

1-1 By: Bonnen (Senate Sponsor - Huffman) H.B. No. 4775
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 23, 2009, reported favorably by
1-5 the following vote: Yeas 5, Nays 0; May 23, 2009, sent to
1-6 printer.)

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

1-9 relating to the creation of the Alden Lake Management District;
1-10 providing authority to impose an assessment, impose a tax, and
1-11 issue bonds.

1-12 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
1-13 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-14 Code, is amended by adding Chapter 3876 to read as follows:

1-15 CHAPTER 3876. ALDEN LAKE MANAGEMENT DISTRICT
1-16 SUBCHAPTER A. GENERAL PROVISIONS

1-17 Sec. 3876.001. 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 Alden Lake Management
1-21 District.

1-22 Sec. 3876.002. NATURE OF DISTRICT. The Alden Lake
1-23 Management District is a special district created under Section 59,
1-24 Article XVI, Texas Constitution.

1-25 Sec. 3876.003. PURPOSE; DECLARATION OF INTENT. (a) The
1-26 creation of the district is essential to accomplish the purposes of
1-27 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-28 Texas Constitution, and other public purposes stated in this
1-29 chapter. By creating the district and in authorizing the City of
1-30 Lake Jackson, Brazoria County, and other political subdivisions to
1-31 contract with the district, the legislature has established a
1-32 program to accomplish the public purposes set out in Section 52-a,
1-33 Article III, Texas Constitution.

1-34 (b) The creation of the district is necessary to promote,
1-35 develop, encourage, and maintain employment, commerce,
1-36 transportation, housing, tourism, recreation, the arts,
1-37 entertainment, economic development, safety, and the public
1-38 welfare in the district.

1-39 (c) This chapter and the creation of the district may not be
1-40 interpreted to relieve the City of Lake Jackson and Brazoria County
1-41 from providing the level of services provided, as of the effective
1-42 date of the Act creating this chapter, to the area in the district.
1-43 The district is created to supplement and not to supplant the city
1-44 or county services provided in the area in the district.

1-45 Sec. 3876.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
1-46 The district is created to serve a public use and benefit.

1-47 (b) All land and other property included in the district
1-48 will benefit from the improvements and services to be provided by
1-49 the district under powers conferred by Sections 52 and 52-a,
1-50 Article III, and Section 59, Article XVI, Texas Constitution, and
1-51 other powers granted under this chapter.

1-52 (c) The creation of the district is in the public interest
1-53 and is essential to:

1-54 (1) further the public purposes of developing and
1-55 diversifying the economy of the state;

1-56 (2) eliminate unemployment and underemployment; and

1-57 (3) develop or expand transportation and commerce.

1-58 (d) The district will:

1-59 (1) promote the health, safety, and general welfare of
1-60 residents, employers, potential employees, employees, visitors,
1-61 and consumers in the district, and of the public;

1-62 (2) provide needed funding for the district to
1-63 preserve, maintain, and enhance the economic health and vitality of
1-64 the district territory as a community and business center;

2-1 (3) promote the health, safety, welfare, and enjoyment
 2-2 of the public by providing pedestrian ways and by landscaping and
 2-3 developing certain areas in the district, which are necessary for
 2-4 the restoration, preservation, and enhancement of scenic beauty;
 2-5 and
 2-6 (4) provide for water, wastewater, drainage, roads,
 2-7 and recreational facilities for the district.
 2-8 (e) Pedestrian ways along or across a street, whether at
 2-9 grade or above or below the surface, and street lighting, street
 2-10 landscaping, parking, and street art objects are parts of and
 2-11 necessary components of a street and are considered to be a street
 2-12 or road improvement.
 2-13 (f) The district will not act as the agent or
 2-14 instrumentality of any private interest even though the district
 2-15 will benefit many private interests as well as the public.
 2-16 Sec. 3876.005. INITIAL DISTRICT TERRITORY. (a) The
 2-17 district is initially composed of the territory described by
 2-18 Section 2 of the Act creating this chapter.
 2-19 (b) The boundary description contained in Section 2 of the
 2-20 Act creating this chapter forms a closure. A mistake in the
 2-21 boundary description does not affect the district's:
 2-22 (1) organization, existence, or validity;
 2-23 (2) right to issue any type of bond for the purposes
 2-24 for which the district is created or to pay the principal of and
 2-25 interest on the bond;
 2-26 (3) right to impose or collect an assessment or tax; or
 2-27 (4) legality or operation.
 2-28 Sec. 3876.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
 2-29 All or any part of the area of the district is eligible to be
 2-30 included in:
 2-31 (1) a tax increment reinvestment zone created under
 2-32 Chapter 311, Tax Code;
 2-33 (2) a tax abatement reinvestment zone created under
 2-34 Chapter 312, Tax Code; or
 2-35 (3) an enterprise zone created under Chapter 2303,
 2-36 Government Code.
 2-37 Sec. 3876.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
 2-38 DISTRICTS LAW. Except as otherwise provided by this chapter,
 2-39 Chapter 375, Local Government Code, applies to the district.
 2-40 Sec. 3876.008. LIBERAL CONSTRUCTION OF CHAPTER. This
 2-41 chapter shall be liberally construed in conformity with the
 2-42 findings and purposes stated in this chapter.
 2-43 [Sections 3876.009-3876.050 reserved for expansion]
 2-44 SUBCHAPTER B. BOARD OF DIRECTORS
 2-45 Sec. 3876.051. GOVERNING BODY; TERMS. The district is
 2-46 governed by a board of five voting directors who serve staggered
 2-47 terms of four years, with two or three directors' terms expiring
 2-48 June 1 of each odd-numbered year.
 2-49 Sec. 3876.052. APPOINTMENT OF DIRECTORS. (a) The
 2-50 governing body of the City of Lake Jackson shall appoint directors.
 2-51 A person is appointed if a majority of the members of the governing
 2-52 body, including the mayor, vote to appoint that person.
 2-53 (b) The governing body of the City of Lake Jackson shall
 2-54 appoint:
 2-55 (1) three directors from a list of persons nominated
 2-56 by the board; and
 2-57 (2) two directors chosen by the governing body.
 2-58 (c) Section 375.063, Local Government Code, does not apply
 2-59 to directors appointed under Subsection (b)(2).
 2-60 (d) If a person owns 25 percent or more of the surface area
 2-61 of land in the district, the board shall request that the person
 2-62 provide to the board a list of individuals for the board to nominate
 2-63 under this section. If the person does not provide a list of
 2-64 individuals to the board before the 31st day after the date the
 2-65 board requests the list or if no person owns 25 percent or more of
 2-66 the surface area of land in the district, the board is not required
 2-67 to obtain a list and may nominate any eligible individual for
 2-68 appointment to the board. If more than one person owns 25 percent
 2-69 or more of the surface area of land included in the district, only

3-1 the person who owns the greatest amount of land included in the
3-2 district is entitled to have the board request a list under this
3-3 subsection.

3-4 (e) If a person who owns 25 percent or more of the surface
3-5 area of land in the district provides a list of individuals under
3-6 Subsection (d), at least a majority of the board must be composed of
3-7 individuals from a list or lists provided by that person.

3-8 (f) The City of Lake Jackson for any reason may remove a
3-9 director appointed under Subsection (b)(2) and appoint a person to
3-10 serve the remainder of the unexpired term.

3-11 (g) The board may appoint a person to fill a vacancy in the
3-12 office of a director appointed under Subsection (b)(1) for the
3-13 remainder of the unexpired term.

3-14 (h) The City of Lake Jackson may appoint a person to fill a
3-15 vacancy in the office of a director appointed under Subsection
3-16 (b)(2) for the remainder of the unexpired term.

3-17 Sec. 3876.053. INITIAL DIRECTORS. (a) The initial board
3-18 consists of two directors appointed by the governing body of the
3-19 City of Lake Jackson to serve in positions 1 and 2 and the following
3-20 directors to serve in positions 3 through 5:

<u>Pos. No.</u>	<u>Name of Director</u>
3	John Richers
4	Kenneth R. Philips
5	Bryan K. Chapline

3-25 (b) Of the initial directors, the terms of directors
3-26 appointed for positions 1 and 3 expire June 1, 2011, and the terms
3-27 of directors appointed for positions 2, 4, and 5 expire June 1,
3-28 2013.

3-29 (c) Section 3876.052 does not apply to this section.

3-30 (d) This section expires September 1, 2014.

3-31 Sec. 3876.054. NONVOTING DIRECTORS. The board may appoint
3-32 nonvoting directors to serve at the pleasure of the voting
3-33 directors.

3-34 Sec. 3876.055. QUORUM. For purposes of determining the
3-35 requirements for a quorum of the board, the following are not
3-36 counted:

3-37 (1) a board position vacant for any reason, including
3-38 death, resignation, or disqualification;

3-39 (2) a director who is abstaining from participation in
3-40 a vote because of a conflict of interest; or

3-41 (3) a nonvoting director.

3-42 Sec. 3876.056. COMPENSATION. A director is entitled to
3-43 receive fees of office and reimbursement for actual expenses as
3-44 provided by Section 49.060, Water Code. Sections 375.069 and
3-45 375.070, Local Government Code, do not apply to the board.

3-46 [Sections 3876.057-3876.100 reserved for expansion]

3-47 SUBCHAPTER C. POWERS AND DUTIES

3-48 Sec. 3876.101. DEVELOPMENT CORPORATION POWERS. The
3-49 district may exercise the powers given to a development corporation
3-50 under Chapter 505, Local Government Code, including the power to
3-51 own, operate, acquire, construct, lease, improve, or maintain a
3-52 project described by that chapter.

3-53 Sec. 3876.102. NONPROFIT CORPORATION. (a) The board by
3-54 resolution may authorize the creation of a nonprofit corporation to
3-55 assist and act for the district in implementing a project or
3-56 providing a service authorized by this chapter.

3-57 (b) The nonprofit corporation:

3-58 (1) has each power of and is considered for purposes of
3-59 this chapter to be a local government corporation created under
3-60 Chapter 431, Transportation Code; and

3-61 (2) may implement any project and provide any service
3-62 authorized by this chapter.

3-63 (c) The board shall appoint the board of directors of the
3-64 nonprofit corporation. The board of directors of the nonprofit
3-65 corporation shall serve in the same manner as the board of directors
3-66 of a local government corporation created under Chapter 431,
3-67 Transportation Code, except that a board member is not required to
3-68 reside in the district.

3-69 Sec. 3876.103. AGREEMENTS; GRANTS. (a) The district may

4-1 make an agreement with or accept a gift, grant, or loan from any
 4-2 person.
 4-3 (b) The implementation of a project is a governmental
 4-4 function or service for the purposes of Chapter 791, Government
 4-5 Code.
 4-6 (c) The board may enter into a contract with the board of
 4-7 directors of a tax increment reinvestment zone created under
 4-8 Chapter 311, Tax Code, and the governing body of the county or
 4-9 municipality that created the zone to manage the zone or implement
 4-10 the project plan and reinvestment zone financing plan.
 4-11 Sec. 3876.104. AUTHORITY TO CONTRACT FOR LAW ENFORCEMENT.
 4-12 To protect the public interest, the district may contract with a
 4-13 qualified party, including Brazoria County or the City of Lake
 4-14 Jackson, for the provision of law enforcement services in the
 4-15 district for a fee.
 4-16 Sec. 3876.105. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
 4-17 district may join and pay dues to a charitable or nonprofit
 4-18 organization that performs a service or provides an activity
 4-19 consistent with the furtherance of a district purpose.
 4-20 Sec. 3876.106. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
 4-21 district may establish and provide for the administration of one or
 4-22 more programs to promote state or local economic development and to
 4-23 stimulate business and commercial activity in the district,
 4-24 including programs to:
 4-25 (1) make loans and grants of public money; and
 4-26 (2) provide district personnel and services.
 4-27 (b) For purposes of this section, the district has all of
 4-28 the powers of a municipality under Chapter 380, Local Government
 4-29 Code.
 4-30 Sec. 3876.107. NO EMINENT DOMAIN. The district may not
 4-31 exercise the power of eminent domain.
 4-32 Sec. 3876.108. ANNEXATION OR EXCLUSION OF LAND. (a) The
 4-33 district may annex land as provided by Subchapter J, Chapter 49,
 4-34 Water Code, only if the City of Lake Jackson by ordinance or
 4-35 resolution consents to the annexation.
 4-36 (b) The district may exclude land as provided by Subchapter
 4-37 J, Chapter 49, Water Code. Section 375.044(b), Local Government
 4-38 Code, does not apply to the district.
 4-39 [Sections 3876.109-3876.150 reserved for expansion]
 4-40 SUBCHAPTER D. PARKING FACILITIES
 4-41 Sec. 3876.151. PARKING FACILITIES AUTHORIZED; OPERATION BY
 4-42 PRIVATE ENTITY. (a) The district may acquire, lease as lessor or
 4-43 lessee, construct, develop, own, operate, and maintain parking
 4-44 facilities or a system of parking facilities, including:
 4-45 (1) lots, garages, parking terminals, or other
 4-46 structures or accommodations for parking motor vehicles off the
 4-47 streets; and
 4-48 (2) equipment, entrances, exits, fencing, and other
 4-49 accessories necessary for safety and convenience in parking
 4-50 vehicles.
 4-51 (b) A parking facility of the district may be leased to, or
 4-52 operated for the district by, an entity other than the district.
 4-53 (c) The district's parking facilities are a program
 4-54 authorized by the legislature under Section 52-a, Article III,
 4-55 Texas Constitution.
 4-56 (d) The district's parking facilities serve the public
 4-57 purposes of the district and are owned, used, and held for a public
 4-58 purpose even if leased or operated by a private entity for a term of
 4-59 years.
 4-60 Sec. 3876.152. RULES. The district may adopt rules
 4-61 covering its public parking system.
 4-62 Sec. 3876.153. FINANCING OF PARKING FACILITIES. (a) The
 4-63 district may use any of its resources, including revenue,
 4-64 assessments, taxes, or grant or contract proceeds, to pay the cost
 4-65 of acquiring or operating public parking facilities.
 4-66 (b) The district may:
 4-67 (1) set, charge, impose, and collect fees, charges, or
 4-68 tolls for the use of the public parking facilities; and
 4-69 (2) issue bonds or notes to finance the cost of these

5-1 facilities.

5-2 [Sections 3876.154-3876.200 reserved for expansion]

5-3 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS

5-4 Sec. 3876.201. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 5-5 board by resolution shall establish the number of directors'
 5-6 signatures and the procedure required for a disbursement or
 5-7 transfer of the district's money.

5-8 Sec. 3876.202. MONEY USED FOR IMPROVEMENTS OR SERVICES.
 5-9 The district may acquire, construct, finance, operate, or maintain
 5-10 any improvement or service authorized under this chapter or Chapter
 5-11 375, Local Government Code, using any money available to the
 5-12 district.

5-13 Sec. 3876.203. PETITION REQUIRED FOR FINANCING SERVICES AND
 5-14 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
 5-15 service or improvement project with assessments under this chapter
 5-16 unless a written petition requesting that service or improvement
 5-17 has been filed with the board.

5-18 (b) A petition filed under Subsection (a) must be signed by:
 5-19 (1) the owners of a majority of the assessed value of
 5-20 real property in the district subject to the assessment according
 5-21 to the most recent certified tax appraisal roll for Brazoria
 5-22 County; or

5-23 (2) at least 25 persons who own real property in the
 5-24 district that is subject to assessment, if more than 25 persons own
 5-25 real property in the district subject to assessment as determined
 5-26 by the most recent certified tax appraisal roll for Brazoria
 5-27 County.

5-28 Sec. 3876.204. METHOD OF NOTICE FOR HEARING. The district
 5-29 may mail the notice required by Section 375.115(c), Local
 5-30 Government Code, by certified or first class United States mail.
 5-31 The board shall determine the method of notice.

5-32 Sec. 3876.205. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
 5-33 The board by resolution may impose and collect an assessment for any
 5-34 purpose authorized by this chapter in all or any part of the
 5-35 district. Section 375.114, Local Government Code, does not apply
 5-36 to the district.

5-37 (b) An assessment, a reassessment, or an assessment
 5-38 resulting from an addition to or correction of the assessment roll
 5-39 by the district, penalties and interest on an assessment or
 5-40 reassessment, an expense of collection, and reasonable attorney's
 5-41 fees incurred by the district:

5-42 (1) are a first and prior lien against the property
 5-43 assessed;

5-44 (2) are superior to any other lien or claim other than
 5-45 a lien or claim for county, school district, or municipal ad valorem
 5-46 taxes; and

5-47 (3) are the personal liability of and a charge against
 5-48 the owners of the property even if the owners are not named in the
 5-49 assessment proceedings.

5-50 (c) The lien is effective from the date of the board's
 5-51 resolution imposing the assessment until the date the assessment is
 5-52 paid. The board may enforce the lien in the same manner that the
 5-53 board may enforce an ad valorem tax lien against real property.

5-54 (d) The board may make a correction to or deletion from the
 5-55 assessment roll that does not increase the amount of assessment of
 5-56 any parcel of land without providing notice and holding a hearing in
 5-57 the manner required for additional assessments.

5-58 Sec. 3876.206. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND
 5-59 ASSESSMENTS. The district may not impose an impact fee or
 5-60 assessment on the property, including the equipment,
 5-61 rights-of-way, facilities, or improvements, of:

5-62 (1) an electric utility or a power generation company
 5-63 as defined by Section 31.002, Utilities Code;

5-64 (2) a gas utility as defined by Section 101.003 or
 5-65 121.001, Utilities Code;

5-66 (3) a telecommunications provider as defined by
 5-67 Section 51.002, Utilities Code; or

5-68 (4) a person who provides to the public cable
 5-69 television or advanced telecommunications services.

6-1 Sec. 3876.207. RESIDENTIAL PROPERTY. Section 375.161,
6-2 Local Government Code, does not apply to a tax imposed by the
6-3 district or a requirement for payment for a service provided by the
6-4 district.

6-5 Sec. 3876.208. OPERATION AND MAINTENANCE TAX. (a) If
6-6 authorized at an election held in accordance with Section 3876.212,
6-7 the district may impose an operation and maintenance tax on taxable
6-8 property in the district in accordance with Section 49.107, Water
6-9 Code, for any district purpose, including to:

6-10 (1) maintain and operate the district;
6-11 (2) construct or acquire improvements; or
6-12 (3) provide a service.

6-13 (b) The board shall determine the tax rate. The rate may not
6-14 exceed the rate approved at the election.

6-15 (c) Section 49.107(h), Water Code, does not apply to the
6-16 district.

6-17 Sec. 3876.209. CONTRACT TAXES. (a) In accordance with
6-18 Section 49.108, Water Code, the district may impose a tax other than
6-19 an operation and maintenance tax and use the revenue derived from
6-20 the tax to make payments under a contract after the provisions of
6-21 the contract have been approved by a majority of the district voters
6-22 voting at an election held for that purpose.

6-23 (b) A contract approved by the district voters may contain a
6-24 provision stating that the contract may be modified or amended by
6-25 the board without further voter approval.

6-26 Sec. 3876.210. AUTHORITY TO BORROW MONEY AND TO ISSUE
6-27 BONDS. (a) The district may borrow money on terms and conditions
6-28 as determined by the board. Section 375.205, Local Government
6-29 Code, does not apply to a loan, line of credit, or other borrowing
6-30 from a bank or financial institution secured by revenue other than
6-31 ad valorem taxes.

6-32 (b) The district may issue bonds, notes, or other
6-33 obligations payable wholly or partly from ad valorem taxes,
6-34 assessments, impact fees, revenue, contract payments, grants, or
6-35 other district money, or any combination of those sources of money,
6-36 to pay for any authorized district purpose.

6-37 (c) The limitation on the outstanding principal amount of
6-38 bonds, notes, and other obligations provided by Section 49.4645,
6-39 Water Code, does not apply to the district.

6-40 Sec. 3876.211. TAXES FOR BONDS. At the time the district
6-41 issues bonds payable wholly or partly from ad valorem taxes, the
6-42 board shall provide for the imposition of a continuing direct
6-43 annual ad valorem tax, without limit as to rate or amount, while all
6-44 or part of the bonds are outstanding as required and in the manner
6-45 provided by Sections 54.601 and 54.602, Water Code.

6-46 Sec. 3876.212. ELECTIONS REGARDING TAXES AND BONDS. (a)
6-47 The district may issue, without an election, bonds, notes, and
6-48 other obligations secured by:

6-49 (1) revenue other than ad valorem taxes; or
6-50 (2) contract payments described by Section 3876.209.

6-51 (b) The district must hold an election in the manner
6-52 provided by Subchapter L, Chapter 375, Local Government Code, to
6-53 obtain voter approval before the district may impose an ad valorem
6-54 tax or issue bonds payable from ad valorem taxes.

6-55 (c) Section 375.243, Local Government Code, does not apply
6-56 to the district.

6-57 (d) All or any part of any facilities or improvements that
6-58 the district may acquire by the issuance of its bonds may be
6-59 submitted as a single proposition or as several propositions to be
6-60 voted on at the election.

6-61 Sec. 3876.213. CITY NOT REQUIRED TO PAY DISTRICT
6-62 OBLIGATIONS. Except as provided by Section 375.263, Local
6-63 Government Code, the City of Lake Jackson is not required to pay a
6-64 bond, note, or other obligation of the district.

6-65 Sec. 3876.214. COMPETITIVE BIDDING. Subchapter I, Chapter
6-66 49, Water Code, applies to the district. Sections 375.221 and
6-67 375.223, Local Government Code, do not apply to the district.

6-68 Sec. 3876.215. TAX AND ASSESSMENT ABATEMENTS. The district
6-69 may grant in the manner authorized by Chapter 312, Tax Code, an

7-1 abatement for a tax or assessment owed to the district.

7-2 [Sections 3876.216-3876.250 reserved for expansion]

7-3 SUBCHAPTER F. TAXES FOR CERTAIN DEFINED AREAS AND DESIGNATED

7-4 PROPERTY

7-5 Sec. 3876.251. AUTHORITY TO ESTABLISH DEFINED AREAS OR
 7-6 DESIGNATED PROPERTY. The district may define areas or designate
 7-7 certain property of the district to pay for improvements,
 7-8 facilities, or services that primarily benefit that area or
 7-9 property and do not generally and directly benefit the district as a
 7-10 whole.

7-11 Sec. 3876.252. PROCEDURE FOR ELECTION. (a) Before the
 7-12 district may impose an ad valorem tax or issue bonds payable from ad
 7-13 valorem taxes of the defined area or designated property, the board
 7-14 shall hold an election in the defined area or within the boundaries
 7-15 of the designated property only.

7-16 (b) The election shall be conducted as provided by Section
 7-17 3876.212.

7-18 (c) The board may submit the issues to the voters on the same
 7-19 ballot to be used in another election.

7-20 Sec. 3876.253. DECLARING RESULT AND ISSUING ORDER. (a) If
 7-21 a majority of the voters voting at the election approve the
 7-22 proposition or propositions, the board shall declare the results
 7-23 and, by order, shall establish the defined area and describe it by
 7-24 metes and bounds or designate the specific property.

7-25 (b) The board's order is not subject to judicial review
 7-26 except on the ground of fraud, palpable error, or arbitrary and
 7-27 confiscatory abuse of discretion.

7-28 Sec. 3876.254. TAXES FOR IMPROVEMENTS AND FACILITIES IN
 7-29 DEFINED AREAS OR DESIGNATED PROPERTY. On voter approval and
 7-30 adoption of the order described by Section 3876.253, the district
 7-31 may apply separately, differently, equitably, and specifically its
 7-32 taxing power and lien authority to the defined area or designated
 7-33 property to provide money to construct, administer, maintain, and
 7-34 operate services, improvements, and facilities that primarily
 7-35 benefit the defined area or designated property.

7-36 Sec. 3876.255. ISSUANCE OF BONDS AND IMPOSITION OF TAXES
 7-37 FOR DEFINED AREA OR DESIGNATED PROPERTY. After the order under
 7-38 Section 3876.253 is adopted, the district may issue bonds to
 7-39 provide for any land, improvements, facilities, plants, equipment,
 7-40 and appliances for the defined area or designated property.

7-41 SECTION 2. The Alden Lake Management District initially
 7-42 includes all territory contained in the following area:

7-43 BEING 987.49 acres of land situated in Brazoria County,
 7-44 Texas, approximately 849.30 acres of land located in the Stephen F.
 7-45 Austin Five Leagues Grant, Abstract 19 and approximately 138.19
 7-46 acres of land located in the Jarad E. Groce Five Leagues Grant,
 7-47 Abstract 66; said 987.49 acre tract also being out of that certain
 7-48 7424.4 acre tract of land conveyed from T. Martin et ux to the
 7-49 Prison Commission of Texas in Deed dated February 1, 1918 and
 7-50 recorded in Volume 145, Page 242 of Deed Records of Brazoria County,
 7-51 Texas; and being all of and the same as that certain called 987.49
 7-52 acre tract of land as conveyed by the Texas Department of Criminal
 7-53 Justice to the State of Texas Permanent School Fund in Deed dated
 7-54 May 07, 2004, as recorded in File Number 2004028412 of the Official
 7-55 Records of Brazoria County, Texas; said 987.49 acre tract of land
 7-56 bearings are based on Texas Coordinate System, South Central Zone,
 7-57 North American Datum 1983 (2002 adjustment), referenced to
 7-58 Continuously Operating Reference Stations NETP (Grid North:
 7-59 13,853,429.64, East: 3,131,034.28) and GALI (Grid North:
 7-60 13,692,235.17, East: 3,326,526.51), with all distances described
 7-61 herein being surface and may be converted to grid by dividing by the
 7-62 combined scale factor of 1.000129997; and being more particularly
 7-63 described as follows:

7-64 BEGINNING at a set "X" in the concrete base of fence post
 7-65 (Grid North: 13,588,395.64, East: 3,101,401.59) at the southeast
 7-66 corner of said 987.49 acre tract, said iron rod bears South 86
 7-67 degrees 36 minutes 03 seconds West a distance of 512.01 feet from a
 7-68 found Texas Department of Transportation Type II Monument at the
 7-69 Southeast corner of said 7424.4 acre tract and the Northeast corner

8-1 of a 123.19 acre tract of land conveyed to the City of Lake Jackson
 8-2 in deed and recorded in Volume 754, Page 478 of the Deed Records of
 8-3 Brazoria County, Texas;
 8-4 THENCE along the South line of said 7424.4 acre tract and the
 8-5 North line of said 123.19 acre tract South 86 degrees 36 minutes 03
 8-6 seconds West at 541.42 feet pass a set 3/4 inch iron rod with a
 8-7 "DANNENBAUM ENGINEERING" cap for a reference point, for a total
 8-8 distance of 601.42 feet to a point on the East gradient boundary
 8-9 line of Oyster Creek, a navigable stream;
 8-10 THENCE along the East gradient boundary line of said Oyster
 8-11 Creek, to angle points, as follows:
 8-12 G1 North 61 degrees 44 minutes 59 seconds West a distance
 8-13 of 43.57 feet;
 8-14 G2 North 73 degrees 43 minutes 21 seconds West a distance
 8-15 of 93.47 feet;
 8-16 G3 North 80 degrees 38 minutes 20 seconds West a distance
 8-17 of 113.73 feet;
 8-18 G4 North 88 degrees 58 minutes 48 seconds West a distance
 8-19 of 188.81 feet;
 8-20 G5 South 86 degrees 52 minutes 34 seconds West a distance
 8-21 of 253.92 feet to a point, said point bears South 55 degrees 46
 8-22 minutes 44 seconds West a distance of 143.92 feet from a set 3/4
 8-23 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a reference
 8-24 point;
 8-25 G6 South 81 degrees 21 minutes 17 seconds West a distance
 8-26 of 185.58 feet;
 8-27 G7 South 82 degrees 30 minutes 47 seconds West a distance
 8-28 of 206.17 feet;
 8-29 G8 South 79 degrees 45 minutes 34 seconds West a distance
 8-30 of 203.43 feet;
 8-31 G9 South 80 degrees 38 minutes 36 seconds West a distance
 8-32 of 199.26 feet;
 8-33 G10 South 84 degrees 25 minutes 38 seconds West a
 8-34 distance of 139.34 feet;
 8-35 G11 South 85 degrees 02 minutes 56 seconds West a
 8-36 distance of 208.51 feet to a point, said point bears South 46
 8-37 degrees 33 minutes 39 seconds West a distance of 126.44 feet from a
 8-38 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 8-39 reference point;
 8-40 G12 North 87 degrees 33 minutes 24 seconds West a
 8-41 distance of 173.57 feet;
 8-42 G13 North 73 degrees 02 minutes 00 seconds West a
 8-43 distance of 218.98 feet;
 8-44 G14 North 76 degrees 30 minutes 47 seconds West a
 8-45 distance of 166.76 feet;
 8-46 G15 North 68 degrees 42 minutes 40 seconds West a
 8-47 distance of 192.85 feet;
 8-48 G16 North 69 degrees 19 minutes 46 seconds West a
 8-49 distance of 201.58 feet to a point, said point bears South 11
 8-50 degrees 40 minutes 10 seconds West a distance of 67.54 feet from a
 8-51 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 8-52 reference point;
 8-53 G17 North 61 degrees 33 minutes 02 seconds West a
 8-54 distance of 205.39 feet;
 8-55 G18 North 55 degrees 56 minutes 49 seconds West a
 8-56 distance of 201.86 feet;
 8-57 G19 North 44 degrees 56 minutes 57 seconds West a
 8-58 distance of 139.17 feet;
 8-59 G20 North 33 degrees 00 minutes 13 seconds West a
 8-60 distance of 237.07 feet;
 8-61 G21 North 35 degrees 28 minutes 37 seconds West a
 8-62 distance of 189.82 feet;
 8-63 G22 North 39 degrees 14 minutes 15 seconds West a
 8-64 distance of 125.02 feet to a point, said point bears South 15
 8-65 degrees 15 minutes 57 seconds West a distance of 73.97 feet from a
 8-66 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 8-67 reference point;
 8-68 G23 North 38 degrees 57 minutes 35 seconds West a
 8-69 distance of 114.05 feet;

9-1 G24 North 39 degrees 33 minutes 46 seconds West a
 9-2 distance of 153.94 feet;
 9-3 G25 North 31 degrees 01 minutes 11 seconds West a
 9-4 distance of 145.00 feet;
 9-5 G26 North 33 degrees 23 minutes 32 seconds West a
 9-6 distance of 152.23 feet;
 9-7 G27 North 24 degrees 36 minutes 13 seconds West a
 9-8 distance of 107.72 feet;
 9-9 G28 North 22 degrees 14 minutes 23 seconds West a
 9-10 distance of 151.58 feet;
 9-11 G29 North 32 degrees 15 minutes 04 seconds West a
 9-12 distance of 82.88 feet;
 9-13 G30 North 29 degrees 08 minutes 45 seconds West a
 9-14 distance of 149.93 feet;
 9-15 G31 North 02 degrees 51 minutes 07 seconds West a
 9-16 distance of 85.67 feet;
 9-17 G32 North 15 degrees 53 minutes 55 seconds East a
 9-18 distance of 100.97 feet to a point, said point bears North 51
 9-19 degrees 04 minutes 42 seconds West a distance of 50.49 feet from a
 9-20 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 9-21 reference point;
 9-22 G33 North 22 degrees 12 minutes 47 seconds East a
 9-23 distance of 85.33 feet;
 9-24 G34 North 25 degrees 38 minutes 23 seconds East a
 9-25 distance of 82.57 feet;
 9-26 G35 North 35 degrees 56 minutes 23 seconds East a
 9-27 distance of 218.82 feet;
 9-28 G36 North 42 degrees 43 minutes 59 seconds East a
 9-29 distance of 140.25 feet;
 9-30 G37 North 52 degrees 29 minutes 42 seconds East a
 9-31 distance of 142.30 feet;
 9-32 G38 North 48 degrees 55 minutes 34 seconds East a
 9-33 distance of 123.58 feet;
 9-34 G39 North 50 degrees 50 minutes 45 seconds East a
 9-35 distance of 124.47 feet;
 9-36 G40 North 53 degrees 11 minutes 26 seconds East a
 9-37 distance of 130.24 feet;
 9-38 G41 North 55 degrees 59 minutes 10 seconds East a
 9-39 distance of 150.45 feet;
 9-40 G42 North 50 degrees 15 minutes 08 seconds East a
 9-41 distance of 150.72 feet to a point, said point bears North 11
 9-42 degrees 01 minutes 52 seconds West a distance of 73.81 feet from a
 9-43 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 9-44 reference point;
 9-45 G43 North 43 degrees 01 minutes 06 seconds East a
 9-46 distance of 117.16 feet;
 9-47 G44 North 39 degrees 25 minutes 48 seconds East a
 9-48 distance of 83.71 feet;
 9-49 G45 North 26 degrees 21 minutes 30 seconds East a
 9-50 distance of 149.28 feet;
 9-51 G46 North 17 degrees 27 minutes 30 seconds East a
 9-52 distance of 146.50 feet;
 9-53 G47 North 08 degrees 29 minutes 53 seconds East a
 9-54 distance of 84.49 feet;
 9-55 G48 North 05 degrees 20 minutes 21 seconds East a
 9-56 distance of 102.92 feet;
 9-57 G49 North 03 degrees 53 minutes 03 seconds West a
 9-58 distance of 110.81 feet to a point, said point bears South 51
 9-59 degrees 12 minutes 00 seconds West a distance of 48.67 feet from a
 9-60 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 9-61 reference point;
 9-62 G50 North 12 degrees 56 minutes 32 seconds West a
 9-63 distance of 212.55 feet;
 9-64 G51 North 26 degrees 41 minutes 07 seconds West a
 9-65 distance of 122.68 feet;
 9-66 G52 North 39 degrees 12 minutes 00 seconds West a
 9-67 distance of 103.34 feet;
 9-68 G53 North 46 degrees 12 minutes 10 seconds West a
 9-69 distance of 120.83 feet;

10-1 G54 North 52 degrees 46 minutes 42 seconds West a
 10-2 distance of 151.57 feet;
 10-3 G55 North 61 degrees 52 minutes 37 seconds West a
 10-4 distance of 165.10 feet;
 10-5 G56 North 68 degrees 24 minutes 44 seconds West a
 10-6 distance of 211.54 feet;
 10-7 G57 North 62 degrees 07 minutes 45 seconds West a
 10-8 distance of 219.75 feet;
 10-9 G58 North 65 degrees 59 minutes 15 seconds West a
 10-10 distance of 166.52 feet;
 10-11 G59 North 67 degrees 22 minutes 00 seconds West a
 10-12 distance of 131.86 feet to a point, said point bears South 62
 10-13 degrees 16 minutes 01 seconds West a distance of 81.91 feet from a
 10-14 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 10-15 reference point;
 10-16 G60 North 71 degrees 25 minutes 45 seconds West a
 10-17 distance of 251.84 feet;
 10-18 G61 North 77 degrees 58 minutes 34 seconds West a
 10-19 distance of 218.99 feet;
 10-20 G62 North 78 degrees 43 minutes 39 seconds West a
 10-21 distance of 186.27 feet;
 10-22 G63 North 80 degrees 33 minutes 10 seconds West a
 10-23 distance of 141.24 feet;
 10-24 G64 North 82 degrees 43 minutes 25 seconds West a
 10-25 distance of 176.38 feet;
 10-26 G65 North 75 degrees 12 minutes 06 seconds West a
 10-27 distance of 133.35 feet to a point, said point bears South 42
 10-28 degrees 08 minutes 21 seconds West a distance of 38.40 feet from a
 10-29 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 10-30 reference point;
 10-31 G66 North 86 degrees 48 minutes 52 seconds West a
 10-32 distance of 217.78 feet;
 10-33 G67 North 88 degrees 09 minutes 20 seconds West a
 10-34 distance of 270.26 feet;
 10-35 G68 North 89 degrees 33 minutes 24 seconds West a
 10-36 distance of 163.83 feet;
 10-37 G69 South 86 degrees 41 minutes 21 seconds West a
 10-38 distance of 223.77 feet;
 10-39 G70 South 83 degrees 21 minutes 21 seconds West a
 10-40 distance of 172.61 feet;
 10-41 G71 South 83 degrees 51 minutes 00 seconds West a
 10-42 distance of 155.40 feet to a point, said point bears South 45
 10-43 degrees 17 minutes 08 seconds East a distance of 46.90 feet from a
 10-44 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 10-45 reference point;
 10-46 G72 South 78 degrees 10 minutes 10 seconds West a
 10-47 distance of 147.74 feet;
 10-48 G73 South 83 degrees 42 minutes 11 seconds West a
 10-49 distance of 132.81 feet;
 10-50 G74 South 87 degrees 10 minutes 15 seconds West a
 10-51 distance of 178.50 feet;
 10-52 G75 North 87 degrees 25 minutes 17 seconds West a
 10-53 distance of 135.09 feet;
 10-54 G76 South 88 degrees 19 minutes 55 seconds West a
 10-55 distance of 156.06 feet;
 10-56 G77 North 85 degrees 41 minutes 00 seconds West a
 10-57 distance of 82.78 feet to a point, said point bears South 33 degrees
 10-58 43 minutes 58 seconds East a distance of 54.39 feet from a set 3/4
 10-59 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a reference
 10-60 point;
 10-61 G78 South 87 degrees 02 minutes 37 seconds West a
 10-62 distance of 101.27 feet;
 10-63 G79 North 73 degrees 17 minutes 12 seconds West a
 10-64 distance of 111.92 feet;
 10-65 G80 North 69 degrees 12 minutes 00 seconds West a
 10-66 distance of 113.14 feet;
 10-67 G81 North 57 degrees 30 minutes 43 seconds West a
 10-68 distance of 104.75 feet;
 10-69 G82 North 41 degrees 00 minutes 44 seconds West a

11-1 distance of 111.30 feet to a point, said point bears South 28
 11-2 degrees 29 minutes 11 seconds West a distance of 117.91 feet from a
 11-3 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 11-4 reference point;
 11-5 G83 North 24 degrees 51 minutes 54 seconds West a
 11-6 distance of 134.57 feet;
 11-7 G84 North 09 degrees 14 minutes 29 seconds West a
 11-8 distance of 105.84 feet;
 11-9 G85 North 02 degrees 05 minutes 17 seconds West a
 11-10 distance of 90.38 feet;
 11-11 G86 North 14 degrees 57 minutes 28 seconds East a
 11-12 distance of 148.49 feet;
 11-13 G87 North 24 degrees 09 minutes 24 seconds East a
 11-14 distance of 158.40 feet;
 11-15 G88 North 40 degrees 22 minutes 44 seconds East a
 11-16 distance of 165.76 feet;
 11-17 G89 North 47 degrees 02 minutes 46 seconds East a
 11-18 distance of 198.70 feet to a point, said point bears North 08
 11-19 degrees 19 minutes 28 seconds East a distance of 56.91 feet from a
 11-20 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 11-21 reference point;
 11-22 G90 North 48 degrees 28 minutes 07 seconds East a
 11-23 distance of 177.12 feet;
 11-24 G91 North 48 degrees 48 minutes 11 seconds East a
 11-25 distance of 262.38 feet;
 11-26 G92 North 46 degrees 38 minutes 11 seconds East a
 11-27 distance of 207.99 feet;
 11-28 G93 North 49 degrees 54 minutes 00 seconds East a
 11-29 distance of 166.30 feet;
 11-30 G94 North 56 degrees 07 minutes 52 seconds East a
 11-31 distance of 166.77 feet;
 11-32 G95 North 47 degrees 54 minutes 39 seconds East a
 11-33 distance of 134.62 feet;
 11-34 G96 North 52 degrees 12 minutes 00 seconds East a
 11-35 distance of 172.93 feet to a point, said point bears North 22
 11-36 degrees 35 minutes 08 seconds East a distance of 64.86 feet from a
 11-37 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 11-38 reference point;
 11-39 G97 North 50 degrees 05 minutes 25 seconds East a
 11-40 distance of 191.12 feet;
 11-41 G98 North 48 degrees 11 minutes 49 seconds East a
 11-42 distance of 196.64 feet;
 11-43 G99 North 47 degrees 50 minutes 35 seconds East a
 11-44 distance of 197.27 feet;
 11-45 G100 North 47 degrees 25 minutes 10 seconds East a
 11-46 distance of 189.70 feet;
 11-47 G101 North 48 degrees 32 minutes 40 seconds East a
 11-48 distance of 186.20 feet to a point, said point bears North 24
 11-49 degrees 54 minutes 37 seconds East a distance of 82.99 feet from a
 11-50 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 11-51 reference point;
 11-52 G102 North 62 degrees 34 minutes 17 seconds East a
 11-53 distance of 297.28 feet;
 11-54 G103 North 69 degrees 16 minutes 43 seconds East a
 11-55 distance of 231.02 feet;
 11-56 G104 North 66 degrees 05 minutes 11 seconds East a
 11-57 distance of 215.91 feet;
 11-58 G105 North 73 degrees 14 minutes 02 seconds East a
 11-59 distance of 341.31 feet;
 11-60 G106 North 73 degrees 59 minutes 35 seconds East a
 11-61 distance of 207.86 feet;
 11-62 G107 North 61 degrees 35 minutes 34 seconds East a
 11-63 distance of 102.12 feet;
 11-64 G108 North 56 degrees 42 minutes 21 seconds East a
 11-65 distance of 123.61 feet;
 11-66 G109 North 42 degrees 39 minutes 46 seconds East a
 11-67 distance of 118.62 feet;
 11-68 G110 North 38 degrees 14 minutes 09 seconds East a
 11-69 distance of 122.52 feet;

12-1 G111 North 40 degrees 27 minutes 30 seconds East a
 12-2 distance of 109.48 feet;
 12-3 G112 North 33 degrees 36 minutes 41 seconds East a
 12-4 distance of 62.46 feet;
 12-5 G113 North 00 degrees 03 minutes 19 seconds East a
 12-6 distance of 106.64 feet;
 12-7 G114 North 28 degrees 20 minutes 05 seconds West a
 12-8 distance of 74.84 feet;
 12-9 G115 North 47 degrees 28 minutes 12 seconds West a
 12-10 distance of 98.25 feet;
 12-11 G116 North 55 degrees 20 minutes 11 seconds West a
 12-12 distance of 84.78 feet;
 12-13 G117 North 61 degrees 01 minutes 36 seconds West a
 12-14 distance of 91.07 feet to a point at the Northwest corner of the
 12-15 herein described tract of land;
 12-16 THENCE departing said Gradient boundary line, North 83
 12-17 degrees 41 minutes 43 seconds East a distance of 80.00 feet pass a
 12-18 set 3/4 inch iron rod with a "DANNENBAUM ENGINEERING" cap for a
 12-19 reference point, a distance of 2342.51 feet pass a fence corner, and
 12-20 continuing North 83 degrees 41 minutes 43 seconds East along an
 12-21 existing fence line, a total distance of 4391.77 feet to set 3/4
 12-22 inch iron rod at a fence corner, with a "DANNENBAUM ENGINEERING" cap
 12-23 on the West right-of-way line of State Highway 288 as recorded in
 12-24 Volume 1239, Page 933 of the Deed Records of Brazoria County, Texas,
 12-25 and being the Northeast corner of the herein described tract of
 12-26 land;
 12-27 THENCE along the West right-of-way line of State Highway 288
 12-28 and the East line of the herein described tract of land the
 12-29 following courses:
 12-30 - South 03 degrees 23 minutes 47 seconds East a distance of
 12-31 334.81 feet to a set 3/4 inch iron rod with a "DANNENBAUM
 12-32 ENGINEERING" cap at a point of curvature;
 12-33 - Along an arc of a curve to the right, having a chord
 12-34 distance of South 21 degrees 51 minutes 13 seconds West a distance
 12-35 of 888.75 feet, a radius of 1041.74 feet and a central angle of 50
 12-36 degrees 30 minutes 00 seconds, a distance of 918.18 feet to a set
 12-37 5/8 inch iron rod with a "DANNENBAUM ENGINEERING" cap. Said iron rod
 12-38 bears North 21 degrees 19 minutes 39 seconds East a distance of 0.42
 12-39 feet from a Type I concrete monument;
 12-40 - South 47 degrees 06 minutes 13 seconds West a distance of
 12-41 175.34 feet to a set 5/8 inch iron rod with a "DANNENBAUM
 12-42 ENGINEERING" cap at a point of curvature. Said iron rod bears North
 12-43 19 degrees 21 minutes 20 seconds East a distance of 0.38 feet from a
 12-44 Type I concrete monument;
 12-45 - Along an arc of a curve to the left, having a chord
 12-46 distance of South 24 degrees 37 minutes 56 seconds West a distance
 12-47 of 394.04 feet, a radius of 515.46 feet and a central angle of 44
 12-48 degrees 56 minutes 35 seconds, a distance of 404.33 feet to a set
 12-49 5/8 inch iron rod with a "DANNENBAUM ENGINEERING" cap. Said iron rod
 12-50 bears North 71 degrees 09 minutes 15 seconds West a distance of 0.73
 12-51 feet from a Type I concrete monument;
 12-52 - South 43 degrees 00 minutes 11 seconds West a distance of
 12-53 72.39 feet to a set 5/8 inch iron rod with a "DANNENBAUM
 12-54 ENGINEERING" cap. Said iron rod bears South 31 degrees 26 minutes 39
 12-55 seconds East a distance of 0.20 feet from a Type I concrete
 12-56 monument;
 12-57 - South 86 degrees 36 minutes 13 seconds West a distance of
 12-58 200.00 feet to a set 5/8 inch iron rod with a "DANNENBAUM
 12-59 ENGINEERING" cap. Said iron rod bears South 13 degrees 58 minutes 29
 12-60 seconds East a distance of 0.18 feet from a Type I concrete
 12-61 monument;
 12-62 - South 03 degrees 23 minutes 47 seconds East a distance of
 12-63 120.00 feet to a set 5/8 inch iron rod with a "DANNENBAUM
 12-64 ENGINEERING" cap. Said iron rod bears South 41 degrees 51 minutes 42
 12-65 seconds East a distance of 0.38 feet from a Type I concrete
 12-66 monument;
 12-67 - North 86 degrees 36 minutes 13 seconds East a distance of
 12-68 200.00 feet to a set 5/8 inch iron rod with a "DANNENBAUM
 12-69 ENGINEERING" cap. Said iron rod bears North 68 degrees 06 minutes 20

13-1 seconds East a distance of 0.75 feet from a Type I concrete
13-2 monument;

13-3 - South 49 degrees 47 minutes 45 seconds East a distance of
13-4 72.39 feet to a set 5/8 inch iron rod with a "DANNENBAUM
13-5 ENGINEERING" cap to a point of curvature;

13-6 - Along an arc of a curve to the left, having a chord
13-7 distance of South 31 degrees 25 minutes 32 seconds East a distance
13-8 of 394.04 feet, a radius of 515.46 feet and a central angle of 44
13-9 degrees 56 minutes 35 seconds, a distance of 404.33 feet to a set
13-10 5/8 inch iron rod with a "DANNENBAUM ENGINEERING" cap. Said iron rod
13-11 bears South 64 degrees 47 minutes 02 seconds East a distance of 0.74
13-12 feet from a Type I concrete monument;

13-13 - South 53 degrees 53 minutes 47 seconds East a distance of
13-14 126.21 feet to a set 5/8 inch iron rod with a "DANNENBAUM
13-15 ENGINEERING" cap at a point of curvature. Said iron rod bears North
13-16 87 degrees 26 minutes 34 seconds East a distance of 1.13 feet from a
13-17 Type I concrete monument;

13-18 - Along an arc of a curve to the right, having a chord
13-19 distance of South 28 degrees 38 minutes 47 seconds East a distance
13-20 of 977.62 feet, a radius of 1145.92 feet and a central angle of 50
13-21 degrees 30 minutes 00 seconds, a distance of 1010.00 feet to a set
13-22 5/8 inch iron rod with a "DANNENBAUM ENGINEERING" cap. Said iron rod
13-23 bears North 80 degrees 54 minutes 46 seconds East a distance of 0.44
13-24 feet from a Type I concrete monument;

13-25 - South 03 degrees 23 minutes 47 seconds East a distance of
13-26 4860.82 feet to a set 5/8 inch iron rod with a "DANNENBAUM
13-27 ENGINEERING" cap at a point of curvature. Said iron rod bears South
13-28 71 degrees 34 minutes 42 seconds West a distance of 0.40 feet from a
13-29 Type I concrete monument;

13-30 - Along an arc of a curve to the right, having a chord
13-31 distance of South 01 degrees 50 minutes 31 seconds West a distance
13-32 of 1007.83 feet, a radius of 5519.58 feet and a central angle of 10
13-33 degrees 28 minutes 35 seconds, a distance of 1009.24 feet to a set
13-34 5/8 inch iron rod with a "DANNENBAUM ENGINEERING" cap to the PLACE
13-35 OF BEGINNING; containing 987.49 acres of land, more or less.

13-36 SECTION 3. (a) The legal notice of the intention to
13-37 introduce this Act, setting forth the general substance of this
13-38 Act, has been published as provided by law, and the notice and a
13-39 copy of this Act have been furnished to all persons, agencies,
13-40 officials, or entities to which they are required to be furnished
13-41 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
13-42 Government Code.

13-43 (b) The governor, one of the required recipients, has
13-44 submitted the notice and Act to the Texas Commission on
13-45 Environmental Quality.

13-46 (c) The Texas Commission on Environmental Quality has filed
13-47 its recommendations relating to this Act with the governor,
13-48 lieutenant governor, and speaker of the house of representatives
13-49 within the required time.

13-50 (d) The general law relating to consent by political
13-51 subdivisions to the creation of districts with conservation,
13-52 reclamation, and road powers and the inclusion of land in those
13-53 districts has been complied with.

13-54 (e) All requirements of the constitution and laws of this
13-55 state and the rules and procedures of the legislature with respect
13-56 to the notice, introduction, and passage of this Act have been
13-57 fulfilled and accomplished.

13-58 SECTION 4. This Act takes effect immediately if it receives
13-59 a vote of two-thirds of all the members elected to each house, as
13-60 provided by Section 39, Article III, Texas Constitution. If this
13-61 Act does not receive the vote necessary for immediate effect, this
13-62 Act takes effect September 1, 2009.

13-63

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