west line of the 2 acres  
 5-14 tract described in the deed to Michael H. McCraw and wife, Paula N.  
 5-15 McCraw recorded in volume 1040, page 293 of the said Real Records,  
 5-16 781-02/100 feet to a 3" pipe post for the southwest corner of said 2  
 5-17 acres tract and the northwest corner of the 47-373/1000 acres tract  
 5-18 described in the deed to Harris Composites, Inc. recorded in volume  
 5-19 1981, page 215 of the said Real Records.

5-20 Thence south 30 degrees-29 minutes-01 seconds east, along the  
 5-21 west line of said 47-373/1000 acres tract for the east line of said  
 5-22 1924-31/100 acres tract, 446-21/100 feet to a 10" cedar post found.

5-23 Thence south 30 degrees-22 minutes-43 seconds east,  
 5-24 continuing along the west line of said 47-373/1000 acres tract for  
 5-25 the east line of said 1924-31/100 acres tract, 966-87/100 feet to a  
 5-26 1/2" iron found for the southwest corner of said 47-373/1000 acres  
 5-27 tract and the northwest corner of the 10 acres tract described in  
 5-28 the deed to Swaim Construction Company, Inc. recorded in volume  
 5-29 356, page 734 of the said Deed Records.

5-30 Thence south 30 degrees-22 minutes-26 seconds east, along the  
 5-31 west line of said 10 acres tract for the east line of said  
 5-32 1924-31/100 acres tract, 916-49/100 feet to a 1/2" iron found for  
 5-33 the southwest corner of said 10 acres tract and the northwest corner  
 5-34 of the 12-51/100 acres tract described in the deed to James R.  
 5-35 Walker and wife, Mary L. Walker recorded in volume 142, page 53 of  
 5-36 the said Deed Records.

5-37 Thence south 30 degrees-23 minutes-22 seconds east, along the  
 5-38 west line of said 12-51/100 acres tract for the east line of said  
 5-39 1924-31/100 acres tract, 1129-98/100 feet to a square head bolt  
 5-40 found for the southwest corner of said 12-51/100 acres tract and the  
 5-41 northwest corner of the 3-32/100 acres tract described in the deed  
 5-42 to Donald Trumble and Julie Trumble recorded in volume 1295, page  
 5-43 384 of the said Real Records.

5-44 Thence south 30 degrees-08 minutes-06 seconds east, along the  
 5-45 west line of said 3-32/100 acres tract for the west line of said  
 5-46 1924-31/100 acres tract, 284-36/100 feet to a 3/8" iron found for  
 5-47 the southwest corner of said 3-32/100 acres tract and the northwest  
 5-48 corner of the 1-24/100 acres tract described in the deed to Norman  
 5-49 Lumber Company, Inc. recorded in volume 1249, page 456 of the said  
 5-50 Real Records.

5-51 Thence south 30 degrees-39 minutes-30 seconds east, along the  
 5-52 west line of said 1-24/100 acres tract for the east line of said  
 5-53 1924-31/100 acres tract, 208-69/100 feet to a 3/8" iron found for  
 5-54 the southwest corner of said 1-24/100 acres tract and the northwest  
 5-55 corner of said SCOTTISH RITE SUBDIVISION UNIT ONE TRACT ONE.

5-56 Thence north 59 degrees-36 minutes-27 seconds east, along the  
 5-57 north line of said SCOTTISH RITE SUBDIVISION UNIT ONE TRACT ONE and  
 5-58 the south line of said 1-24/100 acres tract, 182-81/100 feet to a  
 5-59 1/2" iron in concrete found for the most northerly northeast corner  
 5-60 of said SCOTTISH RITE SUBDIVISION UNIT ONE TRACT ONE and the  
 5-61 northwest corner of the 2 acres tract described in the deed to The  
 5-62 City of Granbury recorded in volume 1291, page 287 of the said Real  
 5-63 Records.

5-64 Thence south 30 degrees-16 minutes-33 seconds east, along a  
 5-65 easterly line of said SCOTTISH RITE SUBDIVISION UNIT ONE TRACT ONE  
 5-66 and the west line of said 2 acres tract, 132-65/100 feet to a 1/2"  
 5-67 iron in concrete found for the southwest corner of said 2 acres  
 5-68 tract.

5-69 Thence south 84 degrees-20 minutes-19 seconds east, along the

6-1 north line of said SCOTTISH RITE SUBDIVISION UNIT ONE TRACT ONE and  
 6-2 the south line of said 2 acres tract, 282-34/100 feet to a 1/2" iron  
 6-3 in concrete found for the northeast corner of said SCOTTISH RITE  
 6-4 SUBDIVISION UNIT ONE TRACT ONE and the southeast corner of said 2  
 6-5 acres tract in the west right-of-way of Paluxy Highway ( Farm to  
 6-6 Market Highway No. 51 South) in a curve to the left having a radius  
 6-7 of 1004-93/100 feet.

6-8 Thence southwesterly, along the east line of said SCOTTISH  
 6-9 RITE SUBDIVISION UNIT ONE TRACT ONE and the west right-of-way of  
 6-10 said Paluxy Highway, the following: along said curve to the left an  
 6-11 arc length of 111-32/100 feet to a 1/2" iron in concrete found at  
 6-12 its end, the long chord of said 111-32/100 feet arc is south 08  
 6-13 degrees-53 minutes-27 seconds west 111-26/100 feet; south 05  
 6-14 degrees-40 minutes-59 seconds west 250-10/100 feet to a 1/2" iron  
 6-15 in concrete found for the southeast corner of said SCOTTISH RITE  
 6-16 SUBDIVISION UNIT ONE TRACT ONE and the northeast corner of Lot 2  
 6-17 Block 1 PALUXY ROAD SUBDIVISION, according to the plat thereof  
 6-18 recorded in Slide A-349-A of the said Plat Records.

6-19 Thence north 84 degrees-18 minutes-30 seconds west, along the  
 6-20 south line of said SCOTTISH RITE SUBDIVISION UNIT ONE TRACT ONE and  
 6-21 the north line of said Lot 2 Block 1, 489-58/100 feet to a 1/2" iron  
 6-22 in concrete found for the southwest corner of said SCOTTISH RITE  
 6-23 SUBDIVISION UNIT ONE TRACT ONE and the northwest corner of said Lot  
 6-24 2 Block 1.

6-25 Thence southwesterly, along the west line of said Lot 2 Block  
 6-26 1 for the west line of said 1924-31/100 acres tract to and along the  
 6-27 west line of Lot 1R Block 1 PALUXY ROAD SUBDIVISION, according to  
 6-28 the plat thereof recorded in Slide B-20 of the said Plat Records,  
 6-29 the following: south 05 degrees-26 minutes-42 seconds west  
 6-30 110-07/100 feet to a 1/2" iron in concrete found; south 31  
 6-31 degrees-19 minutes-17 seconds west 230-43/100 feet to a 1/2" iron  
 6-32 in concrete found; south 06 degrees-42 minutes-57 seconds west  
 6-33 113-62/100 feet to a 1/2" capped iron found for the northeast corner  
 6-34 of the 20-72/100 acres tract described in the deed to Health  
 6-35 Facilities Investment Group I L.P. recorded in volume 1828, page  
 6-36 385 of the said Real Records and a easterly corner of said  
 6-37 1924-31/100 acres tract.

6-38 Thence northwesterly, southwesterly, along the north line of  
 6-39 said 20-72/100 acres tract, the following: north 77 degrees-21  
 6-40 minutes-57 seconds west 351-87/100 feet to a 5" pine post found;  
 6-41 south 76 degrees-40 minutes-34 seconds west 601-68/100 feet to a 5"  
 6-42 pine post found for the northwest corner of said 20-72/100 acres  
 6-43 tract.

6-44 Thence southwesterly and southeasterly, along the west and  
 6-45 south line of said 20-72/100 acres tract for a easterly and  
 6-46 northerly line of said 1924-31/100 acres tract, the following:  
 6-47 south 06 degrees-44 minutes-20 seconds west 301-61/100 feet to a  
 6-48 1/2" capped iron found; south 47 degrees-08 minutes-37 seconds east  
 6-49 699-62/100 feet to a 1/2" capped iron found; south 77 degrees-21  
 6-50 minutes-45 seconds east 910-80/100 feet to a 1/2" capped iron found  
 6-51 for the southeast corner of said 20-72/100 acres tract and a  
 6-52 easterly corner of said 1924-31/100 acres tract in the west  
 6-53 right-of-way of said Paluxy Road.

6-54 Thence southwesterly, along the southeasterly line of said  
 6-55 1924-31/100 acres tract along a fence for the westerly right-of-way  
 6-56 of said Paluxy Highway, the following: south 35 degrees-31  
 6-57 minutes-00 seconds west 299-95/100 feet to a 5/8" capped iron set;  
 6-58 south 07 degrees-37 minutes-31 seconds west 615-48/100 feet to a  
 6-59 5/8" capped iron set; south 33 degrees-26 minutes-50 seconds west  
 6-60 1005-05/100 feet to a 5/8" capped iron set at the intersection of  
 6-61 the westerly right-of-way of said Paluxy Highway and the north line  
 6-62 of Huddleston Road for the most southerly southeast corner of said  
 6-63 1924-31/100 acres tract.

6-64 Thence southwesterly, along the south line of said  
 6-65 1924-31/100 acres tract, generally along a fence to and along the  
 6-66 north line of the 15-005/1000 acres tract described in the deed to  
 6-67 The Ranch at Granbury, L. P. recorded in volume 1592, page 484 of  
 6-68 the said Real Records, the following: south 63 degrees-49  
 6-69 minutes-18 seconds west 673-72/100 feet to a 5/8" capped iron set;

7-1 south 66 degrees-55 minutes-40 seconds west 598-15/100 feet to a  
 7-2 1/2" iron found; south 63 degrees-47 minutes-28 seconds west  
 7-3 165-74/100 feet to a 1/2" iron found; south 53 degrees-52  
 7-4 minutes-00 seconds west 167-15/100 feet to a 1/2" iron found; south  
 7-5 47 degrees-17 minutes-55 seconds west 113-51/100 feet to a 1/2"  
 7-6 iron found; south 45 degrees-18 minutes-29 seconds west 447-49/100  
 7-7 feet to a 5/8" capped iron set; south 58 degrees-02 minutes-29  
 7-8 seconds west 322-02/100 feet to a 5/8" capped iron set; south 59  
 7-9 degrees-52 minutes-29 seconds west 1613-19/100 feet to a 5/8"  
 7-10 capped iron set to replace a 60 d nail found; south 56 degrees-27  
 7-11 minutes-29 seconds west 378-90/100 feet to a 5/8" iron found for the  
 7-12 most southerly southwest corner of said 1924-31/100 acres tract and  
 7-13 the southeast corner of Lot 12 Block B MEADOW WOOD ESTATES, an  
 7-14 addition to Hood County, Texas according to the Revised plat  
 7-15 thereof recorded in Slide A-289 of the said Plat Records.

7-16 Thence northwesterly, along the east line of said Block B  
 7-17 MEADOW WOOD ESTATES for a west line of said 1924-31/100 acres  
 7-18 tract, the following: north 31 degrees-40 minutes-02 seconds west  
 7-19 795-16/100 feet to a 1/2" iron found for the common corner of Lots 7  
 7-20 and 8 in said Block B; north 31 degrees-46 minutes-45 seconds west  
 7-21 1079-42/100 feet to a 5/8" iron found for the common corner of Lots  
 7-22 3 and 4 in said Block B; north 31 degrees-57 minutes-22 seconds west  
 7-23 193-60/100 feet to a 1/2" iron found; north 27 degrees-56  
 7-24 minutes-15 seconds west 607-31/100 feet to a 5/8" iron found for the  
 7-25 northeast corner of Lot 1 in said Block B and a re-entrant corner of  
 7-26 said 1924-31/100 acres tract.

7-27 Thence south 59 degrees-09 minutes-11 seconds west, along a  
 7-28 south line of said 1924-31/100 acres tract and the north line of  
 7-29 said Lot 1, 840-88/100 feet to a 5/8" capped iron set for a  
 7-30 southerly corner of said 1924-31/100 acres tract.

7-31 Thence north 30 degrees-21 minutes-01 seconds west, along a  
 7-32 west line of said 1924-31/100 acres tract, 599-92/100 feet to a 1/2"  
 7-33 iron found for the southwest corner of the 2 acres tract described  
 7-34 in the deed to The City of Granbury recorded in volume 1317, page  
 7-35 867 of the said Real Records.

7-36 Thence north 59 degrees-07 minutes-35 seconds east, along the  
 7-37 south line of said 2 acres tract, 420-01/100 feet to a 1/2" iron  
 7-38 found for the southeast corner of said 2 acres tract.

7-39 Thence north 30 degrees-52 minutes-06 seconds west, along the  
 7-40 east line of said 2 acres tract, 207-42/100 feet to a 1/2" iron  
 7-41 found for its northeast corner.

7-42 Thence south 59 degrees-07 minutes-38 seconds west, along the  
 7-43 north line of said 2 acres tract, 420-03/100 feet to a 5/8" capped  
 7-44 iron set for the northwest corner of said 2 acres tract for a  
 7-45 re-entrant corner of said 1924-31/100 acres tract.

7-46 Thence north 30 degrees-18 minutes-50 seconds west, along a  
 7-47 westerly line of said 1924-31/100 acres tract, 1187-69/100 feet to  
 7-48 a 5/8" capped iron set for a re-entrant corner of said 1924-31/100  
 7-49 acres tract.

7-50 Thence south 58 degrees-25 minutes-25 seconds west, along a  
 7-51 southerly line of said 1924-31/100 acres tract crossing Meadow Wood  
 7-52 Road, 44-49/100 feet to a 2-7/8" pipe post found for the northeast  
 7-53 corner of said 246-323/1000 acres tract.

7-54 Thence south 30 degrees-27 minutes-45 seconds east, along the  
 7-55 east line of said 246-323/1000 acres tract, 2014-14/100 feet to a  
 7-56 1/2" iron found for the southeast corner of said 246-323/1000 acres  
 7-57 tract and the northeast corner of Lot 1R of MEADOW WOOD ESTATES, an  
 7-58 addition to Hood County, Texas according to the plat thereof  
 7-59 recorded in Slide A-350A of the said Plat Records.

7-60 Thence south 58 degrees-36 minutes-47 seconds west, along the  
 7-61 south line of said 246-323/1000 acres tract and the north line of  
 7-62 said Lot 1R, 1234-58/100 feet to a 1/2" iron found for the northwest  
 7-63 corner of said Lot 1R and the northeast corner of the 35-113/1000  
 7-64 acres tract described in the deed to Daniel C. and Carolyn Fauber  
 7-65 recorded in volume 1729, page 204 of the said Real Records.

7-66 Thence south 58 degrees-41 minutes-34 seconds west, along the  
 7-67 north line of said 35-113/1000 acres tract for the south line of  
 7-68 said 246-323/1000 acres tract, 558-23/100 feet to a 6" pipe corner  
 7-69 post found for the northwest corner of said 35-113/1000 acres tract

8-1 a re-entrant corner of said 246-323/1000 acres tract.

8-2 Thence south 31 degrees-47 minutes-06 seconds east, along a  
8-3 east line of said 246-323/1000 acres tract and the west line of said  
8-4 35-113/1000 acres tract, 744-69/100 feet to a 6" pipe corner post  
8-5 found for the southeast corner of said 246-323/1000 acres tract and  
8-6 the northeast corner of Parcel One the 35 acres tract described in  
8-7 the deed to Lester J. Walker and wife, Cleo Walker recorded in  
8-8 volume 1012, page 681 of the said Real Records.

8-9 Thence south 58 degrees-46 minutes-49 seconds west, along the  
8-10 south line of said 246-323/1000 acres tract and the north line of  
8-11 said 35 acres tract to and along the north line of the 103-239/1000  
8-12 acres tract described in the deed to The Lester J. Walker and Willie  
8-13 C. Walker Revocable Trust recorded in volume 1554, page 484,  
8-14 2341-51/100 feet to a 1/2" iron found for the southwest corner of  
8-15 said 246-323/1000 acres tract and the northwest corner of said  
8-16 103-239/1000 acres tract.

8-17 Thence north 30 degrees-44 minutes-50 seconds west, along the  
8-18 west line of said 246-323/1000 acres tract 769-20/100 feet to a 3/8"  
8-19 iron found for the most westerly northwest corner of said  
8-20 246-323/1000 acres tract in the south line of said 1924-31/100  
8-21 acres tract.

8-22 Thence south 58 degrees-09 minutes-02 seconds west, along the  
8-23 south line of said 1924-31/100 acres tract 2306-39/100 feet to a 8"  
8-24 cedar fence post found for the southwest corner of said 1924-31/100  
8-25 acres tract and a re-entrant corner of Parcel One the 6 acres tract  
8-26 described in the deed to Wayne Howard and Brenda Howard recorded in  
8-27 volume 1722, page 785 of the said Real Records and to Brandon Dunlop  
8-28 Howard in volume 1713, page 819 of the said Real Records from which  
8-29 a 5/8" capped iron found marked RPLS # 5236 bears south 23  
8-30 degrees-13 minutes-34 seconds west 1-37/100 feet.

8-31 Thence north 30 degrees-12 minutes-00 seconds west, along the  
8-32 west line of said 1924-31/100 acres tract and the east line of said  
8-33 Parcel One the 6 acres tract to and along the east line of the  
8-34 23-076/1000 acres tract described in the deed to Michael Moffitt  
8-35 and Patricia G. Moffitt recorded in volume 1736, page 87 of the said  
8-36 Real Records, 1318-07/100 feet to a 3/8" iron found for a re-entrant  
8-37 corner of said 1924-31/100 acres tract and the northeast corner of  
8-38 said 23-076/1000 acres tract.

8-39 Thence south 59 degrees-34 minutes-28 seconds west, along a  
8-40 south line of said 1924-31/100 acres tract and the north line of  
8-41 said 23-076/1000 acres tract, 305-57/100 feet to a 8" cedar post  
8-42 found for the most westerly southwest corner of said 1924-31/100  
8-43 acres tract and the southeast corner of the 27-868/1000 acres tract  
8-44 described in the deed to Franklin Delano Wentworth recorded in  
8-45 volume 1414, page 827 of the said Real Records.

8-46 Thence northwesterly, along the west line of said  
8-47 1924-31/1000 acres tract and the east line of said 1924-31/100  
8-48 acres tract, to and along the east line of the 7-353/1000 acres  
8-49 tract described in the deed to Shelly R. Maclellan recorded in  
8-50 volume 1843, page 496 of the said Real Records, the following: north  
8-51 31 degrees-32 minutes-30 seconds west 350 feet to a 1/2" iron found;  
8-52 north 42 degrees-39 minutes-53 seconds west 2225-48/100 feet to a  
8-53 railroad spike set in Knox Road for the northwest corner of said  
8-54 1924-31/100 acres tract.

8-55 Thence north 59 degrees-20 minutes-08 seconds east, along a  
8-56 northerly line of said 1924-31/100 acres tract, 673-90/100 feet to  
8-57 a 5/8" capped iron set.

8-58 Thence north 52 degrees-18 minutes-08 seconds east,  
8-59 continuing along the north line of said 1924-31/100 acres tract  
8-60 80-89/100 feet to a 3/8" iron found for a re-entrant corner of said  
8-61 1924-31/100 acres tract in the east line of Knox Road as fenced.

8-62 Thence north 30 degrees-25 minutes-40 seconds west, along the  
8-63 west line of said 1924-31/100 acres tract, 1464-74/100 feet to a  
8-64 concrete highway monument found for the northwest corner of said  
8-65 1924-31/100 acres tract in the south right-of-way of U. S. Highway  
8-66 No. 377.

8-67 Thence northeasterly, the south right-of-way of said U. S.  
8-68 Highway No. 377, the following: north 35 degrees-45 minutes-34  
8-69 seconds east 118-91/100 feet to a concrete highway monument found;



9-1 north 55 degrees-11 minutes-10 seconds east 3285-29/100 feet to a  
 9-2 concrete highway monument found at the beginning of a curve to the  
 9-3 right having a radius of 5729-58/100 feet; along said curve to the  
 9-4 right and arc length of 730-88/100 feet to a concrete highway  
 9-5 monument found at its end, the long chord of said 730-88/100 feet  
 9-6 arc is north 58 degrees-52 minutes-49 seconds east 730-39/100 feet;  
 9-7 north 62 degrees-20 minutes-41 seconds east 173-73/100 feet to a  
 9-8 concrete highway monument found; north 65 degrees-03 minutes-28  
 9-9 seconds east 199-86/100 feet to a concrete highway monument found;  
 9-10 north 62 degrees-52 minutes-36 seconds east 200 feet to a concrete  
 9-11 highway monument found; north 62 degrees-02 minutes-52 seconds east  
 9-12 1054-91/100 feet to a concrete highway monument found north 62  
 9-13 degrees-33 minutes-02 seconds east 7021-48/100 feet to a 5/8"  
 9-14 capped iron set for the most northerly northeast corner of said  
 9-15 1924-31/100 acres tract and the northwest corner of the 1-405/1000  
 9-16 acres tract described in the deed to Sandra Kay Hicks recorded in  
 9-17 volume 1686, page 885 of the said Real Records.

9-18 Thence south 28 degrees-01 minutes-32 seconds east, along a  
 9-19 east line of said 1924-31/100 acres tract and the west line of said  
 9-20 1-405/1000 acres tract, 63-80/100 feet to a 5/8" iron found for the  
 9-21 southwest corner of said 1-405/1000 acres tract.

9-22 Thence north 66 degrees-39 minutes-14 seconds east, along the  
 9-23 north line of said 1924-31/100 acres tract and the south line of  
 9-24 said 1-405/1000 acres tract 685-13/100 feet to a 1/2" iron found for  
 9-25 the southeast corner of said 1-405/1000 acres tract.

9-26 Thence north 66 degrees-41 minutes-41 seconds east,  
 9-27 continuing along the north line of said 1924-31/100 acres tract,  
 9-28 403-88/100 feet to a 5/8" iron found.

9-29 Thence north 03 degrees-03 minutes-49 seconds west 12-93/100  
 9-30 feet to a 60 d nail in post found for a north corner of said  
 9-31 1924-31/100 acres tract and the southwest corner of said 6-17/100  
 9-32 acres tract.

9-33 Thence north 66 degrees-55 minutes-34 seconds east, along the  
 9-34 north line of said 1924-31/100 acres tract and the south line of  
 9-35 said 6-17/100 acres tract, 218-89/100 feet to the place of  
 9-36 beginning and containing 2114-146/1000 acres of which 4-478/1000  
 9-37 acres lies in County Road as fenced.

9-38 Surveyed on the ground March and April, 2004.

9-39 A part of the MILAM COUNTY SCHOOL LAND SURVEY LOWER LEAGUE,  
 9-40 Abstract No. 903 and the E. HAMMACK SURVEY, Abstract No. 650  
 9-41 situated about 2-95/100 miles south 41 degrees-30 minutes west from  
 9-42 the courthouse in Granbury the county seat for Hood County, Texas;  
 9-43 embracing all of the 15-005/1000 acres tract described in the deed  
 9-44 to The Ranch at Granbury, L.P. recorded in volume 1592, page 484 of  
 9-45 the Real Records of Hood County, Texas and described by metes and  
 9-46 bounds as follows:

9-47 The bearings and coordinate positions are per the Texas  
 9-48 Coordinate System North Central Zone NAD 83 ( 1993 ). The lengths  
 9-49 shown hereon are horizontal ground lengths. To convert horizontal  
 9-50 ground lengths to grid lengths multiply by 0.999892309. All 5/8"  
 9-51 capped irons set called for in this description are marked ( BROOKES  
 9-52 BAKER SURVEYORS ).

9-53 Beginning at a 5/8" capped iron set for the northeast corner  
 9-54 of said 15-005/1000 acres tract in the south line of the 1924-31/100  
 9-55 acres tract described in the deed to The Ranch at Granbury, L. L. C  
 9-56 recorded in volume 1547, page 834 of the said Real Records, said  
 9-57 beginning corner having a grid coordinate value of X= 2,178,188.928  
 9-58 feet, Y= 6,833,138.021 feet.

9-59 Thence south 40 degrees-17 minutes-26 seconds east, along the  
 9-60 east line of said 15-005/1000 acres tract at 38 feet passing a 3/4"  
 9-61 pipe found for the northwest corner of the 1 acre tract described in  
 9-62 the deed to C. H. Huddleston and wife, Roberta Huddleston recorded  
 9-63 in volume 338, page 759 of the Deed Records of Hood County, Texas in  
 9-64 all, 354-40/100 feet to a 3/4" pipe found for the southeast corner  
 9-65 of said 15-005/1000 acres tract and the southwest corner of said 1  
 9-66 acre tract in the northwesterly right-of-way of Paluxy Highway  
 9-67 (Farm to Market Highway No. 51 south).

9-68 Thence south 33 degrees-31 minutes-11 seconds west, along the  
 9-69 easterly line of said 15-005/1000 acres tract and the westerly

10-1 right-of-way of said Paluxy Highway, 934-71/100 feet to a 1/2" iron  
10-2 found for the southeasterly corner of said 15-005/1000 acres tract.  
10-3 Thence northwesterly, along the west line of said 15-005/1000 acres  
10-4 tract, the following: north 70 degrees-34 minutes-19 seconds west  
10-5 199-49/100 feet to a 1/2" iron found; north 65 degrees-51  
10-6 minutes-13 seconds west 135-11/100 feet to a 1/2" iron found; north  
10-7 35 degrees-38 minutes-51 seconds west 547-37/100 feet to a 1/2"  
10-8 iron found for the northwest corner of said 15-005/1000 acres tract  
10-9 in the south line of said 1924-31/100 acres tract.

10-10 Thence northeasterly, along the north line of said  
10-11 15-005/1000 acres tract and the south line of said 1524-31/100  
10-12 acres tract, the following: north 47 degrees-17 minutes-55 seconds  
10-13 east 113-51/100 feet to a 1/2" iron found; north 53 degrees-52  
10-14 minutes-00 seconds east 167-15/100 feet to a 1/2" iron found; north  
10-15 63 degrees-47 minutes-28 seconds east 165-74/100 feet to a 1/2"  
10-16 iron found; north 66 degrees-55 minutes-40 seconds east 598-15/100  
10-17 feet to the place of beginning and containing 653,712 square feet or  
10-18 15-007/1000 acres.

10-19 Surveyed on the ground March and April, 2004.

10-20 SECTION 3. (a) The legal notice of the intention to  
10-21 introduce this Act, setting forth the general substance of this  
10-22 Act, has been published as provided by law, and the notice and a  
10-23 copy of this Act have been furnished to all persons, agencies,  
10-24 officials, or entities to which they are required to be furnished  
10-25 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
10-26 Government Code.

10-27 (b) The governor, one of the required recipients, has  
10-28 submitted the notice and Act to the Texas Commission on  
10-29 Environmental Quality.

10-30 (c) The Texas Commission on Environmental Quality has filed  
10-31 its recommendations relating to this Act with the governor, the  
10-32 lieutenant governor, and the speaker of the house of  
10-33 representatives within the required time.

10-34 (d) All requirements of the constitution and laws of this  
10-35 state and the rules and procedures of the legislature with respect  
10-36 to the notice, introduction, and passage of this Act are fulfilled  
10-37 and accomplished.

10-38 SECTION 4. This Act takes effect September 1, 2009.

10-39 \* \* \* \* \*