

By: King of Parker

H.B. No. 4628

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Veale Ranch Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes; granting the power of eminent domain.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3994 to read as follows:

CHAPTER 3994. VEALE RANCH MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3994.0101. DEFINITIONS. In this chapter:

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

(2) "City" means any municipality in the corporate limits or extraterritorial jurisdiction of which the district is located.

(3) "County" means Parker County or Tarrant County.

(4) "Director" means a board member.

(5) "District" means the Veale Ranch Municipal Management District No. 1.

Sec. 3994.0102. NATURE OF DISTRICT. The Veale Ranch Municipal Management District No. 1 is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3994.0103. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of

1 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
2 Texas Constitution, and other public purposes stated in this
3 chapter.

4 (b) By creating the district and in authorizing a county, a
5 city, and other political subdivisions to contract with the
6 district, the legislature has established a program to accomplish
7 the public purposes set out in Section 52-a, Article III, Texas
8 Constitution.

9 (c) The creation of the district is necessary to promote,
10 develop, encourage, and maintain employment, commerce,
11 transportation, housing, tourism, recreation, the arts,
12 entertainment, economic development, safety, and the public
13 welfare in the district.

14 (d) This chapter and the creation of the district may not be
15 interpreted to relieve a county or city from providing the level of
16 services provided as of the effective date of the Act enacting this
17 chapter to the area in the district. The district is created to
18 supplement and not to supplant county or city services provided in
19 the district.

20 Sec. 3994.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

21 (a) All land and other property included in the district will
22 benefit from the improvements and services to be provided by the
23 district under powers conferred by Sections 52 and 52-a, Article
24 III, and Section 59, Article XVI, Texas Constitution, and other
25 powers granted under this chapter.

26 (b) The district is created to serve a public use and
27 benefit.

1 (c) The creation of the district is in the public interest
2 and is essential to further the public purposes of:

3 (1) developing and diversifying the economy of the
4 state;

5 (2) eliminating unemployment and underemployment; and

6 (3) developing or expanding transportation and
7 commerce.

8 (d) The district will:

9 (1) promote the health, safety, and general welfare of
10 residents, employers, potential employees, employees, visitors,
11 and consumers in the district, and of the public;

12 (2) provide needed funding for the district to
13 preserve, maintain, and enhance the economic health and vitality of
14 the district territory as a community and business center;

15 (3) promote the health, safety, welfare, and enjoyment
16 of the public by providing pedestrian ways and by landscaping and
17 developing certain areas in the district, which are necessary for
18 the restoration, preservation, and enhancement of scenic beauty;
19 and

20 (4) provide for water, wastewater, drainage, road, and
21 recreational facilities for the district.

22 (e) Pedestrian ways along or across a street, whether at
23 grade or above or below the surface, and street lighting, street
24 landscaping, parking, and street art objects are parts of and
25 necessary components of a street and are considered to be a street
26 or road improvement.

27 (f) The district will not act as the agent or

1 instrumentality of any private interest even though the district
2 will benefit many private interests as well as the public.

3 Sec. 3994.0105. INITIAL DISTRICT TERRITORY. (a) The
4 district is initially composed of the territory described by
5 Section 2 of the Act enacting this chapter.

6 (b) The boundaries and field notes contained in Section 2 of
7 the Act enacting this chapter form a closure. A mistake in the
8 field notes or in copying the field notes in the legislative process
9 does not affect the district's:

10 (1) organization, existence, or validity;

11 (2) right to issue any type of bonds for the purposes
12 for which the district is created or to pay the principal of and
13 interest on the bonds;

14 (3) right to impose or collect an assessment or tax; or

15 (4) legality or operation.

16 Sec. 3994.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

17 (a) All or any part of the area of the district is eligible to be
18 included in:

19 (1) a tax increment reinvestment zone created under
20 Chapter 311, Tax Code;

21 (2) a tax abatement reinvestment zone created under
22 Chapter 312, Tax Code; or

23 (3) an enterprise zone created under Chapter 2303,
24 Government Code.

25 (b) If a city or county creates a tax increment reinvestment
26 zone described by Subsection (a), the city or county and the board
27 of directors of the zone, by contract with the district, may grant

1 money deposited in the tax increment fund to the district to be used
2 by the district for:

3 (1) the purposes permitted for money granted to a
4 corporation under Section 380.002(b), Local Government Code; and

5 (2) any other district purpose, including the right to
6 pledge the money as security for any bonds or other obligations
7 issued by the district under Subchapter E.

8 (c) If a city or county creates a tax increment reinvestment
9 zone described by Subsection (a), the city or county may determine
10 the percentage of the property in the zone that may be used for
11 residential purposes and is not subject to the limitations provided
12 by Section 311.006, Tax Code.

13 Sec. 3994.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
14 DISTRICTS LAW. Except as otherwise provided by this chapter,
15 Chapter 375, Local Government Code, applies to the district.

16 Sec. 3994.0108. CONSTRUCTION OF CHAPTER. This chapter
17 shall be liberally construed in conformity with the findings and
18 purposes stated in this chapter.

19 Sec. 3994.0109. EFFECT OF ANNEXATION. Notwithstanding any
20 other law, if all or any part of the territory of the district is
21 annexed by a city into the city's corporate limits, the district
22 retains all of the district's outstanding debt and obligations and
23 is not dissolved.

24 SUBCHAPTER B. BOARD OF DIRECTORS

25 Sec. 3994.0201. GOVERNING BODY; TERMS. (a) The district is
26 governed by a board of five elected directors who serve staggered
27 terms of four years.

1 (b) Directors are elected in the manner provided by
2 Subchapter D, Chapter 49, Water Code.

3 Sec. 3994.0202. COMPENSATION; EXPENSES. (a) The district
4 may compensate each director in an amount not to exceed \$150 for
5 each board meeting. The total amount of compensation for each
6 director in one year may not exceed \$7,200.

7 (b) A director is entitled to reimbursement for necessary
8 and reasonable expenses incurred in carrying out the duties and
9 responsibilities of the board.

10 Sec. 3994.0203. INITIAL DIRECTORS. (a) The initial board
11 consists of the following directors:

| <u>Pos. No.</u> | <u>Name of Director</u> |
|-----------------|-------------------------|
| <u>1</u> | <u>Aaron Murff</u> |
| <u>2</u> | <u>Colin Neblett</u> |
| <u>3</u> | <u>Cole Evans</u> |
| <u>4</u> | <u>Tim Roberts</u> |
| <u>5</u> | <u>David Rambie</u> |

18 (b) Of the initial directors, the terms of directors
19 appointed for positions one through three expire June 1, 2022, and
20 the terms of directors appointed for positions four and five expire
21 June 1, 2024.

22 SUBCHAPTER C. POWERS AND DUTIES

23 Sec. 3994.0301. GENERAL POWERS AND DUTIES. The district
24 has the powers and duties necessary to accomplish the purposes for
25 which the district is created.

26 Sec. 3994.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
27 district, using any money available to the district for the

1 purpose, may provide, design, construct, acquire, improve,
2 relocate, operate, maintain, or finance an improvement project or
3 service authorized under this chapter or Chapter 372 or 375, Local
4 Government Code.

5 (b) The district may contract with a governmental or private
6 entity to carry out an action under Subsection (a).

7 (c) The implementation of a district project or service is a
8 governmental function or service for the purposes of Chapter 791,
9 Government Code.

10 Sec. 3994.0303. NONPROFIT CORPORATION. (a) The board by
11 resolution may authorize the creation of a nonprofit corporation to
12 assist and act for the district in implementing a project or
13 providing a service authorized by this chapter.

14 (b) The nonprofit corporation:

15 (1) has each power of and is considered to be a local
16 government corporation created under Subchapter D, Chapter 431,
17 Transportation Code; and

18 (2) may implement any project and provide any service
19 authorized by this chapter.

20 (c) The board shall appoint the board of directors of the
21 nonprofit corporation. The board of directors of the nonprofit
22 corporation shall serve in the same manner as the board of directors
23 of a local government corporation created under Subchapter D,
24 Chapter 431, Transportation Code, except that a board member is not
25 required to reside in the district.

26 Sec. 3994.0304. LAW ENFORCEMENT SERVICES. To protect the
27 public interest, the district may contract with a county or city to

1 provide additional law enforcement services in the district for a
2 fee.

3 Sec. 3994.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

4 The district may join and pay dues to a charitable or nonprofit
5 organization that performs a service or provides an activity
6 consistent with the furtherance of a district purpose.

7 Sec. 3994.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The

8 district may engage in activities that accomplish the economic
9 development purposes of the district.

10 (b) The district may establish and provide for the
11 administration of one or more programs to promote state or local
12 economic development and to stimulate business and commercial
13 activity in the district, including programs to:

14 (1) make loans and grants of public money; and

15 (2) provide district personnel and services.

16 (c) The district may create economic development programs
17 and exercise the economic development powers provided to
18 municipalities by:

19 (1) Chapter 380, Local Government Code; and

20 (2) Subchapter A, Chapter 1509, Government Code.

21 Sec. 3994.0307. PARKING FACILITIES. (a) The district may

22 acquire, lease as lessor or lessee, construct, develop, own,
23 operate, and maintain parking facilities or a system of parking
24 facilities, including lots, garages, parking terminals, or other
25 structures or accommodations for parking motor vehicles off the
26 streets and related appurtenances.

27 (b) The district's parking facilities serve the public

1 purposes of the district and are owned, used, and held for a public
2 purpose even if leased or operated by a private entity for a term of
3 years.

4 (c) The district's parking facilities are parts of and
5 necessary components of a street and are considered to be a street
6 or road improvement.

7 (d) The development and operation of the district's parking
8 facilities may be considered an economic development program.

9 Sec. 3994.0308. ADDING OR EXCLUDING LAND. The district may
10 add or exclude land in the manner provided by Subchapter J, Chapter
11 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

12 Sec. 3994.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The
13 board by resolution shall establish the number of directors'
14 signatures and the procedure required for a disbursement or
15 transfer of district money.

16 Sec. 3994.0310. RAIL FACILITIES. The district may
17 relocate, construct, acquire, improve, maintain, and operate rail
18 facilities and improvements in aid of those facilities.

19 Sec. 3994.0311. EMINENT DOMAIN. The district may exercise
20 the power of eminent domain in the manner provided by Section
21 49.222, Water Code.

22 Sec. 3994.0312. DIVISION OF DISTRICT. (a) The district may
23 be divided into two or more new districts only if the district:

- 24 (1) has no outstanding bonded debt; and
25 (2) is not imposing ad valorem taxes.

26 (b) This chapter applies to any new district created by the
27 division of the district, and a new district has all the powers and

1 duties of the district.

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

6 (d) The board, on its own motion or on receipt of a petition
7 signed by the owner or owners of a majority of the assessed value of
8 the real property in the district, may adopt an order dividing the
9 district.

10 (e) An order dividing the district must:

11 (1) name each new district;

12 (2) include the metes and bounds description of the
13 territory of each new district;

14 (3) appoint initial directors for each new district;

15 and

16 (4) provide for the division of assets and liabilities
17 between or among the new districts.

18 (f) On or before the 30th day after the date of adoption of
19 an order dividing the district, the district shall file the order
20 with the Texas Commission on Environmental Quality and record the
21 order in the real property records of each county in which the
22 district is located.

23 (g) Any new district created by the division of the district
24 must hold an election as required by this chapter to obtain voter
25 approval before the district may impose a maintenance tax or issue
26 bonds payable wholly or partly from ad valorem taxes.

27 (h) Municipal consent to the creation of the district and to

1 the inclusion of land in the district granted under Section
2 3994.0506 acts as municipal consent to the creation of any new
3 district created by the division of the district and to the
4 inclusion of land in the new district.

5 SUBCHAPTER D. ASSESSMENTS

6 Sec. 3994.0401. PETITION REQUIRED FOR FINANCING SERVICES
7 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
8 service or improvement project with assessments under this chapter
9 unless a written petition requesting that service or improvement
10 has been filed with the board.

11 (b) A petition filed under Subsection (a) must be signed by
12 the owners of a majority of the assessed value of real property in
13 the district subject to assessment according to the most recent
14 certified tax appraisal roll for the county.

15 Sec. 3994.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
16 The board by resolution may impose and collect an assessment for any
17 purpose authorized by this chapter in all or any part of the
18 district.

19 (b) An assessment, a reassessment, or an assessment
20 resulting from an addition to or correction of the assessment roll
21 by the district, penalties and interest on an assessment or
22 reassessment, an expense of collection, and reasonable attorney's
23 fees incurred by the district:

24 (1) are a first and prior lien against the property
25 assessed;

26 (2) are superior to any other lien or claim other than
27 a lien or claim for county, school district, or municipal ad valorem

1 taxes; and

2 (3) are the personal liability of and a charge against
3 the owners of the property even if the owners are not named in the
4 assessment proceedings.

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

9 (d) The board may make a correction to or deletion from the
10 assessment roll that does not increase the amount of assessment of
11 any parcel of land without providing notice and holding a hearing in
12 the manner required for additional assessments.

13 Sec. 3994.0403. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT.
14 Section 375.161, Local Government Code, does not apply to the
15 district.

16 SUBCHAPTER E. TAXES AND BONDS

17 Sec. 3994.0501. TAX ELECTION REQUIRED. (a) The district
18 must hold an election in the manner provided by Chapter 49, Water
19 Code, or, if applicable, Chapter 375, Local Government Code, to
20 obtain voter approval before the district may impose an ad valorem
21 tax.

22 (b) Section 375.243, Local Government Code, does not apply to
23 the district.

24 Sec. 3994.0502. OPERATION AND MAINTENANCE TAX. (a) If
25 authorized by a majority of the district voters voting at an
26 election under Section 3994.0501, the district may impose an
27 operation and maintenance tax on taxable property in the district

1 in the manner provided by Section 49.107, Water Code, for any
2 district purpose, including to:

- 3 (1) maintain and operate the district;
4 (2) construct or acquire improvements; or
5 (3) provide a service.

6 (b) The board shall determine the operation and maintenance
7 tax rate. The rate may not exceed the rate approved at the
8 election.

9 Sec. 3994.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
10 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
11 terms determined by the board.

12 (b) The district may issue, by public or private sale,
13 bonds, notes, or other obligations payable wholly or partly from ad
14 valorem taxes, assessments, impact fees, revenue, contract
15 payments, grants, or other district money, or any combination of
16 those sources of money, to pay for any authorized district purpose.

17 (c) The limitation on the outstanding principal amount of
18 bonds, notes, or other obligations provided by Section 49.4645,
19 Water Code, does not apply to the district.

20 (d) The district may issue, by public or private sale,
21 bonds, notes, or other obligations payable wholly or partly from
22 assessments in the manner provided by Subchapter A, Chapter 372,
23 Local Government Code, if the improvements financed by an
24 obligation issued under this section will be conveyed to or
25 operated and maintained by a county, a municipality, or other
26 retail utility provider pursuant to an agreement with the district
27 entered into before the issuance of the obligation.

1 Sec. 3994.0504. BONDS SECURED BY REVENUE OR CONTRACT
2 PAYMENTS. The district may issue, without an election, bonds
3 secured by:

4 (1) revenue other than ad valorem taxes, including
5 contract revenues; or

6 (2) contract payments, provided that the requirements
7 of Section 49.108, Water Code, have been met.

8 Sec. 3994.0505. BONDS SECURED BY AD VALOREM TAXES;
9 ELECTIONS. (a) If authorized at an election under Section
10 3994.0501, the district may issue bonds payable from ad valorem
11 taxes.

12 (b) At the time the district issues bonds payable wholly or
13 partly from ad valorem taxes, the board shall provide for the annual
14 imposition of a continuing direct annual ad valorem tax, without
15 limit as to rate or amount, for each year that all or part of the
16 bonds are outstanding as required and in the manner provided by
17 Sections 54.601 and 54.602, Water Code.

18 (c) All or any part of any facilities or improvements that
19 may be acquired by a district by the issuance of its bonds may be
20 submitted as a single proposition or as several propositions to be
21 voted on at the election.

22 Sec. 3994.0506. CONSENT OF MUNICIPALITY AND DEVELOPMENT
23 AGREEMENT REQUIRED. (a) The board may not hold an election to
24 authorize the issuance of bonds until:

25 (1) the governing body of a city by ordinance or
26 resolution consents to the creation of the district and to the
27 inclusion of land in the district; and

1 (2) the district, the governing body of the city that
2 consents to the creation of the district as described by
3 Subdivision (1), and the owner or owners of a majority of the
4 assessed value of real property in the district negotiate and
5 execute a mutually approved and accepted development and operating
6 agreement, including any limitations imposed by the city.

7 (b) A city's consent under Subsection (a) must be granted in
8 the manner provided by Section 54.016, Water Code, for including
9 land within the corporate limits or extraterritorial jurisdiction
10 of a city.

11 SUBCHAPTER I. DISSOLUTION

12 Sec. 3994.0901. DISSOLUTION. (a) The board shall dissolve
13 the district on written petition filed with the board by the owners
14 of:

15 (1) 66 percent or more of the assessed value of the
16 property subject to assessment by the district based on the most
17 recent certified county property tax rolls; or

18 (2) 66 percent or more of the surface area of the
19 district, excluding roads, streets, highways, utility
20 rights-of-way, other public areas, and other property exempt from
21 assessment by the district according to the most recent certified
22 county property tax rolls.

23 (b) The board by majority vote may dissolve the district at
24 any time.

25 (c) The district may not be dissolved by its board under
26 Subsection (a) or (b) if the district:

27 (1) has any outstanding bonded indebtedness until that

1 bonded indebtedness has been repaid or defeased in accordance with
2 the order or resolution authorizing the issuance of the bonds;

3 (2) has a contractual obligation to pay money until
4 that obligation has been fully paid in accordance with the
5 contract; or

6 (3) owns, operates, or maintains public works,
7 facilities, or improvements unless the district contracts with
8 another person for the ownership, operation, or maintenance of the
9 public works, facilities, or improvements.

10 (d) Sections 375.261, 375.262, and 375.264, Local
11 Government Code, do not apply to the district.

12 SECTION 2. The Veale Ranch Municipal Management District
13 No. 1 initially includes all territory contained in the following
14 area:

15 All that certain 3790.36 acre tract or parcel of land situated in
16 Tarrant and Parker Counties of the State of Texas and being part of
17 the H. T. & B. RR Co. Survey, Section Number 3, Abstract Number 648,
18 the N. Underwood Survey, Abstract Number 1579, the I. & G. N. RR Co.
19 Survey, Abstract Number 2002, the W. Robinson Survey, Abstract
20 Number 1107, the I. & G. N. RR Co. Survey, Abstract Number 2224, the
21 I & G. N. RR Co. Survey, Abstract Number 1991, in said Parker
22 County; and being part of the I. & G. N. RR Co. Survey, Abstract
23 Number not yet assigned this date, the I & G. N. RR Co. Survey,
24 Abstract Number not yet assigned this date, the W. Robinson Survey,
25 Abstract Number 1274, the H. Lane Survey, Abstract Number 928, the
26 T. & N. O. RR Survey, Abstract Number 1567, the S. A. & M. G. RR Co.
27 Survey, Abstract Number 1479, the Socorro Farming Co. Survey,

1 Abstract Number 1844, the G. H. & H. RR Survey, Abstract Number 623,
2 the D. Dixon Survey, Abstract Number 442, the D. T. Finley Survey,
3 Abstract Number 1900, the D. T. Finley Survey, Abstract Number
4 1903, and all of the W. Atkins Survey, Abstract Number 1961 in said
5 Tarrant County, said tract being part of a called 3893.555 acre
6 tract as described in a deed to Iona L.L.C., filed 24 April 2003,
7 and recorded in volume 2096 page 106 of the Official Property
8 Records of said Parker County, Texas, (hereinafter referred to as
9 OPRPC), and recorded in instrument D203145633 of the Official
10 Records of said Tarrant County (hereinafter referred to as ORTC),
11 and said tract being all of a called 11.000 acre tract as described
12 in deed to Iona Land, L.P., filed 03 May 2005, and recorded in
13 instrument number D205124001, and said tract being all of the
14 remainder of a called 62.050 acre tract of land and all of a called
15 0.847 acre tract of land as described in a deed to Iona East L.L.C.,
16 filed 21 April 2015, recorded in Document Number 215081241 of said
17 ORTC, said tract also being all of a called 25.00 acre tract as
18 described in a deed to Iona East L.L.C., filed 21 April 2015,
19 recorded in Document Number 215081239 of said ORTC, and being more
20 particularly described as follows;

21 BEGINNING at a nail found at the base of a pipe fence corner post for
22 the most southerly southeast corner of the tract being described,
23 said nail having NAD83 Grid coordinates of N-6918724.96,
24 E-2268232.52, and said nail being the most southerly southeast
25 corner of said Iona 3893.555 acre tract, same being the northeast
26 corner of a called 584.049 acre tract of land to Aledo Real Estate
27 Landholdings Group LLC, filed 30 May 2007, recorded in Document

1 Number 207185948 of said ORTC, said nail also being on the west line
2 of a called 1214.617 acre tract of land as described in a deed to
3 Johnny Hampton (Bud) Vinson II and Cheryl R. Vinson, filed 24 May
4 2004, recorded in Document Number 204159103 of said ORTC;

5 THENCE: South 89 degrees 26 minutes 17 seconds West, with the south
6 line of said Iona 3893.555 acre tract and the north line of said
7 Aledo tract, and along and near a barbed wire fence, a distance of
8 5820.74 feet to a found 1/2 inch iron rod for the most southerly
9 southwest corner of said Iona 3893.555 acre tract, same being the
10 northwest corner of the Bella Flora, an Addition to said Tarrant
11 County, according to plat of the same authorized 12 November 2013,
12 and recorded in document number D213294652 of the Plat Records of
13 said Tarrant County, and said rod being in the east line of a called
14 231-522/100 acre tract of land as described in a deed to Forest C.
15 Barber, Jr., filed 12 November 2004, recorded in Document Number
16 204353915 of said ORTC;

17 THENCE: North 00 degrees 33 minutes 10 seconds West, with the west
18 line of said Iona 3893.555 acre tract and the east line of said
19 Barber tract, and along and near a barbed wire fence, a distance of
20 2870.96 feet to a found 1 inch pipe for an inner ell corner of said
21 Iona 3893.555 acre tract, same being the northeast corner of said
22 Barber tract;

23 THENCE: North 89 degrees 46 minutes 26 seconds West, with a south
24 line of said Iona 3893.55 acre tract and the north line of said
25 Barber tract and along and near a barbed wire fence, a distance of
26 1327.34 feet to a set 1/2 inch rebar for a southwest corner of said
27 Iona 3893.555 acre tract, same being the southeast corner of Tract

1 36, of the Creeks of Aledo Subdivision, filed 09 April 2003,
2 recorded in volume 2095 page 1608, of said OPRPC, and said rebar
3 being North 89 degrees 48 minutes 04 seconds East, a distance of
4 367.85 feet from a found 1 inch rod by a Set Stone being the
5 northeast corner of the J.F. Gomer Survey, Abstract Number 496;
6 THENCE: North 34 degrees 15 minutes 21 seconds West, with the
7 northeast line of said Tract 36, a distance of 569.06 feet to a set
8 1/2 inch rebar for an angle point in said northeast line;
9 THENCE: North 34 degrees 02 minutes 46 seconds West, with the
10 northeast line of said Tract 36, a distance of 420.94 feet to a
11 found capped iron rod at the base of a pipe fence corner post on the
12 northeast corner of said Tract 36, same being the southeast corner
13 of Tract 37, of the Creeks of Aledo Subdivision, filed 28 March
14 2001, recorded in volume 1919 page 1365 of said OPRPC;
15 THENCE: North 34 degrees 04 minutes 37 seconds West, with the
16 northeast line of said Tract 37, a distance of 483.85 feet to a set
17 1/2 inch rebar for an angle point in said northeast line;
18 THENCE: North 34 degrees 03 minutes 53 seconds West, with the
19 northeast line of said Tract 37, a distance of 418.88 feet to a set
20 1/2 inch rebar at the north corner of said Tract 37, same being the
21 east corner of Tract 38, of the Creeks of Aledo Subdivision, filed
22 22 May 2002, recorded in volume 2012 page 926 of said OPRPC;
23 THENCE: North 34 degrees 01 minutes 19 seconds West, with the
24 northeast line of said Tract 38, a distance of 289.75 feet to a pipe
25 fence corner post at the north corner of said Tract 38, same being
26 the east corner of Tract 39, of the Creeks of Aledo Subdivision,
27 filed 22 May 2002, recorded in volume 2012 page 926 of said OPRPC;

1 THENCE: North 34 degrees 06 minutes 35 seconds West, with the
2 northeast line of said Tract 39, a distance of 379.38 feet to a
3 found 1/2 inch iron rod at the base of a fence corner post, said post
4 being at the north corner of Tract 39, same being the east corner of
5 Tract 40, of the Creeks of Aledo Subdivision, filed 10 April 2002,
6 recorded in volume 2002 page 1945 of said OPRPC;

7 THENCE: North 34 degrees 08 minutes 47 seconds West, with the
8 northeast line of said Tract 40, a distance of 709.67 feet to a set
9 1/2 inch rebar for the north corner of said Tract 40, same being the
10 most easterly east corner of Tract 25 of the Creeks of Aledo
11 Subdivision, filed 10 April 2002, recorded in volume 2002 page 1945
12 of said OPRPC;

13 THENCE: North 34 degrees 06 minutes 45 seconds West, with the
14 northeast line of said Tract 25, a distance of 607.13 feet to a set
15 1/2 inch rebar for the north corner of said Tract 25, same being the
16 east corner of Tract 27 of the Creeks of Aledo Subdivision, filed 28
17 March 2001, recorded in volume 1919 page 1364 of said OPRPC;

18 THENCE: North 33 degrees 58 minutes 11 seconds West, with the
19 northeast line of said Tract 27, passing at 5.03 feet a found iron
20 pipe on the northeast line of said Tract 27 and continuing a total a
21 distance of 316.12 feet to a set 1/2 inch rebar for an angle point in
22 said northeast line;

23 THENCE: North 34 degrees 08 minutes 10 seconds West, with the
24 northeast line of said Tract 27, a distance of 79.78 feet to a found
25 iron rod for the north corner of said Tract 27, same being the east
26 corner of Tract 29 of the Creeks of Aledo Subdivision, filed 28
27 March 2001, recorded in volume 1919 page 1364 of said OPRPC;

1 THENCE: North 34 degrees 15 minutes 17 seconds West, with the
2 northeast line of said Tract 29, a distance of 322.40 feet to a set
3 1/2 inch rebar at the base of a pipe fence corner post for an ell
4 corner of said Iona 3893.555 acre tract, same being a corner of said
5 Tract 29;

6 THENCE: North 81 degrees 29 minutes 34 West, with the north line of
7 said Tract 29, passing at 95.36 feet a found iron rod at the
8 northwest corner of said Tract 29, same being the northeast corner
9 of said Tract 30 and passing at 744.18 feet a found iron rod at the
10 northwest corner of said Tract 30, same being the northeast corner
11 of Tract 28 and continuing a total distance of 1026.64 feet to a set
12 1/2 inch rebar on the northwest corner of said Tract 28, same being
13 the northeast corner of Tract 43 of the Creeks of Aledo Subdivision,
14 filed 26 April 2000, in said OPRPC;

15 THENCE: North 83 degrees 10 minutes 18 seconds West, with the north
16 line of Tract 43, passing at 250.45 feet at a set 1/2 inch rebar on
17 the northwest corner of said Tract 43, same being the northeast
18 corner of Tract 44 of said Creeks of Aledo Subdivision, filed 26
19 April 2000, in said OPRPC, and continuing with the north line of
20 said Tract 44, a total distance of 458.63 feet to a set 1/2 inch
21 rebar for a corner of this tract;

22 THENCE: North, a distance of 1969.64 feet to a set 1/2 inch rebar
23 for a corner of this tract;

24 THENCE: North 34 degrees 04 minutes 42 seconds West, a distance of
25 606.04 feet to a set 1/2 inch rebar for a corner of this tract;

26 THENCE: North 89 degrees 58 minutes 37 seconds West, and passing at
27 327.98 feet a found iron rod being the northeast corner of a called

1 5.00 acre tract as described in deed to Robert Leland Ekstrom, filed
2 04 May 2010, and recorded in volume 2776 page 1198 of the official
3 public records of said Parker County, and continuing on said course
4 with the north line of said Ekstrom 5 acre tract and passing at
5 1080.38 feet a found iron rod being the northwest corner of said
6 Ekstrom 5 acre tract, and continuing on said course a total distance
7 of 1239.90 feet to a set 1/2 inch rebar for a corner of this tract;
8 THENCE: South 24 degrees 30 minutes 06 seconds West, a distance of
9 1362.24 feet to a set 1/2 inch rebar for a corner of this tract;
10 THENCE: West, a distance of 635.99 feet to a set 1/2 inch rebar for
11 the most westerly southwest corner of this tract, said rebar being
12 on the east line of Farm to Market Road Number 1187, same being the
13 west line of said Iona Tract said rebar being North 00 degrees 48
14 minutes 31 seconds East, a distance of 1000.26 feet from a found 1\2
15 inch rebar being the southwest corner of a 120.88 acre tract;
16 THENCE: North 00 degrees 48 minutes 31 seconds East, with the east
17 line of said road 1187, a distance of 2051.06 feet to a set 1/2 inch
18 rebar for a corner of this tract, and said rebar being on the
19 southeast line of Aledo Iona Road;
20 THENCE: With the south line of said Aledo Iona Road the following
21 seventeen (17) calls:
22 1. North 33 degrees 11 minutes 47 seconds East, a distance of
23 1752.65 feet to a set 1\2" rebar;
24 2. North 36 degrees 53 minutes 00 seconds East, a distance of
25 813.13 feet to a pipe fence corner post;
26 3. North 57 degrees 20 minutes 59 seconds East, a distance of
27 970.84 feet to a pipe fence corner post;

- 1 4. North 77 degrees 47 minutes 00 seconds East, a distance of
2 434.81 feet to a pipe fence corner post;
- 3 5. North 85 degrees 44 minutes 03 seconds East, a distance of
4 448.55 feet to a pipe fence corner post;
- 5 6. North 77 degrees 08 minutes 49 seconds East, a distance of
6 622.41 feet to a pipe fence corner post;
- 7 7. North 84 degrees 37 minutes 50 seconds East, a distance of
8 850.19 feet to a set 1\2" rebar;
- 9 8. South 86 degrees 35 minutes 40 seconds East, a distance of 58.49
10 feet to a set 1\2" rebar;
- 11 9. North 84 degrees 17 minutes 28 seconds East, a distance of
12 1593.30 feet to a fence corner post;
- 13 10. North 84 degrees 12 minutes 06 seconds East, a distance of
14 1463.59 feet to a fence corner post;
- 15 11. North 84 degrees 26 minutes 03 seconds East, a distance of
16 377.37 feet to a fence corner post;
- 17 12. North 84 degrees 18 minutes 18 seconds East, a distance of
18 378.43 feet to a set 1\2" rebar;
- 19 13. North 86 degrees 52 minutes 33 seconds East, a distance of
20 261.06 feet to a set 1\2" rebar;
- 21 14. South 88 degrees 14 minutes 59 seconds East, a distance of
22 212.79 feet to a set 1\2" rebar;
- 23 15. South 84 degrees 02 minutes 19 seconds East, a distance of
24 189.05 feet to a set 1\2" rebar;
- 25 16. South 80 degrees 23 minutes 48 seconds East, a distance of
26 724.30 feet to a set 1\2" rebar;
- 27 17. North 09 degrees 38 minutes 43 seconds East, a distance of

1 41.36 feet to a set 1\2" rebar for a corner of this tract, said
2 rebar being on the south line of the Union Pacific Railroad,
3 formerly known as the Texas & Pacific Railway;

4 THENCE: With the south line of said Railroad the following eighteen
5 (18) calls:

- 6 1. South 80 degrees 21 minutes 17 seconds East, a distance of
7 549.51 feet to a set 1\2" rebar for an angle point, said rebar
8 being on the west line of said Lane Survey, same being the east
9 line of said Robinson Survey;
- 10 2. South 00 degrees 31 minutes 22 seconds East, with the west line
11 of said Lane Survey, and the east line of said Robinson Survey,
12 a distance of 25.40 feet to a set 1\2" rebar for a corner;
- 13 3. South 80 degrees 21 minutes 17 seconds East, a distance of
14 1999.95 feet to a set 1\2" rebar for a start of a curve to the
15 right;
- 16 4. With said curve to the right, an arc length of 766.60 feet, with
17 a central angle of 25 degrees 35 minutes 43 seconds, and a
18 radius of 1716.07 feet, and a chord bearing and distance of
19 South 67 degrees 33 minutes 26 seconds East, 760.25 feet to a
20 set 1\2 inch rebar for the end of said curve to the right;
- 21 5. South 54 degrees 45 minutes 35 seconds East, a distance of
22 411.67 feet to a set 1\2 inch rebar for the start of a curve to
23 the left;
- 24 6. With said curve to the left, an arc length of 1133.46 feet, with
25 a central angle of 31 degrees 40 minutes 10 seconds, and a
26 radius of 2050.63 feet, with a chord bearing and distance of
27 South 70 degrees 35 minutes 40 seconds East, 1119.09 feet to a

- 1 set 1\2 inch rebar for the end of said curve to the left;
- 2 7. South 86 degrees 25 minutes 45 seconds East, a distance of
3 2213.78 feet to a set 1\2 inch rebar for the start of a curve to
4 the left;
- 5 8. With said curve to the left, an arc length of 192.54 feet, with
6 a central angle of 05 degrees 24 minutes 18 seconds, and a
7 radius of 2041.02 feet, with a chord bearing and distance of
8 South 89 degrees 07 minutes 54 seconds East, 192.47 feet to a
9 set 1\2 inch rebar for the end of said curve to the left, said
10 rebar being on the west line of said Socorro Survey, same being
11 the east line of said S.A.&M.G. RR Co Survey, A-1479;
- 12 9. North 00 degrees 33 minutes 35 seconds West, with the west line
13 of said Socorro Survey, and with the east line of said
14 S.A.&M.G. RR Survey, a distance of 25.01 feet to a set 1\2 inch
15 rebar for the start of a curve to the left;
- 16 10. With said curve to the left, an arc length of 576.88 feet, with
17 a central angle of 16 degrees 23 minutes 43 seconds, and a
18 radius of 2016.02 feet, with a chord bearing and distance of
19 North 79 degrees 57 minutes 09 seconds East, 574.92 feet to a
20 set 1\2 inch rebar for the end of said curve to the left;
- 21 11. South 18 degrees 14 minutes 42 seconds East, a distance of
22 50.01 feet to a set 1\2 inch rebar for the start of a curve to
23 the left;
- 24 12. With said curve to the left, an arc length of 238.39 feet, with
25 a central angle of 06 degrees 36 minutes 40 seconds, and a
26 radius of 2066.03 feet, with a chord bearing and distance of
27 North 68 degrees 26 minutes 58 seconds East, 238.26 feet to a

- 1 set 1\2 inch rebar for the end of said curve to the left;
- 2 13. North 65 degrees 08 minutes 20 seconds East, a distance of
3 460.91 feet to a set 1\2 inch rebar for the start of a curve to
4 the right;
- 5 14. With said curve to the right, an arc length of 789.93 feet,
6 with a central angle of 11 degrees 17 minutes 02 seconds, and a
7 radius of 4011.02 feet, with a chord bearing and distance of
8 North 72 degrees 14 minutes 04 seconds East, 788.66 feet to a
9 set 1\2 inch rebar for the end of said curve to the right;
- 10 15. North 12 degrees 07 minutes 25 seconds West, a distance of
11 50.01 feet to a set 1\2 inch rebar for the start of a curve to
12 the right;
- 13 16. With said curve to the right, an arc length of 83.77 feet, with
14 a central angle of 01 degrees 10 minutes 55 seconds, and a
15 radius of 4061.03 feet, with a chord bearing and distance of
16 North 78 degrees 28 minutes 03 seconds East, 83.77 feet to a
17 set 1\2 inch rebar for the end of said curve to the right, same
18 being the start of a compound curve to the right;
- 19 17. With said compound curve to the right, an arc length of 1607.42
20 feet, with a central angle of 17 degrees 33 minutes 43
21 seconds, and a radius of 5244.19 feet, with a chord bearing
22 and distance of North 88 degrees 43 minutes 51 seconds East,
23 1601.13 feet to a set 1\2 inch rebar for the end of said
24 compound curve to the right;
- 25 18. South 82 degrees 08 minutes 49 seconds East, and passing at
26 280.72 feet a found 1 inch pipe by a fence corner post on the
27 east line of said G.H.&H. RR Survey, same being the west line

1 of said Dixon Survey, and being the northeast corner of said
2 Iona 3893.555 acre tract, same being the northwest corner of
3 said Iona East 25.00 acre tract, and continuing on said
4 course, a total distance of 1633.04 feet to a set 1/2 inch
5 rebar for the most northerly northeast corner of this tract,
6 same being the northeast corner of said Iona East 25.00 acre
7 tract, said rebar being on the west line of Farm to Market Road
8 2871 and said rebar being the start of a curve to the left,
9 having a central angle of 22 degrees 31 minutes 58 seconds, a
10 radius of 2417.57 feet, and a chord bearing and distance of
11 South 11 degrees 35 minutes 48 seconds East, 944.64 feet;

12 THENCE: With the west line of said FM Road 2871, and with said curve
13 to the left, an arc length of 950.76 feet to a found capped iron rod
14 for the most easterly southeast corner of this tract, said rod being
15 the southeast corner of said Iona East 0.847 acre tract and said rod
16 being the remainder northeast corner of a called 3.429 acre tract as
17 described in deed to Benbrook Christian Fellowship, filed 16 June
18 2005, and recorded in county clerks number D205170789 of said ORTC;

19 THENCE: South 64 degrees 26 minutes 52 seconds West, with the south
20 line of said Iona East 0.847 acre tract part of the way, a distance
21 of 475.37 feet to a found 1/2 inch iron rod for a corner of this
22 tract, said rod being a corner of a called 11.350 acre tract as
23 described in deed to Benbrook Christian Fellowship, filed 11
24 November 2003, and recorded in county clerks number D203422046 of
25 said ORTC;

26 THENCE: South 47 degrees 54 minutes 42 seconds West, with the north
27 line of said 11.350 acre tract, a distance of 222.02 feet to a set

1 1/2 inch iron rod for a corner of this tract, same being a corner of
2 said 11.350 acre tract;
3 THENCE: South 31 degrees 23 minutes 01 seconds West, with the north
4 line of said 11.350 acre tract, and with a barbed wire fence, a
5 distance of 625.02 feet to a set 1/2 inch rebar for the most
6 southerly southeast corner of said Iona East 62.050 Acre tract,
7 same being the southwest corner of said 11.350 acre tract;
8 THENCE: South 89 degrees 36 minutes 36 seconds West, with the south
9 line of said Iona East 62.050 acre tract, a distance of 597.88 feet
10 to a set 1/2 inch rebar for the southwest corner of said Iona East
11 62.050 Acre tract, same being the northwest corner of Lot 1, Block
12 1, of the Benbrook Water and Sewer Authority Tank Site, filed in
13 cabinet A, slide 4324, of the plat records of said Tarrant County,
14 said rebar also being on the east line of said Iona 3893.555 acre
15 tract;
16 THENCE: South 00 degrees 21 minutes 32 seconds East, with the east
17 line of said Iona 3893.555 acre tract, and with the west line of
18 said Benbrook Water and Sewer Authority Tank Site, a distance of
19 8.83 feet to a found capped iron rod for the most southerly
20 southeast corner of said Iona 3893.555 acre tract, same being the
21 northeast corner of a called 117.198 acres tract of land as
22 described in a deed to PB Ventana 1 LLC, filed 17 June 2015,
23 recorded in Document Number 215129625, of said ORTC;
24 THENCE: South 89 degrees 26 minutes 37 seconds West, with the south
25 line of said Iona tract and the north line of said PB Ventana tract,
26 and with a barbed wire fence, a distance of 3712.74 feet to a found 1
27 inch iron rod for an inner ell corner of said Iona 3893.555 acre

1 tract, same being the northwest corner of a called 162.310 acre
2 tract as described in a deed to PB Long Term Hold 1, LP, filed 17
3 June 2015, recorded in Document Number 215129626 of said ORTC;
4 THENCE: South 00 degrees 32 minutes 18 seconds East, with the east
5 line of said Iona 3893.555 acre tract and the west line of said PB
6 Long Term tract, and along and near a barbed wire fence part of the
7 way, a distance of 6921.26 feet to a found 1 inch iron rod for a
8 southeast corner of said Iona 3893.555 acre tract, same being an
9 inner ell corner of said Vinson tract;
10 THENCE: South 89 degrees 27 minutes 33 Seconds West, with the south
11 line of said Iona 3893.555 acre tract and the north line of said
12 Vinson tract, a distance of 3180.16 feet to a found 1 inch iron rod
13 for an ell corner of said Iona 3893.555 acre tract, same being the
14 most westerly northwest corner of said Vinson tract;
15 THENCE: South 00 degrees 32 minutes 52 seconds East, with the east
16 line of said Iona 3893.555 acre tract and the west line of said
17 Vinson tract, a distance of 3556.23 feet to the POINT OF BEGINNING
18 and containing 3790.36 acres of land.
19 NAD 83 Grid Bearings and Distances reflect Surface Measurements.
20 Parts of the G.H. & H. Railroad Company Survey, Abstract No. 623,
21 the D.H. Dickson Survey, Abstract NO. 442, the Heirs of N. Proctor
22 Survey, Abstract No. 1229, the James F. Elliott Survey, Abstract
23 No. 495, the Mckinney & Williams Survey, Abstract NO. 117, and the
24 J.R. Elliott Survey, Abstract No. 494, all situated in the west
25 part of Tarrant County, Texas; and Embracing A Portion of the
26 2342-908/1000 acres tract described in the deed to Harold V.
27 Johnson III and Deborah Johnson Ryan recorded in volume 6053, Page

1 268 of the Tarrant County, Deed Records.
2 Beginning at the most southwest corner of said Johnson tract in the
3 north line of the Texas and Pacific Railroad right of way and the
4 south line of Aledo Road.
5 Thence north no degrees-11 minutes-15 seconds west, along the west
6 line of said Johnson tract, 50-44/100 feet to the north line of said
7 Road.
8 Thence north 41 degrees- 06 minutes- 15 seconds west 151-20/100
9 feet to another southwest corner of said Johnson tract in the east
10 line of R.N. Highway No. 2871 (Longvue Road),
11 Thence north no degrees 11 minutes- 15 seconds west, along the west
12 line of said Johnson tract and the said east line of R.M. Highway,
13 4594-07/100 feet to the south right of way line of Interstate
14 Highway No. 20.
15 Thence along the said south right of way line of Interstate Highway
16 No. 20:
17 north 37 degrees-59 minutes-45 seconds east 190-28/100 feet;
18 north 84 degrees-28 minutes-45 seconds east 479-07/100 feet;
19 north 79 degrees-47 minutes-45 seconds east 484-23/100 feet;
20 north 78 degrees-45 minutes-45 seconds east 564-70/100 feet;
21 north 76 degrees-30 minutes-45 seconds east 650-74/100 feet;
22 north 76 degrees-07 minutes-45 seconds east 1515-57/100 feet;
23 south 84 degrees-35 minutes-15 seconds east 105-95/100 feet;
24 north 76 degrees-07 minutes-45 seconds east 579-74/100 feet;
25 south 28 degrees-25 minutes-15 seconds east 160-38/100 feet;
26 north 61 degrees-34 minutes-45 seconds east 40 feet to the center of
27 Team Ranch Road.

1 Field notes for the partition of the LUDIE TEAM PAUL RANCH for:
2 PARCEL NO. 5
3 Thence south 28 degrees -25 minutes-15 seconds east 656-71/100
4 feet.
5 Thence south 61 degrees-34 minutes-45 seconds west 1600 feet.
6 Thence south 28 degrees-25 minutes-15 seconds east 3043-28/100
7 feet.
8 Thence south 61 degrees- - 34 minutes 45 seconds west 1250 feet.
9 Thence south 28 degrees- 25 minutes-15 seconds east 1583/03/100
10 feet to the said north line of the T & P Railroad right of way and
11 the south line of Aledo Road for the south line of said Johnson
12 tract.
13 Thence westerly along the said north line of Railroad right of way,
14 the south line of Aledo Road for the said south line of
15 Johnson-tract;
16 south 81 degrees-22 minutes-44 seconds west 166-59/100 feet;
17 south 83 degrees-22 minutes-44 seconds west 200 feet;
18 South 85 degrees-22 minutes-44 seconds west 200 feet;
19 south 87 degrees-37 minutes-44 seconds west 200 feet;
20 south 89 degrees-22 minutes-44 seconds west 200 feet;
21 north 88 degrees-22 minutes-16 seconds west 200 feet;
22 north 86 degrees- 22 minutes-16 seconds west 200 feet;
23 north 84 degrees-22 minutes-16 seconds west 200 feet;
24 north 82 degrees-52 minutes-16 seconds west 200 feet;
25 north 82 degrees-37 minutes-16 seconds west 2664-25/100 feet to the
26 place of beginning and containing 532-514/1000 acres.
27 SAVE AND EXCEPT that certain property conveyed to the Fort Worth

1 Independent School District, filed December 20, 2019, recorded
2 under Clerk's File No(s). D219293163, Real Property Records,
3 Tarrant County, Texas.

4 SECTION 3. (a) The legal notice of the intention to
5 introduce this Act, setting forth the general substance of this
6 Act, has been published as provided by law, and the notice and a
7 copy of this Act have been furnished to all persons, agencies,
8 officials, or entities to which they are required to be furnished
9 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
10 Government Code.

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

14 (c) The Texas Commission on Environmental Quality has filed
15 its recommendations relating to this Act with the governor,
16 lieutenant governor, and speaker of the house of representatives
17 within the required time.

18 (d) All requirements of the constitution and laws of this
19 state and the rules and procedures of the legislature with respect
20 to the notice, introduction, and passage of this Act have been
21 fulfilled and accomplished.

22 SECTION 4. (a) Section 3994.0311, Special District Local
23 Laws Code, as added by Section 1 of this Act, takes effect only if
24 this Act receives a two-thirds vote of all the members elected to
25 each house.

26 (b) If this Act does not receive a two-thirds vote of all the
27 members elected to each house, Subchapter C, Chapter 3994, Special

1 District Local Laws Code, as added by Section 1 of this Act, is
2 amended by adding Section 3994.0311 to read as follows:

3 Sec. 3994.0311. NO EMINENT DOMAIN POWER. The district may
4 not exercise the power of eminent domain.

5 (c) This section is not intended to be an expression of a
6 legislative interpretation of the requirements of Section 17(c),
7 Article I, Texas Constitution.

8 SECTION 5. This Act takes effect immediately if it receives
9 a vote of two-thirds of all the members elected to each house, as
10 provided by Section 39, Article III, Texas Constitution. If this
11 Act does not receive the vote necessary for immediate effect, this
12 Act takes effect September 1, 2021.