

1-1 By: Luther (Senate Sponsor - Hughes) H.B. No. 5694
 1-2 (In the Senate - Received from the House May 19, 2025;
 1-3 May 21, 2025, read first time and referred to Committee on Local
 1-4 Government; May 23, 2025, reported favorably by the following
 1-5 vote: Yeas 6, Nays 0, 1 present not voting; May 23, 2025, sent to
 1-6 printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8 Bettencourt	X			
1-9 Middleton				X
1-10 Cook	X			
1-11 Gutierrez	X			
1-12 Nichols	X			
1-13 Paxton	X			
1-14 West	X			

1-16 A BILL TO BE ENTITLED
 1-17 AN ACT

1-18 relating to the creation of the Fannin County Improvement District
 1-19 No. 1; providing authority to issue bonds; providing authority to
 1-20 impose assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-22 SECTION 1. Subtitle C, Title 4, Special District Local Laws
 1-23 Code, is amended by adding Chapter 4205 to read as follows:

1-24 CHAPTER 4205. FANNIN COUNTY IMPROVEMENT DISTRICT NO. 1

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 4205.0101. DEFINITIONS. In this chapter:

1-27 (1) "Board" means the district's board of directors.

1-28 (2) "County" means Fannin County.

1-29 (3) "Director" means a board member.

1-30 (4) "District" means the Fannin County Improvement

1-31 District No. 1.

1-32 Sec. 4205.0102. NATURE OF DISTRICT. The Fannin County
 1-33 Improvement District No. 1 is a special district created under
 1-34 Section 59, Article XVI, Texas Constitution.

1-35 Sec. 4205.0103. PURPOSE; DECLARATION OF INTENT. (a) The
 1-36 creation of the district is essential to accomplish the purposes of
 1-37 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-38 Texas Constitution, and other public purposes stated in this
 1-39 chapter.

1-40 (b) By creating the district and in authorizing the county
 1-41 and other political subdivisions to contract with the district, the
 1-42 legislature has established a program to accomplish the public
 1-43 purposes set out in Section 52-a, Article III, Texas Constitution.

1-44 (c) The creation of the district is necessary to promote,
 1-45 develop, encourage, and maintain employment, commerce,
 1-46 transportation, housing, tourism, recreation, the arts,
 1-47 entertainment, economic development, safety, and the public
 1-48 welfare in the district.

1-49 (d) This chapter and the creation of the district may not be
 1-50 interpreted to relieve the county from providing the level of
 1-51 services provided as of the effective date of the Act enacting this
 1-52 chapter to the area in the district. The district is created to
 1-53 supplement and not to supplant county services provided in the
 1-54 district.

1-55 Sec. 4205.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-56 (a) All land and other property included in the district will
 1-57 benefit from the improvements and services to be provided by the
 1-58 district under powers conferred by Sections 52 and 52-a, Article
 1-59 III, and Section 59, Article XVI, Texas Constitution, and other
 1-60 powers granted under this chapter.

1-61 (b) The district is created to serve a public use and

2-1 benefit.
 2-2 (c) The creation of the district is in the public interest
 2-3 and is essential to further the public purposes of:
 2-4 (1) developing and diversifying the economy of the
 2-5 state;
 2-6 (2) eliminating unemployment and underemployment; and
 2-7 (3) developing or expanding transportation and
 2-8 commerce.
 2-9 (d) The district will:
 2-10 (1) promote the health, safety, and general welfare of
 2-11 residents, employers, potential employees, employees, visitors,
 2-12 and consumers in the district, and of the public;
 2-13 (2) provide needed funding for the district to
 2-14 preserve, maintain, and enhance the economic health and vitality of
 2-15 the district territory as a community and business center;
 2-16 (3) promote the health, safety, welfare, and enjoyment
 2-17 of the public by providing pedestrian ways and by landscaping and
 2-18 developing certain areas in the district, which are necessary for
 2-19 the restoration, preservation, and enhancement of scenic beauty;
 2-20 and
 2-21 (4) provide for water, wastewater, drainage, road, and
 2-22 recreational facilities for the district.
 2-23 (e) Pedestrian ways along or across a street, whether at
 2-24 grade or above or below the surface, and street lighting, street
 2-25 landscaping, parking, and street art objects are parts of and
 2-26 necessary components of a street and are considered to be a street
 2-27 or road improvement.
 2-28 (f) The district will not act as the agent or
 2-29 instrumentality of any private interest even though the district
 2-30 will benefit many private interests as well as the public.
 2-31 Sec. 4205.0105. INITIAL DISTRICT TERRITORY. (a) The
 2-32 district is initially composed of the territory described by
 2-33 Section 2 of the Act enacting this chapter.
 2-34 (b) The boundaries and field notes contained in Section 2 of
 2-35 the Act enacting this chapter form a closure. A mistake in the
 2-36 field notes or in copying the field notes in the legislative process
 2-37 does not affect the district's:
 2-38 (1) organization, existence, or validity;
 2-39 (2) right to issue any type of bonds for the purposes
 2-40 for which the district is created or to pay the principal of and
 2-41 interest on the bonds;
 2-42 (3) right to impose or collect an assessment or tax; or
 2-43 (4) legality or operation.
 2-44 Sec. 4205.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
 2-45 All or any part of the area of the district is eligible to be
 2-46 included in:
 2-47 (1) a tax increment reinvestment zone created under
 2-48 Chapter 311, Tax Code; or
 2-49 (2) a tax abatement reinvestment zone created under
 2-50 Chapter 312, Tax Code.
 2-51 Sec. 4205.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
 2-52 DISTRICTS LAW. Except as otherwise provided by this chapter,
 2-53 Chapter 375, Local Government Code, applies to the district.
 2-54 Sec. 4205.0108. CONSTRUCTION OF CHAPTER. This chapter
 2-55 shall be liberally construed in conformity with the findings and
 2-56 purposes stated in this chapter.
 2-57 SUBCHAPTER B. BOARD OF DIRECTORS
 2-58 Sec. 4205.0201. GOVERNING BODY; TERMS. (a) The district is
 2-59 governed by a board of five voting directors elected or appointed as
 2-60 provided by this chapter and Subchapter D, Chapter 49, Water Code.
 2-61 (b) Except as provided by Section 4205.0203, voting
 2-62 directors serve staggered four-year terms.
 2-63 Sec. 4205.0202. COMPENSATION. (a) A director is entitled
 2-64 to receive fees of office and reimbursement for actual expenses as
 2-65 provided by Section 49.060, Water Code.
 2-66 (b) Sections 375.069 and 375.070, Local Government Code, do
 2-67 not apply to the board.
 2-68 Sec. 4205.0203. TEMPORARY DIRECTORS. (a) On or after the
 2-69 effective date of the Act enacting this chapter, the owner or owners

3-1 of a majority of the assessed value of the real property in the
 3-2 district according to the most recent certified tax appraisal roll
 3-3 for the county may submit a petition to the Texas Commission on
 3-4 Environmental Quality requesting that the commission appoint as
 3-5 temporary voting directors the five persons named in the petition.
 3-6 The commission shall appoint as temporary voting directors the five
 3-7 persons named in the petition.

3-8 (b) The temporary voting or successor temporary voting
 3-9 directors shall hold an election to elect five permanent voting
 3-10 directors as provided by Section 4205.0201.

3-11 (c) Temporary voting directors serve until the earlier of:
 3-12 (1) the date permanent voting directors are elected
 3-13 under Subsection (b); or

3-14 (2) the fourth anniversary of the effective date of
 3-15 the Act enacting this chapter.

3-16 (d) If permanent voting directors have not been elected
 3-17 under Subsection (b) and the terms of the temporary voting
 3-18 directors have expired, successor temporary voting directors shall
 3-19 be appointed or reappointed as provided by Subsection (e) to serve
 3-20 terms that expire on the earlier of:

3-21 (1) the date permanent voting directors are elected
 3-22 under Subsection (b); or

3-23 (2) the fourth anniversary of the date of the
 3-24 appointment or reappointment.

3-25 (e) If Subsection (d) applies, the owner or owners of a
 3-26 majority of the assessed value of the real property in the district
 3-27 according to the most recent certified tax appraisal roll for the
 3-28 county may submit a petition to the Texas Commission on
 3-29 Environmental Quality requesting that the commission appoint as
 3-30 successor temporary voting directors the five persons named in the
 3-31 petition. The commission shall appoint as successor temporary
 3-32 voting directors the five persons named in the petition.

3-33 Sec. 4205.0204. NONVOTING DIRECTORS. The board may appoint
 3-34 nonvoting directors to serve at the pleasure of the voting
 3-35 directors.

3-36 Sec. 4205.0205. QUORUM. For purposes of determining the
 3-37 requirements for a quorum of the board, the following are not
 3-38 counted:

3-39 (1) a board position vacant for any reason, including
 3-40 death, resignation, or disqualification;

3-41 (2) a director who is abstaining from participation in
 3-42 a vote because of a conflict of interest; or

3-43 (3) a nonvoting director.

3-44 SUBCHAPTER C. POWERS AND DUTIES

3-45 Sec. 4205.0301. GENERAL POWERS AND DUTIES. The district
 3-46 has the powers and duties necessary to accomplish the purposes for
 3-47 which the district is created.

3-48 Sec. 4205.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
 3-49 district, using any money available to the district for the
 3-50 purpose, may provide, design, construct, acquire, improve,
 3-51 relocate, operate, maintain, or finance an improvement project or
 3-52 service authorized under this chapter or Chapter 375, Local
 3-53 Government Code.

3-54 (b) The district may contract with a governmental or private
 3-55 entity to carry out an action under Subsection (a).

3-56 (c) The implementation of a district project or service is a
 3-57 governmental function or service for the purposes of Chapter 791,
 3-58 Government Code.

3-59 Sec. 4205.0303. LAW ENFORCEMENT SERVICES. To protect the
 3-60 public interest, the district may contract with a qualified party,
 3-61 including the county, to provide law enforcement services in the
 3-62 district for a fee.

3-63 Sec. 4205.0304. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
 3-64 The district may join and pay dues to a charitable or nonprofit
 3-65 organization that performs a service or provides an activity
 3-66 consistent with the furtherance of a district purpose.

3-67 Sec. 4205.0305. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
 3-68 district may engage in activities that accomplish the economic
 3-69 development purposes of the district.

5-1 (3) are the personal liability of and a charge against
 5-2 the owners of the property even if the owners are not named in the
 5-3 assessment proceedings.

5-4 (c) The lien is effective from the date of the board's
 5-5 resolution imposing the assessment until the date the assessment is
 5-6 paid. The board may enforce the lien in the same manner that the
 5-7 board may enforce an ad valorem tax lien against real property.

5-8 (d) The board may make a correction to or deletion from the
 5-9 assessment roll that does not increase the amount of assessment of
 5-10 any parcel of land without providing notice and holding a hearing in
 5-11 the manner required for additional assessments.

5-12 SUBCHAPTER E. TAXES AND BONDS

5-13 Sec. 4205.0501. TAX ELECTION REQUIRED. (a) The district
 5-14 must hold an election in the manner provided by Chapter 49, Water
 5-15 Code, or, if applicable, Chapter 375, Local Government Code, to
 5-16 obtain voter approval before the district may impose an ad valorem
 5-17 tax.

5-18 (b) Section 375.243, Local Government Code, does not apply
 5-19 to the district.

5-20 Sec. 4205.0502. OPERATION AND MAINTENANCE TAX. (a) If
 5-21 authorized by a majority of the district voters voting at an
 5-22 election under Section 4205.0501, the district may impose an
 5-23 operation and maintenance tax on taxable property in the district
 5-24 in the manner provided by Section 49.107, Water Code, for any
 5-25 district purpose, including to:

- 5-26 (1) maintain and operate the district;
- 5-27 (2) construct or acquire improvements; or
- 5-28 (3) provide a service.

5-29 (b) The board shall determine the operation and maintenance
 5-30 tax rate. The rate may not exceed the rate approved at the
 5-31 election.

5-32 Sec. 4205.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
 5-33 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
 5-34 terms determined by the board.

5-35 (b) The district may issue bonds, notes, or other
 5-36 obligations payable wholly or partly from ad valorem taxes,
 5-37 assessments, impact fees, revenue, contract payments, grants, or
 5-38 other district money, or any combination of those sources of money,
 5-39 to pay for any authorized district purpose.

5-40 Sec. 4205.0504. BONDS SECURED BY REVENUE OR CONTRACT
 5-41 PAYMENTS. The district may issue, without an election, bonds
 5-42 secured by:

- 5-43 (1) revenue other than ad valorem taxes, including
 5-44 contract revenues; or
- 5-45 (2) contract payments, provided that the requirements
 5-46 of Section 49.108, Water Code, have been met.

5-47 Sec. 4205.0505. BONDS SECURED BY AD VALOREM TAXES;
 5-48 ELECTIONS. (a) If authorized at an election under Section
 5-49 4205.0501, the district may issue bonds payable from ad valorem
 5-50 taxes.

5-51 (b) At the time the district issues bonds payable wholly or
 5-52 partly from ad valorem taxes, the board shall provide for the annual
 5-53 imposition of a continuing direct annual ad valorem tax, without
 5-54 limit as to rate or amount, for each year that all or part of the
 5-55 bonds are outstanding as required and in the manner provided by
 5-56 Sections 54.601 and 54.602, Water Code.

5-57 (c) All or any part of any facilities or improvements that
 5-58 may be acquired by a district by the issuance of its bonds may be
 5-59 submitted as a single proposition or as several propositions to be
 5-60 voted on at the election.

5-61 Sec. 4205.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The
 5-62 board may not issue bonds until each municipality in whose
 5-63 corporate limits or extraterritorial jurisdiction the district is
 5-64 located has consented by ordinance or resolution to the creation of
 5-65 the district and to the inclusion of land in the district as
 5-66 required by applicable law.

5-67 (b) This section applies only to the district's first
 5-68 issuance of bonds payable from ad valorem taxes.

7-1 THENCE continuing over and across said Johnson Family Trust
7-2 (Tract Ten "Parcel I"), the following eight (8) courses and
7-3 distances:
7-4 1. South 16 degrees 54 minutes 07 seconds East, a distance of
7-5 244.25 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-6 "CP&Y" found for corner;
7-7 2. South 88 degrees 41 minutes 43 seconds East, a distance of
7-8 177.59 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-9 "CP&Y" found for corner;
7-10 3. North 41 degrees 45 minutes 40 seconds East, a distance of
7-11 242.19 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-12 "CP&Y" found for corner;
7-13 4. North 83 degrees 58 minutes 10 seconds East, a distance of 45.49
7-14 feet to a 5/8-inch iron rod with yellow plastic cap stamped "STV"
7-15 set for corner;
7-16 5. South 00 degrees 47 minutes 41 seconds East, a distance of
7-17 190.22 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-18 "STV" set for corner;
7-19 6. South 06 degrees 53 minutes 05 seconds East, a distance of
7-20 485.74 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-21 "STV" set for corner;
7-22 7. South 15 degrees 01 minutes 17 seconds East, a distance of
7-23 216.44 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-24 "STV" set for corner;
7-25 8. South 11 degrees 55 minutes 51 seconds West, a distance of
7-26 244.03 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-27 "STV" set for corner in the south line of said Johnson Family Trust
7-28 (Tract Ten "Parcel I") and the north line of a called 12.043 acre
7-29 tract of land described in a Warranty Deed to the United States of
7-30 America, as recorded in Volume 247, Page 77, D.R.F.C.T;
7-31 THENCE South 89 degrees 37 minutes 00 seconds West, along the
7-32 common south line of said Johnson Family Trust (Tract Ten "Parcel
7-33 I") and the north line of said 12.043 acre U.S.A. tract, a distance
7-34 of 958.57 feet to a pipe monument found for an Ell corner of said
7-35 Johnson Family Trust (Tract Ten "Parcel I") and the northwest
7-36 corner of said 12.043 acre U.S.A. tract, same being in the east line
7-37 of said Johnson Family Trust (Tract Fourteen);
7-38 THENCE South 00 degrees 20 minutes 47 seconds West, along the
7-39 common east line of said Johnson Family Trust (Tract Fourteen) and
7-40 the west line of said 12.043 acre U.S.A. tract, a distance of 522.81
7-41 feet to a pipe monument found for the southwest corner of said
7-42 12.043 acre U.S.A. tract and the most westerly northwest corner of
7-43 said Johnson Family Trust (Tract Ten "Parcel A");
7-44 THENCE North 89 degrees 57 minutes 52 seconds East, along the
7-45 south line of said 12.043 acre U.S.A. tract and the north line of
7-46 said Johnson Family Trust (Tract Ten "Parcel A"), a distance of
7-47 929.80 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-48 "STV" set for corner;
7-49 THENCE departing the south line of said 12.043 acre U.S.A.
7-50 tract, over and across said Johnson Family Trust (Tract Ten "Parcel
7-51 A"), the following seven (7) courses and distances:
7-52 1. South 08 degrees 18 minutes 56 seconds West, a distance of
7-53 514.40 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-54 "STV" set for corner at the beginning of a non-tangent curve to the
7-55 right;
7-56 2. Along said non-tangent curve to the right, having a central
7-57 angle of 32 degrees 20 minutes 26 seconds, a radius of 258.84 feet,
7-58 an arc length of 146.10 feet, and a chord bearing and distance of
7-59 South 29 degrees 16 minutes 50 seconds West, 144.17 feet to a
7-60 5/8-inch iron rod with yellow plastic cap stamped "STV" set for
7-61 corner;
7-62 3. South 44 degrees 21 minutes 55 seconds West, a distance of
7-63 290.56 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-64 "STV" set for corner;
7-65 4. South 19 degrees 32 minutes 27 seconds East, a distance of
7-66 289.64 feet to a 5/8-inch iron rod with yellow plastic cap stamped
7-67 "STV" set for corner;
7-68 5. South 02 degrees 32 minutes 06 seconds East, a distance of
7-69 203.28 feet to a 5/8-inch iron rod with yellow plastic cap stamped

8-1 "STV" set for corner;
8-2 6. South 17 degrees 19 minutes 31 seconds East, a distance of
8-3 454.28 feet to a 5/8-inch iron rod with yellow plastic cap stamped
8-4 "STV" set for corner;
8-5 7. South 43 degrees 45 minutes 41 seconds East, a distance of
8-6 352.24 feet to a 5/8-inch iron rod with yellow plastic cap stamped
8-7 "STV" set for corner;
8-8 THENCE South 00 degrees 17 minutes 50 seconds East,
8-9 continuing over and across said Johnson Family Trust (Tract Ten
8-10 "Parcel A"), passing at a distance of 10.10 feet the south line of
8-11 said Johnson Family Trust (Tract Ten "Parcel A") and the north line
8-12 of said Johnson Family Trust (Tract 10 "Parcel B"), passing at a
8-13 distance of 881.86 feet the south line of said Johnson Family Trust
8-14 (Tract 10 "Parcel B") and the north line of said Johnson Family
8-15 Trust (Tract 10 "Parcel F"), continuing for a total distance of
8-16 892.05 feet to a 5/8-inch iron rod with yellow plastic cap stamped
8-17 "STV" set for corner;
8-18 THENCE continuing over and across said Johnson Family Trust
8-19 (Tract 10 "Parcel F"), the following four (4) courses and
8-20 distances:
8-21 1. South 14 degrees 36 minutes 25 seconds West, a distance of
8-22 379.78 feet to a 5/8-inch iron rod with yellow plastic cap stamped
8-23 "STV" set for corner;
8-24 2. South 23 degrees 58 minutes 53 seconds East, a distance of 64.03
8-25 feet to a 5/8-inch iron rod with yellow plastic cap stamped "STV"
8-26 set for corner;
8-27 3. South 29 degrees 52 minutes 51 seconds West, a distance of
8-28 313.84 feet to a 5/8-inch iron rod with yellow plastic cap stamped
8-29 "STV" set for corner;
8-30 4. South 57 degrees 51 minutes 34 seconds West, a distance of
8-31 313.21 feet to a 5/8-inch iron rod with yellow plastic cap stamped
8-32 "STV" set for corner in the south line of said Johnson Family Trust
8-33 (Tract 10 "Parcel F"), same being in the north line of a called
8-34 197.621 acre tract of land described in a General Warranty Deed to
8-35 Upper Trinity Regional Water District (herein referred to as
8-36 U.T.R.W.D.), as recorded in Volume 2140, Page 177, D.R.F.C.T.;
8-37 THENCE South 89 degrees 45 minutes 36 seconds West, along the
8-38 common south line of said Johnson Family Trust (Tract 10 "Parcel F")
8-39 and the north line of said 197.621 acre U.T.R.W.D. tract, a distance
8-40 of 1,040.82 feet to a 5/8-inch iron rod with yellow plastic cap
8-41 stamped "STV" set for the southwest corner of said Johnson Family
8-42 Trust (Tract 10 "Parcel F"), same being the southeast corner of a
8-43 called 18.669 acre tract of land described in a Warranty Deed to
8-44 Chris Johnson, as recorded in Volume 1434, Page 527, D.R.F.C.T.;
8-45 THENCE North 00 degrees 32 minutes 01 seconds East, along the
8-46 common west line of said Johnson Family Trust (Tract 10 "Parcel F")
8-47 and the east line of said 18.669 acre tract, passing at a distance
8-48 of 870.12 feet the northwest corner of said Johnson Family Trust
8-49 (Tract 10 "Parcel F") and the southwest corner of said Johnson
8-50 Family Trust (Tract 10 "Parcel B"), passing at a distance of
8-51 1,747.90 feet the northwest corner of said Johnson Family Trust
8-52 (Tract 10 "Parcel B") and an interior Ell corner of said Johnson
8-53 Family Trust (Tract Fourteen), continuing for a total distance of
8-54 1,897.56 feet to a 5/8-inch iron rod with yellow plastic cap stamped
8-55 "STV" set for the northeast corner of said 18.669 acre tract, same
8-56 being an interior Ell corner of said Johnson Family Trust (Tract
8-57 Fourteen);
8-58 THENCE South 89 degrees 18 minutes 36 seconds West, along the
8-59 common south line of said Johnson Family Trust (Tract Fourteen) and
8-60 Johnson Family Trust (Tract Twelve "Parcel B") and the north line of
8-61 said 18.669 acre tract and a called 18.628 acre tract of land
8-62 described in a Warranty Deed to the United States of America, as
8-63 recorded in Volume 244, Page 408, D.R.F.C.T., a distance of 867.49
8-64 feet to a pipe monument found for the northwest corner of said
8-65 18.628 acre U.S.A. tract and the northeast corner of a called 9.429
8-66 acre tract of land described in a Warranty Deed to the United States
8-67 of America, as recorded in Volume 244, Page 402, D.R.F.C.T.;
8-68 THENCE North 89 degrees 34 minutes 11 seconds West, along the
8-69 common south line of said Johnson Family Trust (Tract Twelve

9-1 "Parcel B") and the north line of said 9.429 acre U.S.A. tract, a
 9-2 distance of 206.43 feet to a pipe monument found for the northwest
 9-3 corner of said 9.429 acre U.S.A. tract and the northeast corner of a
 9-4 called 9.369 acre tract of land described in a Warranty Deed to the
 9-5 United States of America, as recorded in Volume 245, Page 94,
 9-6 D.R.F.C.T.;

9-7 THENCE North 87 degrees 56 minutes 14 seconds West, along the
 9-8 common south line of said Johnson Family Trust (Tract Twelve
 9-9 "Parcel B") and the north line of said 9.369 acre U.S.A. tract, a
 9-10 distance of 214.48 feet to a pipe monument found for the northwest
 9-11 corner of said 9.369 acre U.S.A. tract, same being in the east line
 9-12 of a called 26.137 acre tract of land described in a General
 9-13 Warranty Deed to Upper Trinity Regional Water District, as recorded
 9-14 in Instrument Number 2021006457 of the Official Public Records of
 9-15 Fannin County, Texas (O.P.R.F.C.T.);

9-16 THENCE along the common south line of said Johnson Family
 9-17 Trust (Tract Twelve "Parcel B") and (Tract Twelve "Parcel C"), and
 9-18 the north and east line of said 26.137 acre U.T.R.W.D. tract, the
 9-19 following five (5) courses and distances:

9-20 1. North 00 degrees 11 minutes 07 seconds East, a distance of 19.00
 9-21 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y"
 9-22 found for corner;

9-23 2. North 70 degrees 35 minutes 55 seconds West, a distance of
 9-24 115.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped
 9-25 "CP&Y" found for corner;

9-26 3. North 60 degrees 35 minutes 55 seconds West, passing at a
 9-27 distance of 69.64 feet the southwest corner of said Johnson Family
 9-28 Trust (Tract Twelve "Parcel B") and the southeast corner of said
 9-29 Johnson Family Trust (Tract Twelve "Parcel C"), continuing for a
 9-30 total distance of a distance of 100.00 feet to a 5/8-inch iron rod
 9-31 with yellow plastic cap stamped "CP&Y" found for corner;

9-32 4. South 88 degrees 24 minutes 05 seconds West, a distance of
 9-33 440.42 feet to a 5/8-inch iron rod with yellow plastic cap stamped
 9-34 "CP&Y" found for the northwest corner of said 26.137 acre
 9-35 U.T.R.W.D. tract, being in the east line of a called 27.660 acre
 9-36 tract of land described in a Warranty Deed to the United States of
 9-37 America, as recorded in Volume 246, Page 183, D.R.F.C.T., from
 9-38 which a 4-inch by 4-inch concrete monument with a Brass Disk stamped
 9-39 "U.S. (herein referred to as concrete monument) found bears South
 9-40 12 degrees 25 minutes 17 seconds East, 14.05 feet;

9-41 THENCE North 09 degrees 43 minutes 03 seconds West, along the
 9-42 common south line of said Johnson Family Trust (Tract Twelve
 9-43 "Parcel C") and the north line of said 27.660 acre U.S.A. tract, a
 9-44 distance of 20.63 feet to a pipe monument found for corner;

9-45 THENCE North 89 degrees 43 minutes 56 seconds West,
 9-46 continuing along the common south line of said Johnson Family Trust
 9-47 (Tract Twelve "Parcel C") and the north line of said 27.660 acre
 9-48 U.S.A. tract, passing at a distance of 487.89 feet the southwest
 9-49 corner of said Johnson Family Trust (Tract Twelve "Parcel C") and
 9-50 the southeast corner of said Johnson Family Trust (Tract Twelve
 9-51 "Parcel D"), continuing for a total distance of 1,084.46 feet to a
 9-52 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" found for
 9-53 the northwest corner of said 27.660 acre U.T.R.W.D. tract and the
 9-54 northeast corner of a called 48.201 acre tract of land described in
 9-55 a General Warranty Deed to Upper Trinity Regional Water District,
 9-56 as recorded in Volume 2109, Page 234, D.R.F.C.T., a 4-inch by 4-inch
 9-57 concrete monument with a Brass Disk stamped "U.S. (herein referred
 9-58 to as concrete monument) found bears South 10 degrees 37 minutes 16
 9-59 seconds East, 26.95 feet;

9-60 THENCE WEST, along the common south line of said Johnson
 9-61 Family Trust (Tract Twelve "Parcel D") and the north line of said
 9-62 48.201 acre U.T.R.W.D. tract, a distance of 812.24 feet to a
 9-63 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" found for
 9-64 corner;

9-65 THENCE departing said common line, over and across said
 9-66 Johnson Family Trust (Tract Twelve "Parcel D"), the following three
 9-67 (3) courses and distances:

9-68 1. North 21 degrees 37 minutes 15 seconds East, a distance of
 9-69 321.50 feet to a 5/8-inch iron rod with yellow plastic cap stamped

10-1 "CP&Y" found for corner;
 10-2 2. North 03 degrees 34 minutes 16 seconds West, a distance of
 10-3 417.81 feet to a 5/8-inch iron rod with yellow plastic cap stamped
 10-4 "CP&Y" found for corner;
 10-5 3. North 35 degrees 50 minutes 37 seconds East, a distance of
 10-6 964.58 feet to a 5/8-inch iron rod with yellow plastic cap stamped
 10-7 "CP&Y" found for corner in the north line of said Johnson Family
 10-8 Trust (Tract Twelve "Parcel D") and the south line of a called
 10-9 194.7128 acre tract of land described in a Warranty Deed to the
 10-10 United States of America, as recorded in Volume 248, Page 516,
 10-11 D.R.F.C.T.;

10-12 THENCE South 87 degrees 28 minutes 55 seconds East, along the
 10-13 common north line of said Johnson Family Trust (Tract Twelve
 10-14 "Parcel D") and the south line of said 194.7128 acre U.S.A. tract, a
 10-15 distance of 760.75 feet to a pipe monument found for the northeast
 10-16 corner of said Johnson Family Trust (Tract Twelve "Parcel D") and
 10-17 the most southerly southeast corner of said 194.7128 acre U.S.A.
 10-18 tract, same being in the west line of said Johnson Family Trust
 10-19 (Tract Twelve "Parcel C");

10-20 THENCE North 02 degrees 01 minutes 14 seconds East, along the
 10-21 west line of said Johnson Family Trust (Tract Twelve "Parcel C") and
 10-22 the east line of said 194.7128 acre U.S.A. tract, passing at a
 10-23 distance of 824.76 feet the northwest corner of said Johnson Family
 10-24 Trust (Tract Twelve "Parcel C") and the southwest corner of said
 10-25 Johnson Family Trust (Tract Twelve "Parcel E"), continuing for a
 10-26 total distance of 926.21 feet to a 5/8-inch iron rod with yellow
 10-27 plastic cap stamped "STV" set for the northwest corner of said
 10-28 Johnson Family Trust (Tract Twelve "Parcel E") and an interior Ell
 10-29 corner of said 194.7128 acre
 10-30 U.S.A. tract;

10-31 THENCE North 89 degrees 37 minutes 25 seconds East, along the
 10-32 common north line of said Johnson Family Trust (Tract Twelve
 10-33 "Parcel E") and the south line of said 194.7128 acre U.S.A. tract,
 10-34 passing at a distance of 927.81 feet the northeast corner of said
 10-35 Johnson Family Trust (Tract Twelve "Parcel E") and the northwest
 10-36 corner of said Johnson Family Trust (Tract Twelve "Parcel B"),
 10-37 continuing for a total distance of 993.32 feet to a pipe monument
 10-38 found for an angle point in said common line;

10-39 THENCE South 83 degrees 50 minutes 19 seconds East, along the
 10-40 common north line of said Johnson Family Trust (Tract Twelve
 10-41 "Parcel B") and the south line of said 35.178 acre U.S.A. tract, a
 10-42 distance of 850.64 feet to a pipe monument found for the northeast
 10-43 corner of said Johnson Family Trust (Tract Twelve "Parcel B") and
 10-44 the northwest corner of said Johnson Family Trust (Tract Fourteen);

10-45 THENCE South 89 degrees 28 minutes 35 seconds East, along the
 10-46 north line of said Johnson Family Trust (Tract Fourteen) and the
 10-47 south line of said 35.178 acre U.S.A. tract, a distance of 572.21
 10-48 feet to a pipe monument found for the southeast corner of said
 10-49 35.178 acre U.S.A. tract and the southwest corner of said Johnson
 10-50 Family Trust (Tract Ten "Parcel I");

10-51 THENCE North 01 degrees 52 minutes 23 seconds East, along the
 10-52 west line of said Johnson Family Trust (Tract Ten "Parcel I") and
 10-53 the east line of said 35.178 acre U.S.A. tract, a distance of
 10-54 1,134.20 feet to the POINT OF BEGINNING, containing within the
 10-55 metes recited, an area of 337.65 acres or (14,707,855 square feet)
 10-56 of land.

10-57 SECTION 3. (a) The legal notice of the intention to
 10-58 introduce this Act, setting forth the general substance of this
 10-59 Act, has been published as provided by law, and the notice and a
 10-60 copy of this Act have been furnished to all persons, agencies,
 10-61 officials, or entities to which they are required to be furnished
 10-62 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 10-63 Government Code.

10-64 (b) The governor, one of the required recipients, has
 10-65 submitted the notice and Act to the Texas Commission on
 10-66 Environmental Quality.

10-67 (c) The Texas Commission on Environmental Quality has filed
 10-68 its recommendations relating to this Act with the governor,
 10-69 lieutenant governor, and speaker of the house of representatives

11-1 within the required time.

11-2 (d) All requirements of the constitution and laws of this
11-3 state and the rules and procedures of the legislature with respect
11-4 to the notice, introduction, and passage of this Act have been
11-5 fulfilled and accomplished.

11-6 SECTION 4. This Act takes effect immediately if it receives
11-7 a vote of two-thirds of all the members elected to each house, as
11-8 provided by Section 39, Article III, Texas Constitution. If this
11-9 Act does not receive the vote necessary for immediate effect, this
11-10 Act takes effect September 1, 2025.

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