

1-1 By: Patterson (Senate Sponsor - Hagenbuch) H.B. No. 5658  
 1-2 (In the Senate - Received from the House May 8, 2025;  
 1-3 May 21, 2025, read first time and referred to Committee on Local  
 1-4 Government; May 23, 2025, reported adversely, with favorable  
 1-5 Committee Substitute by the following vote: Yeas 6, Nays 0,  
 1-6 1 present not voting; May 23, 2025, sent to printer.)

1-7 COMMITTEE VOTE

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

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 5658 By: Paxton

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

1-19 relating to the creation of the Craver Ranch Municipal Management  
 1-20 District No. 1; providing authority to issue bonds; providing  
 1-21 authority to impose assessments and fees; granting a limited power  
 1-22 of eminent domain.

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

1-24 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
 1-25 Code, is amended by adding Chapter 4020 to read as follows:

1-26 CHAPTER 4020. CRAVER RANCH MUNICIPAL MANAGEMENT DISTRICT NO. 1

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 4020.0101. DEFINITIONS. In this chapter:

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

1-30 (2) "City" means the City of Denton.

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

1-32 (4) "District" means the Craver Ranch Municipal  
 1-33 Management District No. 1.

1-34 Sec. 4020.0102. NATURE OF DISTRICT. The Craver Ranch  
 1-35 Municipal Management District No. 1 is a special district created  
 1-36 under Section 59, Article XVI, Texas Constitution.

1-37 Sec. 4020.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
 1-38 creation of the district is essential to accomplish the purposes of  
 1-39 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
 1-40 Texas Constitution, and other public purposes stated in this  
 1-41 chapter.

1-42 (b) By creating the district and in authorizing the city and  
 1-43 other political subdivisions to contract with the district, the  
 1-44 legislature has established a program to accomplish the public  
 1-45 purposes set out in Section 52-a, Article III, Texas Constitution.

1-46 (c) The creation of the district is necessary to promote,  
 1-47 develop, encourage, and maintain employment, commerce,  
 1-48 transportation, housing, tourism, recreation, the arts,  
 1-49 entertainment, economic development, safety, and the public  
 1-50 welfare in the district.

1-51 (d) This chapter and the creation of the district may not be  
 1-52 interpreted to relieve the city from providing the level of  
 1-53 services provided as of the effective date of the Act enacting this  
 1-54 chapter to the area in the district. The district is created to  
 1-55 supplement and not to supplant city services provided in the  
 1-56 district.

1-57 Sec. 4020.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-58 (a) All land and other property included in the district will  
 1-59 benefit from the improvements and services to be provided by the  
 1-60 district under powers conferred by Sections 52 and 52-a, Article

2-1 III, and Section 59, Article XVI, Texas Constitution, and other  
2-2 powers granted under this chapter.

2-3 (b) The district is created to serve a public use and  
2-4 benefit.

2-5 (c) The creation of the district is in the public interest  
2-6 and is essential to further the public purposes of:

2-7 (1) developing and diversifying the economy of the  
2-8 state;

2-9 (2) eliminating unemployment and underemployment; and

2-10 (3) developing or expanding transportation and  
2-11 commerce.

2-12 (d) The district will:

2-13 (1) promote the health, safety, and general welfare of  
2-14 residents, employers, potential employees, employees, visitors,  
2-15 and consumers in the district, and of the public;

2-16 (2) provide needed funding for the district to  
2-17 preserve, maintain, and enhance the economic health and vitality of  
2-18 the district territory as a community and business center;

2-19 (3) promote the health, safety, welfare, and enjoyment  
2-20 of the public by providing pedestrian ways and by landscaping and  
2-21 developing certain areas in the district, which are necessary for  
2-22 the restoration, preservation, and enhancement of scenic beauty;  
2-23 and

2-24 (4) provide for water, wastewater, drainage, road, and  
2-25 recreational facilities for the district.

2-26 (e) Pedestrian ways along or across a street, whether at  
2-27 grade or above or below the surface, and street lighting, street  
2-28 landscaping, parking, and street art objects are parts of and  
2-29 necessary components of a street and are considered to be a street  
2-30 or road improvement.

2-31 (f) The district will not act as the agent or  
2-32 instrumentality of any private interest even though the district  
2-33 will benefit many private interests as well as the public.

2-34 Sec. 4020.0105. INITIAL DISTRICT TERRITORY. (a) The  
2-35 district is initially composed of the territory described by  
2-36 Section 2 of the Act enacting this chapter.

2-37 (b) The boundaries and field notes contained in Section 2 of  
2-38 the Act enacting this chapter form a closure. A mistake in the  
2-39 field notes or in copying the field notes in the legislative process  
2-40 does not affect the district's:

2-41 (1) organization, existence, or validity;

2-42 (2) right to issue any type of bonds for the purposes  
2-43 for which the district is created or to pay the principal of and  
2-44 interest on the bonds;

2-45 (3) right to impose or collect an assessment; or

2-46 (4) legality or operation.

2-47 Sec. 4020.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
2-48 All or any part of the area of the district is eligible to be  
2-49 included in:

2-50 (1) a tax increment reinvestment zone created under  
2-51 Chapter 311, Tax Code; or

2-52 (2) a tax abatement reinvestment zone created under  
2-53 Chapter 312, Tax Code.

2-54 Sec. 4020.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
2-55 DISTRICTS LAW. Except as otherwise provided by this chapter,  
2-56 Chapter 375, Local Government Code, applies to the district.

2-57 Sec. 4020.0108. PRECONDITION. (a) The district may not  
2-58 exercise any powers granted to the district by this chapter or other  
2-59 law unless a development agreement between the city and the primary  
2-60 landowner in the district that establishes the standards that apply  
2-61 to development in the district, in addition to those contained in  
2-62 zoning, subdivision, and other applicable ordinances of the city,  
2-63 has been executed.

2-64 (b) After September 1, 2030, if a development agreement  
2-65 described by Subsection (a) has not been executed, the board shall  
2-66 dissolve the district in the manner provided by Section  
2-67 4020.0901(b) if the board receives a written dissolution request  
2-68 from the city.

2-69 Sec. 4020.0109. CONSTRUCTION OF CHAPTER. This chapter

3-1 shall be liberally construed in conformity with the findings and  
3-2 purposes stated in this chapter.

3-3 SUBCHAPTER B. BOARD OF DIRECTORS

3-4 Sec. 4020.0201. GOVERNING BODY; TERMS. (a) The district is  
3-5 governed by a board of five elected directors who serve staggered  
3-6 terms of four years.

3-7 (b) Directors are elected in the manner provided by  
3-8 Subchapter D, Chapter 49, Water Code.

3-9 Sec. 4020.0202. COMPENSATION; EXPENSES. (a) A director is  
3-10 entitled to receive fees of office and reimbursement for actual  
3-11 expenses as provided by Section 49.060, Water Code.

3-12 (b) Sections 375.069 and 375.070, Local Government Code, do  
3-13 not apply to the board.

3-14 Sec. 4020.0203. INITIAL DIRECTORS. (a) The initial board  
3-15 consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
3-16 1	3-16 <u>Jessica Burton</u>
3-17 2	3-17 <u>Paul Aycock</u>
3-18 3	3-18 <u>Isabelle Holbrook</u>
3-19 4	3-19 <u>Ana Martin</u>
3-20 5	3-20 <u>Justine Spurgin</u>

3-21 (b) Initial directors serve until the earlier of:

3-22 (1) the date permanent directors are elected under  
3-23 Section 4020.0201; or

3-24 (2) the fourth anniversary of the effective date of  
3-25 the Act enacting this chapter.

3-26 (c) If permanent directors have not been elected under  
3-27 Section 4020.0201 and the terms of the initial directors have  
3-28 expired, successor directors shall be appointed or reappointed as  
3-29 provided by Subsection (d) to serve terms that expire on the earlier  
3-30 of:

3-31 (1) the date permanent directors are elected under  
3-32 Section 4020.0201; or

3-33 (2) the fourth anniversary of the date of the  
3-34 appointment or reappointment.

3-35 (d) If Subsection (c) applies, the owner or owners of a  
3-36 majority of the assessed value of the real property in the district  
3-37 may submit a petition to the Texas Commission on Environmental  
3-38 Quality requesting that the commission appoint as successor  
3-39 directors the five persons named in the petition. The commission  
3-40 shall appoint as successor directors the five persons named in the  
3-41 petition.

3-42 SUBCHAPTER C. POWERS AND DUTIES

3-43 Sec. 4020.0301. GENERAL POWERS AND DUTIES. The district  
3-44 has the powers and duties necessary to accomplish the purposes for  
3-45 which the district is created.

3-46 Sec. 4020.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
3-47 district, using any money available to the district for the  
3-48 purpose, may provide, design, construct, acquire, improve,  
3-49 relocate, operate, maintain, or finance an improvement project or  
3-50 service authorized under a development agreement described by  
3-51 Section 4020.0108, under this chapter, or under Chapter 375, Local  
3-52 Government Code.

3-53 (b) The district may contract with a governmental or private  
3-54 entity to carry out an action under Subsection (a).

3-55 (c) The implementation of a district project or service is a  
3-56 governmental function or service for the purposes of Chapter 791,  
3-57 Government Code.

3-58 Sec. 4020.0303. NONPROFIT CORPORATION. (a) The board by  
3-59 resolution may authorize the creation of a nonprofit corporation to  
3-60 assist and act for the district in implementing a project or  
3-61 providing a service authorized by this chapter.

3-62 (b) The nonprofit corporation:

3-63 (1) has each power of and is considered to be a local  
3-64 government corporation created under Subchapter D, Chapter 431,  
3-65 Transportation Code; and

3-66 (2) may implement any project and provide any service  
3-67 authorized by this chapter.

3-68 (c) The board shall appoint the board of directors of the  
3-69

4-1 nonprofit corporation. The board of directors of the nonprofit  
 4-2 corporation shall serve in the same manner as the board of directors  
 4-3 of a local government corporation created under Subchapter D,  
 4-4 Chapter 431, Transportation Code, except that a board member is not  
 4-5 required to reside in the district.

4-6 Sec. 4020.0304. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
 4-7 The district may join and pay dues to a charitable or nonprofit  
 4-8 organization that performs a service or provides an activity  
 4-9 consistent with the furtherance of a district purpose.

4-10 Sec. 4020.0305. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
 4-11 district may engage in activities that accomplish the economic  
 4-12 development purposes of the district.

4-13 (b) The district may establish and provide for the  
 4-14 administration of one or more programs to promote state or local  
 4-15 economic development and to stimulate business and commercial  
 4-16 activity in the district, including programs to:

4-17 (1) make loans and grants of public money; and

4-18 (2) provide district personnel and services.

4-19 (c) The district may create economic development programs  
 4-20 and exercise the economic development powers provided to  
 4-21 municipalities by:

4-22 (1) Chapter 380, Local Government Code; and

4-23 (2) Subchapter A, Chapter 1509, Government Code.

4-24 Sec. 4020.0306. PARKING FACILITIES. (a) The district may  
 4-25 acquire, lease as lessor or lessee, construct, develop, own,  
 4-26 operate, and maintain parking facilities or a system of parking  
 4-27 facilities, including lots, garages, parking terminals, or other  
 4-28 structures or accommodations for parking motor vehicles off the  
 4-29 streets and related appurtenances.

4-30 (b) The district's parking facilities serve the public  
 4-31 purposes of the district and are owned, used, and held for a public  
 4-32 purpose even if leased or operated by a private entity for a term of  
 4-33 years.

4-34 (c) The district's parking facilities are parts of and  
 4-35 necessary components of a street and are considered to be a street  
 4-36 or road improvement.

4-37 (d) The development and operation of the district's parking  
 4-38 facilities may be considered an economic development program.

4-39 Sec. 4020.0307. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
 4-40 board by resolution shall establish the number of directors'  
 4-41 signatures and the procedure required for a disbursement or  
 4-42 transfer of district money.

4-43 Sec. 4020.0308. ADDING OR EXCLUDING LAND. Except as  
 4-44 provided by Section 4020.0309, the district may add or exclude land  
 4-45 in the manner provided by Subchapter J, Chapter 49, Water Code, or  
 4-46 by Subchapter H, Chapter 54, Water Code.

4-47 Sec. 4020.0309. DIVISION OF DISTRICT. (a) The district may  
 4-48 be divided into two or more new districts only if the district has  
 4-49 no outstanding bonded debt.

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

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

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

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

4-62 (1) name each new district;

4-63 (2) include the metes and bounds description of the  
 4-64 territory of each new district;

4-65 (3) appoint initial directors for each new district;  
 4-66 and

4-67 (4) provide for the division of assets and liabilities  
 4-68 between or among the new districts.

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

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

5-5 (g) Municipal consent to the creation of the district and to  
 5-6 the inclusion of land in the district granted under Section  
 5-7 4020.0503 acts as municipal consent to the creation of any new  
 5-8 district created by the division of the district and to the  
 5-9 inclusion of land in the new district.

5-10 Sec. 4020.0310. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT.  
 5-11 Section 375.161, Local Government Code, does not apply to the  
 5-12 district.

5-13 Sec. 4020.0311. NO AD VALOREM TAX. The district may not  
 5-14 impose an ad valorem tax.

5-15 Sec. 4020.0312. EMINENT DOMAIN. Subject to the limitations  
 5-16 provided by Section 54.209, Water Code, the district may exercise  
 5-17 the power of eminent domain in the manner provided by Section  
 5-18 49.222, Water Code.

5-19 SUBCHAPTER D. ASSESSMENTS

5-20 Sec. 4020.0401. PETITION REQUIRED FOR FINANCING SERVICES  
 5-21 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
 5-22 service or improvement project with assessments under this chapter  
 5-23 unless a written petition requesting that service or improvement  
 5-24 has been filed with the board.

5-25 (b) A petition filed under Subsection (a) must be signed by  
 5-26 the owners of a majority of the assessed value of real property in  
 5-27 the district subject to assessment according to the most recent  
 5-28 certified tax appraisal roll for the county.

5-29 Sec. 4020.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
 5-30 The board by resolution may impose and collect an assessment for any  
 5-31 purpose authorized by this chapter in all or any part of the  
 5-32 district.

5-33 (b) An assessment, a reassessment, or an assessment  
 5-34 resulting from an addition to or correction of the assessment roll  
 5-35 by the district, penalties and interest on an assessment or  
 5-36 reassessment, an expense of collection, and reasonable attorney's  
 5-37 fees incurred by the district:

5-38 (1) are a first and prior lien against the property  
 5-39 assessed;

5-40 (2) are superior to any other lien or claim other than  
 5-41 a lien or claim for county, school district, or municipal ad valorem  
 5-42 taxes; and

5-43 (3) are the personal liability of and a charge against  
 5-44 the owners of the property even if the owners are not named in the  
 5-45 assessment proceedings.

5-46 (c) The lien is effective from the date of the board's  
 5-47 resolution imposing the assessment until the date the assessment is  
 5-48 paid. The board may enforce the lien in the same manner that a  
 5-49 taxing unit, as that term is defined by Section 1.04, Tax Code, may  
 5-50 enforce an ad valorem tax lien against real property.

5-51 (d) The board may make a correction to or deletion from the  
 5-52 assessment roll that does not increase the amount of assessment of  
 5-53 any parcel of land without providing notice and holding a hearing in  
 5-54 the manner required for additional assessments.

5-55 SUBCHAPTER E. BONDS

5-56 Sec. 4020.0501. AUTHORITY TO BORROW MONEY AND TO ISSUE  
 5-57 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
 5-58 terms determined by the board.

5-59 (b) The district may issue, by public or private sale,  
 5-60 bonds, notes, or other obligations payable wholly or partly from  
 5-61 assessments, revenue, contract payments, grants, or other district  
 5-62 money, or any combination of those sources of money, to pay for any  
 5-63 authorized district purpose.

5-64 (c) The district may issue, by public or private sale,  
 5-65 bonds, notes, or other obligations payable wholly or partly from  
 5-66 assessments in the manner provided by Subchapter A, Chapter 372,  
 5-67 Local Government Code, if the improvement financed by the  
 5-68 obligation issued under this section will be conveyed to or  
 5-69 operated and maintained by a municipality or other retail utility

6-1 provider pursuant to an agreement with the district entered into  
6-2 before the issuance of the obligation.

6-3 Sec. 4020.0502. BONDS SECURED BY REVENUE OR CONTRACT  
6-4 PAYMENTS. The district may issue, without an election, bonds  
6-5 secured by:

- 6-6 (1) revenue, including contract revenues; or
- 6-7 (2) contract payments, provided that the requirements
- 6-8 of Section 49.108, Water Code, have been met.

6-9 Sec. 4020.0503. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
6-10 board may not issue bonds until each municipality in whose  
6-11 corporate limits or extraterritorial jurisdiction the district is  
6-12 located has consented by ordinance or resolution to the creation of  
6-13 the district and to the inclusion of land in the district.

6-14 (b) This section applies only to the district's first  
6-15 issuance of bonds.

6-16 SUBCHAPTER I. DISSOLUTION

6-17 Sec. 4020.0901. DISSOLUTION. (a) The board shall dissolve  
6-18 the district on written petition filed with the board by the owners  
6-19 of:

6-20 (1) at least two-thirds of the assessed value of the  
6-21 property subject to assessment by the district based on the most  
6-22 recent certified county property tax rolls; or

6-23 (2) at least two-thirds of the surface area of the  
6-24 district, excluding roads, streets, highways, utility  
6-25 rights-of-way, other public areas, and other property exempt from  
6-26 assessment by the district according to the most recent certified  
6-27 county property tax rolls.

6-28 (b) The board by majority vote may dissolve the district at  
6-29 any time.

6-30 (c) The district may not be dissolved by its board under  
6-31 Subsection (a) or (b) if the district:

6-32 (1) has any outstanding bonded or other indebtedness  
6-33 until that indebtedness has been repaid or defeased in accordance  
6-34 with the order or resolution authorizing the issuance of the bonds  
6-35 or other indebtedness;

6-36 (2) has a contractual obligation to pay money until  
6-37 that obligation has been fully paid in accordance with the  
6-38 contract; or

6-39 (3) owns, operates, or maintains public works,  
6-40 facilities, or improvements unless the district contracts with  
6-41 another person for the ownership, operation, or maintenance of the  
6-42 public works, facilities, or improvements.

6-43 (d) Sections 375.261, 375.262, and 375.264, Local  
6-44 Government Code, do not apply to the district.

6-45 SECTION 2. The Craver Ranch Municipal Management District  
6-46 No. 1 initially includes all territory contained in the following  
6-47 area:

6-48 LEGAL DESCRIPTION

6-49 2801.468 Acres

6-50 BEING all of that tract of land situated in the P.G. Yarborough  
6-51 Survey, Abstract No. 1447, the J. Morton Survey, Abstract No. 121,  
6-52 the W. Norment Survey, Abstract No. 965, the J.W. Jagoe Survey,  
6-53 Abstract No. 1640, the A.W. Patton Survey, Abstract No. 990 and the  
6-54 W. A. Thompson Survey, Abstract No. 1238, City of Sanger, Denton  
6-55 County, Texas, and being all of a called 0.862 acre tract of land  
6-56 described in the deed to Raymond & Jewel Vinson, recorded in  
6-57 Instrument No. 2008-66099, Official Records of Denton County,  
6-58 Texas, and all of a called 623.211 acre tract of land described in  
6-59 the deed to Daredevil Communications LLC, recorded in Instrument  
6-60 No. 2018-109219, said Official Records, and all of a called 66.247  
6-61 acre tract of land described as Tract III, in the deed to Gregory J.  
6-62 Egner, Jr., Trustee of the Egner Family Living Trust, recorded in  
6-63 Instrument No. 2016-23869, said Official Records, and all of a  
6-64 called 1892.409 acre tract of land described as Tract I and all of a  
6-65 called 219.478 acre tract of land described as Tract II, in the deed  
6-66 to NTCH-NM, LLC, recorded in Instrument No. 2024-44505, said  
6-67 Official Records, and being more particularly described as follows:  
6-68 BEGINNING at a wooden right-of-way monument found in the east  
6-69 right-of-way line of FM 2164 (Variable width right-of-way), at a

7-1 westerly corner of said 623.211 acre tract, and the common  
7-2 southwest corner of Wild West Addition, recorded in Cabinet G, Page  
7-3 150, Plat Records of Denton County, Texas;  
7-4 THENCE North 89° 00' 03" East, with a north line of said 623.211 acre  
7-5 tract, a distance of 1562.78 feet to a 1/2-inch iron rod with a cap  
7-6 stamped 'RPLS 6677" set (hereinafter referred to as capped iron rod  
7-7 set) at a T-Post at the southeast corner of said Wild West Addition;  
7-8 THENCE North 00° 29' 29" West, with a westerly line of said 623.211  
7-9 acre tract, a distance of 1460.42 feet to a wood fence corner post  
7-10 found at the southwest corner of a called 11.015 acre tract  
7-11 described in deed to Jason Walden and wife, Marianne K. Benton  
7-12 Sharp, recorded in Instrument No. 2014-107288, said Official  
7-13 Records;  
7-14 THENCE North 89° 02' 03" East, with the north line of said 623.211  
7-15 acre tract, a distance of 2688.93 feet to a 1/2-inch capped iron rod  
7-16 found at the northwest corner of a called 10.021 acre tract  
7-17 described as Tract one in deed to Augie's Addition, L.L.C.,  
7-18 recorded in Instrument No. 2008-40851, said official Records;  
7-19 THENCE South 01° 10' 35" East, with an easterly line of said 623.211  
7-20 acre tract, a distance of 1174.75 feet to a 1/2-inch capped iron rod  
7-21 found at the southwest corner of said 10.021 acre tract;  
7-22 THENCE North 89° 09' 19" East, with a northerly line of said 623.211  
7-23 acre tract, a distance of 741.27 feet to a 1/2-inch capped iron rod  
7-24 found at the southeast corner of said 10.021 acre tract, at the  
7-25 northeast corner of said 623.211 acre tract, at the northwest  
7-26 corner of said 1892.409 acre tract, and at the common southwest  
7-27 corner of a called 20.190 acre tract of land described in deed to  
7-28 Richard W. Freeman and Wife, Janice H. Freeman, recorded in  
7-29 Instrument No. 2009-147025, said Official Records;  
7-30 THENCE North 88° 27' 29" East, with a north line of said 1892.409  
7-31 acre tract, a distance of 2530.35 feet to a wooden fence corner post  
7-32 found at the southeast corner of Quail Ridge Estates, recorded in  
7-33 Cabinet R, Slide 274, said Plat Records, and in the west line of  
7-34 Culp Branch Addition, recorded in Cabinet B, Page 323, said Plat  
7-35 Records;  
7-36 THENCE South 01° 28' 30" East, with an easterly line of said 1892.409  
7-37 acre tract, a distance of 1977.73 feet to a 1-inch iron rod found at  
7-38 the southwest corner of a called 28.870 acre tract described in deed  
7-39 to Richard Alan Estes and Gaye Lynn Estes, Trustees of the Estes  
7-40 Family Living Trust, recorded in Instrument No. 2014-47520, said  
7-41 Official Records;  
7-42 THENCE North 89° 02' 14" East, with a northerly line of said 1892.409  
7-43 acre tract, a distance of 1883.14 feet to a 1/2-inch capped iron rod  
7-44 found (illegible) at the southeast corner of said 28.870 acre  
7-45 tract;  
7-46 THENCE North 01° 10' 24" West, with a westerly line of said 1892.409  
7-47 acre tract, a distance of 2799.94 feet to a 1-inch iron pipe found  
7-48 in the east line of said Culp Branch Addition;  
7-49 THENCE North 01° 08' 36" West, continuing with the westerly line of  
7-50 said 1892.409 acre tract, a distance of 1324.91 feet to a 5/8-inch  
7-51 iron rod found at the northeast corner of a called 42.98 acre tract  
7-52 described as Tract II, in deed to Dave & Dave LTD, Co., recorded in  
7-53 Instrument No. 2001-80814, said Official Records, and at a  
7-54 southerly corner of Lake Ride Estates, recorded in Cabinet W, Page  
7-55 651, said Plat Records;  
7-56 THENCE North 01° 23' 13" West, continuing with the westerly line of  
7-57 said 1892.409 acre tract, a distance of 465.52 feet to a metal fence  
7-58 corner post found at a northwesterly corner of said 1892.409 acre  
7-59 tract and in a southerly line of said Lake Ridge Estates;  
7-60 THENCE North 88° 59' 10" East, with a northerly line of said 1892.409  
7-61 acre tract, a distance of 2876.25 feet to a metal fence corner post  
7-62 found at a northeasterly corner of said 1892.409 acre tract and at  
7-63 the southeast corner of a called 10.56 acre tract described in deed  
7-64 to Ronny Ryan Allen, recorded in Instrument No. 2011-59595, said  
7-65 Official Records, and in the west line of a called 16.00 acre tract  
7-66 described in deed to Jack Albert Jr. & Wendy Harrod Hall, Trustees  
7-67 of the Jack & Wendy Hall Living Trust, recorded in Instrument  
7-68 No. 2018-135544, said Official Records;  
7-69 THENCE South 03° 18' 46" East, with an easterly line of said 1892.409

8-1 acre tract, a distance of 422.97 feet to a metal fence corner post  
8-2 found at the southwest corner of said 16.00 acre tract;  
8-3 THENCE North 88° 56' 44" East, with the northerly line of said  
8-4 1892.409 acre tract, a distance of 2390.11 feet to a 1/2-inch capped  
8-5 iron rod found (illegible) at the southeast corner of a called  
8-6 33.021 acre tract described in deed to Dan C. Reding & Elizabeth J.  
8-7 Reding, recorded in Instrument No. 2011-92590, said Official  
8-8 Records, and at the southwest corner of a called 90.32 acre tract  
8-9 described in deed to NTCH NM LLC, recorded in Instrument  
8-10 No. 2015-91618, said Official Records;  
8-11 THENCE North 89° 00' 59" East, continuing with the northerly line of  
8-12 said 1892.409 acre tract, a distance of 2359.32 feet to a wood  
8-13 right-of-way monument found in the west right-of-way line of FM  
8-14 2153 (Prescriptive right-of-way), at the northeast corner of said  
8-15 1892.409 acre tract and the common southeast corner of said 90.32  
8-16 acre tract;  
8-17 THENCE South 01° 04' 48" East, with the east line of said 1892.409  
8-18 acre tract and the west right-of-way line of FM 2153 (Prescriptive  
8-19 right-of-way), a distance of 3615.71 feet to a capped iron rod set;  
8-20 THENCE South 00° 48' 48" East, continuing with the east line of said  
8-21 1892.409 acre tract and the west right-of-way line of FM 2153  
8-22 (Prescriptive right-of-way), a distance of 572.81 feet, to a mag  
8-23 nail found in a fence corner post at the northeast corner of a  
8-24 called 15.00 acre tract described in deed to Bijan Janami,  
8-25 Shahrivar Sobhanian & Shahla Nouri Kohani, recorded in Instrument  
8-26 No. 2024-50795, said Official Records;  
8-27 THENCE South 89° 13' 22" West, with a southerly line of said 1892.409  
8-28 acre tract, a distance of 2156.68 feet to a 1-inch iron rod found at  
8-29 the northwest corner of said 15.00 acre tract;  
8-30 THENCE South 01° 04' 05" East, with the easterly line of said  
8-31 1892.409 acre tract, a distance of 303.17 feet to a 1-inch iron pipe  
8-32 found at the southwest corner of said 15.00 acre tract;  
8-33 THENCE South 01° 34' 19" East, continuing with the easterly line of  
8-34 said 1892.409 acre tract, a distance of 331.29 feet to a 1/2-inch  
8-35 capped iron rod found (illegible) at the northwest corner of a  
8-36 called 16.364 acre tract described in deed to Spire Tower US LLC,  
8-37 recorded in Instrument No. 2024-48396, said Official Records;  
8-38 THENCE South 01° 29' 45" East, continuing with the easterly line of  
8-39 said 1892.409 acre tract, a distance of 242.84 feet to a 1/2-inch  
8-40 iron rod found at the most westerly southwest corner of said 16.364  
8-41 acre tract;  
8-42 THENCE South 73° 44' 27" East, continuing with the easterly line of  
8-43 said 1892.409 acre tract, a distance of 237.66 feet to a capped iron  
8-44 rod set;  
8-45 THENCE South 82° 07' 13" East, continuing with the easterly line of  
8-46 said 1892.409 acre tract, a distance of 266.22 feet to a 3/8-inch  
8-47 iron rod found at the most southerly southwest corner of said 16.364  
8-48 acre tract and the northwest corner of Parks Addition, recorded in  
8-49 Instrument No. 2010-206, said Official Records;  
8-50 THENCE with the east line of said 1892.409 acre tract and the west  
8-51 line of said Parks Addition, the following courses:  
8-52 1. South 11° 04' 31" East, a distance of 138.03 feet;  
8-53 2. South 32° 46' 02" East, a distance of 51.03 feet;  
8-54 3. South 48° 18' 56" East, a distance of 56.57 feet;  
8-55 4. South 68° 05' 51" East, a distance of 30.19 feet;  
8-56 5. South 81° 20' 09" East, a distance of 27.00 feet;  
8-57 6. South 88° 48' 25" East, a distance of 243.52 feet to a  
8-58 1/2-inch iron rod found at the northwest corner of a called 37.7184  
8-59 acre tract described in deed to Larry Hibberd & Spouse, Darlene  
8-60 Hibberd, recorded in Instrument No. 2000-4481, said Official  
8-61 Records;  
8-62 THENCE with the east line of said 1892.409 acre tract and the west  
8-63 line of said 37.7184 acre tract, the following courses:  
8-64 1. South 08° 13' 25" East, a distance of 631.62 feet;  
8-65 2. South 04° 44' 10" East, a distance of 210.34 feet;  
8-66 3. South 14° 00' 51" East, a distance of 106.56 feet;  
8-67 4. South 19° 03' 47" East, a distance of 77.78 feet;  
8-68 5. South 18° 22' 42" East, a distance of 176.66 feet;  
8-69 6. South 28° 35' 49" East, a distance of 57.16 feet;

9-1 7. South 35° 51' 23" East, a distance of 64.50 feet;  
 9-2 8. South 76° 20' 21" East, a distance of 117.45 feet;  
 9-3 9. North 86° 19' 20" East, a distance of 145.94 feet;  
 9-4 10. South 61° 14' 20" East, a distance of 116.10 feet;  
 9-5 11. South 22° 57' 45" East, a distance of 147.48 feet to a  
 9-6 capped iron rod set;  
 9-7 THENCE North 89° 32' 36" East, with a northerly line of said 1892.401  
 9-8 acre tract, a distance of 572.51 feet to a point in the west  
 9-9 right-of-way line of FM 2153 (prescriptive right-of-way), at a  
 9-10 northeasterly corner of said 1892.401 acre tract, from which a  
 9-11 1/2-inch iron rod found bears South 89° 32' 36" West, a distance of  
 9-12 1.41 feet;  
 9-13 THENCE South 00° 48' 48" East, a distance of 3094.50 feet to a capped  
 9-14 iron rod set at the beginning of a non-tangential curve to the left;  
 9-15 With said curve to the left, having a radius of 1191.00 feet, a  
 9-16 central angle of 09° 26' 19", an arc length of 196.20 feet, a chord  
 9-17 that bears South 04° 26' 21" East, a distance of 195.98 feet to a mag  
 9-18 nail set in Shepard Road (No Record Found, Prescriptive  
 9-19 right-of-way), at the end of said curve;  
 9-20 THENCE with the south line of said 1892.409 acre tract and in said  
 9-21 Shepard Road, the following courses:  
 9-22 1. South 89° 50' 46" West, a distance of 1858.57 feet to a mag  
 9-23 nail set;  
 9-24 2. South 89° 28' 44" West, a distance of 945.64 feet to a  
 9-25 1/2-inch iron rod found;  
 9-26 3. South 89° 23' 55" West, a distance of 1927.35 feet to a mag  
 9-27 nail set;  
 9-28 THENCE North 00° 44' 22" West, with a westerly line of said 1892.409  
 9-29 acre tract, a distance of 2953.22 feet to a metal fence corner post  
 9-30 found at the northeast corner of a called 318.00 acre tract  
 9-31 described in deed to Jones-Brown-Davis Limited Partnership,  
 9-32 recorded in Instrument No. 2002-146053, said Official Records;  
 9-33 THENCE with the south line of said 1892.409 acre tract, the  
 9-34 following courses:  
 9-35 1. South 88° 03' 15" West, a distance of 4794.40 feet to a  
 9-36 capped iron rod set at a T-Post;  
 9-37 2. North 00° 55' 35" West, a distance of 1017.61 feet to a  
 9-38 metal fence corner post found at the northeast corner of a called  
 9-39 202.501 acre tract described in deed to Eric Seymour & Elizabeth  
 9-40 Seymour, recorded in Instrument No. 2013-79507, said Official  
 9-41 Records;  
 9-42 3. South 88° 36' 29" West, a distance of 2289.40 feet to a  
 9-43 1/2-inch capped iron rod stamped "ALLIANCE" found at the northwest  
 9-44 corner of said 202.501 acre tract and at the northeast corner of a  
 9-45 called 9.987 acres tract described as Tract I in deed to Gregory J.  
 9-46 Egner, Jr. Trustee of the Egner Family Living Trust, recorded in  
 9-47 Instrument No. 2016-23869, said Official Records;  
 9-48 4. South 87° 55' 15" West, a distance of 249.50 feet to a  
 9-49 1/2-inch iron rod found at the southwest corner of said 1892.409  
 9-50 acre tract and the southeast corner of said 66.247 acre tract;  
 9-51 THENCE South 88° 41' 14" West, with the south line of said 66.247  
 9-52 acre tract, a distance of 2067.47 feet to a wood fence corner post  
 9-53 found at the southwest corner of said 66.247 acre tract and at the  
 9-54 northwest corner of a called 15.00 acre tract described in deed to  
 9-55 Richard G. Buckner, recorded in Instrument No. 2015-20724, said  
 9-56 Official Records, and in the east line of said 623.211 acre tract;  
 9-57 THENCE South 00° 40' 20" East, partially with the east line of said  
 9-58 623.211 acre tract and the east line of said 219.478 acre tract, a  
 9-59 distance of 1127.14 feet to a 1/2-inch iron rod found at the  
 9-60 northwest corner of a called 5.00 acre tract described as Tract I,  
 9-61 in deed to Edward Flores & Wife, Diena Flores, recorded in  
 9-62 Instrument No. 1984-39110 (Volume 1449, Page 258), Deed Records of  
 9-63 Denton County, Texas, in Indian Wells Road (No Record Found,  
 9-64 Prescriptive right-of-way assumed);  
 9-65 THENCE South 00° 42' 40" East, continuing with the east line of said  
 9-66 219.478 acre tract, a distance of 1515.14 feet to a 1/2-inch iron  
 9-67 rod found at the southwest corner of a called 5.53 acre tract  
 9-68 described in deed to C&P COUNTRYLIFE LLC, recorded in Instrument  
 9-69 No. 2020-164077, said Official Records, and at the northwest corner

10-1 of a called 9.887 acre tract described in deed to Lendal R. Patton &  
10-2 Wife, Lisa B. Patton, recorded in Instrument No. 1996-011783, said  
10-3 Official Records;  
10-4 THENCE South 00° 27' 46" East, continuing with the east line of said  
10-5 219.478 acre tract, a distance of 824.08 feet to a 1/2-inch iron rod  
10-6 found in Gribble Springs Road (No record found, Prescriptive  
10-7 right-of-way assumed), at the southeast corner of said 219.478 acre  
10-8 tract and the northeast corner of a called 2.00 acre tract described  
10-9 in deed to Mark Laird & Kristie Laird, recorded in Instrument  
10-10 No. 2017-94146, said Official Records;  
10-11 THENCE South 89° 05' 08" West, with the south line of said 219.478  
10-12 acre tract, a distance of 3024.85 feet to a 1/2-inch iron rod found  
10-13 at the southwest corner of said 219.478 acre tract;  
10-14 THENCE North 00° 57' 06" West, with a westerly line of said 219.478  
10-15 acre tract, a distance of 1380.73 feet to a metal fence corner post  
10-16 found at the northeast corner of a called 15.000 acre tract  
10-17 described in deed to Timothy Gene Trietsch, Karen Reynolds, Michael  
10-18 Trietsch & Patricia Temple, recorded in Instrument  
10-19 No. 2022-120814, said Official Records;  
10-20 THENCE South 89° 17' 21" West, with a southerly line of said 219.478  
10-21 acre tract, a distance of 653.46 feet to a 1/2-inch iron rod found  
10-22 at the northwest corner of said 15.000 acre tract, and at the  
10-23 northeast corner of a called 4.84 acre tract described in deed to  
10-24 Rodney Lane & Marlena Lane, recorded in Instrument No. 2013-17328,  
10-25 said Official Records;  
10-26 THENCE South 89° 28' 10" West, continuing with a southerly line of  
10-27 said 219.478 acre tract, a distance of 600.27 feet to a wood fence  
10-28 corner post found at the southeast corner of said 0.862 acre tract;  
10-29 THENCE South 88° 55' 28" West, with the south line of said 0.862 acre  
10-30 tract, a distance of 183.01 feet to a 1/2-inch iron rod found at the  
10-31 southwest corner of said 0.862 acre tract, in the east right-of-way  
10-32 line of FM 2164 (variable width right-of-way);  
10-33 THENCE North 31° 05' 48" East, partially with the west line of said  
10-34 0.862 acre tract, a distance of 61.86 feet to a capped iron rod set  
10-35 at the beginning of a curve to the left;  
10-36 With said curve to the left, with the west line of said 219.478 acre  
10-37 tract and the east right-of-way line of FM 2164 (variable width  
10-38 right-of-way), having a radius of 1000.40 feet, a central angle of  
10-39 32° 06' 00", an arc length of 560.47 feet, a chord that bears North  
10-40 15° 02' 48" East, a distance of 553.17 feet to a capped iron rod set  
10-41 at the end of said curve;  
10-42 THENCE partially with the west line of said 219.478 acre tract and  
10-43 with the west line of said 623.211 acre tract and the east  
10-44 right-of-way line of FM 2164 (variable width right-of-way), the  
10-45 following courses:  
10-46 1. North 01° 00' 12" West, passing the northwest corner of  
10-47 said 219.478 acre tract at a distance of 657.88 feet and the  
10-48 southwest corner of said 623.211 acre tract, for a total distance of  
10-49 1804.13 feet to a capped iron rod set;  
10-50 2. North 13° 02' 02" East, a distance of 103.08 feet to a  
10-51 capped iron rod set;  
10-52 3. North 01° 00' 08" West, a distance of 951.10 feet to a  
10-53 capped iron rod set at the beginning of a curve to the right;  
10-54 4. With said curve to the right, having a radius of 1076.30  
10-55 feet, a central angle of 17° 26' 23", an arc length of 327.60 feet, a  
10-56 chord that bears North 07° 43' 03" East, a distance of 326.34 feet to  
10-57 a capped iron rod set at the end of said curve, from which a wood  
10-58 right-of-way monument found bears South 13° 13' 34" West, a distance  
10-59 of 2.43 feet;  
10-60 5. North 04° 51' 24" East, a distance of 101.94 feet to a  
10-61 capped iron rod set at the beginning of a non-tangential curve to  
10-62 the right;  
10-63 6. With said curve to the right, having a radius of 1101.30  
10-64 feet, a central angle of 33° 47' 29", an arc length of 649.51 feet, a  
10-65 chord that bears North 38° 32' 07" East, a distance of 640.14 feet to  
10-66 a capped iron rod set at the end of said curve;  
10-67 7. North 55° 25' 52" East, a distance of 404.80 feet to a  
10-68 capped iron rod set at the beginning of a curve to the left;  
10-69 8. With said curve to the left, having a radius of 1186.30

11-1 feet, a central angle of 55° 16' 59", an arc length of 1144.63 feet,  
11-2 a chord that bears North 27° 47' 22" East, a distance of 1100.74 feet  
11-3 to a 1/2-inch capped iron rod found;

11-4 9. North 00° 08' 52" East, a distance of 333.40 feet to the  
11-5 POINT OF BEGINNING and enclosing 2801.468 acres (122,031,951 square  
11-6 feet) of land, more or less.ra

11-7 SECTION 3. (a) The legal notice of the intention to  
11-8 introduce this Act, setting forth the general substance of this  
11-9 Act, has been published as provided by law, and the notice and a  
11-10 copy of this Act have been furnished to all persons, agencies,  
11-11 officials, or entities to which they are required to be furnished  
11-12 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
11-13 Government Code.

11-14 (b) The governor, one of the required recipients, has  
11-15 submitted the notice and Act to the Texas Commission on  
11-16 Environmental Quality.

11-17 (c) The Texas Commission on Environmental Quality has filed  
11-18 its recommendations relating to this Act with the governor,  
11-19 lieutenant governor, and speaker of the house of representatives  
11-20 within the required time.

11-21 (d) All requirements of the constitution and laws of this  
11-22 state and the rules and procedures of the legislature with respect  
11-23 to the notice, introduction, and passage of this Act have been  
11-24 fulfilled and accomplished.

11-25 SECTION 4. (a) Section 4020.0312, Special District Local  
11-26 Laws Code, as added by Section 1 of this Act, takes effect only if  
11-27 this Act receives a two-thirds vote of all the members elected to  
11-28 each house.

11-29 (b) If this Act does not receive a two-thirds vote of all the  
11-30 members elected to each house, Subchapter C, Chapter 4020, Special  
11-31 District Local Laws Code, as added by Section 1 of this Act, is  
11-32 amended by adding Section 4020.0312 to read as follows:

11-33 Sec. 4020.0312. NO EMINENT DOMAIN POWER. The district may  
11-34 not exercise the power of eminent domain.

11-35 SECTION 5. This Act takes effect immediately if it receives  
11-36 a vote of two-thirds of all the members elected to each house, as  
11-37 provided by Section 39, Article III, Texas Constitution. If this  
11-38 Act does not receive the vote necessary for immediate effect, this  
11-39 Act takes effect September 1, 2025.

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