

1-1 By: Taylor of Collin S.B. No. 2057
1-2 (In the Senate - Filed April 16, 2015; April 20, 2015, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; May 8, 2015, reported favorably by the following vote:
1-5 Yeas 7, Nays 0; May 8, 2015, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			

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

1-17 relating to the creation of the Double R Municipal Utility
1-18 Districts Nos. 1 and 2 of Hunt County; granting a limited power of
1-19 eminent domain; providing authority to issue bonds; providing
1-20 authority to impose assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 ARTICLE 1. CREATION OF MUNICIPAL UTILITY DISTRICTS

1-23 SECTION 1.01. Subtitle F, Title 6, Special District Local
1-24 Laws Code, is amended by adding Chapter 7955 to read as follows:

1-25 CHAPTER 7955. DOUBLE R MUNICIPAL UTILITY DISTRICT NO. 1 OF HUNT
1-26 COUNTY

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 7955.001. DEFINITIONS. In this chapter:

1-29 (1) "Board" means the district's board of directors.

1-30 (2) "Commission" means the Texas Commission on
1-31 Environmental Quality.

1-32 (3) "Director" means a board member.

1-33 (4) "District" means the Double R Municipal Utility
1-34 District No. 1 of Hunt County.

1-35 Sec. 7955.002. NATURE OF DISTRICT. The district is a
1-36 municipal utility district created under Section 59, Article XVI,
1-37 Texas Constitution.

1-38 Sec. 7955.003. CONFIRMATION AND DIRECTORS' ELECTION
1-39 REQUIRED. The temporary directors shall hold an election to
1-40 confirm the creation of the district and to elect five permanent
1-41 directors as provided by Section 49.102, Water Code.

1-42 Sec. 7955.004. CONSENT OF MUNICIPALITY REQUIRED. The
1-43 temporary directors may not hold an election under Section 7955.003
1-44 until each municipality in whose corporate limits or
1-45 extraterritorial jurisdiction the district is located has
1-46 consented by ordinance or resolution to the creation of the
1-47 district and to the inclusion of land in the district.

1-48 Sec. 7955.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-49 (a) The district is created to serve a public purpose and benefit.

1-50 (b) The district is created to accomplish the purposes of:

1-51 (1) a municipal utility district as provided by
1-52 general law and Section 59, Article XVI, Texas Constitution; and

1-53 (2) Section 52, Article III, Texas Constitution, that
1-54 relate to the construction, acquisition, improvement, operation,
1-55 or maintenance of macadamized, graveled, or paved roads, or
1-56 improvements, including storm drainage, in aid of those roads.

1-57 Sec. 7955.006. INITIAL DISTRICT TERRITORY. (a) The
1-58 district is initially composed of the territory described by
1-59 Section 2.01 of the Act enacting this chapter.

1-60 (b) The boundaries and field notes contained in Section 2.01
1-61 of the Act enacting this chapter form a closure. A mistake made in

2-1 the field notes or in copying the field notes in the legislative
2-2 process does not affect the district's:

- 2-3 (1) organization, existence, or validity;
- 2-4 (2) right to issue any type of bond for the purposes
2-5 for which the district is created or to pay the principal of and
2-6 interest on a bond;
- 2-7 (3) right to impose a tax; or
- 2-8 (4) legality or operation.

2-9 SUBCHAPTER B. BOARD OF DIRECTORS

2-10 Sec. 7955.051. GOVERNING BODY; TERMS. (a) The district is
2-11 governed by a board of five elected directors.

2-12 (b) Except as provided by Section 7955.052, directors serve
2-13 staggered four-year terms.

2-14 Sec. 7955.052. TEMPORARY DIRECTORS. (a) On or after
2-15 September 1, 2015, the owner or owners of a majority of the assessed
2-16 value of the real property in the district may submit a petition to
2-17 the commission requesting that the commission appoint as temporary
2-18 directors the five persons named in the petition. The commission
2-19 shall appoint as temporary directors the five persons named in the
2-20 petition.

2-21 (b) Temporary directors serve until the earlier of:

- 2-22 (1) the date permanent directors are elected under
2-23 Section 7955.003; or
- 2-24 (2) September 1, 2019.

2-25 (c) If permanent directors have not been elected under
2-26 Section 7955.003 and the terms of the temporary directors have
2-27 expired, successor temporary directors shall be appointed or
2-28 reappointed as provided by Subsection (d) to serve terms that
2-29 expire on the earlier of:

- 2-30 (1) the date permanent directors are elected under
2-31 Section 7955.003; or
- 2-32 (2) the fourth anniversary of the date of the
2-33 appointment or reappointment.

2-34 (d) If Subsection (c) applies, the owner or owners of a
2-35 majority of the assessed value of the real property in the district
2-36 may submit a petition to the commission requesting that the
2-37 commission appoint as successor temporary directors the five
2-38 persons named in the petition. The commission shall appoint as
2-39 successor temporary directors the five persons named in the
2-40 petition.

2-41 SUBCHAPTER C. POWERS AND DUTIES

2-42 Sec. 7955.101. GENERAL POWERS AND DUTIES. The district has
2-43 the powers and duties necessary to accomplish the purposes for
2-44 which the district is created.

2-45 Sec. 7955.102. MUNICIPAL UTILITY DISTRICT POWERS AND
2-46 DUTIES. The district has the powers and duties provided by the
2-47 general law of this state, including Chapters 49 and 54, Water Code,
2-48 applicable to municipal utility districts created under Section 59,
2-49 Article XVI, Texas Constitution.

2-50 Sec. 7955.103. AUTHORITY FOR ROAD PROJECTS. Under Section
2-51 52, Article III, Texas Constitution, the district may design,
2-52 acquire, construct, finance, issue bonds for, improve, operate,
2-53 maintain, and convey to this state, a county, or a municipality for
2-54 operation and maintenance macadamized, graveled, or paved roads, or
2-55 improvements, including storm drainage, in aid of those roads.

2-56 Sec. 7955.104. ROAD STANDARDS AND REQUIREMENTS. (a) A
2-57 road project must meet all applicable construction standards,
2-58 zoning and subdivision requirements, and regulations of each
2-59 municipality in whose corporate limits or extraterritorial
2-60 jurisdiction the road project is located.

2-61 (b) If a road project is not located in the corporate limits
2-62 or extraterritorial jurisdiction of a municipality, the road
2-63 project must meet all applicable construction standards,
2-64 subdivision requirements, and regulations of each county in which
2-65 the road project is located.

2-66 (c) If the state will maintain and operate the road, the
2-67 Texas Transportation Commission must approve the plans and
2-68 specifications of the road project.

2-69 Sec. 7955.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE

3-1 OR RESOLUTION. The district shall comply with all applicable
3-2 requirements of any ordinance or resolution that is adopted under
3-3 Section 54.016 or 54.0165, Water Code, and that consents to the
3-4 creation of the district or to the inclusion of land in the
3-5 district.

3-6 Sec. 7955.106. DIVISION OF DISTRICT. (a) The district may
3-7 be divided into two or more new districts only if the district:

3-8 (1) has no outstanding bonded debt; and

3-9 (2) is not imposing ad valorem taxes.

3-10 (b) This chapter applies to any new district created by the
3-11 division of the district, and a new district has all the powers and
3-12 duties of the district.

3-13 (c) Any new district created by the division of the district
3-14 may not, at the time the new district is created, contain any land
3-15 outside the extraterritorial jurisdiction of a city.

3-16 (d) The board, on its own motion or on receipt of a petition
3-17 signed by the owner or owners of a majority of the assessed value of
3-18 the real property in the district, may adopt an order dividing the
3-19 district.

3-20 (e) The board may adopt an order dividing the district
3-21 before or after the date the board holds an election under Section
3-22 7955.003 to confirm the creation of the district and before or after
3-23 an election under Section 7955.151 to authorize the issuance of
3-24 bonds.

3-25 (f) An order dividing the district must:

3-26 (1) name each new district;

3-27 (2) include the metes and bounds description of the
3-28 territory of each new district;

3-29 (3) appoint temporary directors for each new district;

3-30 and

3-31 (4) provide for the division of assets and liabilities
3-32 between or among the new districts.

3-33 (g) On or before the 30th day after the date of adoption of
3-34 an order dividing the district, the district shall file the order
3-35 with the commission and record the order in the real property
3-36 records of each county in which the district is located.

3-37 (h) Any new district created by the division of the district
3-38 shall hold a confirmation and directors' election as required by
3-39 Section 7955.003.

3-40 (i) Any new district created by the division of the district
3-41 must hold an election as required by this chapter to obtain voter
3-42 approval before the district may impose a maintenance tax or issue
3-43 bonds payable wholly or partly from ad valorem taxes.

3-44 (j) If the creation of the new district is confirmed, the
3-45 new district shall provide the election date and results to the
3-46 commission.

3-47 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-48 Sec. 7955.151. ELECTIONS REGARDING TAXES OR BONDS.

3-49 (a) The district may issue, without an election, bonds and other
3-50 obligations secured by:

3-51 (1) revenue other than ad valorem taxes; or

3-52 (2) contract payments described by Section 7955.153.

3-53 (b) The district must hold an election in the manner
3-54 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-55 before the district may impose an ad valorem tax or issue bonds
3-56 payable from ad valorem taxes.

3-57 (c) The district may not issue bonds payable from ad valorem
3-58 taxes to finance a road project unless the issuance is approved by a
3-59 vote of a two-thirds majority of the district voters voting at an
3-60 election held for that purpose.

3-61 Sec. 7955.152. OPERATION AND MAINTENANCE TAX. (a) If
3-62 authorized at an election held under Section 7955.151, the district
3-63 may impose an operation and maintenance tax on taxable property in
3-64 the district in accordance with Section 49.107, Water Code.

3-65 (b) The board shall determine the tax rate. The rate may not
3-66 exceed the rate approved at the election.

3-67 Sec. 7955.153. CONTRACT TAXES. (a) In accordance with
3-68 Section 49.108, Water Code, the district may impose a tax other than
3-69 an operation and maintenance tax and use the revenue derived from

4-1 the tax to make payments under a contract after the provisions of
4-2 the contract have been approved by a majority of the district voters
4-3 voting at an election held for that purpose.

4-4 (b) A contract approved by the district voters may contain a
4-5 provision stating that the contract may be modified or amended by
4-6 the board without further voter approval.

4-7 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-8 Sec. 7955.201. AUTHORITY TO ISSUE BONDS AND OTHER
4-9 OBLIGATIONS. The district may issue bonds or other obligations
4-10 payable wholly or partly from ad valorem taxes, impact fees,
4-11 revenue, contract payments, grants, or other district money, or any
4-12 combination of those sources, to pay for any authorized district
4-13 purpose.

4-14 Sec. 7955.202. TAXES FOR BONDS. At the time the district
4-15 issues bonds payable wholly or partly from ad valorem taxes, the
4-16 board shall provide for the annual imposition of a continuing
4-17 direct ad valorem tax, without limit as to rate or amount, while all
4-18 or part of the bonds are outstanding as required and in the manner
4-19 provided by Sections 54.601 and 54.602, Water Code.

4-20 Sec. 7955.203. BONDS FOR ROAD PROJECTS. At the time of
4-21 issuance, the total principal amount of bonds or other obligations
4-22 issued or incurred to finance road projects and payable from ad
4-23 valorem taxes may not exceed one-fourth of the assessed value of the
4-24 real property in the district.

4-25 SECTION 1.02. Subtitle F, Title 6, Special District Local
4-26 Laws Code, is amended by adding Chapter 7956 to read as follows:

4-27 CHAPTER 7956. DOUBLE R MUNICIPAL UTILITY DISTRICT NO. 2 OF HUNT
4-28 COUNTY

4-29 SUBCHAPTER A. GENERAL PROVISIONS

4-30 Sec. 7956.001. DEFINITIONS. In this chapter:

4-31 (1) "Board" means the district's board of directors.
4-32 (2) "Commission" means the Texas Commission on
4-33 Environmental Quality.

4-34 (3) "Director" means a board member.
4-35 (4) "District" means the Double R Municipal Utility
4-36 District No. 2 of Hunt County.

4-37 Sec. 7956.002. NATURE OF DISTRICT. The district is a
4-38 municipal utility district created under Section 59, Article XVI,
4-39 Texas Constitution.

4-40 Sec. 7956.003. CONFIRMATION AND DIRECTORS' ELECTION
4-41 REQUIRED. The temporary directors shall hold an election to
4-42 confirm the creation of the district and to elect five permanent
4-43 directors as provided by Section 49.102, Water Code.

4-44 Sec. 7956.004. CONSENT OF MUNICIPALITY REQUIRED. The
4-45 temporary directors may not hold an election under Section 7956.003
4-46 until each municipality in whose corporate limits or
4-47 extraterritorial jurisdiction the district is located has
4-48 consented by ordinance or resolution to the creation of the
4-49 district and to the inclusion of land in the district.

4-50 Sec. 7956.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.
4-51 (a) The district is created to serve a public purpose and benefit.

4-52 (b) The district is created to accomplish the purposes of:
4-53 (1) a municipal utility district as provided by
4-54 general law and Section 59, Article XVI, Texas Constitution; and
4-55 (2) Section 52, Article III, Texas Constitution, that
4-56 relate to the construction, acquisition, improvement, operation,
4-57 or maintenance of macadamized, graveled, or paved roads, or
4-58 improvements, including storm drainage, in aid of those roads.

4-59 Sec. 7956.006. INITIAL DISTRICT TERRITORY. (a) The
4-60 district is initially composed of the territory described by
4-61 Section 2.02 of the Act enacting this chapter.

4-62 (b) The boundaries and field notes contained in Section 2.02
4-63 of the Act enacting this chapter form a closure. A mistake made in
4-64 the field notes or in copying the field notes in the legislative
4-65 process does not affect the district's:

4-66 (1) organization, existence, or validity;
4-67 (2) right to issue any type of bond for the purposes
4-68 for which the district is created or to pay the principal of and
4-69 interest on a bond;

5-1 (3) right to impose a tax; or

5-2 (4) legality or operation.

5-3 SUBCHAPTER B. BOARD OF DIRECTORS

5-4 Sec. 7956.051. GOVERNING BODY; TERMS. (a) The district is
 5-5 governed by a board of five elected directors.

5-6 (b) Except as provided by Section 7956.052, directors serve
 5-7 staggered four-year terms.

5-8 Sec. 7956.052. TEMPORARY DIRECTORS. (a) On or after
 5-9 September 1, 2015, the owner or owners of a majority of the assessed
 5-10 value of the real property in the district may submit a petition to
 5-11 the commission requesting that the commission appoint as temporary
 5-12 directors the five persons named in the petition. The commission
 5-13 shall appoint as temporary directors the five persons named in the
 5-14 petition.

5-15 (b) Temporary directors serve until the earlier of:

5-16 (1) the date permanent directors are elected under
 5-17 Section 7956.003; or

5-18 (2) September 1, 2019.

5-19 (c) If permanent directors have not been elected under
 5-20 Section 7956.003 and the terms of the temporary directors have
 5-21 expired, successor temporary directors shall be appointed or
 5-22 reappointed as provided by Subsection (d) to serve terms that
 5-23 expire on the earlier of:

5-24 (1) the date permanent directors are elected under
 5-25 Section 7956.003; or

5-26 (2) the fourth anniversary of the date of the
 5-27 appointment or reappointment.

5-28 (d) If Subsection (c) applies, the owner or owners of a
 5-29 majority of the assessed value of the real property in the district
 5-30 may submit a petition to the commission requesting that the
 5-31 commission appoint as successor temporary directors the five
 5-32 persons named in the petition. The commission shall appoint as
 5-33 successor temporary directors the five persons named in the
 5-34 petition.

5-35 SUBCHAPTER C. POWERS AND DUTIES

5-36 Sec. 7956.101. GENERAL POWERS AND DUTIES. The district has
 5-37 the powers and duties necessary to accomplish the purposes for
 5-38 which the district is created.

5-39 Sec. 7956.102. MUNICIPAL UTILITY DISTRICT POWERS AND
 5-40 DUTIES. The district has the powers and duties provided by the
 5-41 general law of this state, including Chapters 49 and 54, Water Code,
 5-42 applicable to municipal utility districts created under Section 59,
 5-43 Article XVI, Texas Constitution.

5-44 Sec. 7956.103. AUTHORITY FOR ROAD PROJECTS. Under Section
 5-45 52, Article III, Texas Constitution, the district may design,
 5-46 acquire, construct, finance, issue bonds for, improve, operate,
 5-47 maintain, and convey to this state, a county, or a municipality for
 5-48 operation and maintenance macadamized, graveled, or paved roads, or
 5-49 improvements, including storm drainage, in aid of those roads.

5-50 Sec. 7956.104. ROAD STANDARDS AND REQUIREMENTS. (a) A
 5-51 road project must meet all applicable construction standards,
 5-52 zoning and subdivision requirements, and regulations of each
 5-53 municipality in whose corporate limits or extraterritorial
 5-54 jurisdiction the road project is located.

5-55 (b) If a road project is not located in the corporate limits
 5-56 or extraterritorial jurisdiction of a municipality, the road
 5-57 project must meet all applicable construction standards,
 5-58 subdivision requirements, and regulations of each county in which
 5-59 the road project is located.

5-60 (c) If the state will maintain and operate the road, the
 5-61 Texas Transportation Commission must approve the plans and
 5-62 specifications of the road project.

5-63 Sec. 7956.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
 5-64 OR RESOLUTION. The district shall comply with all applicable
 5-65 requirements of any ordinance or resolution that is adopted under
 5-66 Section 54.016 or 54.0165, Water Code, and that consents to the
 5-67 creation of the district or to the inclusion of land in the
 5-68 district.

5-69 Sec. 7956.106. DIVISION OF DISTRICT. (a) The district may

6-1 be divided into two or more new districts only if the district:
 6-2 (1) has no outstanding bonded debt; and
 6-3 (2) is not imposing ad valorem taxes.
 6-4 (b) This chapter applies to any new district created by the
 6-5 division of the district, and a new district has all the powers and
 6-6 duties of the district.
 6-7 (c) Any new district created by the division of the district
 6-8 may not, at the time the new district is created, contain any land
 6-9 outside the extraterritorial jurisdiction of a city.
 6-10 (d) The board, on its own motion or on receipt of a petition
 6-11 signed by the owner or owners of a majority of the assessed value of
 6-12 the real property in the district, may adopt an order dividing the
 6-13 district.
 6-14 (e) The board may adopt an order dividing the district
 6-15 before or after the date the board holds an election under Section
 6-16 7956.003 to confirm the creation of the district and before or after
 6-17 an election under Section 7956.151 to authorize the issuance of
 6-18 bonds.
 6-19 (f) An order dividing the district must:
 6-20 (1) name each new district;
 6-21 (2) include the metes and bounds description of the
 6-22 territory of each new district;
 6-23 (3) appoint temporary directors for each new district;
 6-24 and
 6-25 (4) provide for the division of assets and liabilities
 6-26 between or among the new districts.
 6-27 (g) On or before the 30th day after the date of adoption of
 6-28 an order dividing the district, the district shall file the order
 6-29 with the commission and record the order in the real property
 6-30 records of each county in which the district is located.
 6-31 (h) Any new district created by the division of the district
 6-32 shall hold a confirmation and directors' election as required by
 6-33 Section 7956.003.
 6-34 (i) Any new district created by the division of the district
 6-35 must hold an election as required by this chapter to obtain voter
 6-36 approval before the district may impose a maintenance tax or issue
 6-37 bonds payable wholly or partly from ad valorem taxes.
 6-38 (j) If the creation of the new district is confirmed, the
 6-39 new district shall provide the election date and results to the
 6-40 commission.
 6-41 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS
 6-42 Sec. 7956.151. ELECTIONS REGARDING TAXES OR BONDS.
 6-43 (a) The district may issue, without an election, bonds and other
 6-44 obligations secured by:
 6-45 (1) revenue other than ad valorem taxes; or
 6-46 (2) contract payments described by Section 7956.153.
 6-47 (b) The district must hold an election in the manner
 6-48 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 6-49 before the district may impose an ad valorem tax or issue bonds
 6-50 payable from ad valorem taxes.
 6-51 (c) The district may not issue bonds payable from ad valorem
 6-52 taxes to finance a road project unless the issuance is approved by a
 6-53 vote of a two-thirds majority of the district voters voting at an
 6-54 election held for that purpose.
 6-55 Sec. 7956.152. OPERATION AND MAINTENANCE TAX. (a) If
 6-56 authorized at an election held under Section 7956.151, the district
 6-57 may impose an operation and maintenance tax on taxable property in
 6-58 the district in accordance with Section 49.107, Water Code.
 6-59 (b) The board shall determine the tax rate. The rate may not
 6-60 exceed the rate approved at the election.
 6-61 Sec. 7956.153. CONTRACT TAXES. (a) In accordance with
 6-62 Section 49.108, Water Code, the district may impose a tax other than
 6-63 an operation and maintenance tax and use the revenue derived from
 6-64 the tax to make payments under a contract after the provisions of
 6-65 the contract have been approved by a majority of the district voters
 6-66 voting at an election held for that purpose.
 6-67 (b) A contract approved by the district voters may contain a
 6-68 provision stating that the contract may be modified or amended by
 6-69 the board without further voter approval.

SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

7-1 Sec. 7956.201. AUTHORITY TO ISSUE BONDS AND OTHER
 7-2 OBLIGATIONS. The district may issue bonds or other obligations
 7-3 payable wholly or partly from ad valorem taxes, impact fees,
 7-4 revenue, contract payments, grants, or other district money, or any
 7-5 combination of those sources, to pay for any authorized district
 7-6 purpose.

7-7 Sec. 7956.202. TAXES FOR BONDS. At the time the district
 7-8 issues bonds payable wholly or partly from ad valorem taxes, the
 7-9 board shall provide for the annual imposition of a continuing
 7-10 direct ad valorem tax, without limit as to rate or amount, while all
 7-11 or part of the bonds are outstanding as required and in the manner
 7-12 provided by Sections 54.601 and 54.602, Water Code.

7-13 Sec. 7956.203. BONDS FOR ROAD PROJECTS. At the time of
 7-14 issuance, the total principal amount of bonds or other obligations
 7-15 issued or incurred to finance road projects and payable from ad
 7-16 valorem taxes may not exceed one-fourth of the assessed value of the
 7-17 real property in the district.

ARTICLE 2. METES AND BOUNDS

7-18 SECTION 2.01. DOUBLE R MUNICIPAL UTILITY DISTRICT NO. 1 OF
 7-19 HUNT COUNTY. The Double R Municipal Utility District No. 1 of Hunt
 7-20 County initially includes all the territory contained in the
 7-21 following area:

7-22 BEING a tract of land located in Hunt County, Texas, being partially
 7-23 located in the Town of Josephine, a part of the John Noble Survey,
 7-24 Abstract Number 1319, and being a part of that called Tract 1
 7-25 described in a special warranty deed from Heritage Land Bank, FLCA
 7-26 to Double R Land Company, LLC as recorded in Document Number
 7-27 2011-312, Hunt County Deed Records, and being further described as
 7-28 follows:

7-29 BEGINNING at the southeast corner of said Tract 1, said point being
 7-30 in the center of Hunt County Road Number 2668 and in the center of
 7-31 Hunt County Road Number 2667;

7-32 THENCE North 88 degrees 17 minutes 02 seconds West, 1339.79 feet
 7-33 along the south line of said Tract 1 and along the center of Hunt
 7-34 County Road Number 2667 to a point for corner in the center of
 7-35 Collin County Road Number 1213;

7-36 THENCE North 00 degrees 41 minutes 18 seconds West, 3009.34 feet to
 7-37 a point for corner in the north line of said Tract 1, said point
 7-38 being in the center of Collin County Road Number 679 and in the
 7-39 center of Hunt County Road Number 2668;

7-40 THENCE along the north line of said Tract 1 and along the center of
 7-41 Hunt County Road Number 2668 as follows:

7-42 South 88 degrees 41 minutes 48 seconds East, 1195.71 feet to a
 7-43 point for corner;

7-44 South 68 degrees 18 minutes 26 seconds East, 87.86 feet to a
 7-45 point for corner;

7-46 South 52 degrees 07 minutes 25 seconds East, 86.36 feet to a
 7-47 point for corner;

7-48 South 33 degrees 39 minutes 31 seconds East, 52.49 feet to a
 7-49 point for corner;

7-50 South 19 degrees 35 minutes 28 seconds East, 58.08 feet to a
 7-51 point for corner in the east line of said Tract 1;

7-52 THENCE South 00 degrees 22 minutes 19 seconds West, 2838.20 feet
 7-53 along the center of Hunt County Road Number 2668 to the POINT OF
 7-54 BEGINNING and containing 94.30 acres of land.

7-55 SECTION 2.02. DOUBLE R MUNICIPAL UTILITY DISTRICT NO. 2 OF
 7-56 HUNT COUNTY. The Double R Municipal Utility District No. 2 of Hunt
 7-57 County initially includes all the territory contained in the
 7-58 following area:

7-59 BEING a tract of land located in Hunt County, Texas, a part of the
 7-60 John Copeland Survey, Abstract Number 170, a part of the Fields
 7-61 Prewitt Survey, Abstract Number 853, and being all of that called
 7-62 Tract 2, Parcels 1, 2, 3, 4, 5B, 6, 7, and a part of that called
 7-63 Tract 2, Parcel 8 described in a special warranty deed from Heritage
 7-64 Land Bank, FLCA to Double R Land Company, LLC as recorded in
 7-65 Document Number 2011-312, Hunt County Deed Records, and being
 7-66 further described as follows:

7-67 BEGINNING at the southeast corner said Parcel 1, said point being in

8-1 the north right-of-way line of Farm-to-Market Road Number 6;
8-2 THENCE along the north right-of-way line of Farm-to-Market Road
8-3 Number 6 as follows:
8-4 South 89 degrees 34 minutes 51 seconds West, 510.50 feet to
8-5 the southwest corner of said Parcel 1 and at the southeast corner of
8-6 said Parcel 4;
8-7 South 89 degrees 43 minutes 23 seconds West, 2391.49 feet to a
8-8 point for corner in the center of a creek;
8-9 THENCE along the center of said creek as follows:
8-10 North 63 degrees 54 minutes 12 seconds West, 9.51 feet to a
8-11 point for corner;
8-12 North 42 degrees 22 minutes 42 seconds West, 83.62 feet to a
8-13 point for corner;
8-14 North 62 degrees 36 minutes 58 seconds West, 71.53 feet to a
8-15 point for corner;
8-16 North 60 degrees 40 minutes 53 seconds West, 47.16 feet to a
8-17 point for corner;
8-18 North 33 degrees 59 minutes 02 seconds West, 61.30 feet to a
8-19 point for corner;
8-20 North 43 degrees 32 minutes 39 seconds West, 68.57 feet to a
8-21 point for corner;
8-22 North 04 degrees 53 minutes 06 seconds West, 23.37 feet to a
8-23 point for corner;
8-24 North 32 degrees 07 minutes 04 seconds East, 17.43 feet to a
8-25 point for corner;
8-26 North 37 degrees 41 minutes 04 seconds East, 31.68 feet to a
8-27 point for corner;
8-28 North 08 degrees 03 minutes 52 seconds East, 16.87 feet to a
8-29 point for corner;
8-30 North 03 degrees 29 minutes 17 seconds West, 41.58 feet to a
8-31 point for corner;
8-32 North 40 degrees 02 minutes 33 seconds West, 44.60 feet to a
8-33 point for corner;
8-34 North 71 degrees 21 minutes 09 seconds West, 39.17 feet to a
8-35 point for corner;
8-36 North 25 degrees 09 minutes 26 seconds West, 131.72 feet to a
8-37 point for corner;
8-38 North 61 degrees 39 minutes 13 seconds West, 43.55 feet to a
8-39 point for corner;
8-40 North 35 degrees 08 minutes 25 seconds West, 50.04 feet to a
8-41 point for corner;
8-42 North 10 degrees 25 minutes 36 seconds East, 38.25 feet to a
8-43 point for corner;
8-44 South 83 degrees 30 minutes 06 seconds West, 44.46 feet to a
8-45 point for corner;
8-46 North 70 degrees 13 minutes 30 seconds West, 31.69 feet to a
8-47 point for corner;
8-48 North 67 degrees 45 minutes 19 seconds East, 9.71 to a point
8-49 for corner;
8-50 THENCE South 87 degrees 42 minutes 10 seconds West, 483.84 feet to a
8-51 point for corner in the west line of said Parcel 6;
8-52 THENCE North 00 degrees 34 minutes 51 seconds East, 994.18 feet to
8-53 the southeast corner of said Parcel 8;
8-54 THENCE North 89 degrees 25 minutes 09 seconds West, 1132.37 feet
8-55 along the south line of said Parcel 8 to a point for corner;
8-56 THENCE North 00 degrees 37 minutes 10 seconds East, 743.82 feet to a
8-57 point for corner in the north line of said Parcel 8;
8-58 THENCE South 89 degrees 25 minutes 09 seconds East, 1933.79 feet to
8-59 the southwest corner of said Parcel 5B;
8-60 THENCE along the west line of said Parcel 5B as follows:
8-61 North 00 degrees 03 minutes 51 seconds East, 982.00 feet to a
8-62 point for corner;
8-63 North 44 degrees 56 minutes 09 seconds West, 1667.40 feet to a
8-64 point for corner in the southeast line of the Northeast Texas Rural
8-65 Rail Transportation District tract of land as described in Volume
8-66 987, Page 38, Hunt County Deed Records;
8-67 THENCE North 55 degrees 33 minutes 56 seconds East, 3904.40 feet
8-68 along the southeast line of said Northeast Texas Rural Rail
8-69 Transportation District tract of land to the northeast corner of

9-1 said Parcel 3;
 9-2 THENCE South 00 degrees 33 minutes 58 seconds West, 615.50 feet to a
 9-3 point for corner;
 9-4 THENCE North 89 degrees 30 minutes 28 seconds West, 584.34 feet to a
 9-5 point for corner;
 9-6 THENCE South 12 degrees 26 minutes 02 seconds East, 274.40 feet to a
 9-7 point for corner;
 9-8 THENCE South 18 degrees 36 minutes 02 seconds East, 1209.66 feet to
 9-9 a point for corner;
 9-10 THENCE North 89 degrees 23 minutes 16 seconds West, 245.65 feet to a
 9-11 point for corner in the center of Brushy Creek;
 9-12 THENCE along the center of said Brushy Creek as follows:
 9-13 South 02 degrees 05 minutes 58 seconds West, 693.86 feet to a
 9-14 point for corner;
 9-15 South 09 degrees 38 minutes 45 seconds East, 371.38 feet to a
 9-16 point for corner;
 9-17 South 11 degrees 40 minutes 38 seconds East, 498.89 feet to a
 9-18 point for corner;
 9-19 South 04 degrees 28 minutes 57 seconds East, 821.11 feet to a
 9-20 point for corner;
 9-21 South 34 degrees 59 minutes 43 seconds East, 118.37 feet to a
 9-22 point for corner;
 9-23 South 86 degrees 59 minutes 43 seconds East, 83.02 feet to a
 9-24 point for corner;
 9-25 South 37 degrees 59 minutes 43 seconds East, 150.41 feet to a
 9-26 point for corner;
 9-27 South 31 degrees 59 minutes 43 seconds East, 253.94 feet to a
 9-28 point for corner;
 9-29 South 50 degrees 59 minutes 43 seconds East, 283.24 feet to a
 9-30 point for corner;
 9-31 South 43 degrees 59 minutes 43 seconds East, 110.36 feet to a
 9-32 point for corner;
 9-33 South 12 degrees 59 minutes 43 seconds East, 189.48 feet to a
 9-34 point for corner;
 9-35 South 25 degrees 59 minutes 43 seconds East, 115.25 feet to a
 9-36 point for corner;
 9-37 South 50 degrees 59 minutes 43 seconds East, 197.29 feet to a
 9-38 point for corner;
 9-39 South 13 degrees 59 minutes 43 seconds East, 121.11 feet to a
 9-40 point for corner;
 9-41 South 28 degrees 59 minutes 43 seconds East, 156.27 feet to a
 9-42 point for corner;
 9-43 South 43 degrees 59 minutes 43 seconds East, 108.41 feet to a
 9-44 point for corner;
 9-45 South 27 degrees 59 minutes 43 seconds East, 87.01 feet to a
 9-46 point for corner;
 9-47 THENCE North 55 degrees 24 minutes 36 seconds East, 63.82
 9-48 feet to a point for corner in the east line of said Parcel 6;
 9-49 THENCE South 00 degrees 34 minutes 51 seconds West, 290.40 feet to
 9-50 the southeast corner of said Parcel 6, said point being the
 9-51 northeast corner of said Parcel 1;
 9-52 THENCE South 00 degrees 58 minutes 16 seconds West, 526.21 feet
 9-53 along the east line of said Parcel 1 to the POINT OF BEGINNING and
 9-54 containing 364.72 acres of land.
 9-55 BEING a tract of land located in Hunt County, a part of the
 9-56 Littleberry Harrison Survey, Abstract Number 433, and being a part
 9-57 of that called Tract 4 described in a special warranty deed from
 9-58 Heritage Land Bank, FLCA to Double R Land Company, LLC as recorded
 9-59 in Document Number 2011-312, Hunt County Deed Records, and being
 9-60 further described as follows:
 9-61 BEGINNING at the northwest corner of Cole Estates, an addition to
 9-62 Hunt County as recorded in Cabinet E, Page 166, Hunt County Plat
 9-63 Records; said point being in the south right-of-way line of
 9-64 Farm-to-Market Road Number 6;
 9-65 THENCE South 01 degrees 09 minutes 07 seconds West, 1214.29 feet to
 9-66 the southwest corner of said Cole Estates;
 9-67 THENCE North 88 degrees 57 minutes 12 seconds West, 3833.55 feet to
 9-68 a point in the east line of Bridle Trails Estates, Phase 1, an
 9-69 addition to Hunt County as recorded in Cabinet F, Page 65, Hunt

10-1 County Plat Records;
10-2 THENCE North 01 degrees 21 minutes 45 seconds East, 937.15 feet
10-3 along the east line of said Bridle Trails Estates to a point in the
10-4 south line of Westbrook Estates, Phase 1, an addition to Hunt County
10-5 as recorded in Cabinet E, Page 194, Hunt County Plat Records;
10-6 THENCE along the south line of said Westbrook Estates, Phase 1 as
10-7 follows:
10-8 South 43 degrees 59 minutes 54 seconds East, 20.67 feet to a
10-9 point for corner;
10-10 South 67 degrees 01 minutes 30 seconds East, 510.72 feet to a
10-11 point for corner;
10-12 North 88 degrees 53 minutes 34 seconds East, 305.91 feet to a
10-13 point for corner;
10-14 North 76 degrees 59 minutes 15 seconds East, 380.57 feet to a
10-15 point for corner;
10-16 North 46 degrees 40 minutes 28 seconds East, 439.65 feet to a
10-17 point for corner;
10-18 North, 95.63 feet to the northeast corner of said Westbrook
10-19 Estates, Phase 1, said point being in the south right-of-way line
10-20 Farm-to-Market Road Number 6;
10-21 THENCE along the south right-of-way line of Farm-to-Market Road
10-22 Number 6 as follows:
10-23 South 89 degrees 01 minutes 48 seconds East, 1505.52 feet to a
10-24 point for corner;
10-25 South 74 degrees 42 minutes 50 seconds East, 100.00 feet to a
10-26 point for corner;
10-27 South 88 degrees 48 minutes 18 seconds East, 752.38 feet to
10-28 the POINT OF BEGINNING and containing 94.87 acres of land.
10-29 BEING a tract of land located in Hunt County, a part of the
10-30 Nathaniel A. Piper Survey, Abstract Number 849, and being a part of
10-31 that called Tract 3 described in a special warranty deed from
10-32 Heritage Land Bank, FLCA to Double R Land Company, LLC as recorded
10-33 in Document Number 2011-312, Hunt County Deed Records, and being
10-34 all of that called Tract 2 described in a warranty deed from W. H.
10-35 Myre and W. D. Myre to Double R Land Company, LLC as recorded in
10-36 Document Number 2011-2390, Hunt County Deed Records, and being
10-37 further described as follows:
10-38 BEGINNING at the southeast corner of said Tract 3, said point being
10-39 the centerline intersection of Hunt County Road Number 2708 and
10-40 Hunt County Road Number 2716;
10-41 THENCE North 89 degrees 37 minutes 07 seconds West, 1102.91 feet
10-42 partially along the center of Hunt County Road Number 2708 to the
10-43 southwest corner of said Tract 3;
10-44 THENCE North, 55.56 feet along the west line of said Tract 3 to the
10-45 southeast corner of said Tract 2;
10-46 THENCE North 89 degrees 57 minutes 50 seconds West, 1083.44 feet to
10-47 the southwest corner of said Tract 2, said point being in the
10-48 southeast line of the Northeast Texas Rural Rail Transportation
10-49 District tract of land as described in Volume 987, Page 38, Hunt
10-50 County Deed Records;
10-51 THENCE North 55 degrees 33 minutes 56 seconds East, 2650.81 feet
10-52 along the southeast line of said Northeast Texas Rural Rail
10-53 Transportation District tract of land to a point for corner in the
10-54 east line of said Tract 3, said point being in the center of Hunt
10-55 County Road Number 2716;
10-56 THENCE South, 1562.53 feet along the east line of said Tract 3 and
10-57 along the center of Hunt County Road Number 2716 to the POINT OF
10-58 BEGINNING and containing 39.14 acres of land.
10-59 BEING a tract of land located in Hunt County, Texas, a part of the
10-60 Francis M. Copeland Survey, Abstract Number Abstract Number 170, a
10-61 part of the Fields Prewitt Survey, Abstract Number 853, a part of
10-62 the Nathaniel A. Piper Survey, Abstract Number 894, a part of the
10-63 Thomas C. Crabtree Survey, Abstract Number 1321, and being a part of
10-64 that called Tract 3 described in a special warranty deed from
10-65 Heritage Land Bank, FLCA to Double R Land Company, LLC as recorded
10-66 in Document Number 2011-312, Hunt County Deed Records, and being
10-67 all of that called Tract 1 described in a warranty deed from W. H.
10-68 Myre and W. D. Myre to Double R Land Company, LLC as recorded in
10-69 Document Number 2011-2390, Hunt County Deed Records, and being all

11-1 of a called 93 acre tract of land and all of a called 25 acre tract
11-2 of land and all of a called 15.6 acre tract of land described in a
11-3 warranty deed from Jon Lyndon Hess, Gilbert Robinson Hess IV and
11-4 Linda Jane Hess to Double R Land Company, LLC as recorded in
11-5 Document Number 2011-2540, Hunt County Deed Records, and being
11-6 further described as follows:
11-7 BEGINNING at the southwest corner of said 15.6 acre tract of land,
11-8 said point being in the northwest line of the Northeast Texas Rural
11-9 Rail Transportation District tract of land as described in Volume
11-10 987, Page 38, Hunt County Deed Records;
11-11 THENCE North 00 degrees 20 minutes 00 seconds West, 1090.06 feet to
11-12 the northwest corner of said 15.6 acre tract of land;
11-13 THENCE South 89 degrees 35 minutes 00 seconds East, 896.92 feet to
11-14 the northeast corner of said 15.6 acre tract of land;
11-15 THENCE North, 2446.57 feet to the northwest corner of said 25 acre
11-16 tract of land;
11-17 THENCE East, 2540.12 feet to the northeast corner of said 25 acre
11-18 tract of land;
11-19 THENCE North 00 degrees 56 minutes 00 seconds East, 485.89 feet to
11-20 the northwest corner of said Tract 1;
11-21 THENCE North, 1068.70 feet to the northwest corner of said Tract 3;
11-22 THENCE South 89 degrees 16 minutes 00 seconds East, 2652.00 feet to
11-23 the northeast corner of said Tract 3, said point being in the center
11-24 of Hunt County Road Number 2716;
11-25 THENCE South, 874.93 feet along the east line of said Tract 3 and
11-26 along the center of Hunt County Road Number 2716 to a point for
11-27 corner in the northwest line of said Northeast Texas Rural Rail
11-28 Transportation District tract of land;
11-29 THENCE South 55 degrees 33 minutes 56 seconds West, 2865.03 along
11-30 the northwest line of said Northeast Texas Rural Rail
11-31 Transportation District tract of land to a point for corner in the
11-32 south line of said Tract 1;
11-33 THENCE North 89 degrees 57 minutes 50 seconds West, 312.12 feet to
11-34 the southwest corner of said Tract 1, said point being in the east
11-35 line of said 93 acre tract of land;
11-36 THENCE South, 214.38 feet to the southeast corner of said 93 acre
11-37 tract of land, said point being in the northwest line of said
11-38 Northeast Texas Rural Rail Transportation District tract of land;
11-39 THENCE South 55 degrees 33 minutes 56 seconds West, 4140.83 feet
11-40 along the northwest line of said Northeast Texas Rural Rail
11-41 Transportation District tract of land to the POINT OF BEGINNING and
11-42 containing 244.65 acres of land.

11-43 ARTICLE 3. LEGAL NOTICE, EMINENT DOMAIN, AND EFFECTIVE DATE

11-44 SECTION 3.01. (a) The legal notice of the intention to
11-45 introduce this Act, setting forth the general substance of this
11-46 Act, has been published as provided by law, and the notice and a
11-47 copy of this Act have been furnished to all persons, agencies,
11-48 officials, or entities to which they are required to be furnished
11-49 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
11-50 Government Code.

11-51 (b) The governor, one of the required recipients, has
11-52 submitted the notice and Act to the Texas Commission on
11-53 Environmental Quality.

11-54 (c) The Texas Commission on Environmental Quality has filed
11-55 its recommendations relating to this Act with the governor, the
11-56 lieutenant governor, and the speaker of the house of
11-57 representatives within the required time.

11-58 (d) All requirements of the constitution and laws of this
11-59 state and the rules and procedures of the legislature with respect
11-60 to the notice, introduction, and passage of this Act are fulfilled
11-61 and accomplished.

11-62 SECTION 3.02. (a) If this Act does not receive a
11-63 two-thirds vote of all the members elected to each house,
11-64 Subchapter C, Chapter 7955, Special District Local Laws Code, as
11-65 added by Section 1.01 of this Act, is amended by adding Section
11-66 7955.107 to read as follows:

11-67 Sec. 7955.107. NO EMINENT DOMAIN POWER. The district may
11-68 not exercise the power of eminent domain.

11-69 (b) This section is not intended to be an expression of a

12-1 legislative interpretation of the requirements of Section 17(c),
12-2 Article I, Texas Constitution.

12-3 SECTION 3.03. (a) If this Act does not receive a
12-4 two-thirds vote of all the members elected to each house,
12-5 Subchapter C, Chapter 7956, Special District Local Laws Code, as
12-6 added by Section 1.02 of this Act, is amended by adding Section
12-7 7956.107 to read as follows:

12-8 Sec. 7956.107. NO EMINENT DOMAIN POWER. The district may
12-9 not exercise the power of eminent domain.

12-10 (b) This section is not intended to be an expression of a
12-11 legislative interpretation of the requirements of Section 17(c),
12-12 Article I, Texas Constitution.

12-13 SECTION 3.04. This Act takes effect September 1, 2015.

12-14 * * * * *