

1-1 By: Birdwell S.B. No. 904  
 1-2 (In the Senate - Filed February 15, 2017;  
 1-3 February 28, 2017, read first time and referred to Committee on  
 1-4 Intergovernmental Relations; May 4, 2017, reported favorably by  
 1-5 the following vote: Yeas 6, Nays 0; May 4, 2017, sent to printer.)

1-6 COMMITTEE VOTE

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

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

1-17 relating to the creation of the Cresson Municipal Utility District  
 1-18 No. 1 of Hood County; granting a limited power of eminent domain;  
 1-19 providing authority to issue bonds; providing authority to impose  
 1-20 assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-22 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-23 Code, is amended by adding Chapter 7975 to read as follows:

1-24 CHAPTER 7975. CRESSON MUNICIPAL UTILITY DISTRICT NO. 1 OF HOOD  
 1-25 COUNTY

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 7975.001. DEFINITIONS. In this chapter:

1-28 (1) "Board" means the district's board of directors.  
 1-29 (2) "Commission" means the Texas Commission on  
 1-30 Environmental Quality.

1-31 (3) "Director" means a board member.

1-32 (4) "District" means the Cresson Municipal Utility  
 1-33 District No. 1 of Hood County.

1-34 Sec. 7975.002. NATURE OF DISTRICT. The district is a  
 1-35 municipal utility district created under Section 59, Article XVI,  
 1-36 Texas Constitution.

1-37 Sec. 7975.003. CONFIRMATION AND DIRECTORS' ELECTION  
 1-38 REQUIRED. The temporary directors shall hold an election to  
 1-39 confirm the creation of the district and to elect five permanent  
 1-40 directors as provided by Section 49.102, Water Code.

1-41 Sec. 7975.004. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-42 temporary directors may not hold an election under Section 7975.003  
 1-43 until each municipality in whose corporate limits or  
 1-44 extraterritorial jurisdiction the district is located has  
 1-45 consented by ordinance or resolution to the creation of the  
 1-46 district and to the inclusion of land in the district.

1-47 Sec. 7975.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.  
 1-48 (a) The district is created to serve a public purpose and benefit.

1-49 (b) The district is created to accomplish the purposes of:

1-50 (1) a municipal utility district as provided by  
 1-51 general law and Section 59, Article XVI, Texas Constitution; and

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

1-56 Sec. 7975.006. INITIAL DISTRICT TERRITORY. (a) The  
 1-57 district is initially composed of the territory described by  
 1-58 Section 2 of the Act enacting this chapter.

1-59 (b) The boundaries and field notes contained in Section 2 of  
 1-60 the Act enacting this chapter form a closure. A mistake made in the  
 1-61 field notes or in copying the field notes in the legislative process

2-1 does not affect the district's:

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

2-3 (2) right to issue any type of bond for the purposes  
 2-4 for which the district is created or to pay the principal of and  
 2-5 interest on a bond;

2-6 (3) right to impose a tax; or

2-7 (4) legality or operation.

2-8 SUBCHAPTER B. BOARD OF DIRECTORS

2-9 Sec. 7975.051. GOVERNING BODY; TERMS. (a) The district is  
 2-10 governed by a board of five elected directors.

2-11 (b) Except as provided by Section 7975.052, directors serve  
 2-12 staggered four-year terms.

2-13 Sec. 7975.052. TEMPORARY DIRECTORS. (a) On or after  
 2-14 September 1, 2017, the owner or owners of a majority of the assessed  
 2-15 value of the real property in the district may submit a petition to  
 2-16 the commission requesting that the commission appoint as temporary  
 2-17 directors the five persons named in the petition. The commission  
 2-18 shall appoint as temporary directors the five persons named in the  
 2-19 petition.

2-20 (b) Temporary directors serve until the earlier of:

2-21 (1) the date permanent directors are elected under  
 2-22 Section 7975.003; or

2-23 (2) September 1, 2021.

2-24 (c) If permanent directors have not been elected under  
 2-25 Section 7975.003 and the terms of the temporary directors have  
 2-26 expired, successor temporary directors shall be appointed or  
 2-27 reappointed as provided by Subsection (d) to serve terms that  
 2-28 expire on the earlier of:

2-29 (1) the date permanent directors are elected under  
 2-30 Section 7975.003; or

2-31 (2) the fourth anniversary of the date of the  
 2-32 appointment or reappointment.

2-33 (d) If Subsection (c) applies, the owner or owners of a  
 2-34 majority of the assessed value of the real property in the district  
 2-35 may submit a petition to the commission requesting that the  
 2-36 commission appoint as successor temporary directors the five  
 2-37 persons named in the petition. The commission shall appoint as  
 2-38 successor temporary directors the five persons named in the  
 2-39 petition.

2-40 SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 7975.101. GENERAL POWERS AND DUTIES. The district has  
 2-42 the powers and duties necessary to accomplish the purposes for  
 2-43 which the district is created.

2-44 Sec. 7975.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-45 DUTIES. The district has the powers and duties provided by the  
 2-46 general law of this state, including Chapters 49 and 54, Water Code,  
 2-47 applicable to municipal utility districts created under Section 59,  
 2-48 Article XVI, Texas Constitution.

2-49 Sec. 7975.103. AUTHORITY FOR ROAD PROJECTS. Under Section  
 2-50 52, Article III, Texas Constitution, the district may design,  
 2-51 acquire, construct, finance, issue bonds for, improve, operate,  
 2-52 maintain, and convey to this state, a county, or a municipality for  
 2-53 operation and maintenance macadamized, graveled, or paved roads, or  
 2-54 improvements, including storm drainage, in aid of those roads.

2-55 Sec. 7975.104. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-56 road project must meet all applicable construction standards,  
 2-57 zoning and subdivision requirements, and regulations of each  
 2-58 municipality in whose corporate limits or extraterritorial  
 2-59 jurisdiction the road project is located.

2-60 (b) If a road project is not located in the corporate limits  
 2-61 or extraterritorial jurisdiction of a municipality, the road  
 2-62 project must meet all applicable construction standards,  
 2-63 subdivision requirements, and regulations of each county in which  
 2-64 the road project is located.

2-65 (c) If the state will maintain and operate the road, the  
 2-66 Texas Transportation Commission must approve the plans and  
 2-67 specifications of the road project.

2-68 Sec. 7975.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
 2-69 OR RESOLUTION. The district shall comply with all applicable

3-1 requirements of any ordinance or resolution that is adopted under  
 3-2 Section 54.016 or 54.0165, Water Code, and that consents to the  
 3-3 creation of the district or to the inclusion of land in the  
 3-4 district.

3-5 Sec. 7975.106. FIREFIGHTING SERVICES. Notwithstanding  
 3-6 Section 49.351(a), Water Code, the district may, as authorized by  
 3-7 Section 59(f), Article XVI, Texas Constitution, and Section 49.351,  
 3-8 Water Code:

3-9 (1) establish, operate, and maintain a fire  
 3-10 department;

3-11 (2) contract with another political subdivision for  
 3-12 the joint operation of a fire department; or

3-13 (3) contract with any other person to perform  
 3-14 firefighting services in the district and may issue bonds and  
 3-15 impose taxes to pay for the department and the activities.

3-16 Sec. 7975.107. FEES AND CHARGES. (a) The district may  
 3-17 adopt and enforce all necessary charges, mandatory fees, or  
 3-18 rentals, in addition to taxes, for providing or making available  
 3-19 any district facility or service, including firefighting  
 3-20 activities provided under Section 7975.106.

3-21 (b) To enforce payment of an unpaid fee or charge due to the  
 3-22 district, on the request of the district, a retail public utility,  
 3-23 as defined by Section 13.002, Water Code, providing water or sewer  
 3-24 service to a customer in the district shall terminate the service.

3-25 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-26 Sec. 7975.151. ELECTIONS REGARDING TAXES OR BONDS.

3-27 (a) The district may issue, without an election, bonds and other  
 3-28 obligations secured by:

3-29 (1) revenue other than ad valorem taxes; or

3-30 (2) contract payments described by Section 7975.153.

3-31 (b) The district must hold an election in the manner  
 3-32 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
 3-33 before the district may impose an ad valorem tax or issue bonds  
 3-34 payable from ad valorem taxes.

3-35 (c) The district may not issue bonds payable from ad valorem  
 3-36 taxes to finance a road project unless the issuance is approved by a  
 3-37 vote of a two-thirds majority of the district voters voting at an  
 3-38 election held for that purpose.

3-39 Sec. 7975.152. OPERATION AND MAINTENANCE TAX. (a) If  
 3-40 authorized at an election held under Section 7975.151, the district  
 3-41 may impose an operation and maintenance tax on taxable property in  
 3-42 the district in accordance with Section 49.107, Water Code.

3-43 (b) The board shall determine the tax rate. The rate may not  
 3-44 exceed the rate approved at the election.

3-45 Sec. 7975.153. CONTRACT TAXES. (a) In accordance with  
 3-46 Section 49.108, Water Code, the district may impose a tax other than  
 3-47 an operation and maintenance tax and use the revenue derived from  
 3-48 the tax to make payments under a contract after the provisions of  
 3-49 the contract have been approved by a majority of the district voters  
 3-50 voting at an election held for that purpose.

3-51 (b) A contract approved by the district voters may contain a  
 3-52 provision stating that the contract may be modified or amended by  
 3-53 the board without further voter approval.

3-54 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-55 Sec. 7975.201. AUTHORITY TO ISSUE BONDS AND OTHER  
 3-56 OBLIGATIONS. The district may issue bonds or other obligations  
 3-57 payable wholly or partly from ad valorem taxes, impact fees,  
 3-58 revenue, contract payments, grants, or other district money, or any  
 3-59 combination of those sources, to pay for any authorized district  
 3-60 purpose.

3-61 Sec. 7975.202. TAXES FOR BONDS. At the time the district  
 3-62 issues bonds payable wholly or partly from ad valorem taxes, the  
 3-63 board shall provide for the annual imposition of a continuing  
 3-64 direct ad valorem tax, without limit as to rate or amount, while all  
 3-65 or part of the bonds are outstanding as required and in the manner  
 3-66 provided by Sections 54.601 and 54.602, Water Code.

3-67 Sec. 7975.203. BONDS FOR ROAD PROJECTS. At the time of  
 3-68 issuance, the total principal amount of bonds or other obligations  
 3-69 issued or incurred to finance road projects and payable from ad

4-1 valorem taxes may not exceed one-fourth of the assessed value of the  
 4-2 real property in the district.

4-3 SECTION 2. The Cresson Municipal Utility District No. 1 of  
 4-4 Hood County initially includes all the territory contained in the  
 4-5 following area:

4-6 TRACT ONE

4-7 OF A 227.753 ACRES MUNICIPAL UTILITY DISTRICT OUT OF THE J.M.  
 4-8 HAYES SURVEY, ABSTRACT NO. 262, AND THE J.W. RANDLE SURVEY,  
 4-9 ABSTRACT NO. 483, HOOD COUNTY, TEXAS; BEING LOTS 1-16, ROADWAY "A" &  
 4-10 ROADWAY "B", AS SHOWN ON THE PLAT OF CRESSON ONE NORTH, AN ADDITION  
 4-11 TO THE CITY OF CRESSON, AS RECORDED IN SLIDE P-399, PLAT RECORDS,  
 4-12 HOOD COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS  
 4-13 AS FOLLOWS:

4-14 BEGINNING AT A POINT AT THE NORTHWEST CORNER OF SAID CRESSON  
 4-15 ONE NORTH, BEING THE INTERSECTION OF THE CENTERLINE OF A CREEK AND  
 4-16 THE SOUTH LINE OF HOOD COUNTY ROAD NO. 413 (OLD GRANBURY ROAD), FOR  
 4-17 THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

4-18 THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF  
 4-19 SAID HOOD COUNTY ROAD NO. 413 AS FOLLOWS:

4-20 N 75° 41' 58" E FOR A DISTANCE OF 182.69 FEET TO A TREE, FOR A  
 4-21 CORNER OF THIS TRACT.

4-22 N 32° 15' 42" E FOR A DISTANCE OF 156.73 FEET TO A 3" POST, FOR  
 4-23 A CORNER OF THIS TRACT.

4-24 N 16° 42' 16" E FOR A DISTANCE OF 492.23 FEET TO A FOUND 5/8"  
 4-25 IRON ROD, FOR A CORNER OF THIS TRACT.

4-26 THENCE S 73° 46' 39" E FOR A DISTANCE OF 1077.54 FEET LEAVING  
 4-27 SAID SOUTH RIGHT OF WAY LINE OF SAID HOOD COUNTY ROAD NO. 413 TO A  
 4-28 FOUND 5/8" IRON ROD, FOR A CORNER OF THIS TRACT.

4-29 THENCE N 18° 12' 48" E FOR A DISTANCE OF 2103.25 FEET TO A  
 4-30 FOUND SPINDLE, FOR A CORNER OF THIS TRACT.

4-31 THENCE N 59° 18' 25" W FOR A DISTANCE OF 1168.46 FEET TO A  
 4-32 FOUND 5/8" IRON ROD IN THE SAID SOUTH RIGHT OF WAY LINE OF SAID HOOD  
 4-33 COUNTY ROAD NO. 413, FOR A CORNER OF THIS TRACT.

4-34 THENCE CONTINUING NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY  
 4-35 LINE OF SAID HOOD COUNTY ROAD NO. 413 AS FOLLOWS:

4-36 N 55° 42' 25" E FOR A DISTANCE OF 181.62 FEET TO A 6" POST, FOR  
 4-37 A CORNER OF THIS TRACT.

4-38 N 63° 53' 22" E FOR A DISTANCE OF 2234.22 FEET TO A 3" POST, FOR  
 4-39 A CORNER OF THIS TRACT.

4-40 N 65° 29' 01" E FOR A DISTANCE OF 12.25 FEET TO A 6" POST, FOR A  
 4-41 CORNER OF THIS TRACT.

4-42 N 66° 44' 21" E FOR A DISTANCE OF 126.35 FEET TO A 6" POST, FOR  
 4-43 A CORNER OF THIS TRACT.

4-44 N 74° 20' 27" E FOR A DISTANCE OF 159.94 FEET TO A 6" POST, FOR  
 4-45 A CORNER OF THIS TRACT.

4-46 N 88° 57' 10" E FOR A DISTANCE OF 334.39 FEET TO A 12" POST, FOR  
 4-47 A CORNER OF THIS TRACT.

4-48 N 89° 55' 33" E FOR A DISTANCE OF 1522.72 FEET TO A FOUND  
 4-49 CONCRETE MONUMENT, FOR A THE MOST NORTHERN NORTHEAST CORNER OF THIS  
 4-50 TRACT.

4-51 THENCE S 28° 56' 40" E FOR A DISTANCE OF 94.47 FEET TO A 6" POST  
 4-52 IN THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 377, FOR A CORNER  
 4-53 OF THIS TRACT.

4-54 THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF  
 4-55 SAID HIGHWAY NO. 377 THE FOLLOWING:

4-56 S 32° 16' 40" W FOR A DISTANCE OF 310.56 FEET TO A FOUND  
 4-57 CONCRETE MONUMENT, FOR A CORNER OF THIS TRACT.

4-58 S 42° 48' 40" W FOR A DISTANCE OF 304.87 FEET TO A FOUND 1/2"  
 4-59 IRON ROD, FOR A CORNER OF THIS TRACT.

4-60 S 20° 19' 22" W FOR A DISTANCE OF 307.00 FEET TO A FOUND 1/2"  
 4-61 IRON ROD, FOR A CORNER OF THIS TRACT.

4-62 S 32° 27' 18" W FOR A DISTANCE OF 300.24 FEET TO A FOUND 1/2"  
 4-63 IRON ROD, FOR A CORNER OF THIS TRACT.

4-64 S 41° 52' 20" W FOR A DISTANCE OF 304.24 FEET TO A FOUND 1/2"  
 4-65 IRON ROD, FOR A CORNER OF THIS TRACT.

4-66 S 32° 24' 53" W FOR A DISTANCE OF 299.82 FEET TO A FOUND 1/2"  
 4-67 IRON ROD, FOR A CORNER OF THIS TRACT.

4-68 S 23° 00' 21" W FOR A DISTANCE OF 304.46 FEET TO A FOUND 1/2"  
 4-69 IRON ROD, FOR A CORNER OF THIS TRACT.

5-1 S 32° 27' 05" W FOR A DISTANCE OF 639.42 FEET TO A FOUND 1/2"  
5-2 IRON ROD, FOR A CORNER OF THIS TRACT.  
5-3 S 37° 58' 53" W FOR A DISTANCE OF 532.79 FEET TO A FOUND 1/2"  
5-4 IRON ROD, FOR A CORNER OF THIS TRACT.  
5-5 S 52° 59' 53" W FOR A DISTANCE OF 535.83 FEET TO A FOUND  
5-6 CONCRETE MONUMENT, FOR A CORNER OF THIS TRACT.  
5-7 S 54° 51' 37" W FOR A DISTANCE OF 439.73 FEET TO A FOUND 1/2"  
5-8 IRON ROD, FOR A CORNER OF THIS TRACT.  
5-9 S 54° 03' 13" W FOR A DISTANCE OF 700.49 FEET TO A FOUND 1/2"  
5-10 IRON ROD, FOR A CORNER OF THIS TRACT.  
5-11 S 51° 22' 36" W FOR A DISTANCE OF 400.55 FEET TO A 6" POST, FOR  
5-12 A CORNER OF THIS TRACT.  
5-13 S 54° 48' 11" W FOR A DISTANCE OF 699.61 FEET TO FOUND 1/2"  
5-14 IRON ROD, FOR A CORNER OF THIS TRACT.  
5-15 S 62° 01' 53" W FOR A DISTANCE OF 201.59 FEET TO FOUND 1/2"  
5-16 IRON ROD, FOR A CORNER OF THIS TRACT.  
5-17 THENCE S 54° 57' 58" W FOR A DISTANCE 166.87 FEET TO A POINT AT  
5-18 THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY NO.  
5-19 377 AND THE CENTERLINE OF A CREEK, FOR THE MOST SOUTHERLY SOUTHWEST  
5-20 CORNER OF THIS TRACT.  
5-21 THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID CREEK THE  
5-22 FOLLOWING:  
5-23 N 48° 49' 19" W FOR A DISTANCE OF 111.00 FEET TO A POINT;  
5-24 N 71° 19' 49" W FOR A DISTANCE OF 119.11 FEET TO A POINT:  
5-25 N 32° 48' 10" W FOR A DISTANCE OF 139.13 FEET TO A POINT:  
5-26 N 78° 36' 00" W FOR A DISTANCE OF 363.79 FEET TO A POINT:  
5-27 N 31° 39' 32" W FOR A DISTANCE OF 123.17 FEET TO A POINT:  
5-28 N 76° 01' 11" W FOR A DISTANCE OF 145.14 FEET TO A POINT:  
5-29 S 64° 02' 12" W FOR A DISTANCE OF 208.15 FEET TO A POINT:  
5-30 N 48° 58' 10" W FOR A DISTANCE OF 40.02 FEET TO A POINT:  
5-31 N 11° 16' 01" W FOR A DISTANCE OF 153.56 FEET TO THE POINT OF  
5-32 BEGINNING.  
5-33 TRACT TWO  
5-34 OF A 127.210 ACRES MUNICIPAL UTILITY DISTRICT OUT OF THE JOHN  
5-35 HOWARD SURVEY, ABSTRACT NO. 716 AND THE J.W. RANDLE SURVEY,  
5-36 ABSTRACT NO. 483, HOOD COUNTY, TEXAS; BEING LOT 1, LOT 2, LOTS 5-17,  
5-37 LOTS 19-24, RESERVE "A", RESERVE "B", RIDGELINE ROAD, RIDGELINE  
5-38 COURT, CRESSON VIEW ROAD & SPRING VALLEY ROAD, AS SHOWN ON THE PLAT  
5-39 OF CRESSON ONE SOUTH, AN ADDITION TO THE CITY OF CRESSON, AS  
5-40 RECORDED IN SLIDE P-398, PLAT RECORDS, HOOD COUNTY, TEXAS; AND  
5-41 BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
5-42 BEGINNING AT A FOUND 1/2" IRON ROD IN THE SOUTH RIGHT OF WAY  
5-43 LINE OF HOOD COUNTY ROAD NO. 413 (PAVED SURFACE) AT THE MOST  
5-44 WESTERLY CORNER OF SAID CRESSON ONE SOUTH, SAME BEING IN THE WEST  
5-45 BOUNDARY LINE OF SAID JOHN HOWARD SURVEY, ABSTRACT NO. 716, AND IN  
5-46 THE EAST BOUNDARY LINE OF THE N.H. HOOE SURVEY, ABSTRACT NO. 281,  
5-47 HOOD COUNTY, TEXAS, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS  
5-48 TRACT.  
5-49 THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF  
5-50 SAID HOOD COUNTY ROAD NO. 413 AS FOLLOWS:  
5-51 NORTH 32°55'38" EAST 125.85 FEET TO A SET SPIKE, FOR A CORNER  
5-52 OF THIS TRACT.  
5-53 NORTH 26°02'32" EAST 170.33 FEET TO A SET SPIKE, FOR A CORNER  
5-54 OF THIS TRACT.  
5-55 NORTH 15°39'22" EAST 254.86 FEET TO A SET SPIKE, FOR A CORNER  
5-56 OF THIS TRACT.  
5-57 NORTH 11°52'03" EAST 334.65 FEET TO A SET SPIKE, FOR A CORNER  
5-58 OF THIS TRACT.  
5-59 NORTH 26°59'37" EAST 110.01 FEET TO A SET SPIKE, FOR A CORNER  
5-60 OF THIS TRACT.  
5-61 NORTH 48°54'48" EAST 106.43 FEET TO A SET SPIKE, FOR A CORNER  
5-62 OF THIS TRACT.  
5-63 NORTH 63°55'17" EAST 1383.60 FEET TO A SET SPIKE, FOR A CORNER  
5-64 OF THIS TRACT.  
5-65 THENCE SOUTH 04°25'25" WEST 498.78 FEET TO A SET 1/2" IRON ROD  
5-66 FOR A CORNER OF THIS TRACT.  
5-67 THENCE SOUTH 60°54'30" WEST 456.68 FEET TO A SET 1/2" IRON ROD  
5-68 FOR A CORNER OF THIS TRACT.  
5-69 THENCE SOUTH 42°23'43" WEST 389.34 FEET TO A SET 1/2" IRON ROD



6-1 FOR A CORNER OF THIS TRACT.  
6-2 THENCE SOUTH 26°04'43" EAST 140.00 FEET TO A SET 1/2" IRON ROD  
6-3 FOR A CORNER OF THIS TRACT.  
6-4 THENCE SOUTH 45°28'04" EAST 605.64 FEET TO A SET 1/2" IRON ROD  
6-5 FOR A CORNER OF THIS TRACT.  
6-6 THENCE NORTH 44°31'56" EAST 836.05 FEET TO A SET 1/2" IRON ROD  
6-7 FOR A CORNER OF THIS TRACT.  
6-8 THENCE NORTH 45°28'04" WEST 289.49 FEET TO A SET 1/2" IRON ROD  
6-9 FOR A CORNER OF THIS TRACT.  
6-10 THENCE NORTH 41°04'55" EAST 73.24 FEET TO A SET 1/2" IRON ROD  
6-11 FOR A CORNER OF THIS TRACT.  
6-12 THENCE NORTH 32°49'57" EAST 348.82 FEET TO A SET 1/2" IRON ROD  
6-13 FOR A CORNER OF THIS TRACT.  
6-14 THENCE NORTH 29°59'47" EAST 83.89 FEET TO A SET 1/2" IRON ROD  
6-15 FOR A CORNER OF THIS TRACT.  
6-16 THENCE NORTH 58°10'30" EAST 565.94 FEET TO A SET 1/2" IRON ROD  
6-17 FOR A CORNER OF THIS TRACT.  
6-18 THENCE SOUTH 44°34'42" EAST 482.42 FEET TO A SET 1/2" IRON ROD  
6-19 FOR A CORNER OF THIS TRACT.  
6-20 THENCE NORTHEASTERLY AROUND THE ARC OF A CURVE TO THE RIGHT,  
6-21 WITH A RADIUS OF 3530.54 FEET, A CHORD OF NORTH 49°04'11" EAST 492.47  
6-22 FEET, AND AN ARC LENGTH OF 492.87 FEET TO A SET 1/2" IRON ROD, FOR A  
6-23 CORNER OF THIS TRACT.  
6-24 THENCE NORTH 53°04'09" EAST 20.32 FEET TO A SET 1/2" IRON ROD  
6-25 FOR A CORNER OF THIS TRACT.  
6-26 THENCE NORTH 36°55'51" WEST 319.11 TO A SET 1/2" IRON ROD AT  
6-27 THE P.C. OF A CURVE FOR A CORNER OF THIS TRACT.  
6-28 THENCE NORTHWESTERLY AROUND THE ARC OF A CURVE TO THE RIGHT,  
6-29 WITH A RADIUS OF 531.19 FEET, A CHORD OF NORTH 17°47'21" WEST 348.36  
6-30 FEET, AND AN ARC LENGTH OF 354.93 FEET TO A SET 1/2" IRON ROD IN THE  
6-31 SOUTH RIGHT OF WAY OF SAID HOOD COUNTY ROAD NO. 413 FOR A CORNER OF  
6-32 THIS TRACT.  
6-33 THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY OF SAID  
6-34 HOOD COUNTY ROAD NO. 413 AS FOLLOWS:  
6-35 NORTH 82°21'44" EAST 400.00 FEET TO A SET 1/2" IRON ROD FOR A  
6-36 CORNER OF THIS TRACT.  
6-37 NORTH 76°03'03" EAST 108.55 FEET TO A SET 1/2" IRON ROD FOR THE  
6-38 NORTHEAST CORNER OF THIS TRACT.  
6-39 THENCE SOUTHEASTERLY ALONG THE APPROXIMATE CENTERLINE OF A  
6-40 CREEK AS FOLLOWS:  
6-41 SOUTH 11°16'01" EAST 153.56 FEET TO A POINT FOR A CORNER OF  
6-42 THIS TRACT.  
6-43 SOUTH 48°58'10" EAST 16.38 FEET TO A POINT, AT THE NORTHEAST  
6-44 CORNER OF LOT 18, CRESSON ONE SOUTH, FOR A CORNER OF THIS TRACT.  
6-45 THENCE SOUTH 53°04'09" WEST 439.93 FEET TO A SET 1/2" IRON ROD  
6-46 WITH PLASTIC CAP STAMPED "CARTER" IN THE EAST LINE OF SAID RESERVE  
6-47 "B", AT THE NORTHWEST CORNER OF SAID LOT 18, FOR A CORNER OF THIS  
6-48 TRACT.  
6-49 THENCE ALONG THE WEST LINE OF SAID LOT 18 AS FOLLOWS:  
6-50 SOUTH 36°55'52" EAST 464.90 FEET TO A SET 1/2" IRON ROD WITH  
6-51 PLASTIC CAP STAMPED "CARTER", FOR A CORNER OF THIS TRACT.  
6-52 SOUTHEASTERLY ALONG THE ARC OF THE CUL-DE-SAC OF SAID SPRING  
6-53 VALLEY ROAD TO THE RIGHT, SAID CUL-DE-SAC HAVING A RADIUS OF 60.00  
6-54 FEET, AN ARC LENGTH OF 125.66 FEET, AND WHOSE CHORD BEARS SOUTH  
6-55 36°55'52" EAST 103.92 FEET, A SET 1/2" IRON ROD WITH PLASTIC CAP  
6-56 STAMPED "CARTER", FOR A CORNER OF THIS TRACT.  
6-57 SOUTH 36°55'52" EAST 93.76 FEET A SET 1/2" IRON ROD WITH  
6-58 PLASTIC CAP STAMPED "CARTER", FOR A CORNER OF THIS TRACT.  
6-59 SOUTHEASTERLY ALONG THE ARC OF CURVE TO THE RIGHT, SAID CURVE  
6-60 HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 17.33 FEET, AND  
6-61 WHOSE CHORD BEARS SOUTH 34°46'23" EAST 17.32 FEET A SET 1/2" IRON ROD  
6-62 WITH PLASTIC CAP STAMPED "CARTER", FOR A CORNER OF THIS TRACT.  
6-63 SOUTH 32°36'54" EAST 185.50 FEET A SET 1/2" IRON ROD WITH  
6-64 PLASTIC CAP STAMPED "CARTER", FOR A CORNER OF THIS TRACT.  
6-65 SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE  
6-66 HAVING A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 12.81 FEET, AND  
6-67 WHOSE CHORD BEARS SOUTH 34°46'23" EAST 12.80 FEET A SET 1/2" IRON ROD  
6-68 WITH PLASTIC CAP STAMPED "CARTER", FOR A CORNER OF THIS TRACT.  
6-69 SOUTH 36°55'52" EAST 38.92 FEET TO A SET 1/2" IRON ROD WITH

7-1 PLASTIC CAP STAMPED "CARTER", AT THE INTERSECTION OF THE EAST LINE  
7-2 OF SAID SPRING VALLEY ROAD WITH THE NORTH RIGHT OF WAY LINE OF  
7-3 HIGHWAY NO. 377 (VARIABLE WIDTH RIGHT OF WAY), FOR THE SOUTHEAST  
7-4 CORNER OF THIS TRACT.  
7-5 THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF  
7-6 SAID HIGHWAY NO. 377 AS FOLLOWS:  
7-7 SOUTH 53°04'09" WEST 44.90 FEET TO A 6" STEEL FENCE CORNER  
7-8 POST;  
7-9 SOUTH 48°48'08" WEST 542.15 FEET TO A 6" STEEL FENCE CORNER  
7-10 POST;  
7-11 SOUTH 45°59'59" WEST 413.26 FEET TO A 6" STEEL FENCE CORNER  
7-12 POST;  
7-13 SOUTH 53°26'47" WEST 301.86 FEET TO A 6" STEEL FENCE CORNER  
7-14 POST;  
7-15 SOUTH 42°08'10" WEST 199.45 FEET TO A FOUND CONCRETE MONUMENT;  
7-16 SOUTH 33°27'28" WEST 320.96 FEET TO A 6" STEEL FENCE CORNER POST;  
7-17 SOUTH 34°45'16" WEST 184.92 FEET TO A SET 1/2" IRON ROD FOR A CORNER  
7-18 OF THIS TRACT.  
7-19 SOUTH 42°11'21" WEST 499.46 FEET TO A SET 1/2" IRON ROD FOR A  
7-20 CORNER OF THIS TRACT.  
7-21 SOUTH 51°45'10" WEST 203.21 FEET TO A FOUND CONCRETE MONUMENT;  
7-22 SOUTH 41°58'37" WEST 269.46 FEET TO A FOUND CONCRETE MONUMENT;  
7-23 SOUTH 25°37'04" WEST 130.55 FEET TO A FOUND CONCRETE MONUMENT;  
7-24 SOUTH 47°39'24" WEST 286.27 FEET TO A FOUND CONCRETE MONUMENT;  
7-25 SOUTH 54°36'41" WEST 275.27 FEET A SET 1/2" IRON ROD WITH  
7-26 PLASTIC CAP STAMPED "CARTER", AT THE SOUTHEAST CORNER OF LOT 3,  
7-27 CRESSON ONE SOUTH, FOR THE SOUTHWEST CORNER OF THIS TRACT.  
7-28 THENCE NORTH 04°22'51" WEST 386.81 FEET A SET 1/2" IRON ROD  
7-29 WITH PLASTIC CAP STAMPED "CARTER" AT THE NORTHEAST CORNER OF SAID  
7-30 LOT 3, FOR A CORNER OF THIS TRACT.  
7-31 THENCE ALONG THE ARC OF THE CUL-DE-SAC OF SAID RIDGELINE  
7-32 COURT TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF  
7-33 314.16 FEET, AND WHOSE CHORD BEARS NORTH 08°29'51" WEST 60.00 FEET A  
7-34 SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CARTER", AT THE  
7-35 SOUTHEAST CORNER OF LOT 4, CRESSON ONE SOUTH, FOR A CORNER OF THIS  
7-36 TRACT.  
7-37 THENCE ALONG THE EAST & NORTH LINES OF SAID LOT 4 AS FOLLOWS:  
7-38 NORTH 09°06'22" WEST 303.24 FEET TO A POINT;  
7-39 NORTH 38°16'02" WEST 27.52 FEET TO A POINT;  
7-40 NORTH 71°12'24" WEST 54.54 FEET TO A POINT;  
7-41 SOUTH 80°49'06" WEST 94.24 FEET TO A POINT;  
7-42 SOUTH 53°38'42" WEST 47.58 FEET TO A POINT;  
7-43 SOUTH 24°58'13" WEST 93.12 FEET TO A POINT;  
7-44 SOUTH 02°42'43" WEST 163.32 FEET TO A POINT;  
7-45 SOUTH 59°23'04" WEST 201.82 FEET A SET 1/2" IRON ROD WITH  
7-46 PLASTIC CAP STAMPED "CARTER" AT THE NORTHWEST CORNER OF SAID LOT 4,  
7-47 FOR THE SOUTHWEST CORNER OF THIS TRACT.  
7-48 THENCE NORTH 30°36'56" WEST 1319.90 FEET TO THE POINT OF  
7-49 BEGINNING. [10.16 ACRES WITHIN ROADWAY & RESERVES]  
7-50 SECTION 3. (a) The legal notice of the intention to  
7-51 introduce this Act, setting forth the general substance of this  
7-52 Act, has been published as provided by law, and the notice and a  
7-53 copy of this Act have been furnished to all persons, agencies,  
7-54 officials, or entities to which they are required to be furnished  
7-55 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7-56 Government Code.  
7-57 (b) The governor, one of the required recipients, has  
7-58 submitted the notice and Act to the Texas Commission on  
7-59 Environmental Quality.  
7-60 (c) The Texas Commission on Environmental Quality has filed  
7-61 its recommendations relating to this Act with the governor, the  
7-62 lieutenant governor, and the speaker of the house of  
7-63 representatives within the required time.  
7-64 (d) All requirements of the constitution and laws of this  
7-65 state and the rules and procedures of the legislature with respect  
7-66 to the notice, introduction, and passage of this Act are fulfilled  
7-67 and accomplished.  
7-68 SECTION 4. (a) If this Act does not receive a two-thirds  
7-69 vote of all the members elected to each house, Subchapter C, Chapter

8-1 7975, Special District Local Laws Code, as added by Section 1 of  
8-2 this Act, is amended by adding Section 7975.108 to read as follows:

8-3 Sec. 7975.108. NO EMINENT DOMAIN POWER. The district may  
8-4 not exercise the power of eminent domain.

8-5 (b) This section is not intended to be an expression of a  
8-6 legislative interpretation of the requirements of Section 17(c),  
8-7 Article I, Texas Constitution.

8-8 SECTION 5. This Act takes effect September 1, 2017.

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