

1-1 By: Creighton S.B. No. 2024
 1-2 (In the Senate - Filed March 31, 2015; April 1, 2015, read
 1-3 first time and referred to Committee on Intergovernmental
 1-4 Relations; May 6, 2015, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 5, Nays 0;
 1-6 May 6, 2015, sent to printer.)

1-7 COMMITTEE VOTE

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

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 2024 By: Lucio

1-17 A BILL TO BE ENTITLED
 1-18 AN ACT

1-19 relating to the creation of the Montgomery-Grimes Counties
 1-20 Municipal Utility District No. 146; granting a limited power of
 1-21 eminent domain; providing authority to issue bonds; providing
 1-22 authority to impose assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-25 Code, is amended by adding Chapter 7906 to read as follows:

1-26 CHAPTER 7906. MONTGOMERY-GRIMES COUNTIES MUNICIPAL UTILITY

1-27 DISTRICT NO. 146

1-28 SUBCHAPTER A. GENERAL PROVISIONS

1-29 Sec. 7906.001. DEFINITIONS. In this chapter:

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

1-31 (2) "Commission" means the Texas Commission on
 1-32 Environmental Quality.

1-33 (3) "Director" means a board member.

1-34 (4) "District" means the Montgomery-Grimes Counties
 1-35 Municipal Utility District No. 146.

1-36 Sec. 7906.002. NATURE OF DISTRICT. The district is a
 1-37 municipal utility district created under Section 59, Article XVI,
 1-38 Texas Constitution.

1-39 Sec. 7906.003. CONFIRMATION AND DIRECTORS' ELECTION
 1-40 REQUIRED. The temporary directors shall hold an election to
 1-41 confirm the creation of the district and to elect five permanent
 1-42 directors as provided by Section 49.102, Water Code.

1-43 Sec. 7906.004. CONSENT OF MUNICIPALITY REQUIRED. (a) The
 1-44 temporary directors may not hold an election under Section 7906.003
 1-45 until each municipality in whose corporate limits or
 1-46 extraterritorial jurisdiction the district is located has
 1-47 consented by ordinance or resolution to the creation of the
 1-48 district and to the inclusion of land in the district.

1-49 (b) Municipal consent to the creation of the district and to
 1-50 the inclusion of land in the district granted under this section
 1-51 acts as municipal consent to the creation of any new district
 1-52 created by the division of the district and to the inclusion of land
 1-53 in the new district.

1-54 Sec. 7906.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-55 (a) The district is created to serve a public purpose and benefit.

1-56 (b) The district is created to accomplish the purposes of:

1-57 (1) a municipal utility district as provided by
 1-58 general law and Section 59, Article XVI, Texas Constitution; and

1-59 (2) Section 52, Article III, Texas Constitution, that
 1-60 relate to the construction, acquisition, improvement, operation,

2-1 or maintenance of macadamized, graveled, or paved roads, or
2-2 improvements, including storm drainage, in aid of those roads.

2-3 Sec. 7906.006. INITIAL DISTRICT TERRITORY. (a) The
2-4 district is initially composed of the territory described by
2-5 Section 2 of the Act enacting this chapter.

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

2-10 (1) organization, existence, or validity;

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

2-14 (3) right to impose a tax; or

2-15 (4) legality or operation.

2-16 SUBCHAPTER B. BOARD OF DIRECTORS

2-17 Sec. 7906.051. GOVERNING BODY; TERMS. (a) The district is
2-18 governed by a board of five elected directors.

2-19 (b) Except as provided by Section 7906.052, directors serve
2-20 staggered four-year terms.

2-21 Sec. 7906.052. TEMPORARY DIRECTORS. (a) On or after
2-22 September 1, 2015, the owner or owners of a majority of the assessed
2-23 value of the real property in the district may submit a petition to
2-24 the commission requesting that the commission appoint as temporary
2-25 directors the five persons named in the petition. The commission
2-26 shall appoint as temporary directors the five persons named in the
2-27 petition.

2-28 (b) Temporary directors serve until the earlier of:

2-29 (1) the date permanent directors are elected under
2-30 Section 7906.003; or

2-31 (2) September 1, 2019.

2-32 (c) If permanent directors have not been elected under
2-33 Section 7906.003 and the terms of the temporary directors have
2-34 expired, successor temporary directors shall be appointed or
2-35 reappointed as provided by Subsection (d) to serve terms that
2-36 expire on the earlier of:

2-37 (1) the date permanent directors are elected under
2-38 Section 7906.003; or

2-39 (2) the fourth anniversary of the date of the
2-40 appointment or reappointment.

2-41 (d) If Subsection (c) applies, the owner or owners of a
2-42 majority of the assessed value of the real property in the district
2-43 may submit a petition to the commission requesting that the
2-44 commission appoint as successor temporary directors the five
2-45 persons named in the petition. The commission shall appoint as
2-46 successor temporary directors the five persons named in the
2-47 petition.

2-48 SUBCHAPTER C. POWERS AND DUTIES

2-49 Sec. 7906.101. GENERAL POWERS AND DUTIES. The district has
2-50 the powers and duties necessary to accomplish the purposes for
2-51 which the district is created.

2-52 Sec. 7906.102. MUNICIPAL UTILITY DISTRICT POWERS AND
2-53 DUTIES. The district has the powers and duties provided by the
2-54 general law of this state, including Chapters 49 and 54, Water Code,
2-55 applicable to municipal utility districts created under Section 59,
2-56 Article XVI, Texas Constitution.

2-57 Sec. 7906.103. AUTHORITY FOR ROAD PROJECTS. Under Section
2-58 52, Article III, Texas Constitution, the district may design,
2-59 acquire, construct, finance, issue bonds for, improve, operate,
2-60 maintain, and convey to this state, a county, or a municipality for
2-61 operation and maintenance macadamized, graveled, or paved roads, or
2-62 improvements, including storm drainage, in aid of those roads.

2-63 Sec. 7906.104. ROAD STANDARDS AND REQUIREMENTS. (a) A
2-64 road project must meet all applicable construction standards,
2-65 zoning and subdivision requirements, and regulations of each
2-66 municipality in whose corporate limits or extraterritorial
2-67 jurisdiction the road project is located.

2-68 (b) If a road project is not located in the corporate limits
2-69 or extraterritorial jurisdiction of a municipality, the road

3-1 project must meet all applicable construction standards,
3-2 subdivision requirements, and regulations of each county in which
3-3 the road project is located.

3-4 (c) If the state will maintain and operate the road, the
3-5 Texas Transportation Commission must approve the plans and
3-6 specifications of the road project.

3-7 Sec. 7906.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
3-8 OR RESOLUTION. (a) The district shall comply with all applicable
3-9 requirements of any ordinance or resolution that is adopted under
3-10 Section 54.016 or 54.0165, Water Code, and that consents to the
3-11 creation of the district or to the inclusion of land in the
3-12 district.

3-13 (b) Section 54.016(f), Water Code, does not apply to the
3-14 district.

3-15 Sec. 7906.106. DIVISION OF DISTRICT. (a) The district may
3-16 be divided into two or more new districts only if the district:

3-17 (1) has no outstanding bonded debt; and

3-18 (2) is not imposing ad valorem taxes.

3-19 (b) This chapter applies to any new district created by the
3-20 division of the district, and a new district has all the powers and
3-21 duties of the district.

3-22 (c) Any new district created by the division of the district
3-23 may not, at the time the new district is created, contain any land
3-24 outside the area described by Section 2 of the Act creating this
3-25 chapter.

3-26 (d) The board, on its own motion or on receipt of a petition
3-27 signed by the owner or owners of a majority of the assessed value of
3-28 the real property in the district, may adopt an order dividing the
3-29 district.

3-30 (e) The board may adopt an order dividing the district
3-31 before or after the date the board holds an election under Section
3-32 7906.003 to confirm the creation of the district and before or after
3-33 an election under Section 7906.151 to authorize the issuance of
3-34 bonds.

3-35 (f) An order dividing the district must:

3-36 (1) name each new district;

3-37 (2) include the metes and bounds description of the
3-38 territory of each new district;

3-39 (3) appoint temporary directors for each new district;
3-40 and

3-41 (4) provide for the division of assets and liabilities
3-42 between or among the new districts.

3-43 (g) On or before the 30th day after the date of adoption of
3-44 an order dividing the district, the district shall file the order
3-45 with the commission and record the order in the real property
3-46 records of each county in which the district is located.

3-47 (h) Any new district created by the division of the district
3-48 shall hold a confirmation and directors' election as required by
3-49 Section 7906.003.

3-50 (i) Any new district created by the division of the district
3-51 must hold an election as required by this chapter to obtain voter
3-52 approval before the district may impose a maintenance tax or issue
3-53 bonds payable wholly or partly from ad valorem taxes.

3-54 (j) If the creation of the new district is confirmed, the
3-55 new district shall provide the election date and results to the
3-56 commission.

3-57 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-58 Sec. 7906.151. ELECTIONS REGARDING TAXES OR BONDS.

3-59 (a) The district may issue, without an election, bonds and other
3-60 obligations secured by:

3-61 (1) revenue other than ad valorem taxes; or

3-62 (2) contract payments described by Section 7906.153.

3-63 (b) The district must hold an election in the manner
3-64 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-65 before the district may impose an ad valorem tax or issue bonds
3-66 payable from ad valorem taxes.

3-67 (c) The district may not issue bonds payable from ad valorem
3-68 taxes to finance a road project unless the issuance is approved by a
3-69 vote of a two-thirds majority of the district voters voting at an

4-1 election held for that purpose.
4-2 Sec. 7906.152. OPERATION AND MAINTENANCE TAX. (a) If
4-3 authorized at an election held under Section 7906.151, the district
4-4 may impose an operation and maintenance tax on taxable property in
4-5 the district in accordance with Section 49.107, Water Code.

4-6 (b) The board shall determine the tax rate. The rate may not
4-7 exceed the rate approved at the election.

4-8 Sec. 7906.153. CONTRACT TAXES. (a) In accordance with
4-9 Section 49.108, Water Code, the district may impose a tax other than
4-10 an operation and maintenance tax and use the revenue derived from
4-11 the tax to make payments under a contract after the provisions of
4-12 the contract have been approved by a majority of the district voters
4-13 voting at an election held for that purpose.

4-14 (b) A contract approved by the district voters may contain a
4-15 provision stating that the contract may be modified or amended by
4-16 the board without further voter approval.

4-17 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-18 Sec. 7906.201. AUTHORITY TO ISSUE BONDS AND OTHER
4-19 OBLIGATIONS. The district may issue bonds or other obligations
4-20 payable wholly or partly from ad valorem taxes, impact fees,
4-21 revenue, contract payments, grants, or other district money, or any
4-22 combination of those sources, to pay for any authorized district
4-23 purpose.

4-24 Sec. 7906.202. TAXES FOR BONDS. At the time the district
4-25 issues bonds payable wholly or partly from ad valorem taxes, the
4-26 board shall provide for the annual imposition of a continuing
4-27 direct ad valorem tax, without limit as to rate or amount, while all
4-28 or part of the bonds are outstanding as required and in the manner
4-29 provided by Sections 54.601 and 54.602, Water Code.

4-30 Sec. 7906.203. BONDS FOR ROAD PROJECTS. At the time of
4-31 issuance, the total principal amount of bonds or other obligations
4-32 issued or incurred to finance road projects and payable from ad
4-33 valorem taxes may not exceed one-fourth of the assessed value of the
4-34 real property in the district.

4-35 SECTION 2. The Montgomery-Grimes Counties Municipal
4-36 Utility District No. 146 initially includes all the territory
4-37 contained in the following area:

4-38 428.212 Acres

4-39 Joseph G. Ferguson Survey, A-221

4-40 Montgomery County, Texas

4-41 Being 428.212 acres of land situated in the Joseph G. Ferguson
4-42 Survey, A-221, Montgomery County, Texas, and being out of a
4-43 residual of a certain 1936.077 acres of land as described in deed
4-44 recorded under County Clerk's File No. 2007-037712 of the Real
4-45 Property Records of Montgomery County, Texas, said 428.212 acres of
4-46 land being more particularly described by metes and bounds as
4-47 follows:

4-48 BEGINNING at a concrete monument found in the west line of F.M.
4-49 1486, a 110 foot right-of-way, for the southeast corner of Blake
4-50 Ranch as described in deed recorded under County Clerk's File
4-51 No. 9366055 of the Real Property Records of Montgomery County,
4-52 Texas, same being the northeast corner and POINT OF BEGINNING of
4-53 the herein described tract;

4-54 THENCE South 02 degrees 33 minutes 01 seconds East, along the west
4-55 line of said F.M. 1486 and the east boundary line of the said
4-56 1936.077 acres of land, same being the east boundary line of the
4-57 herein described tract, a distance of 2677.01 feet to a 5/8 inch
4-58 iron rod with survey cap (Moyer) set for the northeast corner of Lot
4-59 1, Block 8, Crown Ranch Section One Amending Plat No. 1, according
4-60 to the map or plat thereof recorded in Cabinet Z, Sheets 755 thru
4-61 759 of the Map Records of Montgomery County, Texas, and the
4-62 southeast corner of the herein described tract;

4-63 THENCE North 85 degrees 35 minutes 50 seconds West, along the north
4-64 boundary line of Lots 1, 2, 3, and 4, Block 8, of said Crown Ranch
4-65 and the southerly boundary line of the herein described tract, a
4-66 distance of 1128.30 feet to a 5/8 inch iron rod with survey cap
4-67 (Moyer) set for an angle point;

4-68 THENCE South 59 degrees 34 minutes 02 seconds West, continuing
4-69 along the north boundary line of said Lot 4 and the north boundary

5-1 line of Lots 5 and 6, Block 8 of said Crown Ranch and continuing
5-2 along the south boundary line of the herein described tract, a
5-3 distance of 635.56 feet to a 5/8 inch iron rod with survey cap
5-4 (Moyer) set for the northwest corner of said Lot 6 and a southerly
5-5 corner of the herein described tract;
5-6 THENCE in a southeasterly direction along the west boundary line of
5-7 said Lot 6 and a southerly boundary line of the herein described
5-8 tract along a non-tangent curve to the left having as its elements:
5-9 a radius of 616.14 feet, a central angle of 37 degrees 40 minutes 18
5-10 seconds, an arc length of 405.11 feet, and a chord bearing of South
5-11 23 degrees 38 minutes 52 seconds East, a distance of 397.85 feet to
5-12 a 5/8 inch iron rod with survey cap (Moyer) set in the north line of
5-13 Crown Ranch Boulevard (a northwesterly cut-back corner) for the
5-14 southwest corner of said Lot 6 and a southerly corner of the herein
5-15 described tract;
5-16 THENCE South 37 degrees 53 minutes 49 seconds West, continuing
5-17 along the northwesterly line of said Crown Ranch Boulevard and the
5-18 southerly boundary line of the herein described tract, a distance
5-19 of 60.78 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
5-20 the most easterly southeast corner of Restricted Reserve "F" of
5-21 said Crown Ranch and a southerly corner of the herein described
5-22 tract;
5-23 THENCE in a northwesterly direction along the northeast boundary
5-24 line of said Restricted Reserve "F" and continuing along the
5-25 southerly boundary line of the herein described tract along a
5-26 non-tangent curve to the right having as its elements: a radius of
5-27 676.14 feet, a central angle of 27 degrees 37 minutes 46 seconds, an
5-28 arc length of 326.05 feet, and a chord bearing of North 29 degrees
5-29 31 minutes 46 seconds West, a distance of 322.90 feet to a 5/8 inch
5-30 iron rod with survey cap (Moyer) set for the northeast corner of
5-31 said Restricted Reserve "F" and a southerly corner of the herein
5-32 described tract;
5-33 THENCE South 59 degrees 34 minutes 02 seconds West, along the north
5-34 boundary line of said Restricted Reserve "F" and continuing along
5-35 the southerly boundary line of the herein described tract, a
5-36 distance of 657.92 feet to a 5/8 inch iron rod with survey cap
5-37 (Moyer) set for the northwest corner of said Restricted Reserve "F"
5-38 and a southerly corner of the herein described tract;
5-39 THENCE South 14 degrees 38 minutes 43 seconds West, along the west
5-40 boundary line of said Restricted Reserve "F" and continuing along
5-41 the southerly boundary line of the herein described tract, a
5-42 distance of 243.59 feet to a 5/8 inch iron rod with survey cap
5-43 (Moyer) set for an angle point;
5-44 THENCE South 02 degrees 30 minutes 07 seconds East, continuing
5-45 along the west boundary line of said Restricted Reserve "F" and the
5-46 southerly boundary line of the herein described tract, a distance
5-47 of 89.62 feet to a 5/8 inch iron rod with survey cap (Moyer) set in
5-48 the north line of said Crown Ranch Boulevard for the southwest
5-49 corner of said Restricted Reserve "F" and a southerly corner of the
5-50 herein described tract;
5-51 THENCE South 87 degrees 29 minutes 53 seconds West, along the north
5-52 line of said Crown Ranch Boulevard and continuing along the
5-53 southerly boundary line of the herein described tract, a distance
5-54 of 850.45 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
5-55 the southeast corner of Lot 1, Block 7, of said Crown Ranch and a
5-56 southerly corner of the herein described tract;
5-57 THENCE North 02 degrees 30 minutes 07 seconds West, along the east
5-58 boundary line of said Lot 1, Block 7 and continuing along the
5-59 southerly boundary line of the herein described tract, a distance
5-60 of 405.55 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
5-61 the northeast corner of said Lot 1, Block 7 and a southerly corner
5-62 of the herein described tract;
5-63 THENCE South 87 degrees 29 minutes 53 seconds West, along the north
5-64 boundary line of Lots 1 and 2, Block 7 and continuing along the
5-65 southerly boundary line of the herein described tract, a distance
5-66 of 383.12 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
5-67 the northwest corner of said Lot 2, Block 7 and a southerly corner
5-68 of the herein described tract;
5-69 THENCE South 02 degrees 30 minutes 07 seconds East, along the west

6-1 boundary line of said Lot 2 and continuing along the southerly
6-2 boundary line of the herein described tract, a distance of 380.55
6-3 feet to a 5/8 inch iron rod with survey cap (Moyer) set in the north
6-4 line of said Crown Ranch Boulevard for the southwest corner of said
6-5 Lot 2 and a southerly corner of the herein described tract;
6-6 THENCE South 87 degrees 29 minutes 53 seconds West, along the north
6-7 line of said Crown Ranch Boulevard and continuing along the
6-8 southerly boundary line of the herein described tract, a distance
6-9 of 60.00 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
6-10 the southeast corner of Lot 1, Block 6 of said Crown Ranch and a
6-11 southerly corner of the herein described tract;
6-12 THENCE North 02 degrees 30 minutes 07 seconds West, along the east
6-13 boundary line of said a Lot 1, Block 6 and continuing along the
6-14 southerly boundary line of the herein described tract, a distance
6-15 of 380.55 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
6-16 the northeast corner of said Lot 1, Block 6 and a southerly corner
6-17 of the herein described tract;
6-18 THENCE South 87 degrees 29 minutes 53 second West, along the north
6-19 boundary lines of Lots 1, 2, 3, 4, and 5, Block 6 of said Crown Ranch
6-20 Section One and continuing along the southerly boundary line of the
6-21 herein described tract, a distance of 865.08 feet to a 5/8 inch iron
6-22 rod with survey cap (Moyer) set for the northeast corner of Lot 1,
6-23 Block 5, of said Crown Ranch and a southerly angle point of the
6-24 herein described tract;
6-25 THENCE North 59 degrees 17 minutes 57 seconds West, along the
6-26 northeast boundary line of Lots 1, 2, and 3, Block 5 of said Crown
6-27 Ranch and along the southwesterly boundary line of the herein
6-28 described tract, a distance of 451.13 feet to a 5/8 inch iron rod
6-29 with survey cap (Moyer) set for the common corner of Lots 3 and 4,
6-30 Block 5 of said Crown Ranch and an angle point of the herein
6-31 described tract;
6-32 THENCE North 47 degrees 07 minutes 57 seconds West, along the
6-33 northeast boundary line of Lots 4 and 5, Block 5 of said Crown Ranch
6-34 and continuing along the southwesterly boundary line of the herein
6-35 described tract, a distance of 298.12 feet to a 5/8 inch iron rod
6-36 with survey cap (Moyer) set for the common corner of Lots 5 and 6,
6-37 Block 5 of said Crown Ranch and an angle point of the herein
6-38 described tract;
6-39 THENCE North 37 degrees 48 minutes 49 seconds West, along the
6-40 northeast boundary line of Lots 6, 7, 8, 9, and 10, Block 5, of said
6-41 Crown Ranch and continuing along the southwesterly boundary line of
6-42 the herein described tract, a distance of 901.31 feet to a 5/8 inch
6-43 iron rod with survey cap (Moyer) set in a curve for the north corner
6-44 of said Lot 10 common to a southerly corner of the herein described
6-45 tract;
6-46 THENCE in a southwesterly direction along the northwest boundary
6-47 line of said Lot 10 and continuing along the southwesterly boundary
6-48 line of the herein described tract along a non-tangent curve to the
6-49 right having as its elements: a radius of 1030.00 feet, a central
6-50 angle of 01 degrees 09 minutes 44 seconds, an arc length of 20.90
6-51 feet, and a chord bearing of South 51 degrees 36 minutes 18 seconds
6-52 West, a distance of 20.89 feet to a 5/8 inch iron rod with survey cap
6-53 (Moyer) set for the end of the curve;
6-54 THENCE South 52 degrees 11 minutes 11 seconds West, continuing
6-55 along the northwest boundary line of said Lot 10 and continuing
6-56 along the southwesterly boundary line of the herein described
6-57 tract, a distance of 332.11 feet to a 5/8 inch iron rod with survey
6-58 cap (Moyer) set in the northeast line of Crown Ranch Boulevard, a 60
6-59 foot private right-of-way, for the southwest corner of said Lot 10,
6-60 same being a southerly corner of the herein described tract;
6-61 THENCE North 37 degrees 48 minutes 49 seconds West, along the
6-62 northeast line of said Crown Ranch Boulevard and continuing along
6-63 the southwesterly boundary line of the herein described tract, a
6-64 distance of 60.00 feet to a 5/8 inch iron rod with survey cap
6-65 (Moyer) set for the southeast corner of Lot 1, Block 4, of said
6-66 Crown Ranch Section One and a southerly corner of the herein
6-67 described tract;
6-68 THENCE North 52 degrees 11 minutes 10 seconds East, along the
6-69 southeast boundary line of said Lot 1 and continuing along the

7-1 southwesterly boundary line of the herein described tract, a
 7-2 distance of 332.11 feet to a 5/8 inch iron rod with survey cap for
 7-3 the beginning of a curve;
 7-4 THENCE in a northeasterly direction continuing along the southeast
 7-5 boundary line of said Lot 1 and continuing along the southwesterly
 7-6 boundary line of the herein described tract along a curve to the
 7-7 left having as its elements: a radius of 970.00 feet, a central
 7-8 angle of 01 degrees 11 minutes 13 seconds, an arc length of 20.09
 7-9 feet, and a chord bearing of North 51 degrees 35 minutes 34 seconds
 7-10 East, a distance of 20.09 feet to a 5/8 inch iron rod with survey cap
 7-11 (Moyer) set for the northeast corner of said Lot 1 and a southerly
 7-12 corner of the herein described tract;
 7-13 THENCE North 43 degrees 36 minutes 42 seconds West, along the
 7-14 northeast boundary line of Lots 1, 2, and 3, Block 4 of said Crown
 7-15 Ranch, and continuing along the southwesterly boundary line of the
 7-16 herein described tract, a distance of 552.90 feet to a 5/8 inch iron
 7-17 rod with survey cap (Moyer) set for an angle point;
 7-18 THENCE North 58 degrees 26 minutes 29 seconds West, along the
 7-19 northeast boundary line of said Lots 3, 4, 5, and 6, Block 4, of said
 7-20 Crown Ranch and continuing along the southwesterly boundary line of
 7-21 the herein described tract, a distance of 561.07 feet to a 5/8 inch
 7-22 iron rod with survey cap (Moyer) set for an angle point;
 7-23 THENCE North 73 degrees 22 minutes 49 seconds West, along the
 7-24 northeast boundary line of Lots 6, 7, 8, and Restricted Reserve "E",
 7-25 Block 4 of said Crown Ranch, and the southwesterly boundary line of
 7-26 the herein described tract, a distance of 561.07 feet to a 5/8 inch
 7-27 iron rod with survey cap (Moyer) set for an angle point;
 7-28 THENCE North 87 degrees 16 minutes 13 seconds West, along the north
 7-29 boundary line of Restricted Reserve "E" and Lot 9, Block 4, of said
 7-30 Crown Ranch and continuing along the southwesterly boundary line
 7-31 of the herein described tract, a distance of 247.65 feet to a point
 7-32 for the southeast corner of Restricted Reserve "G" of Crown Ranch
 7-33 Section Three, according to the map or plat thereof recorded in
 7-34 Cabinet Z, Sheet 1208 of the Map Records of Montgomery County, Texas
 7-35 and a northwest corner of the herein described tract;
 7-36 THENCE North 27 degrees 21 minutes 07 seconds East, along the east
 7-37 boundary line of said Restricted Reserve "G", southeast boundary
 7-38 line of said Lot 35 and the northwest boundary line of the herein
 7-39 described tract, a distance of 164.86 feet to a point for the most
 7-40 easterly southeast corner of said Lot 35 and an interior
 7-41 northwesterly corner of the herein described tract;
 7-42 THENCE North 65 degrees 26 minutes 22 seconds West, along the
 7-43 northeast boundary line of Lot 35, Block 2, of said Crown Ranch
 7-44 Section Three, and continuing along the northwest boundary line of
 7-45 the herein described tract, a distance of 188.65 feet to an angle
 7-46 point;
 7-47 THENCE North 40 degrees 41 minutes 22 seconds West, continuing
 7-48 along the northeast boundary line of said Lot 35 and the east
 7-49 boundary line of Lot 34 and 33, Block 2, of said Crown Ranch Section
 7-50 Three, common to the northwest boundary line of the herein
 7-51 described tract, a distance of
 7-52 443.41 feet to an angle point;
 7-53 THENCE North 03 degrees 49 minutes 38 seconds West, along the east
 7-54 boundary line of Lots 33 and 32, and Restricted Reserve "F", Block
 7-55 2, of said Crown Ranch Section Three and continuing along the
 7-56 northwest boundary line of the herein described tract, a distance
 7-57 of 259.25 feet to a 5/8 inch iron rod with survey cap (Moyer) set in
 7-58 the common boundary line of the aforesaid Blake Ranch Property and
 7-59 the 1936.077 acres of land for the northeast corner of Restricted
 7-60 Reserve "F" of said Crown Ranch Section Three, and the northwest
 7-61 corner of the herein described tract;
 7-62 THENCE North 86 degrees 10 minutes 23 seconds East, along the said
 7-63 common boundary line and the north boundary line of the herein
 7-64 described tract, a distance of 7650.14 feet to the POINT OF
 7-65 BEGINNING and containing 428.212 acres of land.
 7-66 Job No. 11014-B
 7-67 Job No. 10080
 7-68 1929.279 Acres
 7-69 Joseph G. Ferguson Survey, A-227; Charles Weaver Survey, A-624;

8-1 Alexander Robblis Survey, A-464; Robert Elgin Survey, A-199
8-2 Montgomery County, Texas
8-3 Alexander Robblis Survey, A-400; Charles Weaver Survey, A-482;
8-4 P.G. Moffitt Survey, A-330; E.T. Estis Survey, A-194
8-5 William R. Wheelis Survey, A-481
8-6 Grimes County, Texas
8-7 Being 1929.279 acres of land situated in the Joseph G. Ferguson
8-8 Survey, A-227; the Charles Weaver Survey, A-624; the Alexander
8-9 Robblis Survey, A-464; and the Robert Elgin Survey, A-199,
8-10 Montgomery County, Texas, and situated in the Alexander Robblis
8-11 Survey, A-400; the Charles Weaver Survey, A-482; the P.G. Moffitt
8-12 Survey, A-330; and the E.T. Estis Survey, A-194, Grimes County,
8-13 Texas, and being 1988.459 acres of land save and except 59.180 acres
8-14 of land, said 1929.279 acres of land being more particularly
8-15 described by metes and bounds as follows:
8-16 BEGINNING at a 5/8 inch iron rod with survey cap set in the west line
8-17 of F.M. 1486, a 110 foot right of way per Tx Dot ROW Map R-1416-3-1
8-18 February 22, 1960, for the southeast corner of Crown Ranch Section
8-19 One, according to the map or plat thereof recorded in Cabinet Z,
8-20 Sheets 755 thru 759 of the Map Records of Montgomery County, Texas,
8-21 and the northeast corner of a certain 1,675.016 acres of land
8-22 (Parcel N7395-C2) as described in deed recorded in Volume 849, Page
8-23 205 of the Deed Records of Grimes County, Texas, and under County
8-24 Clerk's File No. 968009 of the Real Property Records of Montgomery
8-25 County, Texas, same being the northeast corner and POINT OF
8-26 BEGINNING of the herein described tract;
8-27 THENCE South 02 degrees 43 minutes 16 seconds East, along the west
8-28 line of said F.M. 1486 and the common east boundary line of the said
8-29 1,675.016 acres of land and the herein described tract, a distance
8-30 of 5,114.36 feet to a 5/8 inch iron rod with survey cap (Burgess)
8-31 found for the southeast corner of the herein described tract;
8-32 THENCE South 87 degrees 31 minutes 55 seconds West along the common
8-33 south boundary line of the said 1675.016 acres of land and the
8-34 herein described tract, passing at 10,209.67 feet, a 3 inch brass
8-35 disc in concrete stamped Moyer Surveying 5656 Grimes and Montgomery
8-36 County Line, continuing in all a distance of 12,654.87 feet to a 5/8
8-37 inch iron rod with survey cap (Burgess) found in the east boundary
8-38 line of a certain 16.0 acres of land as described in deed recorded
8-39 in Volume 362, Page 558 of the Deed Records of Grimes County, Texas,
8-40 for the most southerly southwest corner of the herein described
8-41 tract;
8-42 THENCE North 03 degrees 31 minutes 33 seconds West, along the east
8-43 boundary line of the said 16.0 acres of land and continuing along
8-44 the east boundary line of a certain 49.963 acres of land as
8-45 described in deed recorded in Volume 324, Page 60 of the Deed
8-46 Records of Grimes County, Texas, same being a southwesterly
8-47 boundary line of the herein described tract, a distance of 2371.80
8-48 feet to a concrete monument found for the northeast corner of the
8-49 said 49.963 acres of land and an interior southwesterly corner of
8-50 the herein described tract from which a 1 inch iron pipe found for
8-51 reference bears South 46 degrees 26 minutes 12 seconds East, a
8-52 distance of 0.92 feet;
8-53 THENCE South 86 degrees 27 minutes 11 seconds West, along the north
8-54 boundary line of the said 49.963 acres of land and a northerly
8-55 boundary line of a certain 193.424 acres of land as described in
8-56 deed recorded in Volume 932, Page 105 of the Deed Records of Grimes
8-57 County, Texas, same being a southwesterly boundary line of the
8-58 herein described tract, a distance of 2219.95 feet to a 5/8 inch
8-59 iron rod with survey cap (Moyer) set for an interior northwesterly
8-60 corner of the said 193.424 acres of land and a southwesterly corner
8-61 of the herein described tract from which a 1 inch iron pipe found
8-62 for reference bears North 60 degrees 31 minutes 23 seconds East, a
8-63 distance of 0.55 feet;
8-64 THENCE North 03 degrees 32 minutes 32 seconds West, along a
8-65 northerly boundary line of the said 193.424 acres of land and a
8-66 southwesterly boundary line of the herein described tract, a
8-67 distance of 1245.68 feet to a 1 inch iron pipe found for a
8-68 northwesterly corner of the said 193.424 acres and an interior
8-69 westerly corner of the herein described tract;

9-1 THENCE South 86 degrees 51 minutes 46 seconds West, along the
9-2 northwest boundary line of the said 193.424 acres of land and an
9-3 interior westerly boundary line of the herein described tract, a
9-4 distance of 731.85 feet to a 1 inch iron pipe found for the
9-5 northwest corner of the said 193.424 acres of land from which a 1
9-6 inch iron pipe found for reference bears North 04 degrees 27 minutes
9-7 04 seconds West, a distance of 34.76 feet;
9-8 THENCE South 03 degrees 41 minutes 41 seconds East, along the east
9-9 boundary line of a certain 261.066 acres of land as described in
9-10 deed recorded in Volume 849, Page 205 of the Deed Records of Grimes
9-11 County, Texas, common to the west boundary line of the said 193.424
9-12 acres of land, same being an interior westerly boundary line of the
9-13 herein described tract, a distance of 2879.52 feet to a 1 inch iron
9-14 pipe found for the northeast corner of a certain 49.0 acres of land
9-15 as described in deed recorded in Volume 286, Page 737 of the Deed
9-16 Records of Grimes County, Texas, and the southeast corner of the
9-17 said 261.066 acres of land, same being a southwesterly corner of the
9-18 herein described tract;
9-19 THENCE South 86 degrees 10 minutes 28 seconds West, along the north
9-20 boundary line of the said 49.0 acres of land and the south boundary
9-21 line of the said 261.066 acres of land, same being the southwest
9-22 boundary line of the herein described tract, a distance of 1531.74
9-23 feet to a 5/8 inch iron rod with survey cap (Moyer) set in the
9-24 centerline of Mill Creek for the southeast corner of a certain 68.50
9-25 acres of land as described in deed recorded in Volume 625, Page 691
9-26 of the Deed Records of Grimes County, Texas, and the southwest
9-27 corner of the herein described tract;
9-28 THENCE in a northerly direction along the east boundary line of the
9-29 said 68.50 acres of land and a southwest boundary line of the herein
9-30 described tract along the centerline meanders of said Mill Creek
9-31 the following courses and distances:
9-32 1. North 04 deg. 01 min. 17 sec. West, a distance of 43.26 feet;
9-33 2. North 01 deg. 25 min. 10 sec. West, a distance of 298.68 feet;
9-34 3. North 05 deg. 22 min. 10 sec. West, a distance of 183.35 feet;
9-35 4. North 18 deg. 31 min. 11 sec. West, a distance of 76.10 feet;
9-36 5. North 22 deg. 46 min. 19 sec. West, a distance of 212.60 feet;
9-37 6. North 23 deg. 35 min. 43 sec. West, a distance of 114.58 feet;
9-38 7. North 34 deg. 17 min. 37 sec. West, a distance of 82.07 feet;
9-39 8. North 22 deg. 34 min. 55 sec. West, a distance of 334.57 feet;
9-40 9. North 03 deg. 41 min. 04 sec. West, a distance of 60.79 feet;
9-41 10. North 58 deg. 40 min. 35 sec. West, a distance of 98.49 feet;
9-42 11. North 66 deg. 35 min. 20 sec. West, a distance of 151.67 feet;
9-43 12. North 87 deg. 34 min. 10 sec. West, a distance of 58.50 feet;
9-44 13. North 87 deg. 53 min. 47 sec. West, a distance of 28.52 feet;
9-45 14. North 78 deg. 35 min. 48 sec. West, a distance of 42.79 feet;
9-46 15. North 64 deg. 57 min. 06 sec. West, a distance of 100.15 feet;
9-47 16. North 58 deg. 19 min. 28 sec. West, a distance of 108.07 feet;
9-48 17. North 51 deg. 08 min. 18 sec. West, a distance of 154.36 feet;
9-49 18. North 56 deg. 11 min. 55 sec. West, a distance of 47.73 feet;
9-50 19. North 41 deg. 02 min. 54 sec. West, a distance of 48.93 feet;
9-51 20. North 26 deg. 22 min. 46 sec. West, a distance of 70.52 feet;
9-52 21. North 18 deg. 55 min. 33 sec. West, a distance of 115.55 feet
9-53 to a point for the northeasterly corner of the said 68.50 acres of
9-54 land and an interior southwesterly corner of the herein described
9-55 tract;
9-56 THENCE South 87 degrees 41 minutes 36 seconds West, along the north
9-57 boundary line of the said 68.50 acres of land and a southwesterly
9-58 boundary line of the herein described tract, passing at 6.88 feet, a
9-59 railroad tie fence post found for reference continuing in all a
9-60 distance of 1661.16 feet to a 1 inch iron pipe found in the east line
9-61 of F.M. 1774, a 100 foot right-of-way, for the northwest corner of a
9-62 certain 2.0 acres of land as described in deed recorded in Volume
9-63 583, Page 462 of the Deed Records of Grimes County, Texas, and a
9-64 southwesterly corner of the herein described tract from which a 1
9-65 inch iron pipe found for reference bears South 87 degrees 45 minutes
9-66 38 seconds West, a distance of 99.0 feet;
9-67 THENCE North 07 degrees 15 minutes 44 seconds West, passing at 42.05
9-68 feet, a 5/8 inch iron rod found for reference continuing in all, a
9-69 distance of 1324.41 feet to a 5/8 inch iron rod found for the

10-1 southwest corner of a certain 100.36 acres of land and the most
10-2 westerly corner of the herein described tract from which a 1 inch
10-3 iron pipe found for reference bears North 86 degrees 07 minutes 28
10-4 seconds East, a distance of 13.65 feet;
10-5 THENCE North 86 degrees 38 minutes 28 seconds East, along the south
10-6 boundary line of the said 100.36 acres of land and a northwesterly
10-7 boundary line of the herein described tract, passing at 1501.19
10-8 feet, a fence post found for reference continuing in all, a distance
10-9 of 1571.95 feet to a point in the centerline of said Mill Creek for
10-10 the southeast corner of the said 100.36 acres of land and an
10-11 interior northeasterly corner of the herein described tract;
10-12 THENCE in a northerly direction along the east boundary line of the
10-13 said 100.36 acres of land and the northwesterly boundary line of the
10-14 herein described tract along the centerline meanders of said Mill
10-15 Creek the following courses and distances:
10-16 1. North 05 deg. 22 min. 57 sec. East, a distance of 591.86 feet;
10-17 2. North 06 deg. 00 min. 52 sec. West, a distance of 250.76 feet;
10-18 3. North 09 deg. 54 min. 50 sec. West, a distance of 347.55 feet;
10-19 4. North 29 deg. 37 min. 27 sec. West, a distance of 268.49 feet;
10-20 5. North 41 deg. 51 min. 19 sec. West, a distance of 155.57 feet;
10-21 6. North 36 deg. 30 min. 59 sec. West, a distance of 215.63 feet to
10-22 a point for the northwest corner of the herein described tract;
10-23 THENCE North 86 degrees 26 minutes 31 seconds East, along a
10-24 northwesterly boundary line of the herein described tract, passing
10-25 at 93.64 feet, a 1 and 1/2 inch iron pipe found for reference and the
10-26 southwest corner of a certain 130 acres of land as described in deed
10-27 recorded in Volume 897, Page 443 of the Deed Records of Grimes
10-28 County, Texas, continuing in all a distance of 3756.33 feet to a 1
10-29 inch iron pipe found for the southeast corner of the said 130 acres
10-30 of land and a northwesterly corner of the herein described tract;
10-31 THENCE South 03 degrees 26 minutes 39 seconds East, along a
10-32 northwesterly boundary line of the herein described tract, a
10-33 distance of 617.42 feet to a 5/8 inch iron rod with survey cap set
10-34 for an interior northwesterly corner of the herein described tract;
10-35 THENCE North 87 degrees 31 minutes 20 seconds East, along the north
10-36 boundary line of the herein described tract, passing at 4,751.81
10-37 feet, a brass disc in concrete stamped Moyer Surveying 5656 Grimes
10-38 and Montgomery County Line and set for the southeast corner of Crown
10-39 Ranch Section Two, a corrected plat according to the map or plat
10-40 thereof recorded in Volume 1221, Page 315 of the Map Records of
10-41 Grimes County, Texas, and the southwest corner of Crown Ranch
10-42 Section One-A Amending Plat No. 1, according to the map or plat
10-43 thereof recorded in Cabinet Z, Sheet 762 of the Map Records of
10-44 Montgomery County, Texas, continuing in all a distance of 14,947.98
10-45 feet to the POINT OF BEGINNING and containing 1,988.459 acres of
10-46 land;
10-47 SAVE AND EXCEPT a certain 59.180 acres of land described in deed as
10-48 60 acres recorded in Volume 156, Page 217 of the Deed Records of
10-49 Grimes County, Texas, said 59.180 acres being more particularly
10-50 described by metes and bounds as follows:
10-51 COMMENCING at a 1 inch iron pipe found for the northwest corner of
10-52 the aforesaid 193.424 acres of land;
10-53 THENCE North 04 degrees 27 minutes 04 seconds West, a distance of
10-54 34.76 feet to a 1 inch iron pipe found for refernce;
10-55 TEHNCE South 87 degrees 49 minutes 37 seconds West, a distance of
10-56 72.03 feet to a 1 and 1/4 inch iron pipe found for the southeast
10-57 corner and POINT OF BEGINNING of the herein described tract;
10-58 THENCE South 87 degrees 21 minutes 15 seconds West, along the south
10-59 boundary line of the herein described tract, a distance of 1352.68
10-60 feet to a 1 inch iron pipe found for the southwest corner of the
10-61 herein described tract;
10-62 THENCE North 02 degrees 43 minutes 52 seconds West, along the west
10-63 boundary line of the herein described tract, a distance of 1868.58
10-64 feet to a 1 and 1/4 inch iron pipe found for the northwest corner of
10-65 the herein described tract;
10-66 THENCE North 87 degrees 17 minutes 50 seconds East, along the north
10-67 boundary line of the herein described tract, a distance of 1451.45
10-68 feet to a concrete monument (disturbed) for the northeast corner of
10-69 the herein described tract;

11-1 THECNE South 02 degrees 33 minutes 59 seconds East, along the east
11-2 boundary line of the herein described tract, a distance of 486.58
11-3 feet to a concrete monument (broken) found for a northeasterly
11-4 corner of the herein described tract;
11-5 THENCE South 86 degrees 05 minutes 18 seconds West, along
11-6 continuing along the east boundary line of the herein described
11-7 tract, a distance of 95.11 feet to a concrete monument found for an
11-8 interior northeasterly corner of the herein described tract;
11-9 THENCE South 02 degrees 38 minutes 11 seconds East, continuing
11-10 along the east boundary line of the herein described tract, a
11-11 distance of 1381.34 feet to the POINT OF BEGINNING and containing
11-12 59.180 acres of land.

11-13 SECTION 3. (a) The legal notice of the intention to
11-14 introduce this Act, setting forth the general substance of this
11-15 Act, has been published as provided by law, and the notice and a
11-16 copy of this Act have been furnished to all persons, agencies,
11-17 officials, or entities to which they are required to be furnished
11-18 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
11-19 Government Code.

11-20 (b) The governor, one of the required recipients, has
11-21 submitted the notice and Act to the Texas Commission on
11-22 Environmental Quality.

11-23 (c) The Texas Commission on Environmental Quality has filed
11-24 its recommendations relating to this Act with the governor, the
11-25 lieutenant governor, and the speaker of the house of
11-26 representatives within the required time.

11-27 (d) All requirements of the constitution and laws of this
11-28 state and the rules and procedures of the legislature with respect
11-29 to the notice, introduction, and passage of this Act are fulfilled
11-30 and accomplished.

11-31 SECTION 4. (a) If this Act does not receive a two-thirds
11-32 vote of all the members elected to each house, Subchapter C, Chapter
11-33 7906, Special District Local Laws Code, as added by Section 1 of
11-34 this Act, is amended by adding Section 7906.107 to read as follows:

11-35 Sec. 7906.107. NO EMINENT DOMAIN POWER. The district may
11-36 not exercise the power of eminent domain.

11-37 (b) This section is not intended to be an expression of a
11-38 legislative interpretation of the requirements of Section 17(c),
11-39 Article I, Texas Constitution.

11-40 SECTION 5. This Act takes effect September 1, 2015.

11-41 * * * * *