

# SENATE AMENDMENTS

2<sup>nd</sup> Printing

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.

ADOPTED

MAY 25 2021

*Lately Spaw*  
Secretary of the Senate

By: *Beverly Powell*

H.B. No. 4628

Substitute the following for \_\_\_B. No. \_\_\_\_\_:

By: *Bob Hall*

C.S. \_\_\_B. No. \_\_\_\_\_

A BILL TO BE ENTITLED

1

AN ACT

2 relating to the creation of the Veale Ranch Municipal Management  
3 District No. 1; providing authority to issue bonds; providing  
4 authority to impose assessments, fees, and taxes.

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

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

8 CHAPTER 3994. VEALE RANCH MUNICIPAL MANAGEMENT DISTRICT NO. 1

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 3994.0101. DEFINITIONS. In this chapter:

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

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

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

16 (4) "Director" means a board member.

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

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

22 Sec. 3994.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
23 creation of the district is essential to accomplish the purposes of  
24 Sections 52 and 52-a, Article III, and Section 59, Article XVI,

1 Texas Constitution, and other public purposes stated in this  
2 chapter.

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

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

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

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

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

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

27 (c) The creation of the district is in the public interest

1 and is essential to further the public purposes of:

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

4 (2) eliminating unemployment and underemployment; and

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

7 (d) The district will:

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

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

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

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

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

26 (f) The district will not act as the agent or  
27 instrumentality of any private interest even though the district

1 will benefit many private interests as well as the public.

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

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

9 (1) organization, existence, or validity;

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

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

14 (4) legality or operation.

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

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

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

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

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

24 (b) If a city or county creates a tax increment reinvestment  
25 zone described by Subsection (a), the city or county and the board  
26 of directors of the zone, by contract with the district, may grant  
27 money deposited in the tax increment fund to the district to be used

1 by the district for:

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

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

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

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

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

18 SUBCHAPTER B. BOARD OF DIRECTORS

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

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

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

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

4           Sec. 3994.0203. INITIAL DIRECTORS. (a) The initial board  
5 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>

12           (b) Of the initial directors, the terms of directors  
13 appointed for positions one through three expire June 1, 2022, and  
14 the terms of directors appointed for positions four and five expire  
15 June 1, 2024.

16                           SUBCHAPTER C. POWERS AND DUTIES

17           Sec. 3994.0301. GENERAL POWERS AND DUTIES. The district  
18 has the powers and duties necessary to accomplish the purposes for  
19 which the district is created.

20           Sec. 3994.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
21 district, using any money available to the district for the  
22 purpose, may provide, design, construct, acquire, improve,  
23 relocate, operate, maintain, or finance an improvement project or  
24 service authorized under this chapter or Chapter 375, Local  
25 Government Code.

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

1       (c) The implementation of a district project or service is a  
2 governmental function or service for the purposes of Chapter 791,  
3 Government Code.

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

8       (b) The nonprofit corporation:

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

12           (2) may implement any project and provide any service  
13 authorized by this chapter.

14       (c) The board shall appoint the board of directors of the  
15 nonprofit corporation. The board of directors of the nonprofit  
16 corporation shall serve in the same manner as the board of directors  
17 of a local government corporation created under Subchapter D,  
18 Chapter 431, Transportation Code, except that a board member is not  
19 required to reside in the district.

20       Sec. 3994.0304. LAW ENFORCEMENT SERVICES. To protect the  
21 public interest, the district may contract with a county or city to  
22 provide additional law enforcement services in the district for a  
23 fee.

24       Sec. 3994.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
25 The district may join and pay dues to a charitable or nonprofit  
26 organization that performs a service or provides an activity  
27 consistent with the furtherance of a district purpose.



1       Sec. 3994.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
2 district may engage in activities that accomplish the economic  
3 development purposes of the district.

4       (b) The district may establish and provide for the  
5 administration of one or more programs to promote state or local  
6 economic development and to stimulate business and commercial  
7 activity in the district, including programs to:

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

9               (2) provide district personnel and services.

10       (c) The district may create economic development programs  
11 and exercise the economic development powers provided to  
12 municipalities by:

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

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

15       Sec. 3994.0307. PARKING FACILITIES. (a) The district may  
16 acquire, lease as lessor or lessee, construct, develop, own,  
17 operate, and maintain parking facilities or a system of parking  
18 facilities, including lots, garages, parking terminals, or other  
19 structures or accommodations for parking motor vehicles off the  
20 streets and related appurtenances.

21       (b) The district's parking facilities serve the public  
22 purposes of the district and are owned, used, and held for a public  
23 purpose even if leased or operated by a private entity for a term of  
24 years.

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

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

3           Sec. 3994.0308. ADDING OR EXCLUDING LAND. The district may  
4 add or exclude land in the manner provided by Subchapter J, Chapter  
5 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

6           Sec. 3994.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
7 board by resolution shall establish the number of directors'  
8 signatures and the procedure required for a disbursement or  
9 transfer of district money.

10 ~~Sec. 3994.0310. RAIL FACILITIES. The district may~~  
11 ~~relocate, construct, acquire, improve, maintain, and operate rail~~  
12 ~~facilities and improvements in aid of those facilities.~~

13           Sec. 3994.~~0311~~<sup>0310</sup>. NO EMINENT DOMAIN POWER. The district may  
14 not exercise the power of eminent domain.

15           Sec. 3994.~~0312~~<sup>0311</sup>. DIVISION OF DISTRICT. (a) The district may  
16 be divided into two or more new districts only if the district:

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

19           (b) This chapter applies to any new district created by the  
20 division of the district, and a new district has all the powers and  
21 duties of the district.

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

26           (d) The board, on its own motion or on receipt of a petition  
27 signed by the owner or owners of a majority of the assessed value of

1 the real property in the district, may adopt an order dividing the  
2 district.

3 (e) An order dividing the district must:

4 (1) name each new district;

5 (2) include the metes and bounds description of the  
6 territory of each new district;

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

8 and

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

11 (f) On or before the 30th day after the date of adoption of  
12 an order dividing the district, the district shall file the order  
13 with the Texas Commission on Environmental Quality and record the  
14 order in the real property records of each county in which the  
15 district is located.

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

20 (h) Municipal consent to the creation of the district and to  
21 the inclusion of land in the district granted under Section  
22 3994.0506 acts as municipal consent to the creation of any new  
23 district created by the division of the district and to the  
24 inclusion of land in the new district.

25 SUBCHAPTER D. ASSESSMENTS

26 Sec. 3994.0401. PETITION REQUIRED FOR FINANCING SERVICES  
27 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a

1 service or improvement project with assessments under this chapter  
2 unless a written petition requesting that service or improvement  
3 has been filed with the board.

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

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

12 (b) An assessment, a reassessment, or an assessment  
13 resulting from an addition to or correction of the assessment roll  
14 by the district, penalties and interest on an assessment or  
15 reassessment, an expense of collection, and reasonable attorney's  
16 fees incurred by the district:

17 (1) are a first and prior lien against the property  
18 assessed;

19 (2) are superior to any other lien or claim other than  
20 a lien or claim for county, school district, or municipal ad valorem  
21 taxes; and

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

25 (c) The lien is effective from the date of the board's  
26 resolution imposing the assessment until the date the assessment is  
27 paid. The board may enforce the lien in the same manner that the

1 board may enforce an ad valorem tax lien against real property.

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

6 SUBCHAPTER E. TAXES AND BONDS

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

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

14 Sec. 3994.0502. OPERATION AND MAINTENANCE TAX. (a) If  
15 authorized by a majority of the district voters voting at an  
16 election under Section 3994.0501, the district may impose an  
17 operation and maintenance tax on taxable property in the district  
18 in the manner provided by Section 49.107, Water Code, for any  
19 district purpose, including to:

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

23 (b) The board shall determine the operation and maintenance  
24 tax rate. The rate may not exceed the rate approved at the  
25 election.

26 Sec. 3994.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE  
27 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on

1 terms determined by the board.

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

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

10 Sec. 3994.0504. BONDS SECURED BY REVENUE OR CONTRACT  
11 PAYMENTS. The district may issue, without an election, bonds  
12 secured by:

13 (1) revenue other than ad valorem taxes, including  
14 contract revenues; or

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

17 Sec. 3994.0505. BONDS SECURED BY AD VALOREM TAXES;  
18 ELECTIONS. (a) If authorized at an election under Section  
19 3994.0501, the district may issue bonds payable from ad valorem  
20 taxes.

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

27 (c) All or any part of any facilities or improvements that

1 may be acquired by a district by the issuance of its bonds may be  
2 submitted as a single proposition or as several propositions to be  
3 voted on at the election.

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

7 (1) the governing body of a city by ordinance or  
8 resolution consents to the creation of the district and to the  
9 inclusion of land in the district; and

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

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

20 SUBCHAPTER I. DISSOLUTION

21 Sec. 3994.0901. DISSOLUTION. (a) The board shall dissolve  
22 the district on written petition filed with the board by the owners  
23 of:

24 (1) 66 percent or more of the assessed value of the  
25 property subject to assessment by the district based on the most  
26 recent certified county property tax rolls; or

27 (2) 66 percent or more of the surface area of the

1 district, excluding roads, streets, highways, utility  
2 rights-of-way, other public areas, and other property exempt from  
3 assessment by the district according to the most recent certified  
4 county property tax rolls.

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

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

9 (1) has any outstanding bonded indebtedness until that  
10 bonded indebtedness has been repaid or defeased in accordance with  
11 the order or resolution authorizing the issuance of the bonds;

12 (2) has a contractual obligation to pay money until  
13 that obligation has been fully paid in accordance with the  
14 contract; or

15 (3) owns, operates, or maintains public works,  
16 facilities, or improvements unless the district contracts with  
17 another person for the ownership, operation, or maintenance of the  
18 public works, facilities, or improvements.

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

21 SECTION 2. The Veale Ranch Municipal Management District  
22 No. 1 initially includes all territory contained in the following  
23 area:

24 All that certain 3790.36 acre tract or parcel of land situated in  
25 Tarrant and Parker Counties of the State of Texas and being part of  
26 the H. T. & B. RR Co. Survey, Section Number 3, Abstract Number 648,  
27 the N. Underwood Survey, Abstract Number 1579, the I. & G. N. RR Co.



1 Survey, Abstract Number 2002, the W. Robinson Survey, Abstract  
2 Number 1107, the I. & G. N. RR Co. Survey, Abstract Number 2224, the  
3 I & G. N. RR Co. Survey, Abstract Number 1991, in said Parker  
4 County; and being part of the I. & G. N. RR Co. Survey, Abstract  
5 Number not yet assigned this date, the I & G. N. RR Co. Survey,  
6 Abstract Number not yet assigned this date, the W. Robinson Survey,  
7 Abstract Number 1274, the H. Lane Survey, Abstract Number 928, the  
8 T. & N. O. RR Survey, Abstract Number 1567, the S. A. & M. G. RR Co.  
9 Survey, Abstract Number 1479, the Socorro Farming Co. Survey,  
10 Abstract Number 1844, the G. H. & H. RR Survey, Abstract Number 623,  
11 the D. Dixon Survey, Abstract Number 442, the D. T. Finley Survey,  
12 Abstract Number 1900, the D. T. Finley Survey, Abstract Number  
13 1903, and all of the W. Atkins Survey, Abstract Number 1961 in said  
14 Tarrant County, said tract being part of a called 3893.555 acre  
15 tract as described in a deed to Iona L.L.C., filed 24 April 2003,  
16 and recorded in volume 2096 page 106 of the Official Property  
17 Records of said Parker County, Texas, (hereinafter referred to as  
18 OPRPC), and recorded in instrument D203145633 of the Official  
19 Records of said Tarrant County (hereinafter referred to as ORTC),  
20 and said tract being all of a called 11.000 acre tract as described  
21 in deed to Iona Land, L.P., filed 03 May 2005, and recorded in  
22 instrument number D205124001, and said tract being all of the  
23 remainder of a called 62.050 acre tract of land and all of a called  
24 0.847 acre tract of land as described in a deed to Iona East L.L.C.,  
25 filed 21 April 2015, recorded in Document Number 215081241 of said  
26 ORTC, said tract also being all of a called 25.00 acre tract as  
27 described in a deed to Iona East L.L.C., filed 21 April 2015,

1 recorded in Document Number 215081239 of said ORTC, and being more  
2 particularly described as follows;  
3 BEGINNING at a nail found at the base of a pipe fence corner post for  
4 the most southerly southeast corner of the tract being described,  
5 said nail having NAD83 Grid coordinates of N-6918724.96,  
6 E-2268232.52, and said nail being the most southerly southeast  
7 corner of said Iona 3893.555 acre tract, same being the northeast  
8 corner of a called 584.049 acre tract of land to Aledo Real Estate  
9 Landholdings Group LLC, filed 30 May 2007, recorded in Document  
10 Number 207185948 of said ORTC, said nail also being on the west line  
11 of a called 1214.617 acre tract of land as described in a deed to  
12 Johnny Hampton (Bud) Vinson II and Cheryl R. Vinson, filed 24 May  
13 2004, recorded in Document Number 204159103 of said ORTC;  
14 THENCE: South 89 degrees 26 minutes 17 seconds West, with the south  
15 line of said Iona 3893.555 acre tract and the north line of said  
16 Aledo tract, and along and near a barbed wire fence, a distance of  
17 5820.74 feet to a found 1/2 inch iron rod for the most southerly  
18 southwest corner of said Iona 3893.555 acre tract, same being the  
19 northwest corner of the Bella Flora, an Addition to said Tarrant  
20 County, according to plat of the same authorized 12 November 2013,  
21 and recorded in document number D213294652 of the Plat Records of  
22 said Tarrant County, and said rod being in the east line of a called  
23 231-522/100 acre tract of land as described in a deed to Forest C.  
24 Barber, Jr., filed 12 November 2004, recorded in Document Number  
25 204353915 of said ORTC;  
26 THENCE: North 00 degrees 33 minutes 10 seconds West, with the west  
27 line of said Iona 3893.555 acre tract and the east line of said

1 Barber tract, and along and near a barbed wire fence, a distance of  
2 2870.96 feet to a found 1 inch pipe for an inner ell corner of said  
3 Iona 3893.555 acre tract, same being the northeast corner of said  
4 Barber tract;  
5 THENCE: North 89 degrees 46 minutes 26 seconds West, with a south  
6 line of said Iona 3893.55 acre tract and the north line of said  
7 Barber tract and along and near a barbed wire fence, a distance of  
8 1327.34 feet to a set 1/2 inch rebar for a southwest corner of said  
9 Iona 3893.555 acre tract, same being the southeast corner of Tract  
10 36, of the Creeks of Aledo Subdivision, filed 09 April 2003,  
11 recorded in volume 2095 page 1608, of said OPRPC, and said rebar  
12 being North 89 degrees 48 minutes 04 seconds East, a distance of  
13 367.85 feet from a found 1 inch rod by a Set Stone being the  
14 northeast corner of the J.F. Gomer Survey, Abstract Number 496;  
15 THENCE: North 34 degrees 15 minutes 21 seconds West, with the  
16 northeast line of said Tract 36, a distance of 569.06 feet to a set  
17 1/2 inch rebar for an angle point in said northeast line;  
18 THENCE: North 34 degrees 02 minutes 46 seconds West, with the  
19 northeast line of said Tract 36, a distance of 420.94 feet to a  
20 found capped iron rod at the base of a pipe fence corner post on the  
21 northeast corner of said Tract 36, same being the southeast corner  
22 of Tract 37, of the Creeks of Aledo Subdivision, filed 28 March  
23 2001, recorded in volume 1919 page 1365 of said OPRPC;  
24 THENCE: North 34 degrees 04 minutes 37 seconds West, with the  
25 northeast line of said Tract 37, a distance of 483.85 feet to a set  
26 1/2 inch rebar for an angle point in said northeast line;  
27 THENCE: North 34 degrees 03 minutes 53 seconds West, with the

1 northeast line of said Tract 37, a distance of 418.88 feet to a set  
2 1/2 inch rebar at the north corner of said Tract 37, same being the  
3 east corner of Tract 38, of the Creeks of Aledo Subdivision, filed  
4 22 May 2002, recorded in volume 2012 page 926 of said OPRPC;  
5 THENCE: North 34 degrees 01 minutes 19 seconds West, with the  
6 northeast line of said Tract 38, a distance of 289.75 feet to a pipe  
7 fence corner post at the north corner of said Tract 38, same being  
8 the east corner of Tract 39, of the Creeks of Aledo Subdivision,  
9 filed 22 May 2002, recorded in volume 2012 page 926 of said OPRPC;  
10 THENCE: North 34 degrees 06 minutes 35 seconds West, with the  
11 northeast line of said Tract 39, a distance of 379.38 feet to a  
12 found 1/2 inch iron rod at the base of a fence corner post, said post  
13 being at the north corner of Tract 39, same being the east corner of  
14 Tract 40, of the Creeks of Aledo Subdivision, filed 10 April 2002,  
15 recorded in volume 2002 page 1945 of said OPRPC;  
16 THENCE: North 34 degrees 08 minutes 47 seconds West, with the  
17 northeast line of said Tract 40, a distance of 709.67 feet to a set  
18 1/2 inch rebar for the north corner of said Tract 40, same being the  
19 most easterly east corner of Tract 25 of the Creeks of Aledo  
20 Subdivision, filed 10 April 2002, recorded in volume 2002 page 1945  
21 of said OPRPC;  
22 THENCE: North 34 degrees 06 minutes 45 seconds West, with the  
23 northeast line of said Tract 25, a distance of 607.13 feet to a set  
24 1/2 inch rebar for the north corner of said Tract 25, same being the  
25 east corner of Tract 27 of the Creeks of Aledo Subdivision, filed 28  
26 March 2001, recorded in volume 1919 page 1364 of said OPRPC;  
27 THENCE: North 33 degrees 58 minutes 11 seconds West, with the

1 northeast line of said Tract 27, passing at 5.03 feet a found iron  
2 pipe on the northeast line of said Tract 27 and continuing a total a  
3 distance of 316.12 feet to a set 1/2 inch rebar for an angle point in  
4 said northeast line;

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

10 THENCE: North 34 degrees 15 minutes 17 seconds West, with the  
11 northeast line of said Tract 29, a distance of 322.40 feet to a set  
12 1/2 inch rebar at the base of a pipe fence corner post for an ell  
13 corner of said Iona 3893.555 acre tract, same being a corner of said  
14 Tract 29;

15 THENCE: North 81 degrees 29 minutes 34 West, with the north line of  
16 said Tract 29, passing at 95.36 feet a found iron rod at the  
17 northwest corner of said Tract 29, same being the northeast corner  
18 of said Tract 30 and passing at 744.18 feet a found iron rod at the  
19 northwest corner of said Tract 30, same being the northeast corner  
20 of Tract 28 and continuing a total distance of 1026.64 feet to a set  
21 1/2 inch rebar on the northwest corner of said Tract 28, same being  
22 the northeast corner of Tract 43 of the Creeks of Aledo Subdivision,  
23 filed 26 April 2000, in said OPRPC;

24 THENCE: North 83 degrees 10 minutes 18 seconds West, with the north  
25 line of Tract 43, passing at 250.45 feet at a set 1/2 inch rebar on  
26 the northwest corner of said Tract 43, same being the northeast  
27 corner of Tract 44 of said Creeks of Aledo Subdivision, filed 26

1 April 2000, in said OPRPC, and continuing with the north line of  
2 said Tract 44, a total distance of 458.63 feet to a set 1/2 inch  
3 rebar for a corner of this tract;  
4 THENCE: North, a distance of 1969.64 feet to a set 1/2 inch rebar  
5 for a corner of this tract;  
6 THENCE: North 34 degrees 04 minutes 42 seconds West, a distance of  
7 606.04 feet to a set 1/2 inch rebar for a corner of this tract;  
8 THENCE: North 89 degrees 58 minutes 37 seconds West, and passing at  
9 327.98 feet a found iron rod being the northeast corner of a called  
10 5.00 acre tract as described in deed to Robert Leland Ekstrom, filed  
11 04 May 2010, and recorded in volume 2776 page 1198 of the official  
12 public records of said Parker County, and continuing on said course  
13 with the north line of said Ekstrom 5 acre tract and passing at  
14 1080.38 feet a found iron rod being the northwest corner of said  
15 Esktrom 5 acre tract, and continuing on said course a total distance  
16 of 1239.90 feet to a set 1/2 inch rebar for a corner of this tract;  
17 THENCE: South 24 degrees 30 minutes 06 seconds West, a distance of  
18 1362.24 feet to a set 1/2 inch rebar for a corner of this tract;  
19 THENCE: West, a distance of 635.99 feet to a set 1/2 inch rebar for  
20 the most westerly southwest corner of this tract, said rebar being  
21 on the east line of Farm to Market Road Number 1187, same being the  
22 west line of said Iona Tract said rebar being North 00 degrees 48  
23 minutes 31 seconds East, a distance of 1000.26 feet from a found 1\2  
24 inch rebar being the southwest corner of a 120.88 acre tract;  
25 THENCE: North 00 degrees 48 minutes 31 seconds East, with the east  
26 line of said road 1187, a distance of 2051.06 feet to a set 1/2 inch  
27 rebar for a corner of this tract, and said rebar being on the

1 southeast line of Aledo Iona Road;  
2 THENCE: With the south line of said Aledo Iona Road the following  
3 seventeen (17) calls:  
4 1. North 33 degrees 11 minutes 47 seconds East, a distance of  
5 1752.65 feet to a set 1\2" rebar;  
6 2. North 36 degrees 53 minutes 00 seconds East, a distance of  
7 813.13 feet to a pipe fence corner post;  
8 3. North 57 degrees 20 minutes 59 seconds East, a distance of  
9 970.84 feet to a pipe fence corner post;  
10 4. North 77 degrees 47 minutes 00 seconds East, a distance of  
11 434.81 feet to a pipe fence corner post;  
12 5. North 85 degrees 44 minutes 03 seconds East, a distance of  
13 448.55 feet to a pipe fence corner post;  
14 6. North 77 degrees 08 minutes 49 seconds East, a distance of  
15 622.41 feet to a pipe fence corner post;  
16 7. North 84 degrees 37 minutes 50 seconds East, a distance of  
17 850.19 feet to a set 1\2" rebar;  
18 8. South 86 degrees 35 minutes 40 seconds East, a distance of 58.49  
19 feet to a set 1\2" rebar;  
20 9. North 84 degrees 17 minutes 28 seconds East, a distance of  
21 1593.30 feet to a fence corner post;  
22 10. North 84 degrees 12 minutes 06 seconds East, a distance of  
23 1463.59 feet to a fence corner post;  
24 11. North 84 degrees 26 minutes 03 seconds East, a distance of  
25 377.37 feet to a fence corner post;  
26 12. North 84 degrees 18 minutes 18 seconds East, a distance of  
27 378.43 feet to a set 1\2" rebar;

- 1 13. North 86 degrees 52 minutes 33 seconds East, a distance of  
2 261.06 feet to a set 1\2" rebar;
- 3 14. South 88 degrees 14 minutes 59 seconds East, a distance of  
4 212.79 feet to a set 1\2" rebar;
- 5 15. South 84 degrees 02 minutes 19 seconds East, a distance of  
6 189.05 feet to a set 1\2" rebar;
- 7 16. South 80 degrees 23 minutes 48 seconds East, a distance of  
8 724.30 feet to a set 1\2" rebar;
- 9 17. North 09 degrees 38 minutes 43 seconds East, a distance of  
10 41.36 feet to a set 1\2" rebar for a corner of this tract, said  
11 rebar being on the south line of the Union Pacific Railroad,  
12 formerly known as the Texas & Pacific Railway;
- 13 THENCE: With the south line of said Railroad the following eighteen  
14 (18) calls:
- 15 1. South 80 degrees 21 minutes 17 seconds East, a distance of  
16 549.51 feet to a set 1\2" rebar for an angle point, said rebar  
17 being on the west line of said Lane Survey, same being the east  
18 line of said Robinson Survey;
- 19 2. South 00 degrees 31 minutes 22 seconds East, with the west line  
20 of said Lane Survey, and the east line of said Robinson Survey,  
21 a distance of 25.40 feet to a set 1\2" rebar for a corner;
- 22 3. South 80 degrees 21 minutes 17 seconds East, a distance of  
23 1999.95 feet to a set 1\2" rebar for a start of a curve to the  
24 right;
- 25 4. With said curve to the right, an arc length of 766.60 feet, with  
26 a central angle of 25 degrees 35 minutes 43 seconds, and a  
27 radius of 1716.07 feet, and a chord bearing and distance of



- 1 South 67 degrees 33 minutes 26 seconds East, 760.25 feet to a  
2 set 1\2 inch rebar for the end of said curve to the right;
- 3 5. South 54 degrees 45 minutes 35 seconds East, a distance of  
4 411.67 feet to a set 1\2 inch rebar for the start of a curve to  
5 the left;
- 6 6. With said curve to the left, an arc length of 1133.46 feet, with  
7 a central angle of 31 degrees 40 minutes 10 seconds, and a  
8 radius of 2050.63 feet, with a chord bearing and distance of  
9 South 70 degrees 35 minutes 40 seconds East, 1119.09 feet to a  
10 set 1\2 inch rebar for the end of said curve to the left;
- 11 7. South 86 degrees 25 minutes 45 seconds East, a distance of  
12 2213.78 feet to a set 1\2 inch rebar for the start of a curve to  
13 the left;
- 14 8. With said curve to the left, an arc length of 192.54 feet, with  
15 a central angle of 05 degrees 24 minutes 18 seconds, and a  
16 radius of 2041.02 feet, with a chord bearing and distance of  
17 South 89 degrees 07 minutes 54 seconds East, 192.47 feet to a  
18 set 1\2 inch rebar for the end of said curve to the left, said  
19 rebar being on the west line of said Socorro Survey, same being  
20 the east line of said S.A.&M.G. RR Co Survey, A-1479;
- 21 9. North 00 degrees 33 minutes 35 seconds West, with the west line  
22 of said Socorro Survey, and with the east line of said  
23 S.A.&M.G. RR Survey, a distance of 25.01 feet to a set 1\2 inch  
24 rebar for the start of a curve to the left;
- 25 10. With said curve to the left, an arc length of 576.88 feet, with  
26 a central angle of 16 degrees 23 minutes 43 seconds, and a  
27 radius of 2016.02 feet, with a chord bearing and distance of

- 1 North 79 degrees 57 minutes 09 seconds East, 574.92 feet to a  
2 set 1\2 inch rebar for the end of said curve to the left;
- 3 11. South 18 degrees 14 minutes 42 seconds East, a distance of  
4 50.01 feet to a set 1\2 inch rebar for the start of a curve to  
5 the left;
- 6 12. With said curve to the left, an arc length of 238.39 feet, with  
7 a central angle of 06 degrees 36 minutes 40 seconds, and a  
8 radius of 2066.03 feet, with a chord bearing and distance of  
9 North 68 degrees 26 minutes 58 seconds East, 238.26 feet to a  
10 set 1\2 inch rebar for the end of said curve to the left;
- 11 13. North 65 degrees 08 minutes 20 seconds East, a distance of  
12 460.91 feet to a set 1\2 inch rebar for the start of a curve to  
13 the right;
- 14 14. With said curve to the right, an arc length of 789.93 feet,  
15 with a central angle of 11 degrees 17 minutes 02 seconds, and a  
16 radius of 4011.02 feet, with a chord bearing and distance of  
17 North 72 degrees 14 minutes 04 seconds East, 788.66 feet to a  
18 set 1\2 inch rebar for the end of said curve to the right;
- 19 15. North 12 degrees 07 minutes 25 seconds West, a distance of  
20 50.01 feet to a set 1\2 inch rebar for the start of a curve to  
21 the right;
- 22 16. With said curve to the right, an arc length of 83.77 feet, with  
23 a central angle of 01 degrees 10 minutes 55 seconds, and a  
24 radius of 4061.03 feet, with a chord bearing and distance of  
25 North 78 degrees 28 minutes 03 seconds East, 83.77 feet to a  
26 set 1\2 inch rebar for the end of said curve to the right, same  
27 being the start of a compound curve to the right;

1 17. With said compound curve to the right, an arc length of 1607.42  
2 feet, with a central angle of 17 degrees 33 minutes 43  
3 seconds, and a radius of 5244.19 feet, with a chord bearing  
4 and distance of North 88 degrees 43 minutes 51 seconds East,  
5 1601.13 feet to a set 1\2 inch rebar for the end of said  
6 compound curve to the right;

7 18. South 82 degrees 08 minutes 49 seconds East, and passing at  
8 280.72 feet a found 1 inch pipe by a fence corner post on the  
9 east line of said G.H.&H. RR Survey, same being the west line  
10 of said Dixon Survey, and being the northeast corner of said  
11 Iona 3893.555 acre tract, same being the northwest corner of  
12 said Iona East 25.00 acre tract, and continuing on said  
13 course, a total distance of 1633.04 feet to a set 1/2 inch  
14 rebar for the most northerly northeast corner of this tract,  
15 same being the northeast corner of said Iona East 25.00 acre  
16 tract, said rebar being on the west line of Farm to Market Road  
17 2871 and said rebar being the start of a curve to the left,  
18 having a central angle of 22 degrees 31 minutes 58 seconds, a  
19 radius of 2417.57 feet, and a chord bearing and distance of  
20 South 11 degrees 35 minutes 48 seconds East, 944.64 feet;

21 THENCE: With the west line of said FM Road 2871, and with said curve  
22 to the left, an arc length of 950.76 feet to a found capped iron rod  
23 for the most easterly southeast corner of this tract, said rod being  
24 the southeast corner of said Iona East 0.847 acre tract and said rod  
25 being the remainder northeast corner of a called 3.429 acre tract as  
26 described in deed to Benbrook Christian Fellowship, filed 16 June  
27 2005, and recorded in county clerks number D205170789 of said ORTC;

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

8 THENCE: South 47 degrees 54 minutes 42 seconds West, with the north  
9 line of said 11.350 acre tract, a distance of 222.02 feet to a set  
10 1/2 inch iron rod for a corner of this tract, same being a corner of  
11 said 11.350 acre tract;

12 THENCE: South 31 degrees 23 minutes 01 seconds West, with the north  
13 line of said 11.350 acre tract, and with a barbed wire fence, a  
14 distance of 625.02 feet to a set 1/2 inch rebar for the most  
15 southerly southeast corner of said Iona East 62.050 Acre tract,  
16 same being the southwest corner of said 11.350 acre tract;

17 THENCE: South 89 degrees 36 minutes 36 seconds West, with the south  
18 line of said Iona East 62.050 acre tract, a distance of 597.88 feet  
19 to a set 1/2 inch rebar for the southwest corner of said Iona East  
20 62.050 Acre tract, same being the northwest corner of Lot 1, Block  
21 1, of the Benbrook Water and Sewer Authority Tank Site, filed in  
22 cabinet A, slide 4324, of the plat records of said Tarrant County,  
23 said rebar also being on the east line of said Iona 3893.555 acre  
24 tract;

25 THENCE: South 00 degrees 21 minutes 32 seconds East, with the east  
26 line of said Iona 3893.555 acre tract, and with the west line of  
27 said Benbrook Water and Sewer Authority Tank Site, a distance of

1 8.83 feet to a found capped iron rod for the most southerly  
2 southeast corner of said Iona 3893.555 acre tract, same being the  
3 northeast corner of a called 117.198 acres tract of land as  
4 described in a deed to PB Ventana 1 LLC, filed 17 June 2015,  
5 recorded in Document Number 215129625, of said ORTC;

6 THENCE: South 89 degrees 26 minutes 37 seconds West, with the south  
7 line of said Iona tract and the north line of said PB Ventana tract,  
8 and with a barbed wire fence, a distance of 3712.74 feet to a found  
9 inch iron rod for an inner ell corner of said Iona 3893.555 acre  
10 tract, same being the northwest corner of a called 162.310 acre  
11 tract as described in a deed to PB Long Term Hold 1, LP, filed 17  
12 June 2015, recorded in Document Number 215129626 of said ORTC;

13 THENCE: South 00 degrees 32 minutes 18 seconds East, with the east  
14 line of said Iona 3893.555 acre tract and the west line of said PB  
15 Long Term tract, and along and near a barbed wire fence part of the  
16 way, a distance of 6921.26 feet to a found 1 inch iron rod for a  
17 southeast corner of said Iona 3893.555 acre tract, same being an  
18 inner ell corner of said Vinson tract;

19 THENCE: South 89 degrees 27 minutes 33 Seconds West, with the south  
20 line of said Iona 3893.555 acre tract and the north line of said  
21 Vinson tract, a distance of 3180.16 feet to a found 1 inch iron rod  
22 for an ell corner of said Iona 3893.555 acre tract, same being the  
23 most westerly northwest corner of said Vinson tract;

24 THENCE: South 00 degrees 32 minutes 52 seconds East, with the east  
25 line of said Iona 3893.555 acre tract and the west line of said  
26 Vinson tract, a distance of 3556.23 feet to the POINT OF BEGINNING  
27 and containing 3790.36 acres of land.

1 NAD 83 Grid Bearings and Distances reflect Surface Measurements.  
2 Parts of the G.H. & H. Railroad Company Survey, Abstract No. 623,  
3 the D.H. Dickson Survey, Abstract NO. 442, the Heirs of N. Proctor  
4 Survey, Abstract No. 1229, the James F. Elliott Survey, Abstract  
5 No. 495, the Mckinney & Williams Survey, Abstract NO. 117, and the  
6 J.R. Elliott Survey, Abstract No. 494, all situated in the west  
7 part of Tarrant County, Texas; and Embracing A Portion of the  
8 2342-908/1000 acres tract described in the deed to Harold V.  
9 Johnson III and Deborah Johnson Ryan recorded in volume 6053, Page  
10 268 of the Tarrant County, Deed Records.  
11 Beginning at the most southwest corner of said Johnson tract in the  
12 north line of the Texas and Pacific Railroad right of way and the  
13 south line of Aledo Road.  
14 Thence north no degrees-11 minutes-15 seconds west, along the west  
15 line of said Johnson tract, 50-44/100 feet to the north line of said  
16 Road.  
17 Thence north 41 degrees- 06 minutes- 15 seconds west 151-20/100  
18 feet to another southwest corner of said Johnson tract in the east  
19 line of R.N. Highway No. 2871 (Longvue Road),  
20 Thence north no degrees 11 minutes- 15 seconds west, along the west  
21 line of said Johnson tract and the said east line of R.M. Highway,  
22 4594-07/100 feet to the south right of way line of Interstate  
23 Highway No. 20.  
24 Thence along the said south right of way line of Interstate Highway  
25 No. 20:  
26 north 37 degrees-59 minutes-45 seconds east 190-28/100 feet;  
27 north 84 degrees-28 minutes-45 seconds east 479-07/100 feet;

1 north 79 degrees-47 minutes-45 seconds east 484-23/100 feet;  
2 north 78 degrees-45 minutes-45 seconds east 564-70/100 feet;  
3 north 76 degrees-30 minutes-45 seconds east 650-74/100 feet;  
4 north 76 degrees-07 minutes-45 seconds east 1515-57/100 feet;  
5 south 84 degrees-35 minutes-15 seconds east 105-95/100 feet;  
6 north 76 degrees-07 minutes-45 seconds east 579-74/100 feet;  
7 south 28 degrees-25 minutes-15 seconds east 160-38/100 feet;  
8 north 61 degrees-34 minutes-45 seconds east 40 feet to the center of  
9 Team Ranch Road.  
10 Field notes for the partition of the LUDIE TEAM PAUL RANCH for:  
11 PARCEL NO. 5  
12 Thence south 28 degrees -25 minutes-15 seconds east 656-71/100  
13 feet.  
14 Thence south 61 degrees-34 minutes-45 seconds west 1600 feet.  
15 Thence south 28 degrees-25 minutes-15 seconds east 3043-28/100  
16 feet.  
17 Thence south 61 degrees- - 34 minutes 45 seconds west 1250 feet.  
18 Thence south 28 degrees- 25 minutes-15 seconds east 1583/03/100  
19 feet to the said north line of the T & P Railroad right of way and  
20 the south line of Aledo Road for the south line of said Johnson  
21 tract.  
22 Thence westerly along the said north line of Railroad right of way,  
23 the south line of Aledo Road for the said south line of  
24 Johnson-tract;  
25 south 81 degrees-22 minutes-44 seconds west 166-59/100 feet;  
26 south 83 degrees-22 minutes-44 seconds west 200 feet;  
27 South 85 degrees-22 minutes-44 seconds west 200 feet;

1 south 87 degrees-37 minutes-44 seconds west 200 feet;  
2 south 89 degrees-22 minutes-44 seconds west 200 feet;  
3 north 88 degrees-22 minutes-16 seconds west 200 feet;  
4 north 86 degrees- 22 minutes-16 seconds west 200 feet;  
5 north 84 degrees-22 minutes-16 seconds west 200 feet;  
6 north 82 degrees-52 minutes-16 seconds west 200 feet;  
7 north 82 degrees-37 minutes-16 seconds west 2664-25/100 feet to the  
8 place of beginning and containing 532-514/1000 acres.

9 SAVE AND EXCEPT that certain property conveyed to the Fort Worth  
10 Independent School District, filed December 20, 2019, recorded  
11 under Clerk's File No(s). D219293163, Real Property Records,  
12 Tarrant County, Texas.

13 SECTION 3. (a) The legal notice of the intention to  
14 introduce this Act, setting forth the general substance of this  
15 Act, has been published as provided by law, and the notice and a  
16 copy of this Act have been furnished to all persons, agencies,  
17 officials, or entities to which they are required to be furnished  
18 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
19 Government Code.

20 (b) The governor, one of the required recipients, has  
21 submitted the notice and Act to the Texas Commission on  
22 Environmental Quality.

23 (c) The Texas Commission on Environmental Quality has filed  
24 its recommendations relating to this Act with the governor,  
25 lieutenant governor, and speaker of the house of representatives  
26 within the required time.

27 (d) All requirements of the constitution and laws of this



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

4         SECTION 4. This Act takes effect immediately if it receives  
5 a vote of two-thirds of all the members elected to each house, as  
6 provided by Section 39, Article III, Texas Constitution. If this  
7 Act does not receive the vote necessary for immediate effect, this  
8 Act takes effect September 1, 2021.

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION**

**May 27, 2021**

**TO:** Honorable Dade Phelan, Speaker of the House, House of Representatives

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB4628** by King, Phil (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.),  
**As Passed 2nd House**

**No significant fiscal implication to the State is anticipated.**

The bill would amend the Special District Local Laws Code to create a certain municipal management district and establish its powers and duties.

**Local Government Impact**

No significant fiscal implication to units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JMc, CMA, AF, DPE

**LEGISLATIVE BUDGET BOARD**

**Austin, Texas**

**FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION**

**May 22, 2021**

**TO:** Honorable Paul Bettencourt, Chair, Senate Committee on Local Government

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB4628** by King, Phil (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.), **Committee Report 2nd House, Substituted**

**No significant fiscal implication to the State is anticipated.**

The bill would amend the Special District Local Laws Code to create a certain municipal management district and establish its powers and duties.

**Local Government Impact**

No significant fiscal implication to units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JMc, AF, CMA, DPE

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION**

**May 22, 2021**

**TO:** Honorable Paul Bettencourt, Chair, Senate Committee on Local Government

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE:** **HB4628** by King, Phil (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.), **As Engrossed**

**No significant fiscal implication to the State is anticipated.**

The bill would amend the Special District Local Laws Code to create a certain municipal management district and establish its powers and duties.

**Local Government Impact**

No significant fiscal implication to units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JMc, AF, DPE, CMA

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION**

**May 2, 2021**

**TO:** Honorable Philip Cortez, Chair, House Committee on Urban Affairs

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB4628** by King, Phil (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.), **Committee Report 1st House, Substituted**

**No significant fiscal implication to the State is anticipated.**

The bill would amend the Special District Local Laws Code to create a certain municipal management district and establish its powers and duties.

**Local Government Impact**

No significant fiscal implication to units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JMc, AF, CMA, DPE

**LEGISLATIVE BUDGET BOARD**

**Austin, Texas**

**FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION**

**April 20, 2021**

**TO:** Honorable Philip Cortez, Chair, House Committee on Urban Affairs

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB4628** by King, Phil (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.), **As Introduced**

**No significant fiscal implication to the State is anticipated.**

The bill would amend the Special District Local Laws Code to create a certain municipal management district and establish its powers and duties.

**Local Government Impact**

No significant fiscal implication to units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JMc, AF, CMA, DPE