

1-1 By: Nichols S.B. No. 2043
 1-2 (In the Senate - Filed April 10, 2015; April 13, 2015, read
 1-3 first time and referred to Committee on Intergovernmental
 1-4 Relations; April 30, 2015, reported favorably by the following
 1-5 vote: Yeas 6, Nays 0; April 30, 2015, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Lucio	X			
1-8 Bettencourt	X			
1-9 Campbell	X			
1-10 Garcia	X			
1-11 Menéndez	X			
1-12 Nichols			X	
1-13 Taylor of Galveston	X			
1-14				

1-15 A BILL TO BE ENTITLED
 1-16 AN ACT

1-17 relating to the creation of Valley Ranch Medical Center Management
 1-18 District; providing authority to issue bonds; providing authority
 1-19 to impose assessments, fees, or taxes.

1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-21 SECTION 1. Subtitle C, Title 4, Special District Local Laws
 1-22 Code, is amended by adding Chapter 3940 to read as follows:

1-23 CHAPTER 3940. VALLEY RANCH MEDICAL CENTER MANAGEMENT DISTRICT
 1-24 SUBCHAPTER A. GENERAL PROVISIONS

1-25 Sec. 3940.001. DEFINITIONS. In this chapter:

1-26 (1) "Board" means the district's board of directors.

1-27 (2) "County" means Montgomery County.

1-28 (3) "Director" means a board member.

1-29 (4) "District" means the Valley Ranch Medical Center
 1-30 Management District.

1-31 Sec. 3940.002. NATURE OF DISTRICT. The Valley Ranch
 1-32 Medical Center Management District is a special district created
 1-33 under Section 59, Article XVI, Texas Constitution.

1-34 Sec. 3940.003. PURPOSE; DECLARATION OF INTENT. (a) The
 1-35 creation of the district is essential to accomplish the purposes of
 1-36 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-37 Texas Constitution, and other public purposes stated in this
 1-38 chapter. By creating the district and in authorizing the county and
 1-39 other political subdivisions to contract with the district, the
 1-40 legislature has established a program to accomplish the public
 1-41 purposes set out in Section 52-a, Article III, Texas Constitution.

1-42 (b) The creation of the district is necessary to promote,
 1-43 develop, encourage, and maintain employment, commerce,
 1-44 transportation, housing, tourism, recreation, the arts,
 1-45 entertainment, economic development, safety, and the public
 1-46 welfare in the district.

1-47 (c) This chapter and the creation of the district may not be
 1-48 interpreted to relieve the county from providing the level of
 1-49 services provided as of the effective date of the Act enacting this
 1-50 chapter to the area in the district. The district is created to
 1-51 supplement and not to supplant county services provided in the
 1-52 district.

1-53 Sec. 3940.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-54 (a) The district is created to serve a public use and benefit.

1-55 (b) All land and other property included in the district
 1-56 will benefit from the improvements and services to be provided by
 1-57 the district under powers conferred by Sections 52 and 52-a,
 1-58 Article III, and Section 59, Article XVI, Texas Constitution, and
 1-59 other powers granted under this chapter.

1-60 (c) The creation of the district is in the public interest
 1-61 and is essential to further the public purposes of:

2-1 (1) developing and diversifying the economy of the
2-2 state;
2-3 (2) eliminating unemployment and underemployment; and
2-4 (3) developing or expanding transportation and
2-5 commerce.

2-6 (d) The district will:
2-7 (1) promote the health, safety, and general welfare of
2-8 residents, employers, potential employees, employees, visitors,
2-9 and consumers in the district, and of the public;

2-10 (2) provide needed funding for the district to
2-11 preserve, maintain, and enhance the economic health and vitality of
2-12 the district territory as a community and business center;

2-13 (3) promote the health, safety, welfare, and enjoyment
2-14 of the public by providing pedestrian ways and by landscaping and
2-15 developing certain areas in the district, which are necessary for
2-16 the restoration, preservation, and enhancement of scenic beauty;
2-17 and

2-18 (4) provide for water, wastewater, drainage, road, and
2-19 recreational facilities for the district.

2-20 (e) Pedestrian ways along or across a street, whether at
2-21 grade or above or below the surface, and street lighting, street
2-22 landscaping, parking, and street art objects are parts of and
2-23 necessary components of a street and are considered to be a street
2-24 or road improvement.

2-25 (f) The district will not act as the agent or
2-26 instrumentality of any private interest even though the district
2-27 will benefit many private interests as well as the public.

2-28 Sec. 3940.005. INITIAL DISTRICT TERRITORY. (a) The
2-29 district is initially composed of the territory described by
2-30 Section 2 of the Act enacting this chapter.

2-31 (b) The boundaries and field notes contained in Section 2 of
2-32 the Act enacting this chapter form a closure. A mistake in the
2-33 field notes or in copying the field notes in the legislative process
2-34 does not affect the district's:

2-35 (1) organization, existence, or validity;

2-36 (2) right to issue any type of bonds for the purposes
2-37 for which the district is created or to pay the principal of and
2-38 interest on the bonds;

2-39 (3) right to impose or collect an assessment or tax; or

2-40 (4) legality or operation.

2-41 Sec. 3940.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
2-42 All or any part of the area of the district is eligible to be
2-43 included in:

2-44 (1) a tax increment reinvestment zone created under
2-45 Chapter 311, Tax Code;

2-46 (2) a tax abatement reinvestment zone created under
2-47 Chapter 312, Tax Code;

2-48 (3) an enterprise zone created under Chapter 2303,
2-49 Government Code; or

2-50 (4) an industrial district created under Chapter 42,
2-51 Local Government Code.

2-52 Sec. 3940.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-53 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-54 Chapter 375, Local Government Code, applies to the district.

2-55 Sec. 3940.008. CONSTRUCTION OF CHAPTER. This chapter shall
2-56 be liberally construed in conformity with the findings and purposes
2-57 stated in this chapter.

2-58 SUBCHAPTER B. BOARD OF DIRECTORS

2-59 Sec. 3940.051. GOVERNING BODY; TERMS. (a) The district is
2-60 governed by a board of five voting directors who serve staggered
2-61 terms of four years, with two or three directors' terms expiring
2-62 June 1 of each odd-numbered year.

2-63 (b) The board by resolution may change the number of voting
2-64 directors on the board if the board determines that the change is in
2-65 the best interest of the district. The board may not consist of
2-66 fewer than five or more than nine voting directors.

2-67 Sec. 3940.052. APPOINTMENT OF VOTING DIRECTORS. The Texas
2-68 Commission on Environmental Quality shall appoint voting directors
2-69 from persons recommended by the board.

3-1 Sec. 3940.053. NONVOTING DIRECTORS. The board may appoint
3-2 nonvoting directors to serve at the pleasure of the voting
3-3 directors.

3-4 Sec. 3940.054. QUORUM. For purposes of determining the
3-5 requirements for a quorum of the board, the following are not
3-6 counted:

3-7 (1) a board position vacant for any reason, including
3-8 death, resignation, or disqualification;

3-9 (2) a director who is abstaining from participation in
3-10 a vote because of a conflict of interest; or

3-11 (3) a nonvoting director.

3-12 Sec. 3940.055. COMPENSATION. A director is entitled to
3-13 receive fees of office and reimbursement for actual expenses as
3-14 provided by Section 49.060, Water Code. Sections 375.069 and
3-15 375.070, Local Government Code, do not apply to the board.

3-16 Sec. 3940.056. INITIAL VOTING DIRECTORS. (a) On or after
3-17 the effective date of the Act enacting this chapter, the owner or
3-18 owners of a majority of the assessed value of the real property in
3-19 the district according to the most recent certified tax appraisal
3-20 roll for the county may submit a petition to the Texas Commission on
3-21 Environmental Quality requesting that the commission appoint as
3-22 initial voting directors the five persons named in the petition.
3-23 The commission shall appoint the five persons named in the petition
3-24 as initial directors by position.

3-25 (b) Of the initial directors, the terms of directors
3-26 appointed for positions one through three expire June 1, 2017, and
3-27 the terms of directors appointed for positions four and five expire
3-28 June 1, 2019.

3-29 (c) Section 3940.052 does not apply to this section.

3-30 (d) This section expires September 1, 2019.

3-31 SUBCHAPTER C. POWERS AND DUTIES

3-32 Sec. 3940.101. GENERAL POWERS AND DUTIES. The district has
3-33 the powers and duties necessary to accomplish the purposes for
3-34 which the district is created.

3-35 Sec. 3940.102. IMPROVEMENT PROJECTS AND SERVICES. The
3-36 district may provide, design, construct, acquire, improve,
3-37 relocate, operate, maintain, or finance an improvement project or
3-38 service using any money available to the district, or contract with
3-39 a governmental or private entity to provide, design, construct,
3-40 acquire, improve, relocate, operate, maintain, or finance an
3-41 improvement project or service authorized under this chapter or
3-42 Chapter 375, Local Government Code.

3-43 Sec. 3940.103. DEVELOPMENT CORPORATION POWERS. The
3-44 district, using money available to the district, may exercise the
3-45 powers given to a development corporation under Chapter 505, Local
3-46 Government Code, including the power to own, operate, acquire,
3-47 construct, lease, improve, or maintain a project under that
3-48 chapter.

3-49 Sec. 3940.104. NONPROFIT CORPORATION. (a) The board by
3-50 resolution may authorize the creation of a nonprofit corporation to
3-51 assist and act for the district in implementing a project or
3-52 providing a service authorized by this chapter.

3-53 (b) The nonprofit corporation:

3-54 (1) has each power of and is considered to be a local
3-55 government corporation created under Subchapter D, Chapter 431,
3-56 Transportation Code; and

3-57 (2) may implement any project and provide any service
3-58 authorized by this chapter.

3-59 (c) The board shall appoint the board of directors of the
3-60 nonprofit corporation. The board of directors of the nonprofit
3-61 corporation shall serve in the same manner as the board of directors
3-62 of a local government corporation created under Subchapter D,
3-63 Chapter 431, Transportation Code, except that a board member is not
3-64 required to reside in the district.

3-65 Sec. 3940.105. AGREEMENTS; GRANTS. (a) As provided by
3-66 Chapter 375, Local Government Code, the district may make an
3-67 agreement with or accept a gift, grant, or loan from any person.

3-68 (b) The implementation of a project is a governmental
3-69 function or service for the purposes of Chapter 791, Government

4-1 Code.

4-2 Sec. 3940.106. LAW ENFORCEMENT SERVICES. To protect the
4-3 public interest, the district may contract with a qualified party,
4-4 including the county, to provide law enforcement services in the
4-5 district for a fee.

4-6 Sec. 3940.107. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
4-7 district may join and pay dues to a charitable or nonprofit
4-8 organization that performs a service or provides an activity
4-9 consistent with the furtherance of a district purpose.

4-10 Sec. 3940.108. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
4-11 district may engage in activities that accomplish the economic
4-12 development purposes of the district.

4-13 (b) The district may establish and provide for the
4-14 administration of one or more programs to promote state or local
4-15 economic development and to stimulate business and commercial
4-16 activity in the district, including programs to:

4-17 (1) make loans and grants of public money; and
4-18 (2) provide district personnel and services.

4-19 (c) The district may create economic development programs
4-20 and exercise the economic development powers provided to
4-21 municipalities by:

4-22 (1) Chapter 380, Local Government Code; and
4-23 (2) Subchapter A, Chapter 1509, Government Code.

4-24 Sec. 3940.109. PARKING FACILITIES. (a) The district may
4-25 acquire, lease as lessor or lessee, construct, develop, own,
4-26 operate, and maintain parking facilities or a system of parking
4-27 facilities, including lots, garages, parking terminals, or other
4-28 structures or accommodations for parking motor vehicles off the
4-29 streets and related appurtenances.

4-30 (b) The district's parking facilities serve the public
4-31 purposes of the district and are owned, used, and held for a public
4-32 purpose even if leased or operated by a private entity for a term of
4-33 years.

4-34 (c) The district's parking facilities are parts of and
4-35 necessary components of a street and are considered to be a street
4-36 or road improvement.

4-37 (d) The development and operation of the district's parking
4-38 facilities may be considered an economic development program.

4-39 Sec. 3940.110. ANNEXATION OF LAND. The district may annex
4-40 land as provided by Subchapter J, Chapter 49, Water Code.

4-41 Sec. 3940.111. NO EMINENT DOMAIN POWER. The district may
4-42 not exercise the power of eminent domain.

4-43 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

4-44 Sec. 3940.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
4-45 board by resolution shall establish the number of directors'
4-46 signatures and the procedure required for a disbursement or
4-47 transfer of district money.

4-48 Sec. 3940.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
4-49 The district may acquire, construct, finance, operate, or maintain
4-50 any improvement or service authorized under this chapter or Chapter
4-51 375, Local Government Code, using any money available to the
4-52 district.

4-53 Sec. 3940.153. PETITION REQUIRED FOR FINANCING SERVICES AND
4-54 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
4-55 service or improvement project with assessments under this chapter
4-56 unless a written petition requesting that service or improvement
4-57 has been filed with the board.

4-58 (b) A petition filed under Subsection (a) must be signed by
4-59 the owners of a majority of the assessed value of real property in
4-60 the district subject to assessment according to the most recent
4-61 certified tax appraisal roll for the county.

4-62 Sec. 3940.154. ASSESSMENTS; LIENS FOR ASSESSMENTS.

4-63 (a) The board by resolution may impose and collect an assessment
4-64 for any purpose authorized by this chapter in all or any part of the
4-65 district.

4-66 (b) An assessment, a reassessment, or an assessment
4-67 resulting from an addition to or correction of the assessment roll
4-68 by the district, penalties and interest on an assessment or
4-69 reassessment, an expense of collection, and reasonable attorney's

5-1 fees incurred by the district:

5-2 (1) are a first and prior lien against the property
5-3 assessed;

5-4 (2) are superior to any other lien or claim other than
5-5 a lien or claim for county, school district, or municipal ad valorem
5-6 taxes; and

5-7 (3) are the personal liability of and a charge against
5-8 the owners of the property even if the owners are not named in the
5-9 assessment proceedings.

5-10 (c) The lien is effective from the date of the board's
5-11 resolution imposing the assessment until the date the assessment is
5-12 paid. The board may enforce the lien in the same manner that the
5-13 board may enforce an ad valorem tax lien against real property.

5-14 (d) The board may make a correction to or deletion from the
5-15 assessment roll that does not increase the amount of assessment of
5-16 any parcel of land without providing notice and holding a hearing in
5-17 the manner required for additional assessments.

5-18 Sec. 3940.155. TAX AND ASSESSMENT ABATEMENTS. The district
5-19 may designate reinvestment zones and may grant abatements of
5-20 district taxes or assessments on property in the zones.

5-21 SUBCHAPTER E. TAXES AND BONDS

5-22 Sec. 3940.201. ELECTIONS REGARDING TAXES AND BONDS.

5-23 (a) The district may issue, without an election, bonds, notes, and
5-24 other obligations secured by:

5-25 (1) revenue other than ad valorem taxes; or

5-26 (2) contract payments described by Section 3940.203.

5-27 (b) The district must hold an election in the manner
5-28 provided by Subchapter L, Chapter 375, Local Government Code, to
5-29 obtain voter approval before the district may impose an ad valorem
5-30 tax or issue bonds payable from ad valorem taxes.

5-31 (c) Section 375.243, Local Government Code, does not apply
5-32 to the district.

5-33 (d) All or any part of any facilities or improvements that
5-34 may be acquired by a district by the issuance of its bonds may be
5-35 submitted as a single proposition or as several propositions to be
5-36 voted on at the election.

5-37 Sec. 3940.202. OPERATION AND MAINTENANCE TAX. (a) If
5-38 authorized by a majority of the district voters voting at an
5-39 election held in accordance with Section 3940.201, the district may
5-40 impose an operation and maintenance tax on taxable property in the
5-41 district in accordance with Section 49.107, Water Code, for any
5-42 district purpose, including to:

5-43 (1) maintain and operate the district;

5-44 (2) construct or acquire improvements; or

5-45 (3) provide a service.

5-46 (b) The board shall determine the tax rate. The rate may not
5-47 exceed the rate approved at the election.

5-48 (c) Section 49.107(h), Water Code, does not apply to the
5-49 district.

5-50 Sec. 3940.203. CONTRACT TAXES. (a) In accordance with
5-51 Section 49.108, Water Code, the district may impose a tax other than
5-52 an operation and maintenance tax and use the revenue derived from
5-53 the tax to make payments under a contract after the provisions of
5-54 the contract have been approved by a majority of the district voters
5-55 voting at an election held for that purpose.

5-56 (b) A contract approved by the district voters may contain a
5-57 provision stating that the contract may be modified or amended by
5-58 the board without further voter approval.

5-59 Sec. 3940.204. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
5-60 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
5-61 determined by the board. Section 375.205, Local Government Code,
5-62 does not apply to a loan, line of credit, or other borrowing from a
5-63 bank or financial institution secured by revenue other than ad
5-64 valorem taxes.

5-65 (b) The district may issue bonds, notes, or other
5-66 obligations payable wholly or partly from ad valorem taxes,
5-67 assessments, impact fees, revenue, contract payments, grants, or
5-68 other district money, or any combination of those sources of money,
5-69 to pay for any authorized district purpose.

6-1 (c) The limitation on the outstanding principal amount of
6-2 bonds, notes, and other obligations provided by Section 49.4645,
6-3 Water Code, does not apply to the district.

6-4 Sec. 3940.205. TAXES FOR BONDS. At the time the district
6-5 issues bonds payable wholly or partly from ad valorem taxes, the
6-6 board shall provide for the annual imposition of a continuing
6-7 direct annual ad valorem tax, without limit as to rate or amount,
6-8 for each year that all or part of the bonds are outstanding as
6-9 required and in the manner provided by Sections 54.601 and 54.602,
6-10 Water Code.

6-11 SUBCHAPTER F. DISSOLUTION AND MUNICIPAL ANNEXATION

6-12 Sec. 3940.251. MUNICIPAL ANNEXATION; DISSOLUTION.

6-13 (a) The district is a "water or sewer district" under Section
6-14 43.071, Local Government Code.

6-15 (b) Section 43.075, Local Government Code, applies to the
6-16 district.

6-17 (c) Section 375.264, Local Government Code, does not apply
6-18 to the dissolution of the district by a municipality.

6-19 SECTION 2. The Valley Ranch Medical Center Management
6-20 District initially includes all territory contained in the
6-21 following area:

6-22 TRACT 1

6-23 Being a 46.80 acre tract of land out of the E. S. Perkins
6-24 Survey, Abstract 425, Montgomery County, Texas; out of and a
6-25 portion of that certain called 286.388 acre tract of land conveyed
6-26 to Sig-Valley Ranch, Ltd., a Texas limited partnership, by Special
6-27 Warranty Deed with Vendor's Lien dated August 9, 2005, as recorded
6-28 in File No. 2005-094964 in the Montgomery County Official Public
6-29 Records of Real Property; said 46.80 acre tract of land being more
6-30 particularly described by metes and bounds as follows, with all
6-31 bearings being referenced to Texas State Plane Coordinate System,
6-32 Central Zone (NAD 83) CORS96, EPOCH 2002.00;

6-33 COMMENCING at a set 3/4-inch iron rod with cap stamped
6-34 "DANNENBAUM ENGINEERING" for the Northeast corner of said 286.388
6-35 acre tract, and the Southeast corner of Forest Colony, Section One,
6-36 as recorded in Cabinet "P", Sheet 51 in the Map files of Montgomery
6-37 County, Texas, and being in the West Right-of-Way of U.S. Highway 59
6-38 (320-foot right-of-way) as recorded in Volume 516, Page 341 in the
6-39 Deed Records of Montgomery County, Texas; from which a found TxDOT
6-40 Brass Disk bears South 12°02'13" West, 0.85 feet, and a found
6-41 1/2-inch iron rod bears South 86°07'24" East, 0.64 feet;

6-42 THENCE South 86° 07' 24" West, with the South line of said
6-43 Forest Colony, Section One, and the North line of said 286.388 acre
6-44 tract of land, 747.57 feet to a found 5/8-inch iron rod, for an
6-45 angle point;

6-46 THENCE South 86° 27' 55" West, with the South line of said
6-47 Forest Colony, Section One, and the North line of said 286.388 acre
6-48 tract of land, 3.07 feet to a set 3/4-inch iron rod with cap stamped
6-49 "DANNENBAUM ENGINEERING" for the POINT OF BEGINNING of the herein
6-50 described tract;

6-51 THENCE South 03° 51' 18" East, 462.36 feet to a set 3/4-inch
6-52 iron rod with cap stamped "DANNENBAUM ENGINEERING" for corner;

6-53 THENCE South 77° 59' 36" East, 345.00 feet to a set 3/4-inch
6-54 iron rod with cap stamped "DANNENBAUM ENGINEERING" for corner;

6-55 THENCE South 12° 00' 24" West, 724.42 to a point for corner in
6-56 the Proposed North right-of-way line of Azalea Boulevard (width
6-57 varies); also being the beginning of a tangent curve to the right;

6-58 THENCE with the South lines of the herein described tract and
6-59 the Proposed North right-of-way lines of said Azalea Boulevard, the
6-60 following courses and distances:

6-61 - Along the arc of said curve to the left, having a radius of
6-62 300.00 feet, an arc length of 9.01 feet, a central angle of 01° 43'
6-63 15", and a chord bearing North 80° 03' 00" West, 9.01 feet to a set
6-64 3/4-inch iron rod with cap stamped "DANNENBAUM ENGINEERING" for
6-65 corner at a point of tangency;

6-66 - North 80° 54' 37" West, 150.71 feet to a set 3/4-inch iron
6-67 rod with cap stamped "DANNENBUM ENGINEERING" for corner and the
6-68 beginning of a tangent curve to the right;

6-69 - Along the arc of said curve to the right, having a radius

7-1 of 300.00 feet, an arc length of 22.25, a central angle of 04° 15'
7-2 01", and a chord bearing North 78° 47' 06" West, 22.25 feet to a set
7-3 3/4-inch iron rod with cap stamped "DANNENBUM ENGINEERING" for
7-4 corner at a point of tangency;
7-5 - North 76° 39' 36" West, 216.28 feet to a set 3/4-inch iron
7-6 rod with cap stamped "DANNENBUM ENGINEERING" for corner and the
7-7 beginning of a tangent curve to the left;
7-8 - Along the arc of said curve to the left, having a radius of
7-9 2050.00 feet, an arc length of 1076.61, a central angle of 30° 05'
7-10 25", and a chord bearing South 88° 17' 42" West, 1064.28 feet to a
7-11 set 3/4-inch iron rod with cap stamped "DANNENBUM ENGINEERING" for
7-12 corner at a point of tangency;
7-13 - South 73° 14' 59" West, 282.86 feet to a set 3/4-inch iron
7-14 rod with cap stamped "DANNENBAUM ENGINEERING" for corner at the
7-15 Southwest corner of the herein described tract; also being the
7-16 Southeast corner of that certain called 3.998 acre tract of land,
7-17 being a Revised Drill Site, as recorded in File Number 2013112660 in
7-18 the Official Public Records of Real Property, Montgomery County,
7-19 Texas;
7-20 THENCE North 16° 44'39" West with the East line of said 3.998
7-21 acres tract and the West line of the herein described tract, 300.03
7-22 feet to a set 3/4-inch iron rod with cap stamped "DANNENBUM
7-23 ENGINEERING" for corner;
7-24 THENCE North 13° 13'02" West with the East line of said 3.998
7-25 acres tract and the West line of the herein described tract, 225.07
7-26 feet to a set 3/4-inch iron rod with cap stamped "DANNENBUM
7-27 ENGINEERING" for corner;
7-28 THENCE North 06° 50' 25" West with the West line of the herein
7-29 described tract, 225.70 feet to a set 3/4-inch iron rod with cap
7-30 stamped "DANNENBUM ENGINEERING" for corner;
7-31 THENCE North 03° 39' 14" West with the West line of the herein
7-32 described tract, 436.16 feet to a set 3/4-inch iron rod with cap
7-33 stamped "DANNENBUM ENGINEERING" for corner at the Northwest corner
7-34 of the herein described tract; being in the North line of said
7-35 286.388 acres tract, and being in the South line of Forest Colony,
7-36 Section One, a subdivision plat recorded in Cabinet P, Sheet 51 in
7-37 the Map Records of Montgomery County, Texas;
7-38 THENCE North 86° 27' 55" East with the South line of said
7-39 Forest Colony, Section 1 and the North line of said 286.388 acres
7-40 tract, at a distance of 115.78 feet passing a found 1/2-inch iron
7-41 rod, continuing for a total distance of 1701.92 feet to the POINT OF
7-42 BEGINNING; containing 46.80 acres of land, more or less.
7-43 TRACT 2
7-44 Being a 48.34 acre tract of land out of the E. S. Perkins
7-45 Survey, Abstract 425, Montgomery County, Texas; out of and a
7-46 portion of that certain called 286.388 acre tract of land conveyed
7-47 to Sig-Valley Ranch, Ltd., a Texas limited partnership, by Special
7-48 Warranty Deed with Vendor's Lien dated August 9, 2005, as recorded
7-49 in File No. 2005-094964 in the Montgomery County Official Public
7-50 Records of Real Property; said 48.34 acre tract of land being more
7-51 particularly described by metes and bounds as follows, with all
7-52 bearings being referenced to Texas State Plane Coordinate System,
7-53 Central Zone (NAD 83) CORS96, EPOCH 2002.00;
7-54 BEGINNING at a found TxDOT aluminum disc for the southeast
7-55 corner of the herein described tract, being in the West
7-56 right-of-way of U.S. Highway 59 (330-foot right-of-way) as recorded
7-57 in Volume 516, Page 341 in the Deed Records of Montgomery County,
7-58 Texas and File Number 2006-061206 in the Official Public Records of
7-59 Real Property, Montgomery County, Texas; also being in the North
7-60 line of that certain called 6.5425 acre tract of land conveyed to
7-61 Billie Gene Cornelius and Virginia R. Cornelius, by deed executed
7-62 August 26, 1991, as recorded in File Number 9138986 in the Deed
7-63 Records of Montgomery County, Texas;
7-64 THENCE South 87° 11' 38" West, with the South line of said
7-65 286.388 acre tract, at a distance of 594.67 feet passing a point for
7-66 the Northwest corner of said 6.5425 acre tract, and the Northeast
7-67 corner of that certain called 1.00 acre tract of land conveyed to
7-68 Bill G. Cornelius and Virginia Cornelius by deed dated March 3,
7-69 1997, as recorded in File Number 9714406 in the Deed Records of

8-1 Montgomery County, Texas from which a found 1/2-inch iron rod bears
 8-2 North 02°48'22" West, 4.07 feet; continuing for a total distance of
 8-3 814.70 feet to a found 1/2-inch iron rod for Northwest corner of
 8-4 said 1.00 acre tract, and being on the East line of that certain
 8-5 called 20 acre tract of land conveyed to Thurman J. Dunn, by deed
 8-6 dated December 1, 1965, as recorded in Volume 609, Page 258 in the
 8-7 Deed Records of Montgomery County, Texas;

8-8 THENCE South 88° 27' 45" West, with the South line of said
 8-9 286.388 acre tract, 684.28 feet (Record North 88° 25' 29" West) to a
 8-10 point for the Southeast corner of the herein described tract;

8-11 THENCE with the East lines of the herein described tract, the
 8-12 following courses and distances:

8-13 - North 01° 43' 00" West, 808.26 feet to a set 3/4-inch iron
 8-14 rod with cap stamped "DANNENBAUM ENGINEERING" for corner;

8-15 - North 06° 58' 08" West, 280.91 feet to a set 3/4-inch iron
 8-16 rod with cap stamped "DANNENBAUM ENGINEERING" for corner;

8-17 - North 09° 40' 20" West, 217.92 feet to a set 3/4-inch iron
 8-18 rod with cap stamped "DANNENBAUM ENGINEERING" for corner;

8-19 - North 16° 45' 01" West, 30.00 feet to a set 3/4-inch iron
 8-20 rod with cap stamped "DANNENBAUM ENGINEERING" for corner at the
 8-21 Northwest corner of the herein described tract; also being in the
 8-22 Proposed South right-of-way line of Azalea Boulevard (100-foot
 8-23 right-of-way);

8-24 THENCE with the North lines of the herein described tract and
 8-25 said Proposed South right-of-way lines of Azalea Boulevard, the
 8-26 following courses and distances:

8-27 - North 73° 14' 55" East, 225.75 feet to a set 3/4-inch iron
 8-28 rod with cap stamped "DANNENBAUM ENGINEERING" for corner and the
 8-29 beginning of a tangent curve to the right;

8-30 - Along the arc of said curve to the right, having a radius
 8-31 of 1950.00 feet, an arc length of 1024.09 feet, a central angle of
 8-32 30° 05' 25", and a chord bearing North 88° 17' 42" East, 1012.36 feet
 8-33 to a set 3/4-inch iron rod with cap stamped "DANNENBAUM
 8-34 ENGINEERING" for corner at a point of tangency;

8-35 - South 76° 39' 36" East, 203.44 feet to a set 3/4-inch iron
 8-36 rod with cap stamped "DANNENBAUM ENGINEERING" for corner and the
 8-37 beginning of a tangent curve to the right;

8-38 - Along the arc of said curve to the right, having a radius
 8-39 of 300.00 feet, an arc length of 6.94 feet, a central angle of 01°
 8-40 19' 29", and a chord bearing South 75° 59' 51" East, 6.94 feet to a
 8-41 point for corner;

8-42 THENCE South 12° 00' 24" West, 355.36 feet to set 3/4-inch
 8-43 iron rod with cap stamped "DANNENBAUM ENGINEERING" for corner;

8-44 THENCE South 40° 25' 54" East, 264.54 feet to a set 3/4-inch
 8-45 iron rod with cap stamped "DANNENBAUM ENGINEERING" for corner;

8-46 THENCE South 77° 59' 36" East, 229.85 feet to a set 3/4-inch
 8-47 iron rod with cap stamped "DANNENBAUM ENGINEERING" for corner in
 8-48 the West right-of-way line of said U. S. Highway 59 and the East
 8-49 line of said 286.388 acre tract;

8-50 THENCE South 12° 02' 13" West, with the West right-of-way line
 8-51 of said U. S. Highway 59 and the East line of said 286.388 acre
 8-52 tract, 738.07 feet to the POINT OF BEGINNING; containing 48.34
 8-53 acres of land, more or less.

8-54 TRACT 3

8-55 Being a 18.437 acres tract of land out of the E. S. Perkins
 8-56 Survey, Abstract Number 425; out of and a portion of that certain
 8-57 called 286.388 acre tract of land conveyed to Sig-Valley Ranch,
 8-58 Ltd., a Texas limited partnership, by Special Warranty Deed with
 8-59 Vendor's Lien dated August 9, 2005, as recorded in File
 8-60 No. 2005-094964 in the Montgomery County Official Public Records of
 8-61 Real Property; said 18.437 acres tract of land being more
 8-62 particularly described by metes and bounds as follows, with all
 8-63 bearings being referenced to the Texas Coordinate System, Central
 8-64 Zone (NAD 83);

8-65 BEGINNING at a set 3/4-inch iron rod with cap stamped
 8-66 "DANNENBAUM ENGINEERING" for the Northeast corner of said 286.388
 8-67 acre tract, being the Southeast corner of Forest Colony, Section
 8-68 One, as recorded in Cabinet "P", Sheet 51 in the Map files of
 8-69 Montgomery County, Texas, and being on the West Right-of-Way line

9-1 of U.S. Highway 59 (320-foot Right-of-Way) as recorded in Volume
 9-2 519, Page 341 in the Deed Records of Montgomery County, Texas, from
 9-3 which a found 4-inch TxDOT aluminum disk bears South 12°02'33" West,
 9-4 0.85 feet, and a found 1/2-inch iron rod bears South 86°07'24" East,
 9-5 0.64 feet;

9-6 THENCE South 12° 02" 13" West, with the West Right-of-Way of
 9-7 said U.S. Highway 59 and the east line of said 286.388 acre tract,
 9-8 50.84 feet to a found 1/2-inch iron rod with cap for the Northeast
 9-9 corner of a called 100 square feet tract of land conveyed to
 9-10 Signorelli Media, Ltd., as recorded in File Number 2006-031563 of
 9-11 the Official Public Records of Real Property, Montgomery County,
 9-12 Texas;

9-13 THENCE South 86° 21' 29" West, with the North line of said 100
 9-14 square feet tract, 10.00 feet to a found 1/2-inch iron rod with cap
 9-15 for the Northwest corner of said 100 square feet tract;

9-16 THENCE South 12° 02' 13" West, with the West line of said 100
 9-17 square feet tract, 10.00 feet to a found 1/2-inch iron rod with cap
 9-18 for the Southwest corner of said 100 square feet tract;

9-19 THENCE North 86° 21' 29" East, with the South line of said 100
 9-20 square feet tract, 10.00 feet to a found 1/2-inch iron rod with cap
 9-21 for the Southeast corner of said 100 square feet tract, being on the
 9-22 West Right-of-Way of said U.S. Highway 59 and the East line of said
 9-23 286.388 acre tract;

9-24 THENCE South 12° 02" 13" West, with the West Right-of-Way of
 9-25 said U.S. Highway 59 and the East line of said 286.388 acre tract,
 9-26 1934.61 feet to set 3/4-inch iron rod with cap stamped "DANNENBUM
 9-27 ENGINEERING" for the Southeast corner of the herein described
 9-28 tract;

9-29 THENCE North 77° 59' 36" West, 229.85 feet to a set 3/4-inch
 9-30 iron rod with cap stamped "DANNENBUM ENGINEERING" for the Southwest
 9-31 corner of the herein described tract;

9-32 THENCE North 40° 25' 54" West, 264.54 feet to a set 3/4-inch
 9-33 iron rod with cap stamped "DANNENBUM ENGINEERING" for corner;

9-34 THENCE North 12° 00' 24" East, 454.00 feet to a set 3/4-inch
 9-35 iron rod with cap stamped "DANNENBUM ENGINEERING" for corner;

9-36 THENCE South 77° 59' 36" West, 190.00 feet to a set 3/4-inch
 9-37 iron rod with cap stamped "DANNENBUM ENGINEERING" for corner;

9-38 THENCE North 12° 00' 24" East, 730.00 feet to a set 3/4-inch
 9-39 iron rod with cap stamped "DANNENBUM ENGINEERING" for corner;

9-40 THENCE North 77° 59' 36" West, 345.00 feet to a set 3/4-inch
 9-41 iron rod with cap stamped "DANNENBUM ENGINEERING" for corner;

9-42 THENCE North 03° 51' 18" West, 462.36 feet to a set 3/4-inch
 9-43 iron rod with cap stamped "DANNENBAUM ENGINEERING" on the South
 9-44 line of said Forest Colony, Section One, and the North line of said
 9-45 286.388 acre tract, for the Northwest corner of the herein
 9-46 described tract;

9-47 THENCE North 86° 27' 45" East, 3.07 feet to a found 5/8-inch
 9-48 iron rod for an angle point in the South line of said Forest Colony,
 9-49 Section One, and the North line of said 286.388 acre tract;

9-50 THENCE North 86° 07' 24" East, with the South line of said
 9-51 Forest Colony, Section One, and the North line of said 286.388 acre
 9-52 tract, 747.57 feet to the POINT OF BEGINNING containing 18.437
 9-53 acres of land, more or less.

9-54 TRACT 4

9-55 BEING 9.895 ACRES OF LAND IN THE E.S. PERKINS SURVEY, A-425,
 9-56 MONTGOMERY COUNTY, TEXAS, SAID 9.895 ACRES BEING A PART OF THE
 9-57 SIG-VALLEY RANCH LTD. 286.388 ACRE TRACT OF LAND DEED OF WHICH IS
 9-58 RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2005-094964, MONTGOMERY
 9-59 COUNTY REAL PROPERTY RECORDS, SAID 9.895 ACRES BEING DESCRIBED MORE
 9-60 PARTICULARLY AS FOLLOWS:

9-61 COMMENCING at a 5/8" iron rod found in the West Right of Way
 9-62 line of U.S. Highway 59, (Right of Way varies, C.C.F.N.
 9-63 2006-061206, M.C.R.P.R.) for the Northeast corner of said 286.388
 9-64 acre tract and the Southeast corner of the Forest Colony, Section 1
 9-65 tract of land, deed of which is recorded under County Clerk's File
 9-66 Number 2001-002781, Montgomery County Real Property Records;

9-67 THENCE, S. 12° 05' 28" W., along the East line of said 286.388
 9-68 acre tract and the above mentioned West line for a distance of
 9-69 944.85 feet to a point;

10-1 THENCE, S. 12° 00' 38" W., continuing along said East and West
10-2 line for a distance of 392.53 feet to a 5/8" iron rod set with a cap
10-3 stamped "Jeff Moon RPLS 4639" for a Northeast corner and the POINT
10-4 OF BEGINNING of the herein described tract of land;

10-5 THENCE, S. 12° 00' 38" W., continuing along said East and West
10-6 line for a distance of 190.00 feet to a 5/8" iron rod set with a cap
10-7 stamped "Jeff Moon RPLS 4639" for the Southeast corner of the herein
10-8 described tract of land;

10-9 THENCE, leaving said East and West line and across said
10-10 Sig-Valley Ranch LTD. tract the following calls;

10-11 In a Northwesterly direction, along a curve to the left
10-12 having a radius of 35.00 feet, a central angle of 89° 28' 40",
10-13 for an arc length of 54.66 feet, chord bears N. 32° 43' 42" W.,
10-14 49.27 feet to a 5/8" iron rod set with a cap stamped "Jeff
10-15 Moon RPLS 4639" at the end of curve;

10-16 THENCE, N. 77° 28' 02" W., for a distance of 207.74 feet to a
10-17 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
10-18 beginning of a curve to the right;

10-19 THENCE, in a Northwesterly direction, along said curve to the
10-20 right having a radius of 300.00 feet, a central angle of 03° 00' 42",
10-21 for an arc length of 15.77 feet, chord bears N. 75° 57' 41" W., 15.77
10-22 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
10-23 at the end of curve;

10-24 THENCE, N. 74° 27' 20" W., for a distance of 176.77 feet to a
10-25 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
10-26 beginning of a curve to the left;

10-27 THENCE, in a Northwesterly direction, along said curve to the
10-28 left having a radius of 300.00 feet, a central angle of 02° 12' 16",
10-29 for an arc length of 11.54 feet, chord bears N. 75° 33' 28" W., 11.54
10-30 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
10-31 at the end of curve;

10-32 THENCE, N. 76° 39' 36" W., for a distance of 203.44 feet to a
10-33 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
10-34 beginning of a curve to the left;

10-35 THENCE, in a Southwesterly direction, along said curve to the
10-36 left having a radius of 1,950.00 feet, a central angle of 30° 05'
10-37 25", for an arc length of 1024.09 feet, chord bears S. 88° 17' 42"
10-38 W., 1,012.36 feet to a 5/8" iron rod set with a cap stamped "Jeff
10-39 Moon RPLS 4639" at the end of curve;

10-40 THENCE, S. 73° 14' 59" W., for a distance of 461.39 feet to a
10-41 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
10-42 beginning of a curve to the right;

10-43 THENCE, in a Southwesterly direction, along said curve to the
10-44 right having a radius of 300.00 feet, a central angle of 08° 02' 37",
10-45 for an arc length of 42.12 feet, chord bears S. 77° 16' 18" W., 42.08
10-46 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
10-47 at the end of curve;

10-48 THENCE, S. 81° 17' 36" W., for a distance of 29.28 feet to a
10-49 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
10-50 beginning of a curve to the left;

10-51 THENCE, in a Southwesterly direction, along said curve to the
10-52 left having a radius of 300.00 feet, a central angle of 08° 02' 37",
10-53 for an arc length of 42.12 feet, chord bears S. 77° 16' 18" W., 42.08
10-54 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
10-55 at the end of curve;

10-56 THENCE, S. 73° 14' 59" W., for a distance of 373.17 feet to a
10-57 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
10-58 beginning of a curve to the right;

10-59 THENCE, in a Southwesterly direction, along said curve to the
10-60 right having a radius of 2,040.00 feet, a central angle of 15° 26'
10-61 03", for an arc length of 549.53 feet, chord bears S. 80° 58' 01" W.,
10-62 547.87 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS
10-63 4639" at the beginning of a curve to the left;

10-64 THENCE, in a Southwesterly direction, along said curve to the
10-65 left having a radius of 25.00 feet, a central angle of 88° 27' 59",
10-66 for an arc length of 38.60 feet, chord bears S. 44° 27' 03" W., 34.88
10-67 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
10-68 at the end of curve;

10-69 THENCE, N. 89° 47' 06" W., for a distance of 60.03 feet to a

11-1 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
11-2 beginning of a curve to the left;
11-3 THENCE, in a Northwesterly direction, along said curve to the
11-4 left having a radius of 25.00 feet, a central angle of 88° 27' 20",
11-5 for an arc length of 38.60 feet, chord bears N. 44° 02' 06" W., 34.88
11-6 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
11-7 at the beginning of a curve to the right;
11-8 THENCE, in a Northwesterly direction, along said curve to the
11-9 right having a radius of 2,040.00 feet, a central angle of 06° 50'
11-10 13", for an arc length of 243.43 feet, chord bears N. 84° 50' 40" W.,
11-11 243.28 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS
11-12 4639" at the end of curve;
11-13 THENCE, N. 81° 25' 33" W., for a distance of 669.22 feet to a
11-14 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
11-15 beginning of a curve to the left;
11-16 THENCE, in a Northwesterly direction, along said curve to the
11-17 left having a radius of 300.00 feet, a central angle of 11° 08' 25",
11-18 for an arc length of 58.33 feet, chord bears N. 86° 59' 46" W., 58.24
11-19 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
11-20 at the end of curve;
11-21 THENCE, S. 87° 26' 02" W., for a distance of 290.39 feet to a
11-22 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
11-23 beginning of a curve to the left;
11-24 THENCE, in a Southwesterly direction, along said curve to the
11-25 left having a radius of 30.00 feet, a central angle of 91° 00' 24",
11-26 for an arc length of 47.65 feet, chord bears S. 41° 55' 50" W., 42.80
11-27 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
11-28 at the end of curve on the East line of Valley Ranch Crossing Drive
11-29 (120 foot Right of Way, C.C.F.N. 2006-112640, M.C.R.P.R.) and the
11-30 West line of above mentioned Sig-Valley Ranch LTD. tract of land for
11-31 the Southwest corner of the herein described tract of land;
11-32 THENCE, N. 03° 34' 00" W., along above mentioned West and East
11-33 line for a distance of 160.03 feet to a 5/8" iron rod set with a cap
11-34 stamped "Jeff Moon RPLS 4639" for a Northwest corner of the herein
11-35 described tract of land at the beginning of a curve to the left;
11-36 THENCE, leaving said West and East line and through said
11-37 Sig-Valley Ranch LTD. tract the following calls;
11-38 In a Southeasterly direction, along said curve to the
11-39 left having a radius of 30.00 feet, a central angle of 88° 59'
11-40 58", for an arc length of 46.60 feet, chord bears S. 48° 03'
11-41 59" E., 42.05 feet to a 5/8" iron rod set with a cap stamped
11-42 "Jeff Moon RPLS 4639" at the end of curve;
11-43 THENCE, N. 87° 26' 02" E., for a distance of 199.43 feet to a
11-44 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
11-45 beginning of a curve to the right;
11-46 THENCE, in a Southeasterly direction, along said curve to the
11-47 right having a radius of 300.00 feet, a central angle of 11° 08' 25",
11-48 for an arc length of 58.33 feet, chord bears S. 86° 59' 46" E., 58.24
11-49 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
11-50 at the end of curve;
11-51 THENCE, S. 81° 25' 33" E., for a distance of 360.71 feet to a
11-52 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
11-53 beginning of a curve to the left;
11-54 THENCE, in a Northeasterly direction, along said curve to the
11-55 left having a radius of 25.00 feet, a central angle of 90° 04' 09",
11-56 for an arc length of 39.30 feet, chord bears N. 53° 32' 20" E., 35.38
11-57 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
11-58 at the end of curve;
11-59 THENCE S. 81° 22' 56" E., for a distance of 80.00 feet to a
11-60 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
11-61 beginning of a curve to the left;
11-62 THENCE, in a Southeasterly direction, along said curve to the
11-63 left having a radius of 25.00 feet, a central angle of 89° 55' 50",
11-64 for an arc length of 39.24 feet, chord bears S. 36° 27' 40" E., 35.33
11-65 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
11-66 at the end of curve;
11-67 THENCE, S. 81° 25' 33" E., for a distance of 289.83 feet to a
11-68 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
11-69 beginning of a curve to the left;

12-1 THENCE, in a Southeasterly direction, along said curve to the
12-2 left having a radius of 1960.00 feet, a central angle of $06^{\circ} 48' 02''$,
12-3 for an arc length of 232.64 feet, chord bears S. $84^{\circ} 49' 34''$ E.,
12-4 232.50 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS
12-5 4639" at the beginning of a curve to the left;
12-6 THENCE, in a Northeasterly direction, along said curve to the
12-7 left having a radius of 25.00 feet, a central angle of $89^{\circ} 01' 24''$,
12-8 for an arc length of 38.84 feet, chord bears N. $47^{\circ} 15' 43''$ E., 35.05
12-9 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
12-10 at the end of curve;
12-11 THENCE N. $88^{\circ} 05' 40''$ E., for a distance of 60.22 feet to a
12-12 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
12-13 beginning of a curve to the left;
12-14 THENCE, in a Southeasterly direction, along said curve to the
12-15 left having a radius of 25.00 feet, a central angle of $93^{\circ} 57' 27''$,
12-16 for an arc length of 41.00 feet, chord bears S. $44^{\circ} 30' 33''$ E., 36.56
12-17 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
12-18 at the beginning of a curve to the left;
12-19 THENCE, in a Northeasterly direction, along said curve to the
12-20 left having a radius of 1960.00 feet, a central angle of $15^{\circ} 15' 44''$,
12-21 for an arc length of 522.10 feet, chord bears N. $80^{\circ} 52' 51''$ E.,
12-22 520.56 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS
12-23 4639" at the end of curve;
12-24 THENCE N. $73^{\circ} 14' 59''$ E., for a distance of 373.02 feet to a
12-25 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
12-26 beginning of a curve to the left;
12-27 THENCE, in a Northeasterly direction, along said curve to the
12-28 left having a radius of 300.00 feet, a central angle of $08^{\circ} 02' 48''$,
12-29 for an arc length of 42.13 feet, chord bears N. $69^{\circ} 13' 35''$ E., 42.10
12-30 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
12-31 at the end of curve;
12-32 THENCE, N. $65^{\circ} 12' 11''$ E., for a distance of 29.24 feet to a
12-33 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
12-34 beginning of a curve to the right;
12-35 THENCE, in a Northeasterly direction, along said curve to the
12-36 right having a radius of 300.00 feet, a central angle of $08^{\circ} 02' 48''$,
12-37 for an arc length of 42.13 feet, chord bears N. $69^{\circ} 13' 35''$ E., 42.10
12-38 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
12-39 at the end of curve;
12-40 THENCE, N. $73^{\circ} 14' 59''$ E., for a distance of 461.55 feet to a
12-41 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
12-42 beginning of a curve to the right;
12-43 THENCE, in a Northeasterly direction, along said curve to the
12-44 right having a radius of 2,050.00 feet, a central angle of $30^{\circ} 05'$
12-45 $25''$, for an arc length of 1,076.61 feet, chord bears N. $88^{\circ} 17' 42''$
12-46 E., 1,064.28 feet to a 5/8" iron rod set with a cap stamped "Jeff
12-47 Moon RPLS 4639" at the end of curve;
12-48 THENCE, S. $76^{\circ} 39' 36''$ E., for a distance of 216.28 feet to a
12-49 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
12-50 beginning of a curve to the left;
12-51 THENCE, in a Southeasterly direction, along said curve to the
12-52 left having a radius of 300.00 feet, a central angle of $04^{\circ} 15' 01''$,
12-53 for an arc length of 22.25 feet, chord bears S. $78^{\circ} 47' 06''$ E., 22.25
12-54 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
12-55 at the end of curve;
12-56 THENCE, S. $80^{\circ} 54' 37''$ E., for a distance of 150.71 feet to a
12-57 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
12-58 beginning of a curve to the right;
12-59 THENCE, in a Southeasterly direction, along said curve to the
12-60 right having a radius of 300.00 feet, a central angle of $03^{\circ} 26' 35''$,
12-61 for an arc length of 18.03 feet, chord bears S. $79^{\circ} 11' 20''$ E., 18.03
12-62 feet to a 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639"
12-63 at the end of curve;
12-64 THENCE, S. $77^{\circ} 28' 02''$ E., for a distance of 204.88 feet to a
12-65 5/8" iron rod set with a cap stamped "Jeff Moon RPLS 4639" at the
12-66 beginning of a curve to the left;
12-67 THENCE, in a Northeasterly direction, along said curve to the
12-68 left having a radius of 35.00 feet, a central angle of $90^{\circ} 31' 20''$,
12-69 for an arc length of 55.30 feet, chord bears N. $57^{\circ} 16' 18''$ E., 49.72

13-1 feet to the POINT OF BEGINNING and containing in all 9.895 acres of
13-2 land.

13-3 SECTION 3. (a) The legal notice of the intention to
13-4 introduce this Act, setting forth the general substance of this
13-5 Act, has been published as provided by law, and the notice and a
13-6 copy of this Act have been furnished to all persons, agencies,
13-7 officials, or entities to which they are required to be furnished
13-8 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
13-9 Government Code.

13-10 (b) The governor, one of the required recipients, has
13-11 submitted the notice and Act to the Texas Commission on
13-12 Environmental Quality.

13-13 (c) The Texas Commission on Environmental Quality has filed
13-14 its recommendations relating to this Act with the governor,
13-15 lieutenant governor, and speaker of the house of representatives
13-16 within the required time.

13-17 (d) The general law relating to consent by political
13-18 subdivisions to the creation of districts with conservation,
13-19 reclamation, and road powers and the inclusion of land in those
13-20 districts has been complied with.

13-21 (e) All requirements of the constitution and laws of this
13-22 state and the rules and procedures of the legislature with respect
13-23 to the notice, introduction, and passage of this Act have been
13-24 fulfilled and accomplished.

13-25 SECTION 4. This Act takes effect immediately if it receives
13-26 a vote of two-thirds of all the members elected to each house, as
13-27 provided by Section 39, Article III, Texas Constitution. If this
13-28 Act does not receive the vote necessary for immediate effect, this
13-29 Act takes effect September 1, 2015.

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