

1-1 By: King of Parker (Senate Sponsor - Powell) H.B. No. 4628
 1-2 (In the Senate - Received from the House May 17, 2021;
 1-3 May 17, 2021, read first time and referred to Committee on Local
 1-4 Government; May 22, 2021, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 7, Nays 0;
 1-6 May 22, 2021, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10	X			
1-11			X	
1-12			X	
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			

1-18 COMMITTEE SUBSTITUTE FOR H.B. No. 4628 By: Hall

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to the creation of the Veale Ranch Municipal Management
 1-22 District No. 1; providing authority to issue bonds; providing
 1-23 authority to impose assessments, fees, and taxes.

1-24 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-25 SECTION 1. Subtitle C, Title 4, Special District Local Laws
 1-26 Code, is amended by adding Chapter 3994 to read as follows:

1-27 CHAPTER 3994. VEALE RANCH MUNICIPAL MANAGEMENT DISTRICT NO. 1
 1-28 SUBCHAPTER A. GENERAL PROVISIONS

1-29 Sec. 3994.0101. DEFINITIONS. In this chapter:

1-30 (1) "Board" means the district's board of directors.

1-31 (2) "City" means any municipality in the corporate
 1-32 limits or extraterritorial jurisdiction of which the district is
 1-33 located.

1-34 (3) "County" means Parker County or Tarrant County.

1-35 (4) "Director" means a board member.

1-36 (5) "District" means the Veale Ranch Municipal
 1-37 Management District No. 1.

1-38 Sec. 3994.0102. NATURE OF DISTRICT. The Veale Ranch
 1-39 Municipal Management District No. 1 is a special district created
 1-40 under Section 59, Article XVI, Texas Constitution.

1-41 Sec. 3994.0103. PURPOSE; DECLARATION OF INTENT. (a) The
 1-42 creation of the district is essential to accomplish the purposes of
 1-43 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-44 Texas Constitution, and other public purposes stated in this
 1-45 chapter.

1-46 (b) By creating the district and in authorizing a county, a
 1-47 city, and other political subdivisions to contract with the
 1-48 district, the legislature has established a program to accomplish
 1-49 the public purposes set out in Section 52-a, Article III, Texas
 1-50 Constitution.

1-51 (c) The creation of the district is necessary to promote,
 1-52 develop, encourage, and maintain employment, commerce,
 1-53 transportation, housing, tourism, recreation, the arts,
 1-54 entertainment, economic development, safety, and the public
 1-55 welfare in the district.

1-56 (d) This chapter and the creation of the district may not be
 1-57 interpreted to relieve a county or city from providing the level of
 1-58 services provided as of the effective date of the Act enacting this
 1-59 chapter to the area in the district. The district is created to
 1-60 supplement and not to supplant county or city services provided in

2-1 the district.
2-2 Sec. 3994.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.
2-3 (a) All land and other property included in the district will
2-4 benefit from the improvements and services to be provided by the
2-5 district under powers conferred by Sections 52 and 52-a, Article
2-6 III, and Section 59, Article XVI, Texas Constitution, and other
2-7 powers granted under this chapter.
2-8 (b) The district is created to serve a public use and
2-9 benefit.
2-10 (c) The creation of the district is in the public interest
2-11 and is essential to further the public purposes of:
2-12 (1) developing and diversifying the economy of the
2-13 state;
2-14 (2) eliminating unemployment and underemployment; and
2-15 (3) developing or expanding transportation and
2-16 commerce.
2-17 (d) The district will:
2-18 (1) promote the health, safety, and general welfare of
2-19 residents, employers, potential employees, employees, visitors,
2-20 and consumers in the district, and of the public;
2-21 (2) provide needed funding for the district to
2-22 preserve, maintain, and enhance the economic health and vitality of
2-23 the district territory as a community and business center;
2-24 (3) promote the health, safety, welfare, and enjoyment
2-25 of the public by providing pedestrian ways and by landscaping and
2-26 developing certain areas in the district, which are necessary for
2-27 the restoration, preservation, and enhancement of scenic beauty;
2-28 and
2-29 (4) provide for water, wastewater, drainage, road, and
2-30 recreational facilities for the district.
2-31 (e) Pedestrian ways along or across a street, whether at
2-32 grade or above or below the surface, and street lighting, street
2-33 landscaping, parking, and street art objects are parts of and
2-34 necessary components of a street and are considered to be a street
2-35 or road improvement.
2-36 (f) The district will not act as the agent or
2-37 instrumentality of any private interest even though the district
2-38 will benefit many private interests as well as the public.
2-39 Sec. 3994.0105. INITIAL DISTRICT TERRITORY. (a) The
2-40 district is initially composed of the territory described by
2-41 Section 2 of the Act enacting this chapter.
2-42 (b) The boundaries and field notes contained in Section 2 of
2-43 the Act enacting this chapter form a closure. A mistake in the
2-44 field notes or in copying the field notes in the legislative process
2-45 does not affect the district's:
2-46 (1) organization, existence, or validity;
2-47 (2) right to issue any type of bonds for the purposes
2-48 for which the district is created or to pay the principal of and
2-49 interest on the bonds;
2-50 (3) right to impose or collect an assessment or tax; or
2-51 (4) legality or operation.
2-52 Sec. 3994.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
2-53 (a) All or any part of the area of the district is eligible to be
2-54 included in:
2-55 (1) a tax increment reinvestment zone created under
2-56 Chapter 311, Tax Code;
2-57 (2) a tax abatement reinvestment zone created under
2-58 Chapter 312, Tax Code; or
2-59 (3) an enterprise zone created under Chapter 2303,
2-60 Government Code.
2-61 (b) If a city or county creates a tax increment reinvestment
2-62 zone described by Subsection (a), the city or county and the board
2-63 of directors of the zone, by contract with the district, may grant
2-64 money deposited in the tax increment fund to the district to be used
2-65 by the district for:
2-66 (1) the purposes permitted for money granted to a
2-67 corporation under Section 380.002(b), Local Government Code; and
2-68 (2) any other district purpose, including the right to
2-69 pledge the money as security for any bonds or other obligations

3-1 issued by the district under Subchapter E.
 3-2 (c) If a city or county creates a tax increment reinvestment
 3-3 zone described by Subsection (a), the city or county may determine
 3-4 the percentage of the property in the zone that may be used for
 3-5 residential purposes and is not subject to the limitations provided
 3-6 by Section 311.006, Tax Code.

3-7 Sec. 3994.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
 3-8 DISTRICTS LAW. Except as otherwise provided by this chapter,
 3-9 Chapter 375, Local Government Code, applies to the district.

3-10 Sec. 3994.0108. CONSTRUCTION OF CHAPTER. This chapter
 3-11 shall be liberally construed in conformity with the findings and
 3-12 purposes stated in this chapter.

3-13 SUBCHAPTER B. BOARD OF DIRECTORS

3-14 Sec. 3994.0201. GOVERNING BODY; TERMS. (a) The district is
 3-15 governed by a board of five elected directors who serve staggered
 3-16 terms of four years.

3-17 (b) Directors are elected in the manner provided by
 3-18 Subchapter D, Chapter 49, Water Code.

3-19 Sec. 3994.0202. COMPENSATION; EXPENSES. (a) The district
 3-20 may compensate each director in an amount not to exceed \$150 for
 3-21 each board meeting. The total amount of compensation for each
 3-22 director in one year may not exceed \$7,200.

3-23 (b) A director is entitled to reimbursement for necessary
 3-24 and reasonable expenses incurred in carrying out the duties and
 3-25 responsibilities of the board.

3-26 Sec. 3994.0203. INITIAL DIRECTORS. (a) The initial board
 3-27 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>

3-34 (b) Of the initial directors, the terms of directors
 3-35 appointed for positions one through three expire June 1, 2022, and
 3-36 the terms of directors appointed for positions four and five expire
 3-37 June 1, 2024.

3-38 SUBCHAPTER C. POWERS AND DUTIES

3-39 Sec. 3994.0301. GENERAL POWERS AND DUTIES. The district
 3-40 has the powers and duties necessary to accomplish the purposes for
 3-41 which the district is created.

3-42 Sec. 3994.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
 3-43 district, using any money available to the district for the
 3-44 purpose, may provide, design, construct, acquire, improve,
 3-45 relocate, operate, maintain, or finance an improvement project or
 3-46 service authorized under this chapter or Chapter 375, Local
 3-47 Government Code.

3-48 (b) The district may contract with a governmental or private
 3-49 entity to carry out an action under Subsection (a).

3-50 (c) The implementation of a district project or service is a
 3-51 governmental function or service for the purposes of Chapter 791,
 3-52 Government Code.

3-53 Sec. 3994.0303. NONPROFIT CORPORATION. (a) The board by
 3-54 resolution may authorize the creation of a nonprofit corporation to
 3-55 assist and act for the district in implementing a project or
 3-56 providing a service authorized by this chapter.

3-57 (b) The nonprofit corporation:

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

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

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

3-69 Sec. 3994.0304. LAW ENFORCEMENT SERVICES. To protect the

4-1 public interest, the district may contract with a county or city to
 4-2 provide additional law enforcement services in the district for a
 4-3 fee.

4-4 Sec. 3994.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
 4-5 The district may join and pay dues to a charitable or nonprofit
 4-6 organization that performs a service or provides an activity
 4-7 consistent with the furtherance of a district purpose.

4-8 Sec. 3994.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
 4-9 district may engage in activities that accomplish the economic
 4-10 development purposes of the district.

4-11 (b) The district may establish and provide for the
 4-12 administration of one or more programs to promote state or local
 4-13 economic development and to stimulate business and commercial
 4-14 activity in the district, including programs to:

4-15 (1) make loans and grants of public money; and
 4-16 (2) provide district personnel and services.

4-17 (c) The district may create economic development programs
 4-18 and exercise the economic development powers provided to
 4-19 municipalities by:

4-20 (1) Chapter 380, Local Government Code; and
 4-21 (2) Subchapter A, Chapter 1509, Government Code.

4-22 Sec. 3994.0307. PARKING FACILITIES. (a) The district may
 4-23 acquire, lease as lessor or lessee, construct, develop, own,
 4-24 operate, and maintain parking facilities or a system of parking
 4-25 facilities, including lots, garages, parking terminals, or other
 4-26 structures or accommodations for parking motor vehicles off the
 4-27 streets and related appurtenances.

4-28 (b) The district's parking facilities serve the public
 4-29 purposes of the district and are owned, used, and held for a public
 4-30 purpose even if leased or operated by a private entity for a term of
 4-31 years.

4-32 (c) The district's parking facilities are parts of and
 4-33 necessary components of a street and are considered to be a street
 4-34 or road improvement.

4-35 (d) The development and operation of the district's parking
 4-36 facilities may be considered an economic development program.

4-37 Sec. 3994.0308. ADDING OR EXCLUDING LAND. The district may
 4-38 add or exclude land in the manner provided by Subchapter J, Chapter
 4-39 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

4-40 Sec. 3994.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 4-41 board by resolution shall establish the number of directors'
 4-42 signatures and the procedure required for a disbursement or
 4-43 transfer of district money.

4-44 Sec. 3994.0310. NO EMINENT DOMAIN POWER. The district may
 4-45 not exercise the power of eminent domain.

4-46 Sec. 3994.0311. DIVISION OF DISTRICT. (a) The district may
 4-47 be divided into two or more new districts only if the district:

4-48 (1) has no outstanding bonded debt; and
 4-49 (2) is not imposing ad valorem taxes.

4-50 (b) This chapter applies to any new district created by the
 4-51 division of the district, and a new district has all the powers and
 4-52 duties of the district.

4-53 (c) Any new district created by the division of the district
 4-54 may not, at the time the new district is created, contain any land
 4-55 outside the area described by Section 2 of the Act enacting this
 4-56 chapter.

4-57 (d) The board, on its own motion or on receipt of a petition
 4-58 signed by the owner or owners of a majority of the assessed value of
 4-59 the real property in the district, may adopt an order dividing the
 4-60 district.

4-61 (e) An order dividing the district must:

4-62 (1) name each new district;
 4-63 (2) include the metes and bounds description of the
 4-64 territory of each new district;
 4-65 (3) appoint initial directors for each new district;
 4-66 and
 4-67 (4) provide for the division of assets and liabilities
 4-68 between or among the new districts.

4-69 (f) On or before the 30th day after the date of adoption of

5-1 an order dividing the district, the district shall file the order
5-2 with the Texas Commission on Environmental Quality and record the
5-3 order in the real property records of each county in which the
5-4 district is located.

5-5 (g) Any new district created by the division of the district
5-6 must hold an election as required by this chapter to obtain voter
5-7 approval before the district may impose a maintenance tax or issue
5-8 bonds payable wholly or partly from ad valorem taxes.

5-9 (h) Municipal consent to the creation of the district and to
5-10 the inclusion of land in the district granted under Section
5-11 3994.0506 acts as municipal consent to the creation of any new
5-12 district created by the division of the district and to the
5-13 inclusion of land in the new district.

5-14 SUBCHAPTER D. ASSESSMENTS

5-15 Sec. 3994.0401. PETITION REQUIRED FOR FINANCING SERVICES
5-16 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
5-17 service or improvement project with assessments under this chapter
5-18 unless a written petition requesting that service or improvement
5-19 has been filed with the board.

5-20 (b) A petition filed under Subsection (a) must be signed by
5-21 the owners of a majority of the assessed value of real property in
5-22 the district subject to assessment according to the most recent
5-23 certified tax appraisal roll for the county.

5-24 Sec. 3994.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
5-25 The board by resolution may impose and collect an assessment for any
5-26 purpose authorized by this chapter in all or any part of the
5-27 district.

5-28 (b) An assessment, a reassessment, or an assessment
5-29 resulting from an addition to or correction of the assessment roll
5-30 by the district, penalties and interest on an assessment or
5-31 reassessment, an expense of collection, and reasonable attorney's
5-32 fees incurred by the district:

5-33 (1) are a first and prior lien against the property
5-34 assessed;

5-35 (2) are superior to any other lien or claim other than
5-36 a lien or claim for county, school district, or municipal ad valorem
5-37 taxes; and

5-38 (3) are the personal liability of and a charge against
5-39 the owners of the property even if the owners are not named in the
5-40 assessment proceedings.

5-41 (c) The lien is effective from the date of the board's
5-42 resolution imposing the assessment until the date the assessment is
5-43 paid. The board may enforce the lien in the same manner that the
5-44 board may enforce an ad valorem tax lien against real property.

5-45 (d) The board may make a correction to or deletion from the
5-46 assessment roll that does not increase the amount of assessment of
5-47 any parcel of land without providing notice and holding a hearing in
5-48 the manner required for additional assessments.

5-49 SUBCHAPTER E. TAXES AND BONDS

5-50 Sec. 3994.0501. TAX ELECTION REQUIRED. (a) The district
5-51 must hold an election in the manner provided by Chapter 49, Water
5-52 Code, or, if applicable, Chapter 375, Local Government Code, to
5-53 obtain voter approval before the district may impose an ad valorem
5-54 tax.

5-55 (b) Section 375.243, Local Government Code, does not apply to
5-56 the district.

5-57 Sec. 3994.0502. OPERATION AND MAINTENANCE TAX. (a) If
5-58 authorized by a majority of the district voters voting at an
5-59 election under Section 3994.0501, the district may impose an
5-60 operation and maintenance tax on taxable property in the district
5-61 in the manner provided by Section 49.107, Water Code, for any
5-62 district purpose, including to:

5-63 (1) maintain and operate the district;

5-64 (2) construct or acquire improvements; or

5-65 (3) provide a service.

5-66 (b) The board shall determine the operation and maintenance
5-67 tax rate. The rate may not exceed the rate approved at the
5-68 election.

5-69 Sec. 3994.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE

6-1 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
 6-2 terms determined by the board.

6-3 (b) The district may issue bonds, notes, or other
 6-4 obligations payable wholly or partly from ad valorem taxes,
 6-5 assessments, impact fees, revenue, contract payments, grants, or
 6-6 other district money, or any combination of those sources of money,
 6-7 to pay for any authorized district purpose.

6-8 (c) The limitation on the outstanding principal amount of
 6-9 bonds, notes, or other obligations provided by Section 49.4645,
 6-10 Water Code, does not apply to the district.

6-11 Sec. 3994.0504. BONDS SECURED BY REVENUE OR CONTRACT
 6-12 PAYMENTS. The district may issue, without an election, bonds
 6-13 secured by:

6-14 (1) revenue other than ad valorem taxes, including
 6-15 contract revenues; or

6-16 (2) contract payments, provided that the requirements
 6-17 of Section 49.108, Water Code, have been met.

6-18 Sec. 3994.0505. BONDS SECURED BY AD VALOREM TAXES;
 6-19 ELECTIONS. (a) If authorized at an election under Section
 6-20 3994.0501, the district may issue bonds payable from ad valorem
 6-21 taxes.

6-22 (b) At the time the district issues bonds payable wholly or
 6-23 partly from ad valorem taxes, the board shall provide for the annual
 6-24 imposition of a continuing direct annual ad valorem tax, without
 6-25 limit as to rate or amount, for each year that all or part of the
 6-26 bonds are outstanding as required and in the manner provided by
 6-27 Sections 54.601 and 54.602, Water Code.

6-28 (c) All or any part of any facilities or improvements that
 6-29 may be acquired by a district by the issuance of its bonds may be
 6-30 submitted as a single proposition or as several propositions to be
 6-31 voted on at the election.

6-32 Sec. 3994.0506. CONSENT OF MUNICIPALITY AND DEVELOPMENT
 6-33 AGREEMENT REQUIRED. (a) The board may not hold an election to
 6-34 authorize the issuance of bonds until:

6-35 (1) the governing body of a city by ordinance or
 6-36 resolution consents to the creation of the district and to the
 6-37 inclusion of land in the district; and

6-38 (2) the district, the governing body of the city that
 6-39 consents to the creation of the district as described by
 6-40 Subdivision (1), and the owner or owners of a majority of the
 6-41 assessed value of real property in the district negotiate and
 6-42 execute a mutually approved and accepted development and operating
 6-43 agreement, including any limitations imposed by the city.

6-44 (b) A city's consent under Subsection (a) must be granted in
 6-45 the manner provided by Section 54.016, Water Code, for including
 6-46 land within the corporate limits or extraterritorial jurisdiction
 6-47 of a city.

6-48 SUBCHAPTER I. DISSOLUTION

6-49 Sec. 3994.0901. DISSOLUTION. (a) The board shall dissolve
 6-50 the district on written petition filed with the board by the owners
 6-51 of:

6-52 (1) 66 percent or more of the assessed value of the
 6-53 property subject to assessment by the district based on the most
 6-54 recent certified county property tax rolls; or

6-55 (2) 66 percent or more of the surface area of the
 6-56 district, excluding roads, streets, highways, utility
 6-57 rights-of-way, other public areas, and other property exempt from
 6-58 assessment by the district according to the most recent certified
 6-59 county property tax rolls.

6-60 (b) The board by majority vote may dissolve the district at
 6-61 any time.

6-62 (c) The district may not be dissolved by its board under
 6-63 Subsection (a) or (b) if the district:

6-64 (1) has any outstanding bonded indebtedness until that
 6-65 bonded indebtedness has been repaid or defeased in accordance with
 6-66 the order or resolution authorizing the issuance of the bonds;

6-67 (2) has a contractual obligation to pay money until
 6-68 that obligation has been fully paid in accordance with the
 6-69 contract; or

7-1 (3) owns, operates, or maintains public works,
7-2 facilities, or improvements unless the district contracts with
7-3 another person for the ownership, operation, or maintenance of the
7-4 public works, facilities, or improvements.
7-5 (d) Sections 375.261, 375.262, and 375.264, Local
7-6 Government Code, do not apply to the district.
7-7 SECTION 2. The Veale Ranch Municipal Management District
7-8 No. 1 initially includes all territory contained in the following
7-9 area:
7-10 All that certain 3790.36 acre tract or parcel of land situated in
7-11 Tarrant and Parker Counties of the State of Texas and being part of
7-12 the H. T. & B. RR Co. Survey, Section Number 3, Abstract Number 648,
7-13 the N. Underwood Survey, Abstract Number 1579, the I. & G. N. RR Co.
7-14 Survey, Abstract Number 2002, the W. Robinson Survey, Abstract
7-15 Number 1107, the I. & G. N. RR Co. Survey, Abstract Number 2224, the
7-16 I & G. N. RR Co. Survey, Abstract Number 1991, in said Parker
7-17 County; and being part of the I. & G. N. RR Co. Survey, Abstract
7-18 Number not yet assigned this date, the I & G. N. RR Co. Survey,
7-19 Abstract Number not yet assigned this date, the W. Robinson Survey,
7-20 Abstract Number 1274, the H. Lane Survey, Abstract Number 928, the
7-21 T. & N. O. RR Survey, Abstract Number 1567, the S. A. & M. G. RR Co.
7-22 Survey, Abstract Number 1479, the Socorro Farming Co. Survey,
7-23 Abstract Number 1844, the G. H. & H. RR Survey, Abstract Number 623,
7-24 the D. Dixon Survey, Abstract Number 442, the D. T. Finley Survey,
7-25 Abstract Number 1900, the D. T. Finley Survey, Abstract Number
7-26 1903, and all of the W. Atkins Survey, Abstract Number 1961 in said
7-27 Tarrant County, said tract being part of a called 3893.555 acre
7-28 tract as described in a deed to Iona L.L.C., filed 24 April 2003,
7-29 and recorded in volume 2096 page 106 of the Official Property
7-30 Records of said Parker County, Texas, (hereinafter referred to as
7-31 OPRPC), and recorded in instrument D203145633 of the Official
7-32 Records of said Tarrant County (hereinafter referred to as ORTC),
7-33 and said tract being all of a called 11.000 acre tract as described
7-34 in deed to Iona Land, L.P., filed 03 May 2005, and recorded in
7-35 instrument number D205124001, and said tract being all of the
7-36 remainder of a called 62.050 acre tract of land and all of a called
7-37 0.847 acre tract of land as described in a deed to Iona East L.L.C.,
7-38 filed 21 April 2015, recorded in Document Number 215081241 of said
7-39 ORTC, said tract also being all of a called 25.00 acre tract as
7-40 described in a deed to Iona East L.L.C., filed 21 April 2015,
7-41 recorded in Document Number 215081239 of said ORTC, and being more
7-42 particularly described as follows;
7-43 BEGINNING at a nail found at the base of a pipe fence corner post for
7-44 the most southerly southeast corner of the tract being described,
7-45 said nail having NAD83 Grid coordinates of N-6918724.96,
7-46 E-2268232.52, and said nail being the most southerly southeast
7-47 corner of said Iona 3893.555 acre tract, same being the northeast
7-48 corner of a called 584.049 acre tract of land to Aledo Real Estate
7-49 Landholdings Group LLC, filed 30 May 2007, recorded in Document
7-50 Number 207185948 of said ORTC, said nail also being on the west line
7-51 of a called 1214.617 acre tract of land as described in a deed to
7-52 Johnny Hampton (Bud) Vinson II and Cheryl R. Vinson, filed 24 May
7-53 2004, recorded in Document Number 204159103 of said ORTC;
7-54 THENCE: South 89 degrees 26 minutes 17 seconds West, with the south
7-55 line of said Iona 3893.555 acre tract and the north line of said
7-56 Aledo tract, and along and near a barbed wire fence, a distance of
7-57 5820.74 feet to a found 1/2 inch iron rod for the most southerly
7-58 southwest corner of said Iona 3893.555 acre tract, same being the
7-59 northwest corner of the Bella Flora, an Addition to said Tarrant
7-60 County, according to plat of the same authorized 12 November 2013,
7-61 and recorded in document number D213294652 of the Plat Records of
7-62 said Tarrant County, and said rod being in the east line of a called
7-63 231-522/100 acre tract of land as described in a deed to Forest C.
7-64 Barber, Jr., filed 12 November 2004, recorded in Document Number
7-65 204353915 of said ORTC;
7-66 THENCE: North 00 degrees 33 minutes 10 seconds West, with the west
7-67 line of said Iona 3893.555 acre tract and the east line of said
7-68 Barber tract, and along and near a barbed wire fence, a distance of
7-69 2870.96 feet to a found 1 inch pipe for an inner ell corner of said

8-1 Iona 3893.555 acre tract, same being the northeast corner of said
8-2 Barber tract;
8-3 THENCE: North 89 degrees 46 minutes 26 seconds West, with a south
8-4 line of said Iona 3893.55 acre tract and the north line of said
8-5 Barber tract and along and near a barbed wire fence, a distance of
8-6 1327.34 feet to a set 1/2 inch rebar for a southwest corner of said
8-7 Iona 3893.555 acre tract, same being the southeast corner of Tract
8-8 36, of the Creeks of Aledo Subdivision, filed 09 April 2003,
8-9 recorded in volume 2095 page 1608, of said OPRPC, and said rebar
8-10 being North 89 degrees 48 minutes 04 seconds East, a distance of
8-11 367.85 feet from a found 1 inch rod by a Set Stone being the
8-12 northeast corner of the J.F. Gomer Survey, Abstract Number 496;
8-13 THENCE: North 34 degrees 15 minutes 21 seconds West, with the
8-14 northeast line of said Tract 36, a distance of 569.06 feet to a set
8-15 1/2 inch rebar for an angle point in said northeast line;
8-16 THENCE: North 34 degrees 02 minutes 46 seconds West, with the
8-17 northeast line of said Tract 36, a distance of 420.94 feet to a
8-18 found capped iron rod at the base of a pipe fence corner post on the
8-19 northeast corner of said Tract 36, same being the southeast corner
8-20 of Tract 37, of the Creeks of Aledo Subdivision, filed 28 March
8-21 2001, recorded in volume 1919 page 1365 of said OPRPC;
8-22 THENCE: North 34 degrees 04 minutes 37 seconds West, with the
8-23 northeast line of said Tract 37, a distance of 483.85 feet to a set
8-24 1/2 inch rebar for an angle point in said northeast line;
8-25 THENCE: North 34 degrees 03 minutes 53 seconds West, with the
8-26 northeast line of said Tract 37, a distance of 418.88 feet to a set
8-27 1/2 inch rebar at the north corner of said Tract 37, same being the
8-28 east corner of Tract 38, of the Creeks of Aledo Subdivision, filed
8-29 22 May 2002, recorded in volume 2012 page 926 of said OPRPC;
8-30 THENCE: North 34 degrees 01 minutes 19 seconds West, with the
8-31 northeast line of said Tract 38, a distance of 289.75 feet to a pipe
8-32 fence corner post at the north corner of said Tract 38, same being
8-33 the east corner of Tract 39, of the Creeks of Aledo Subdivision,
8-34 filed 22 May 2002, recorded in volume 2012 page 926 of said OPRPC;
8-35 THENCE: North 34 degrees 06 minutes 35 seconds West, with the
8-36 northeast line of said Tract 39, a distance of 379.38 feet to a
8-37 found 1/2 inch iron rod at the base of a fence corner post, said post
8-38 being at the north corner of Tract 39, same being the east corner of
8-39 Tract 40, of the Creeks of Aledo Subdivision, filed 10 April 2002,
8-40 recorded in volume 2002 page 1945 of said OPRPC;
8-41 THENCE: North 34 degrees 08 minutes 47 seconds West, with the
8-42 northeast line of said Tract 40, a distance of 709.67 feet to a set
8-43 1/2 inch rebar for the north corner of said Tract 40, same being the
8-44 most easterly east corner of Tract 25 of the Creeks of Aledo
8-45 Subdivision, filed 10 April 2002, recorded in volume 2002 page 1945
8-46 of said OPRPC;
8-47 THENCE: North 34 degrees 06 minutes 45 seconds West, with the
8-48 northeast line of said Tract 25, a distance of 607.13 feet to a set
8-49 1/2 inch rebar for the north corner of said Tract 25, same being the
8-50 east corner of Tract 27 of the Creeks of Aledo Subdivision, filed 28
8-51 March 2001, recorded in volume 1919 page 1364 of said OPRPC;
8-52 THENCE: North 33 degrees 58 minutes 11 seconds West, with the
8-53 northeast line of said Tract 27, passing at 5.03 feet a found iron
8-54 pipe on the northeast line of said Tract 27 and continuing a total a
8-55 distance of 316.12 feet to a set 1/2 inch rebar for an angle point in
8-56 said northeast line;
8-57 THENCE: North 34 degrees 08 minutes 10 seconds West, with the
8-58 northeast line of said Tract 27, a distance of 79.78 feet to a found
8-59 iron rod for the north corner of said Tract 27, same being the east
8-60 corner of Tract 29 of the Creeks of Aledo Subdivision, filed 28
8-61 March 2001, recorded in volume 1919 page 1364 of said OPRPC;
8-62 THENCE: North 34 degrees 15 minutes 17 seconds West, with the
8-63 northeast line of said Tract 29, a distance of 322.40 feet to a set
8-64 1/2 inch rebar at the base of a pipe fence corner post for an ell
8-65 corner of said Iona 3893.555 acre tract, same being a corner of said
8-66 Tract 29;
8-67 THENCE: North 81 degrees 29 minutes 34 West, with the north line of
8-68 said Tract 29, passing at 95.36 feet a found iron rod at the
8-69 northwest corner of said Tract 29, same being the northeast corner

9-1 of said Tract 30 and passing at 744.18 feet a found iron rod at the
9-2 northwest corner of said Tract 30, same being the northeast corner
9-3 of Tract 28 and continuing a total distance of 1026.64 feet to a set
9-4 1/2 inch rebar on the northwest corner of said Tract 28, same being
9-5 the northeast corner of Tract 43 of the Creeks of Aledo Subdivision,
9-6 filed 26 April 2000, in said OPRPC;
9-7 THENCE: North 83 degrees 10 minutes 18 seconds West, with the north
9-8 line of Tract 43, passing at 250.45 feet at a set 1/2 inch rebar on
9-9 the northwest corner of said Tract 43, same being the northeast
9-10 corner of Tract 44 of said Creeks of Aledo Subdivision, filed 26
9-11 April 2000, in said OPRPC, and continuing with the north line of
9-12 said Tract 44, a total distance of 458.63 feet to a set 1/2 inch
9-13 rebar for a corner of this tract;
9-14 THENCE: North, a distance of 1969.64 feet to a set 1/2 inch rebar
9-15 for a corner of this tract;
9-16 THENCE: North 34 degrees 04 minutes 42 seconds West, a distance of
9-17 606.04 feet to a set 1/2 inch rebar for a corner of this tract;
9-18 THENCE: North 89 degrees 58 minutes 37 seconds West, and passing at
9-19 327.98 feet a found iron rod being the northeast corner of a called
9-20 5.00 acre tract as described in deed to Robert Leland Ekstrom, filed
9-21 04 May 2010, and recorded in volume 2776 page 1198 of the official
9-22 public records of said Parker County, and continuing on said course
9-23 with the north line of said Ekstrom 5 acre tract and passing at
9-24 1080.38 feet a found iron rod being the northwest corner of said
9-25 Esktrom 5 acre tract, and continuing on said course a total distance
9-26 of 1239.90 feet to a set 1/2 inch rebar for a corner of this tract;
9-27 THENCE: South 24 degrees 30 minutes 06 seconds West, a distance of
9-28 1362.24 feet to a set 1/2 inch rebar for a corner of this tract;
9-29 THENCE: West, a distance of 635.99 feet to a set 1/2 inch rebar for
9-30 the most westerly southwest corner of this tract, said rebar being
9-31 on the east line of Farm to Market Road Number 1187, same being the
9-32 west line of said Iona Tract said rebar being North 00 degrees 48
9-33 minutes 31 seconds East, a distance of 1000.26 feet from a found 1\2
9-34 inch rebar being the southwest corner of a 120.88 acre tract;
9-35 THENCE: North 00 degrees 48 minutes 31 seconds East, with the east
9-36 line of said road 1187, a distance of 2051.06 feet to a set 1/2 inch
9-37 rebar for a corner of this tract, and said rebar being on the
9-38 southeast line of Aledo Iona Road;
9-39 THENCE: With the south line of said Aledo Iona Road the following
9-40 seventeen (17) calls:
9-41 1. North 33 degrees 11 minutes 47 seconds East, a distance of
9-42 1752.65 feet to a set 1\2" rebar;
9-43 2. North 36 degrees 53 minutes 00 seconds East, a distance of
9-44 813.13 feet to a pipe fence corner post;
9-45 3. North 57 degrees 20 minutes 59 seconds East, a distance of
9-46 970.84 feet to a pipe fence corner post;
9-47 4. North 77 degrees 47 minutes 00 seconds East, a distance of
9-48 434.81 feet to a pipe fence corner post;
9-49 5. North 85 degrees 44 minutes 03 seconds East, a distance of
9-50 448.55 feet to a pipe fence corner post;
9-51 6. North 77 degrees 08 minutes 49 seconds East, a distance of
9-52 622.41 feet to a pipe fence corner post;
9-53 7. North 84 degrees 37 minutes 50 seconds East, a distance of
9-54 850.19 feet to a set 1\2" rebar;
9-55 8. South 86 degrees 35 minutes 40 seconds East, a distance of 58.49
9-56 feet to a set 1\2" rebar;
9-57 9. North 84 degrees 17 minutes 28 seconds East, a distance of
9-58 1593.30 feet to a fence corner post;
9-59 10. North 84 degrees 12 minutes 06 seconds East, a distance of
9-60 1463.59 feet to a fence corner post;
9-61 11. North 84 degrees 26 minutes 03 seconds East, a distance of
9-62 377.37 feet to a fence corner post;
9-63 12. North 84 degrees 18 minutes 18 seconds East, a distance of
9-64 378.43 feet to a set 1\2" rebar;
9-65 13. North 86 degrees 52 minutes 33 seconds East, a distance of
9-66 261.06 feet to a set 1\2" rebar;
9-67 14. South 88 degrees 14 minutes 59 seconds East, a distance of
9-68 212.79 feet to a set 1\2" rebar;
9-69 15. South 84 degrees 02 minutes 19 seconds East, a distance of

- 10-1 189.05 feet to a set 1\2" rebar;
- 10-2 16. South 80 degrees 23 minutes 48 seconds East, a distance of
- 10-3 724.30 feet to a set 1\2" rebar;
- 10-4 17. North 09 degrees 38 minutes 43 seconds East, a distance of
- 10-5 41.36 feet to a set 1\2" rebar for a corner of this tract, said
- 10-6 rebar being on the south line of the Union Pacific Railroad,
- 10-7 formerly known as the Texas & Pacific Railway;
- 10-8 THENCE: With the south line of said Railroad the following eighteen
- 10-9 (18) calls:
- 10-10 1. South 80 degrees 21 minutes 17 seconds East, a distance of
- 10-11 549.51 feet to a set 1\2" rebar for an angle point, said rebar
- 10-12 being on the west line of said Lane Survey, same being the east
- 10-13 line of said Robinson Survey;
- 10-14 2. South 00 degrees 31 minutes 22 seconds East, with the west line
- 10-15 of said Lane Survey, and the east line of said Robinson Survey,
- 10-16 a distance of 25.40 feet to a set 1\2" rebar for a corner;
- 10-17 3. South 80 degrees 21 minutes 17 seconds East, a distance of
- 10-18 1999.95 feet to a set 1\2" rebar for a start of a curve to the
- 10-19 right;
- 10-20 4. With said curve to the right, an arc length of 766.60 feet, with
- 10-21 a central angle of 25 degrees 35 minutes 43 seconds, and a
- 10-22 radius of 1716.07 feet, and a chord bearing and distance of
- 10-23 South 67 degrees 33 minutes 26 seconds East, 760.25 feet to a
- 10-24 set 1\2 inch rebar for the end of said curve to the right;
- 10-25 5. South 54 degrees 45 minutes 35 seconds East, a distance of
- 10-26 411.67 feet to a set 1\2 inch rebar for the start of a curve to
- 10-27 the left;
- 10-28 6. With said curve to the left, an arc length of 1133.46 feet, with
- 10-29 a central angle of 31 degrees 40 minutes 10 seconds, and a
- 10-30 radius of 2050.63 feet, with a chord bearing and distance of
- 10-31 South 70 degrees 35 minutes 40 seconds East, 1119.09 feet to a
- 10-32 set 1\2 inch rebar for the end of said curve to the left;
- 10-33 7. South 86 degrees 25 minutes 45 seconds East, a distance of
- 10-34 2213.78 feet to a set 1\2 inch rebar for the start of a curve to
- 10-35 the left;
- 10-36 8. With said curve to the left, an arc length of 192.54 feet, with
- 10-37 a central angle of 05 degrees 24 minutes 18 seconds, and a
- 10-38 radius of 2041.02 feet, with a chord bearing and distance of
- 10-39 South 89 degrees 07 minutes 54 seconds East, 192.47 feet to a
- 10-40 set 1\2 inch rebar for the end of said curve to the left, said
- 10-41 rebar being on the west line of said Socorro Survey, same being
- 10-42 the east line of said S.A.&M.G. RR Co Survey, A-1479;
- 10-43 9. North 00 degrees 33 minutes 35 seconds West, with the west line
- 10-44 of said Socorro Survey, and with the east line of said
- 10-45 S.A.&M.G. RR Survey, a distance of 25.01 feet to a set 1\2 inch
- 10-46 rebar for the start of a curve to the left;
- 10-47 10. With said curve to the left, an arc length of 576.88 feet, with
- 10-48 a central angle of 16 degrees 23 minutes 43 seconds, and a
- 10-49 radius of 2016.02 feet, with a chord bearing and distance of
- 10-50 North 79 degrees 57 minutes 09 seconds East, 574.92 feet to a
- 10-51 set 1\2 inch rebar for the end of said curve to the left;
- 10-52 11. South 18 degrees 14 minutes 42 seconds East, a distance of
- 10-53 50.01 feet to a set 1\2 inch rebar for the start of a curve to
- 10-54 the left;
- 10-55 12. With said curve to the left, an arc length of 238.39 feet, with
- 10-56 a central angle of 06 degrees 36 minutes 40 seconds, and a
- 10-57 radius of 2066.03 feet, with a chord bearing and distance of
- 10-58 North 68 degrees 26 minutes 58 seconds East, 238.26 feet to a
- 10-59 set 1\2 inch rebar for the end of said curve to the left;
- 10-60 13. North 65 degrees 08 minutes 20 seconds East, a distance of
- 10-61 460.91 feet to a set 1\2 inch rebar for the start of a curve to
- 10-62 the right;
- 10-63 14. With said curve to the right, an arc length of 789.93 feet,
- 10-64 with a central angle of 11 degrees 17 minutes 02 seconds, and a
- 10-65 radius of 4011.02 feet, with a chord bearing and distance of
- 10-66 North 72 degrees 14 minutes 04 seconds East, 788.66 feet to a
- 10-67 set 1\2 inch rebar for the end of said curve to the right;
- 10-68 15. North 12 degrees 07 minutes 25 seconds West, a distance of
- 10-69 50.01 feet to a set 1\2 inch rebar for the start of a curve to

11-1 the right;

11-2 16. With said curve to the right, an arc length of 83.77 feet, with

11-3 a central angle of 01 degrees 10 minutes 55 seconds, and a

11-4 radius of 4061.03 feet, with a chord bearing and distance of

11-5 North 78 degrees 28 minutes 03 seconds East, 83.77 feet to a

11-6 set 1\2 inch rebar for the end of said curve to the right, same

11-7 being the start of a compound curve to the right;

11-8 17. With said compound curve to the right, an arc length of 1607.42

11-9 feet, with a central angle of 17 degrees 33 minutes 43

11-10 seconds, and a radius of 5244.19 feet, with a chord bearing

11-11 and distance of North 88 degrees 43 minutes 51 seconds East,

11-12 1601.13 feet to a set 1\2 inch rebar for the end of said

11-13 compound curve to the right;

11-14 18. South 82 degrees 08 minutes 49 seconds East, and passing at

11-15 280.72 feet a found 1 inch pipe by a fence corner post on the

11-16 east line of said G.H.&H. RR Survey, same being the west line

11-17 of said Dixon Survey, and being the northeast corner of said

11-18 Iona 3893.555 acre tract, same being the northwest corner of

11-19 said Iona East 25.00 acre tract, and continuing on said

11-20 course, a total distance of 1633.04 feet to a set 1/2 inch

11-21 rebar for the most northerly northeast corner of this tract,

11-22 same being the northeast corner of said Iona East 25.00 acre

11-23 tract, said rebar being on the west line of Farm to Market Road

11-24 2871 and said rebar being the start of a curve to the left,

11-25 having a central angle of 22 degrees 31 minutes 58 seconds, a

11-26 radius of 2417.57 feet, and a chord bearing and distance of

11-27 South 11 degrees 35 minutes 48 seconds East, 944.64 feet;

11-28 THENCE: With the west line of said FM Road 2871, and with said curve

11-29 to the left, an arc length of 950.76 feet to a found capped iron rod

11-30 for the most easterly southeast corner of this tract, said rod being

11-31 the southeast corner of said Iona East 0.847 acre tract and said rod

11-32 being the remainder northeast corner of a called 3.429 acre tract as

11-33 described in deed to Benbrook Christian Fellowship, filed 16 June

11-34 2005, and recorded in county clerks number D205170789 of said ORTC;

11-35 THENCE: South 64 degrees 26 minutes 52 seconds West, with the south

11-36 line of said Iona East 0.847 acre tract part of the way, a distance

11-37 of 475.37 feet to a found 1/2 inch iron rod for a corner of this

11-38 tract, said rod being a corner of a called 11.350 acre tract as

11-39 described in deed to Benbrook Christian Fellowship, filed 11

11-40 November 2003, and recorded in county clerks number D203422046 of

11-41 said ORTC;

11-42 THENCE: South 47 degrees 54 minutes 42 seconds West, with the north

11-43 line of said 11.350 acre tract, a distance of 222.02 feet to a set

11-44 1/2 inch iron rod for a corner of this tract, same being a corner of

11-45 said 11.350 acre tract;

11-46 THENCE: South 31 degrees 23 minutes 01 seconds West, with the north

11-47 line of said 11.350 acre tract, and with a barbed wire fence, a

11-48 distance of 625.02 feet to a set 1/2 inch rebar for the most

11-49 southerly southeast corner of said Iona East 62.050 Acre tract,

11-50 same being the southwest corner of said 11.350 acre tract;

11-51 THENCE: South 89 degrees 36 minutes 36 seconds West, with the south

11-52 line of said Iona East 62.050 acre tract, a distance of 597.88 feet

11-53 to a set 1/2 inch rebar for the southwest corner of said Iona East

11-54 62.050 Acre tract, same being the northwest corner of Lot 1, Block

11-55 1, of the Benbrook Water and Sewer Authority Tank Site, filed in

11-56 cabinet A, slide 4324, of the plat records of said Tarrant County,

11-57 said rebar also being on the east line of said Iona 3893.555 acre

11-58 tract;

11-59 THENCE: South 00 degrees 21 minutes 32 seconds East, with the east

11-60 line of said Iona 3893.555 acre tract, and with the west line of

11-61 said Benbrook Water and Sewer Authority Tank Site, a distance of

11-62 8.83 feet to a found capped iron rod for the most southerly

11-63 southeast corner of said Iona 3893.555 acre tract, same being the

11-64 northeast corner of a called 117.198 acres tract of land as

11-65 described in a deed to PB Ventana 1 LLC, filed 17 June 2015,

11-66 recorded in Document Number 215129625, of said ORTC;

11-67 THENCE: South 89 degrees 26 minutes 37 seconds West, with the south

11-68 line of said Iona tract and the north line of said PB Ventana tract,

11-69 and with a barbed wire fence, a distance of 3712.74 feet to a found 1

12-1 inch iron rod for an inner ell corner of said Iona 3893.555 acre
12-2 tract, same being the northwest corner of a called 162.310 acre
12-3 tract as described in a deed to PB Long Term Hold 1, LP, filed 17
12-4 June 2015, recorded in Document Number 215129626 of said ORTC;
12-5 THENCE: South 00 degrees 32 minutes 18 seconds East, with the east
12-6 line of said Iona 3893.555 acre tract and the west line of said PB
12-7 Long Term tract, and along and near a barbed wire fence part of the
12-8 way, a distance of 6921.26 feet to a found 1 inch iron rod for a
12-9 southeast corner of said Iona 3893.555 acre tract, same being an
12-10 inner ell corner of said Vinson tract;
12-11 THENCE: South 89 degrees 27 minutes 33 Seconds West, with the south
12-12 line of said Iona 3893.555 acre tract and the north line of said
12-13 Vinson tract, a distance of 3180.16 feet to a found 1 inch iron rod
12-14 for an ell corner of said Iona 3893.555 acre tract, same being the
12-15 most westerly northwest corner of said Vinson tract;
12-16 THENCE: South 00 degrees 32 minutes 52 seconds East, with the east
12-17 line of said Iona 3893.555 acre tract and the west line of said
12-18 Vinson tract, a distance of 3556.23 feet to the POINT OF BEGINNING
12-19 and containing 3790.36 acres of land.
12-20 NAD 83 Grid Bearings and Distances reflect Surface Measurements.
12-21 Parts of the G.H. & H. Railroad Company Survey, Abstract No. 623,
12-22 the D.H. Dickson Survey, Abstract NO. 442, the Heirs of N. Proctor
12-23 Survey, Abstract No. 1229, the James F. Elliott Survey, Abstract
12-24 No. 495, the Mckinney & Williams Survey, Abstract NO. 117, and the
12-25 J.R. Elliott Survey, Abstract No. 494, all situated in the west
12-26 part of Tarrant County, Texas; and Embracing A Portion of the
12-27 2342-908/1000 acres tract described in the deed to Harold V.
12-28 Johnson III and Deborah Johnson Ryan recorded in volume 6053, Page
12-29 268 of the Tarrant County, Deed Records.
12-30 Beginning at the most southwest corner of said Johnson tract in the
12-31 north line of the Texas and Pacific Railroad right of way and the
12-32 south line of Aledo Road.
12-33 Thence north no degrees-11 minutes-15 seconds west, along the west
12-34 line of said Johnson tract, 50-44/100 feet to the north line of said
12-35 Road.
12-36 Thence north 41 degrees- 06 minutes- 15 seconds west 151-20/100
12-37 feet to another southwest corner of said Johnson tract in the east
12-38 line of R.N. Highway No. 2871 (Longvue Road),
12-39 Thence north no degrees 11 minutes- 15 seconds west, along the west
12-40 line of said Johnson tract and the said east line of R.M. Highway,
12-41 4594-07/100 feet to the south right of way line of Interstate
12-42 Highway No. 20.
12-43 Thence along the said south right of way line of Interstate Highway
12-44 No. 20:
12-45 north 37 degrees-59 minutes-45 seconds east 190-28/100 feet;
12-46 north 84 degrees-28 minutes-45 seconds east 479-07/100 feet;
12-47 north 79 degrees-47 minutes-45 seconds east 484-23/100 feet;
12-48 north 78 degrees-45 minutes-45 seconds east 564-70/100 feet;
12-49 north 76 degrees-30 minutes-45 seconds east 650-74/100 feet;
12-50 north 76 degrees-07 minutes-45 seconds east 1515-57/100 feet;
12-51 south 84 degrees-35 minutes-15 seconds east 105-95/100 feet;
12-52 north 76 degrees-07 minutes-45 seconds east 579-74/100 feet;
12-53 south 28 degrees-25 minutes-15 seconds east 160-38/100 feet;
12-54 north 61 degrees-34 minutes-45 seconds east 40 feet to the center of
12-55 Team Ranch Road.
12-56 Field notes for the partition of the LUDIE TEAM PAUL RANCH for:
12-57 PARCEL NO. 5
12-58 Thence south 28 degrees -25 minutes-15 seconds east 656-71/100
12-59 feet.
12-60 Thence south 61 degrees-34 minutes-45 seconds west 1600 feet.
12-61 Thence south 28 degrees-25 minutes-15 seconds east 3043-28/100
12-62 feet.
12-63 Thence south 61 degrees- - 34 minutes 45 seconds west 1250 feet.
12-64 Thence south 28 degrees- 25 minutes-15 seconds east 1583/03/100
12-65 feet to the said north line of the T & P Railroad right of way and
12-66 the south line of Aledo Road for the south line of said Johnson
12-67 tract.
12-68 Thence westerly along the said north line of Railroad right of way,
12-69 the south line of Aledo Road for the said south line of

13-1 Johnson-tract;
 13-2 south 81 degrees-22 minutes-44 seconds west 166-59/100 feet;
 13-3 south 83 degrees-22 minutes-44 seconds west 200 feet;
 13-4 South 85 degrees-22 minutes-44 seconds west 200 feet;
 13-5 south 87 degrees-37 minutes-44 seconds west 200 feet;
 13-6 south 89 degrees-22 minutes-44 seconds west 200 feet;
 13-7 north 88 degrees-22 minutes-16 seconds west 200 feet;
 13-8 north 86 degrees- 22 minutes-16 seconds west 200 feet;
 13-9 north 84 degrees-22 minutes-16 seconds west 200 feet;
 13-10 north 82 degrees-52 minutes-16 seconds west 200 feet;
 13-11 north 82 degrees-37 minutes-16 seconds west 2664-25/100 feet to the
 13-12 place of beginning and containing 532-514/1000 acres.

13-13 SAVE AND EXCEPT that certain property conveyed to the Fort Worth
 13-14 Independent School District, filed December 20, 2019, recorded
 13-15 under Clerk's File No(s). D219293163, Real Property Records,
 13-16 Tarrant County, Texas.

13-17 SECTION 3. (a) The legal notice of the intention to
 13-18 introduce this Act, setting forth the general substance of this
 13-19 Act, has been published as provided by law, and the notice and a
 13-20 copy of this Act have been furnished to all persons, agencies,
 13-21 officials, or entities to which they are required to be furnished
 13-22 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 13-23 Government Code.

13-24 (b) The governor, one of the required recipients, has
 13-25 submitted the notice and Act to the Texas Commission on
 13-26 Environmental Quality.

13-27 (c) The Texas Commission on Environmental Quality has filed
 13-28 its recommendations relating to this Act with the governor,
 13-29 lieutenant governor, and speaker of the house of representatives
 13-30 within the required time.

13-31 (d) All requirements of the constitution and laws of this
 13-32 state and the rules and procedures of the legislature with respect
 13-33 to the notice, introduction, and passage of this Act have been
 13-34 fulfilled and accomplished.

13-35 SECTION 4. This Act takes effect immediately if it receives
 13-36 a vote of two-thirds of all the members elected to each house, as
 13-37 provided by Section 39, Article III, Texas Constitution. If this
 13-38 Act does not receive the vote necessary for immediate effect, this
 13-39 Act takes effect September 1, 2021.

13-40

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