

1-1 By: Birdwell S.B. No. 905
 1-2 (In the Senate - Filed February 15, 2017; February 28, 2017,
 1-3 read first time and referred to Committee on Intergovernmental
 1-4 Relations; May 4, 2017, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 7, Nays 0;
 1-6 May 4, 2017, sent to printer.)

1-7 COMMITTEE VOTE

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

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 905 By: Bettencourt

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

1-19 relating to the creation of the Cresson Crossroads Municipal
 1-20 Utility District No. 2; granting a limited power of eminent domain;
 1-21 providing authority to issue bonds; providing authority to impose
 1-22 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 7968 to read as follows:

1-26 CHAPTER 7968. CRESSON CROSSROADS MUNICIPAL UTILITY DISTRICT NO. 2
 1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 7968.001. 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 Cresson Crossroads Municipal
 1-34 Utility District No. 2.

1-35 Sec. 7968.002. 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. 7968.003. 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. 7968.004. CONSENT OF MUNICIPALITY REQUIRED. The
 1-43 temporary directors may not hold an election under Section 7968.003
 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. 7968.005. 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. 7968.006. INITIAL DISTRICT TERRITORY. (a) The
 1-58 district is initially composed of the territory described by
 1-59 Section 2 of the Act enacting this chapter.

1-60 (b) The boundaries and field notes contained in Section 2 of

2-1 the Act enacting this chapter form a closure. A mistake made in the
2-2 field notes or in copying the field notes in the legislative process
2-3 does not affect the district's:

- 2-4 (1) organization, existence, or validity;
- 2-5 (2) right to issue any type of bond for the purposes
2-6 for which the district is created or to pay the principal of and
2-7 interest on a bond;
- 2-8 (3) right to impose a tax; or
- 2-9 (4) legality or operation.

2-10 SUBCHAPTER B. BOARD OF DIRECTORS

2-11 Sec. 7968.051. GOVERNING BODY; TERMS. (a) The district is
2-12 governed by a board of five elected directors.

2-13 (b) Except as provided by Section 7968.052, directors serve
2-14 staggered four-year terms.

2-15 Sec. 7968.052. TEMPORARY DIRECTORS. (a) The temporary
2-16 board consists of:

- 2-17 (1) Randy Price;
- 2-18 (2) Cliff May;
- 2-19 (3) Derek Tanner;
- 2-20 (4) Michael Hooser; and
- 2-21 (5) Aaron Grant.

2-22 (b) Temporary directors serve until the earlier of:

- 2-23 (1) the date permanent directors are elected under
2-24 Section 7968.003; or
- 2-25 (2) the fourth anniversary of the effective date of
2-26 the Act enacting this chapter.

2-27 (c) If permanent directors have not been elected under
2-28 Section 7968.003 and the terms of the temporary directors have
2-29 expired, successor temporary directors shall be appointed or
2-30 reappointed as provided by Subsection (d) to serve terms that
2-31 expire on the earlier of:

- 2-32 (1) the date permanent directors are elected under
2-33 Section 7968.003; or
- 2-34 (2) the fourth anniversary of the date of the
2-35 appointment or reappointment.

2-36 (d) If Subsection (c) applies, the owner or owners of a
2-37 majority of the assessed value of the real property in the district
2-38 may submit a petition to the commission requesting that the
2-39 commission appoint as successor temporary directors the five
2-40 persons named in the petition. The commission shall appoint as
2-41 successor temporary directors the five persons named in the
2-42 petition.

2-43 SUBCHAPTER C. POWERS AND DUTIES

2-44 Sec. 7968.101. GENERAL POWERS AND DUTIES. The district has
2-45 the powers and duties necessary to accomplish the purposes for
2-46 which the district is created.

2-47 Sec. 7968.102. MUNICIPAL UTILITY DISTRICT POWERS AND
2-48 DUTIES. The district has the powers and duties provided by the
2-49 general law of this state, including Chapters 49 and 54, Water Code,
2-50 applicable to municipal utility districts created under Section 59,
2-51 Article XVI, Texas Constitution.

2-52 Sec. 7968.103. AUTHORITY FOR ROAD PROJECTS. Under Section
2-53 52, Article III, Texas Constitution, the district may design,
2-54 acquire, construct, finance, issue bonds for, improve, operate,
2-55 maintain, and convey to this state, a county, or a municipality for
2-56 operation and maintenance macadamized, graveled, or paved roads, or
2-57 improvements, including storm drainage, in aid of those roads.

2-58 Sec. 7968.104. ROAD STANDARDS AND REQUIREMENTS. (a) A
2-59 road project must meet all applicable construction standards,
2-60 zoning and subdivision requirements, and regulations of each
2-61 municipality in whose corporate limits or extraterritorial
2-62 jurisdiction the road project is located.

2-63 (b) If a road project is not located in the corporate limits
2-64 or extraterritorial jurisdiction of a municipality, the road
2-65 project must meet all applicable construction standards,
2-66 subdivision requirements, and regulations of each county in which
2-67 the road project is located.

2-68 (c) If the state will maintain and operate the road, the
2-69 Texas Transportation Commission must approve the plans and

3-1 specifications of the road project.

3-2 Sec. 7968.105. COMPLIANCE WITH MUNICIPAL REGULATIONS. Any
 3-3 water, sanitary sewer, road, drainage, or other infrastructure or
 3-4 public facilities constructed, acquired, improved, maintained, or
 3-5 operated by the district shall comply with any subdivision or other
 3-6 applicable regulations of any municipality in whose corporate
 3-7 limits or extraterritorial jurisdiction the infrastructure or
 3-8 public facilities are located unless other regulations are
 3-9 specified in a development agreement between the district and the
 3-10 municipality.

3-11 Sec. 7968.106. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
 3-12 OR RESOLUTION. The district shall comply with all applicable
 3-13 requirements of any ordinance or resolution that is adopted under
 3-14 Section 54.016 or 54.0165, Water Code, and that consents to the
 3-15 creation of the district or to the inclusion of land in the
 3-16 district.

3-17 Sec. 7968.107. DIVISION OF DISTRICT. (a) The district may
 3-18 be divided into two or more new districts only if:

3-19 (1) the district has no outstanding bonded debt; and

3-20 (2) the district is not imposing ad valorem taxes.

3-21 (b) This chapter applies to any new district created by the
 3-22 division of the district, and a new district has all the powers and
 3-23 duties of the district.

3-24 (c) Any new district created by the division of the district
 3-25 may not, at the time the new district is created, contain any land
 3-26 outside the area described by Section 2 of the Act creating this
 3-27 chapter.

3-28 (d) The board, on its own motion or on receipt of a petition
 3-29 signed by the owner or owners of a majority of the assessed value of
 3-30 the real property in the district, may adopt an order dividing the
 3-31 district.

3-32 (e) The board may adopt an order dividing the district
 3-33 before or after the date the board holds an election under Section
 3-34 7968.003 to confirm the creation of the district.

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

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 7968.003.

3-50 (i) If the creation of the new district is confirmed, the
 3-51 new district shall provide the election date and results to the
 3-52 commission.

3-53 (j) Any new district created by the division of the district
 3-54 must hold an election as required by this chapter to obtain voter
 3-55 approval before the district may impose a maintenance tax or issue
 3-56 bonds payable wholly or partly from ad valorem taxes.

3-57 (k) Municipal consent to the creation of the district and to
 3-58 the inclusion of land in the district granted under Section
 3-59 7968.004 acts as municipal consent to the creation of any new
 3-60 district created by the division of the district and to the
 3-61 inclusion of land in the new district.

3-62 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-63 Sec. 7968.151. ELECTIONS REGARDING TAXES OR BONDS.

3-64 (a) The district may issue, without an election, bonds and other
 3-65 obligations secured by:

3-66 (1) revenue other than ad valorem taxes; or

3-67 (2) contract payments described by Section 7968.153.

3-68 (b) The district must hold an election in the manner
 3-69 provided by Chapters 49 and 54, Water Code, to obtain voter approval

4-1 before the district may impose an ad valorem tax or issue bonds
4-2 payable from ad valorem taxes.

4-3 (c) The district may not issue bonds payable from ad valorem
4-4 taxes to finance a road project unless the issuance is approved by a
4-5 vote of a two-thirds majority of the district voters voting at an
4-6 election held for that purpose.

4-7 Sec. 7968.152. OPERATION AND MAINTENANCE TAX. (a) If
4-8 authorized at an election held under Section 7968.151, the district
4-9 may impose an operation and maintenance tax on taxable property in
4-10 the district in accordance with Section 49.107, Water Code.

4-11 (b) The board shall determine the tax rate. The rate may not
4-12 exceed the rate approved at the election.

4-13 (c) Section 49.107(f), Water Code, does not apply to
4-14 reimbursements for projects constructed or acquired under Section
4-15 7968.103.

4-16 Sec. 7968.153. CONTRACT TAXES. (a) In accordance with
4-17 Section 49.108, Water Code, the district may impose a tax other than
4-18 an operation and maintenance tax and use the revenue derived from
4-19 the tax to make payments under a contract after the provisions of
4-20 the contract have been approved by a majority of the district voters
4-21 voting at an election held for that purpose.

4-22 (b) A contract approved by the district voters may contain a
4-23 provision stating that the contract may be modified or amended by
4-24 the board without further voter approval.

4-25 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-26 Sec. 7968.201. AUTHORITY TO ISSUE BONDS AND OTHER
4-27 OBLIGATIONS. The district may issue bonds or other obligations
4-28 payable wholly or partly from ad valorem taxes, impact fees,
4-29 revenue, contract payments, grants, or other district money, or any
4-30 combination of those sources, to pay for any authorized district
4-31 purpose.

4-32 Sec. 7968.202. TAXES FOR BONDS. At the time the district
4-33 issues bonds payable wholly or partly from ad valorem taxes, the
4-34 board shall provide for the annual imposition of a continuing
4-35 direct ad valorem tax, without limit as to rate or amount, while all
4-36 or part of the bonds are outstanding as required and in the manner
4-37 provided by Sections 54.601 and 54.602, Water Code.

4-38 Sec. 7968.203. BONDS FOR ROAD PROJECTS. At the time of
4-39 issuance, the total principal amount of bonds or other obligations
4-40 issued or incurred to finance road projects and payable from ad
4-41 valorem taxes may not exceed one-fourth of the assessed value of the
4-42 real property in the district.

4-43 SECTION 2. The Cresson Crossroads Municipal Utility
4-44 District No. 2 initially includes all the territory contained in
4-45 the following area:

4-46 Field notes for:(TRACT 1)

4-47 Part of the NANCY SMITH SURVEY, Abstract No. 512 situated in Hood
4-48 County, Texas; embracing a portion of the 744-672/1000 acres tract
4-49 described in the deed to Cresson Crossroads LLC, recorded in volume
4-50 2225, page 263 of the Real Records of Hood County, Texas and all of
4-51 Lots 6, 7, 8, 9, 12, 13, 16, 18,19 and Reserve No. 1 of CRESSON
4-52 CROSSROADS PHASE ONE, an Addition to the City of Cresson, Hood
4-53 County, Texas according to the plat thereof recorded in Slide C-126
4-54 of the Plat Records of Hood County, Texas and a portion of Lot 4-R of
4-55 CRESSON CROSSROADS PHASE ONE, an Addition to the City of Cresson,
4-56 Hood County, Texas according to the RePlat thereof recorded in
4-57 Slide C-276 of the Plat Records, and all of Lot 10R-2 of CRESSON
4-58 CROSSROADS PHASE ONE, an Addition to the City of Cresson, Hood
4-59 County, Texas according to the plat thereof recorded in Slide C-323
4-60 of the Plat Records and described by metes and bounds as follows:

4-61 The bearings and coordinate positions are per the Texas Coordinate
4-62 System North Central Zone Nad 83 (1993).

4-63 Beginning at a 1/2" iron for the southwest corner of the said
4-64 744-672/1000 acres tract, and in the north line of Old Granbury
4-65 Road.

4-66 Thence northeasterly along the most southerly west line of the said
4-67 744-672/1000 acres tract the following:

4-68 north 00 degrees-51 minutes-58 seconds east 1884-49/100
4-69 feet;

5-1 north 00 degrees-06 minutes-08 seconds east 1700-36/100 feet
 5-2 to a 6" steel fence corner for a reentrant corner of the said
 5-3 744-672/1000 acres tract.
 5-4 Thence southwesterly along the most westerly south line of the said
 5-5 744-672/1000 acres tract the following:
 5-6 south 73 degrees-35 minutes-07 seconds west 3997-93/100 feet
 5-7 to a 5/8" iron,
 5-8 south 67 degrees-31 minutes-39 seconds west 94-23/100 feet to
 5-9 a 6" steel fence corner for the most westerly southwest
 5-10 corner of the said 744-672/1000 acres tract.
 5-11 Thence north 00 degrees-21 minutes-27 seconds east, along the west
 5-12 line of said 744-672/1000 acres tract, to and along the west line of
 5-13 said CRESSON CROSSROADS PHASE ONE,
 5-14 5527-54/100 feet.
 5-15 Thence 62 degrees-28 minutes-48 seconds east 885-75/100 feet to the
 5-16 easterly line of said Lot 4-R, and the westerly line of Hughie Long
 5-17 Road.
 5-18 Thence southwesterly and southeasterly, along the easterly line of
 5-19 said Lot 4-R and the westerly line of said Hughie Long Road, to and
 5-20 along the easterly line of said 6, 7, 8, and 9, the following:
 5-21 south 27 degrees-53 minutes-51 seconds west 190-82/100 feet
 5-22 to the beginning of a curve to the left having a radius of
 5-23 1030 feet;
 5-24 along said curve to the left an arc length of 495-08/100 feet
 5-25 to its end. The long chord of said 495-08/100 feet arc is
 5-26 south 14 degrees-07 minutes-39 seconds west 490-33/100 feet;
 5-27 south 00 degrees-21 minutes-27 seconds west 644-28/100 feet
 5-28 to the beginning of a curve to the left having a radius of 530
 5-29 feet;
 5-30 along said curve to the left an arc length of 479-16/100 feet
 5-31 to the northeasterly corner of said Lot 9. The long chord of
 5-32 said 479-16/100 feet arc is south 25 degrees-32 minutes-35
 5-33 seconds east 463-01/100 feet.
 5-34 Thence south 19 degrees-25 minutes-35 seconds west, along the
 5-35 easterly line of said Lot 9, a distance of 440-69/100 feet to the
 5-36 northwest corner of said Lot 10R-2.
 5-37 Thence south 81 degrees-24 minutes-47 seconds east, along the
 5-38 northerly line of said Lot 10R-2, a distance of 317-64/100 feet to
 5-39 the northeasterly corner of said Lot 10R-2, in the west
 5-40 right-of-way of Cantrell Court.
 5-41 Thence south 08 degrees-35 minutes-11 seconds west, along the
 5-42 easterly line of said Lot 10R-2, and the westerly right-of-way of
 5-43 said Cantrell Court, 269-80/100 feet to the southeast corner of
 5-44 said Lot 10R-2, and the southwest end of said Cantrell Court, in the
 5-45 south line of said CRESSON CROSSROADS PHASE ONE.
 5-46 Thence north 82 degrees-58 minutes-22 seconds east, along the south
 5-47 line of said said Lot 10R-2, and the southwest end of said Cantrell
 5-48 Court, in the south line of said CRESSON CROSSROADS PHASE ONE,
 5-49 517-53/100 feet to the southwest corner of said Lot 12 and the
 5-50 southeast corner of Lot 11 of said CRESSON CROSSROADS PHASE ONE.
 5-51 Thence north 07 degrees-01 minute-38 seconds west, along the common
 5-52 line of said Lots 11 and 12, a distance of 580-80/100 feet to the
 5-53 northwest corner of said Lot 12, in the south right-of-way of said
 5-54 Hughie Long Road.
 5-55 Thence north 82 degrees-58 minutes-22 seconds east, along the north
 5-56 line of said Lot 12, and the south right-of-way of said Hughie Long
 5-57 Road, to and along the north line of said Lot 13, and said Reserve
 5-58 No. 1, a distance of 1146-33/100 feet to the northeast corner of
 5-59 said Reserve No. 1.
 5-60 Thence south 07 degrees-01 minute-38 seconds east, along the east
 5-61 line of said Reserve No. 1, a distance of 580-80/100 feet to the
 5-62 southeast corner of said Reserve No. 1, in the south line of said
 5-63 CRESSON CROSSROADS PHASE ONE.
 5-64 Thence north 82 degrees-58 minutes-22 seconds east, along the south
 5-65 line of said CRESSON CROSSROADS PHASE ONE, 1009-41/100 feet to the
 5-66 southeast corner of Lot 15R-2R2 of CRESSON CROSSROADS PHASE ONE,
 5-67 according to the plat thereof recorded in Slide P-462 of the said
 5-68 Plat Records, in the west right-of-way of Glascock Drive.
 5-69 Thence south 23 degrees-54 minutes-25 seconds east, along a

6-1 southwesterly line of said CRESSON CROSSROADS PHASE ONE, 83-16/100
6-2 feet to the west line of said Lot 16, and the east right-of-way of
6-3 said Glascock Drive.
6-4 Thence north 22 degrees-16 minutes-14 seconds east, along the west
6-5 line of said Lot 16, and the easterly line of said Glascock Drive,
6-6 122-73/100 feet to the northwest corner of said Lot 16, at the
6-7 intersection of the easterly line of said Glascock Drive, and the
6-8 southerly right-of-way of said Hughie Long Road, in a curve to the
6-9 left having a radius of 1030 feet.
6-10 Thence southeasterly, along the north line of said Lot 16, and the
6-11 south right-of-way of said Hughie Long Road, along said curve to the
6-12 left an arc length of 231-22/100 feet to the northeast corner of
6-13 said Lot 16, and the northwest corner of Lot 17 of said CRESSON
6-14 CROSSROADS PHASE ONE. The long chord of said 231-22/100 feet arc is
6-15 south 75 degrees-49 minutes-46 seconds east 230-73/100 feet.
6-16 Thence south 00 degrees-13 minutes-12 seconds west, along the
6-17 common line of said Lots 16 and 17, a distance of 335-09/100 feet to
6-18 the southeast corner of said Lot 16, and the southwest corner of
6-19 said Lot 17, in the south line of said CRESSON CROSSROADS PHASE ONE.
6-20 Thence southeasterly, along the south line of said Lot 17, and the
6-21 south line of said CRESSON CROSSROADS PHASE ONE, the following:
6-22 south 89 degrees-46 minutes-48 seconds east 39-87/100 feet;
6-23 north 82 degrees-58 minutes-22 seconds east 279-18/100 feet
6-24 to the southeast corner of said Lot 17, and the southwest
6-25 corner of said Lot 18.
6-26 Thence north 07 degrees-01 minute-38 seconds west, along the common
6-27 line of said Lots 17 and 18, a distance of 303-42/100 feet to the
6-28 northwest corner of said Lot 18, in the southerly right-of-way of
6-29 said Hughie Long Road.
6-30 Thence northeasterly and southeasterly, along the north line of
6-31 said Lot 18, and the southerly right-of-way of said Hughie Long
6-32 Road, to and along the north line of said Lot 19, the following:
6-33 north 82 degrees-58 minutes-22 seconds east 550-88/100 feet
6-34 to the beginning of a curve to the right having a radius of
6-35 270 feet;
6-36 along said curve to the right an arc length of 164-58/100 feet
6-37 to its end. The long chord of said 164-58/100 feet arc is
6-38 south 79 degrees-33 minutes-53 seconds east 162-04/100 feet.
6-39 south 62 degrees-06 minutes-09 seconds east 5-06/100 feet to
6-40 the northeast corner of said Lot 19, at the intersection of
6-41 the southerly right-of-way of said Hughie Long Road, and the
6-42 westerly right-of-way of Slocum Ranch Road.
6-43 Thence southwesterly, along the easterly line of said Lot 19, and
6-44 the westerly right-of-way of said Slocum Ranch Road, the following:
6-45 south 27 degrees-42 minutes-02 seconds west 30-82/100 feet to
6-46 the beginning of a curve to the left having a radius of 2100
6-47 feet;
6-48 along said curve to the left an arc length of 264-83/100 feet
6-49 to the southeast corner of said Lot 19 and the southwest
6-50 corner of said Slocum Ranch Road. The long chord of said
6-51 264-83/100 feet arc is south 24 degrees-05 minutes-17 seconds
6-52 west 264-65 /100 feet.
6-53 Thence south 69 degrees-31 minutes-29 seconds east, along the south
6-54 line of said Slocum Ranch Road, 100-00/100 feet to the east line of
6-55 Slocum Ranch Road, and the beginning of a curve to the right having
6-56 a radius of 2000-00/100 feet.
6-57 Thence northeasterly along the said east line of Slocum Ranch Road,
6-58 and said curve to the right an arc length of 252-21/100 feet; the
6-59 long chord of the said 252-21/100 feet arc is north 24 degrees-05
6-60 minutes-17 seconds east 252-04/100 feet.
6-61 Thence north 27 degrees-42 minutes-02 seconds east, along the said
6-62 east line of Slocum Ranch Road, 630-29/100 feet to the north line of
6-63 the said 744-672/1000 acres tract, and the south line of State
6-64 Highway No. 171.
6-65 Thence south 62 degrees-07 minutes-00 seconds east, along the said
6-66 north line of the 744-672/1000 acres tract, and the said south line
6-67 of State Highway No. 171, 2140-45/100 feet to the most northerly
6-68 northeast corner of the said 744-672/1000 acres tract.
6-69 Thence southerly, then northwesterly, then southerly along the

7-1 easterly line of the said 744-672/1000 acres tract the following:
7-2 south 30 degrees-48 minutes-16 seconds west 131-94/100 feet;
7-3 south 50 degrees-55 minutes-01 second east 175-29/100 feet;
7-4 south 35 degrees-08 minutes-10 seconds west 508-28/100 feet;
7-5 north 55 degrees-45 minutes-14 seconds west 59-45/100 feet;
7-6 south 35 degrees-31 minutes-08 seconds west 207-72/100 feet;
7-7 south 53 degrees-39 minutes-22 seconds east 149-78/100 feet;
7-8 south 35 degrees-50 minutes-43 seconds west 248-84/100 feet;
7-9 south 53 degrees-35 minutes-36 seconds east 412-81/100 feet
7-10 to the northeast corner of the 2-245/1000 acres tract
7-11 described in the deed to Betty L. Henson Family Partnership,
7-12 L.P., recorded in volume 2508, page 712 of the said Real
7-13 Records, and the beginning of a curve to the right having a
7-14 radius of 224-00/100 feet.
7-15 Thence southwesterly along the northwesterly line of the said
7-16 2-245/1000 acres tract, and said curve to the right an arc length of
7-17 206-71/100 feet; the long chord of the said 206-71/100 feet arc is
7-18 south 63 degrees-04 minutes-17 seconds west 199-46/100 feet.
7-19 Thence southerly along the said northwesterly line of the
7-20 2-245/1000 acres tract, to and along the northwesterly line, and
7-21 the southwesterly of Lot 1, Phase 2, CRESSON CROSSROADS, according
7-22 to the plat thereof recorded in Slide C-223 of the said Plat Records
7-23 the following:
7-24 south 89 degrees-30 minutes-30 seconds west 62-17/100 feet;
7-25 south 32 degrees-28 minutes-47 seconds west 113-40/100 feet;
7-26 south 00 degrees-59 minutes-04 seconds west 372-43/100 feet;
7-27 south 35 degrees-28 minutes-40 seconds west 203-06/100 feet
7-28 to the northerly corner of said Lot 1;
7-29 south 35 degrees-55 minutes-50 seconds west 338-42/100 feet
7-30 to the westerly corner of said Lot 1;
7-31 south 54 degrees-04 minutes-10 seconds east 260-72/100 feet
7-32 to the easterly line of the said 744-672/1000 acres tract,
7-33 and southerly corner of said Lot, 1, and in the west line of
7-34 U.S. Highway No. 377.
7-35 Thence southwesterly along the said easterly line of the
7-36 744-672/1000 acres tract, and the said west line of U.S. Highway
7-37 No. 377, the following:
7-38 south 35 degrees-14 minutes-38 seconds west 501-06/100 feet;
7-39 south 35 degrees-00 minutes-14 seconds west 165-65/100 feet;
7-40 south 35 degrees-30 minutes-36 seconds west 614-77/100 feet;
7-41 south 41 degrees-55 minutes-26 seconds west 403-69/100 feet;
7-42 south 34 degrees-08 minutes-17 seconds west 200-11/100 feet;
7-43 south 29 degrees-40 minutes-57 seconds west 318-73/100 feet;
7-44 south 28 degrees-50 minutes-42 seconds west 172-82/100 feet
7-45 south 32 degrees-49 minutes-34 seconds west 508-28/100 feet;
7-46 south 60 degrees-56 minutes-28 seconds west 175-64/100 feet
7-47 to the most southerly southeast corner of the said
7-48 744-672/1000 acres tract in the north line of Old Granbury
7-49 Road.
7-50 Thence south 89 degrees-25 minutes-07 seconds west, along the south
7-51 line of the said 744-672/1000 acres tract, and the said north line
7-52 of Old Granbury Road, 953-56/100 feet to the Beginning and
7-53 containing 561-055/1000 acres.
7-54 Compiled on December 17, 2016 from Real Records, and Plat Records of
7-55 Hood County, Texas, and some previous surveys.
7-56 Field notes for:(TRACT 2)
7-57 All of Lot 40 of CRESSON CROSSROADS PHASE ONE, an Addition to the
7-58 City of Cresson, Hood County, Texas according to the plat thereof
7-59 recorded in Slide C-126 of the Plat Records of Hood County, Texas
7-60 and all of Lot 41-R of CRESSON CROSSROADS PHASE ONE, an Addition to
7-61 the City of Cresson, Hood County, Texas according to the plat
7-62 thereof recorded in Slide C-350 of the said Plat Records, and
7-63 described by metes and bounds as follows:
7-64 Beginning at the northwesterly corner of said Lot 40 at the
7-65 intersection of the southwesterly right-of-way of State Highway
7-66 No. 171, and the southeasterly right-of-way of Hughie Long Road.
7-67 Thence south 62 degrees-06 minutes-59 seconds east, along the
7-68 northeasterly line of said Lot 40, and the southwesterly
7-69 right-of-way of said State Highway No. 171, to and along the

8-1 northeasterly line of said Lot 41-R, a distance of 422-10/100 feet
8-2 to the northeasterly corner of said Lot 41-R.
8-3 Thence south 27 degrees-53 minutes-51 seconds west, along the
8-4 southeasterly line of said Lot 41-R, a distance of 309-72/100 feet
8-5 to the southeasterly corner of said Lot 41-R, in the northeasterly
8-6 line of Lot 39 of said CRESSON CROSSROADS PHASE ONE.
8-7 Thence north 62 degrees-06 minutes-59 seconds west, along the
8-8 southwesterly line of said Lot 41-R, and the northeasterly line of
8-9 said lot 39, to and along the southwesterly line of said Lot 40, a
8-10 distance of 422-10/100 feet to the southwesterly corner of said Lot
8-11 40, in the easterly right-of-way of said Hughie Long Road.
8-12 Thence north 27 degrees-53 minutes-51 seconds east, along the
8-13 westerly line of said Lot 40, and the easterly right-of-way of said
8-14 Hughie Long Road, 309-72/100 feet to the place of beginning and
8-15 containing 3-001/1000 acres.
8-16 Compiled on December 16, 2016 from Real Records, and Plat Records of
8-17 Hood County, Texas, and some previous surveys.

8-18 SECTION 3. (a) The legal notice of the intention to
8-19 introduce this Act, setting forth the general substance of this
8-20 Act, has been published as provided by law, and the notice and a
8-21 copy of this Act have been furnished to all persons, agencies,
8-22 officials, or entities to which they are required to be furnished
8-23 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8-24 Government Code.

8-25 (b) The governor, one of the required recipients, has
8-26 submitted the notice and Act to the Texas Commission on
8-27 Environmental Quality.

8-28 (c) The Texas Commission on Environmental Quality has filed
8-29 its recommendations relating to this Act with the governor, the
8-30 lieutenant governor, and the speaker of the house of
8-31 representatives within the required time.

8-32 (d) All requirements of the constitution and laws of this
8-33 state and the rules and procedures of the legislature with respect
8-34 to the notice, introduction, and passage of this Act are fulfilled
8-35 and accomplished.

8-36 SECTION 4. (a) If this Act does not receive a two-thirds
8-37 vote of all the members elected to each house, Subchapter C, Chapter
8-38 7968, Special District Local Laws Code, as added by Section 1 of
8-39 this Act, is amended by adding Section 7968.108 to read as follows:

8-40 Sec. 7968.108. NO EMINENT DOMAIN POWER. The district may
8-41 not exercise the power of eminent domain.

8-42 (b) This section is not intended to be an expression of a
8-43 legislative interpretation of the requirements of Section 17(c),
8-44 Article I, Texas Constitution.

8-45 SECTION 5. This Act takes effect immediately if it receives
8-46 a vote of two-thirds of all the members elected to each house, as
8-47 provided by Section 39, Article III, Texas Constitution. If this
8-48 Act does not receive the vote necessary for immediate effect, this
8-49 Act takes effect September 1, 2017.

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