

1-1 By: Springer S.B. No. 2207
 1-2 (In the Senate - Filed April 14, 2021; April 14, 2021, read
 1-3 first time and referred to Committee on Local Government;
 1-4 April 27, 2021, reported favorably by the following vote: Yeas 8,
 1-5 Nays 0; April 27, 2021, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Menéndez			X	
1-9 Eckhardt	X			
1-10 Gutierrez	X			
1-11 Hall	X			
1-12 Nichols	X			
1-13 Paxton	X			
1-14 Springer	X			
1-15 Zaffirini	X			

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

1-19 relating to the creation of the Grayson County Municipal Utility
 1-20 District No. 8; 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 7912A to read as follows:

1-26 CHAPTER 7912A. GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 8
 1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 7912A.0101. 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 Grayson County Municipal
 1-34 Utility District No. 8.

1-35 Sec. 7912A.0102. 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. 7912A.0103. CONFIRMATION AND DIRECTOR 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. 7912A.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-43 temporary directors may not hold an election under Section
 1-44 7912A.0103 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. 7912A.0105. 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. 7912A.0106. 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
 1-61 the Act enacting this chapter form a closure. A mistake made in the

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

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

2-9 SUBCHAPTER B. BOARD OF DIRECTORS

2-10 Sec. 7912A.0201. GOVERNING BODY; TERMS. (a) The district
2-11 is governed by a board of five elected directors.

2-12 (b) Except as provided by Section 7912A.0202, directors
2-13 serve staggered four-year terms.

2-14 Sec. 7912A.0202. TEMPORARY DIRECTORS. (a) On or after the
2-15 effective date of the Act enacting this chapter, the owner or owners
2-16 of a majority of the assessed value of the real property in the
2-17 district may submit a petition to the commission requesting that
2-18 the commission appoint as temporary directors the five persons
2-19 named in the petition. The commission shall appoint as temporary
2-20 directors the five persons named in the petition.

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

2-22 (1) the date permanent directors are elected under
2-23 Section 7912A.0103; or

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

2-26 (c) If permanent directors have not been elected under
2-27 Section 7912A.0103 and the terms of the temporary directors have
2-28 expired, successor temporary directors shall be appointed or
2-29 reappointed as provided by Subsection (d) to serve terms that
2-30 expire on the earlier of:

2-31 (1) the date permanent directors are elected under
2-32 Section 7912A.0103; or

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

2-35 (d) If Subsection (c) applies, the owner or owners of a
2-36 majority of the assessed value of the real property in the district
2-37 may submit a petition to the commission requesting that the
2-38 commission appoint as successor temporary directors the five
2-39 persons named in the petition. The commission shall appoint as
2-40 successor temporary directors the five persons named in the
2-41 petition.

2-42 SUBCHAPTER C. POWERS AND DUTIES

2-43 Sec. 7912A.0301. GENERAL POWERS AND DUTIES. The district
2-44 has the powers and duties necessary to accomplish the purposes for
2-45 which the district is created.

2-46 Sec. 7912A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
2-47 DUTIES. The district has the powers and duties provided by the
2-48 general law of this state, including Chapters 49 and 54, Water Code,
2-49 applicable to municipal utility districts created under Section 59,
2-50 Article XVI, Texas Constitution.

2-51 Sec. 7912A.0303. AUTHORITY FOR ROAD PROJECTS. Under
2-52 Section 52, Article III, Texas Constitution, the district may
2-53 design, acquire, construct, finance, issue bonds for, improve,
2-54 operate, maintain, and convey to this state, a county, or a
2-55 municipality for operation and maintenance macadamized, graveled,
2-56 or paved roads, or improvements, including storm drainage, in aid
2-57 of those roads.

2-58 Sec. 7912A.0304. 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. 7912A.0305. COMPLIANCE WITH MUNICIPAL CONSENT
3-3 ORDINANCE OR RESOLUTION. The district shall comply with all
3-4 applicable requirements of any ordinance or resolution that is
3-5 adopted under Section 54.016 or 54.0165, Water Code, and that
3-6 consents to the creation of the district or to the inclusion of land
3-7 in the district.

3-8 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-9 Sec. 7912A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
3-10 The district may issue, without an election, bonds and other
3-11 obligations secured by:

3-12 (1) revenue other than ad valorem taxes; or
3-13 (2) contract payments described by Section
3-14 7912A.0403.

3-15 (b) The district must hold an election in the manner
3-16 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-17 before the district may impose an ad valorem tax or issue bonds
3-18 payable from ad valorem taxes.

3-19 (c) The district may not issue bonds payable from ad valorem
3-20 taxes to finance a road project unless the issuance is approved by a
3-21 vote of a two-thirds majority of the district voters voting at an
3-22 election held for that purpose.

3-23 Sec. 7912A.0402. OPERATION AND MAINTENANCE TAX. (a) If
3-24 authorized at an election held under Section 7912A.0401, the
3-25 district may impose an operation and maintenance tax on taxable
3-26 property in the district in accordance with Section 49.107, Water
3-27 Code.

3-28 (b) The board shall determine the tax rate. The rate may not
3-29 exceed the rate approved at the election.

3-30 Sec. 7912A.0403. CONTRACT TAXES. (a) In accordance with
3-31 Section 49.108, Water Code, the district may impose a tax other than
3-32 an operation and maintenance tax and use the revenue derived from
3-33 the tax to make payments under a contract after the provisions of
3-34 the contract have been approved by a majority of the district voters
3-35 voting at an election held for that purpose.

3-36 (b) A contract approved by the district voters may contain a
3-37 provision stating that the contract may be modified or amended by
3-38 the board without further voter approval.

3-39 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-40 Sec. 7912A.0501. AUTHORITY TO ISSUE BONDS AND OTHER
3-41 OBLIGATIONS. The district may issue bonds or other obligations
3-42 payable wholly or partly from ad valorem taxes, impact fees,
3-43 revenue, contract payments, grants, or other district money, or any
3-44 combination of those sources, to pay for any authorized district
3-45 purpose.

3-46 Sec. 7912A.0502. TAXES FOR BONDS. At the time the district
3-47 issues bonds payable wholly or partly from ad valorem taxes, the
3-48 board shall provide for the annual imposition of a continuing
3-49 direct ad valorem tax, without limit as to rate or amount, while all
3-50 or part of the bonds are outstanding as required and in the manner
3-51 provided by Sections 54.601 and 54.602, Water Code.

3-52 Sec. 7912A.0503. BONDS FOR ROAD PROJECTS. At the time of
3-53 issuance, the total principal amount of bonds or other obligations
3-54 issued or incurred to finance road projects and payable from ad
3-55 valorem taxes may not exceed one-fourth of the assessed value of the
3-56 real property in the district.

3-57 SECTION 2. The Grayson County Municipal Utility District
3-58 No. 8 initially includes all the territory contained in the
3-59 following area:

3-60 BEING A TRACT OF LAND LOCATED IN THE UEL D. FOX SURVEY,
3-61 ABSTRACT NO. 423 AND THE SAMUEL PRUITT SURVEY, ABSTRACT NO. 956,
3-62 GRAYSON COUNTY, TEXAS AND BEING ALL OF THOSE TRACTS OF LAND
3-63 DESCRIBED IN DEEDS TO WCH FAMILY PARTNERSHIP, LTD., RECORDED IN
3-64 VOLUME 5188, PAGE 153 AND VOLUME 5188, PAGE 159, DEED RECORDS,
3-65 GRAYSON COUNTY, TEXAS (D.R.G.C.T.) AND BEING ALL OF A TRACT OF LAND
3-66 DESCRIBED IN DEED TO GEORGE M. KERNS AND WIFE, DIANA SUE KERNS,
3-67 RECORDED IN VOLUME 1304, PAGE 793, D.R.G.C.T. AND BEING MORE
3-68 PARTICULARLY DESCRIBED AS FOLLOWS:

3-69 BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE MOST WESTERLY

4-1 NORTHWEST CORNER OF SAID WCH FAMILY PARTNERSHIP TRACT AND THE
4-2 SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RICK
4-3 WALKER, RECORDED IN VOLUME 3917, PAGE 626, D.R.G.C.T., FROM WHICH A
4-4 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 1 OF HUNTER'S
4-5 CROSSING, PHASE 1, AN ADDITION TO GRAYSON COUNTY, TEXAS ACCORDING
4-6 TO THE PLAT THEREOF RECORDED IN VOLUME 13, PAGE 44, PLAT RECORDS,
4-7 GRAYSON COUNTY, TEXAS (P.R.G.C.T.) BEARS NORTH 00°21'42" WEST, A
4-8 DISTANCE OF 38.44 FEET;

4-9 THENCE NORTH 89°08'11" EAST, A DISTANCE OF 595.08 FEET TO A
4-10 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND
4-11 DESCRIBED IN DEED TO PAUL D. YATES AND WIFE, TINA Y. YATES, RECORDED
4-12 IN VOLUME 2447, PAGE 187, D.R.G.C.T.;

4-13 THENCE NORTH 00°53'40" WEST, A DISTANCE OF 240.03 FEET TO A
4-14 CALCULATED POINT IN THE SOUTH LINE OF SAID WALKER TRACT AT THE
4-15 NORTHEAST CORNER OF SAID YATES TRACT, FROM WHICH A 1/2-INCH IRON ROD
4-16 FOUND BEARS NORTH 00°53'40" WEST, A DISTANCE OF 0.40 FEET;

4-17 THENCE NORTH 89°08'11" EAST, ALONG THE COMMON LINE OF SAID WCH
4-18 FAMILY PARTNERSHIP TRACT AND SAID WALKER TRACT, PASSING A 5/8-INCH
4-19 IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET FOR REFERENCE AT
4-20 A DISTANCE OF 1,726.26 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF
4-21 1,776.26 FEET TO A CALCULATED POINT FOR CORNER IN THE WEST PRONG OF
4-22 WHITES CREEK;

4-23 THENCE SOUTH 00°51'29" EAST, CONTINUING ALONG SAID COMMON
4-24 LINE AND SAID CREEK, A DISTANCE OF 21.30 FEET TO A CALCULATED POINT
4-25 AT THE MOST WESTERLY NORTHWEST CORNER OF LOT 16 OF THE REPLAT OF LOT
4-26 14 & PART OF LOTS 13 AND 15, HACKBERRY HEIGHTS, AN ADDITION TO
4-27 GRAYSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN
4-28 VOLUME 11, PAGE 23, P.R.G.C.T.;

4-29 THENCE SOUTH 02°01'10" WEST, LEAVING SAID COMMON LINE AND
4-30 CONTINUING ALONG SAID CREEK AND ALONG SAID WEST LINE, A DISTANCE OF
4-31 76.98 FEET TO A CALCULATED POINT FOR CORNER;

4-32 THENCE SOUTH 17°00'08" EAST, CONTINUING ALONG SAID CREEK AND
4-33 SAID WEST LINE, A DISTANCE OF 147.69 FEET TO A CALCULATED POINT FOR
4-34 CORNER;

4-35 THENCE NORTH 89°08'56" EAST, LEAVING SAID CREEK AND ALONG THE
4-36 SOUTH LINE OF SAID LOT 16, A DISTANCE OF 219.81 FEET TO A CALCULATED
4-37 POINT FOR CORNER IN THE APPROXIMATE CENTER OF A BRANCH OF SAID CREEK
4-38 AT THE NORTH CORNER OF LOT 13 OF HACKBERRY HEIGHTS PHASE TWO, AN
4-39 ADDITION TO GRAYSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF
4-40 RECORDED IN VOLUME 10, PAGE 92, P.R.G.C.T.;

4-41 THENCE SOUTH 23°54'50" WEST, ALONG SAID BRANCH AND THE WEST
4-42 LINE OF SAID HACKBERRY HEIGHTS PHASE TWO, A DISTANCE OF 108.98 FEET
4-43 TO A CALCULATED POINT FOR CORNER IN SAID WEST PRONG OF WHITES CREEK;

4-44 THENCE SOUTHERLY, ALONG SAID WEST PRONG, SAME BEING THE
4-45 COMMON LINE OF SAID WCH FAMILY PARTNERSHIP TRACT AND SAID HACKBERRY
4-46 HEIGHTS PHASE TWO, THE FOLLOWING FIFTEEN (15) COURSES AND
4-47 DISTANCES:

- 4-48 1. SOUTH 05 °37'51" WEST, A DISTANCE OF 162.05 FEET TO A
- 4-49 CALCULATED POINT FOR CORNER;
- 4-50 2. SOUTH 17°32'07" EAST, A DISTANCE OF 134.22 FEET TO A
- 4-51 CALCULATED POINT FOR CORNER;
- 4-52 3. SOUTH 10°29'21" WEST, A DISTANCE OF 65.27 FEET TO A
- 4-53 CALCULATED POINT FOR CORNER;
- 4-54 4. SOUTH 42°00'02" EAST, A DISTANCE OF 60.19 FEET TO A
- 4-55 CALCULATED POINT FOR CORNER;
- 4-56 5. NORTH 62°06'14" EAST, A DISTANCE OF 43.26 FEET TO A
- 4-57 CALCULATED POINT FOR CORNER;
- 4-58 6. NORTH 03°18'47" EAST, A DISTANCE OF 56.58 FEET TO A
- 4-59 CALCULATED POINT FOR CORNER;
- 4-60 7. NORTH 59°29'48" EAST, A DISTANCE OF 117.66 FEET TO A
- 4-61 CALCULATED POINT FOR CORNER;
- 4-62 8. SOUTH 01°37'31" WEST, A DISTANCE OF 481.14 FEET TO A
- 4-63 CALCULATED POINT FOR CORNER;
- 4-64 9. SOUTH 53°49'07" WEST, A DISTANCE OF 198.83 FEET TO A
- 4-65 CALCULATED POINT FOR CORNER;
- 4-66 10. NORTH 69°18'14" WEST, A DISTANCE OF 113.04 FEET TO A
- 4-67 CALCULATED POINT FOR CORNER;
- 4-68 11. NORTH 29°21'52" WEST, A DISTANCE OF 124.86 FEET TO A
- 4-69 CALCULATED POINT FOR CORNER;

- 5-1 12. SOUTH 36°44'06" WEST, A DISTANCE OF 88.97 FEET TO A
- 5-2 CALCULATED POINT FOR CORNER;
- 5-3 13. SOUTH 65°01'56" EAST, A DISTANCE OF 40.98 FEET TO A
- 5-4 CALCULATED POINT FOR CORNER;
- 5-5 14. SOUTH 27°31'46" EAST, A DISTANCE OF 196.90 FEET TO A
- 5-6 CALCULATED POINT FOR CORNER;
- 5-7 15. SOUTH 41°45'29" WEST, A DISTANCE OF 127.35 FEET TO A
- 5-8 CALCULATED POINT AT THE MOST SOUTHERLY NORTHWEST CORNER
- 5-9 OF LOT 16 OF SAID HACKBERRY HEIGHTS PHASE TWO AND THE
- 5-10 NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO
- 5-11 BRIGGS LIVING TRUST, RECORDED IN VOLUME 3204, PAGE 646,
- 5-12 D.R.G.C.T.;
- 5-13 THENCE SOUTHWESTERLY, ALONG THE APPROXIMATE CENTER OF SAID
- 5-14 WEST PRONG, SAME BEING THE COMMON LINE OF SAID WCH FAMILY
- 5-15 PARTNERSHIP TRACT AND SAID BRIGGS LIVING TRUST TRACT, THE FOLLOWING
- 5-16 THIRTY- THREE (33) COURSES AND DISTANCES:
- 5-17 1. SOUTH 71°32'08" WEST, A DISTANCE OF 78.07 FEET TO A
- 5-18 CALCULATED POINT FOR CORNER;
- 5-19 2. NORTH 84°23'14" WEST, A DISTANCE OF 91.09 FEET TO A
- 5-20 CALCULATED POINT FOR CORNER;
- 5-21 3. SOUTH 85°15'30" WEST, A DISTANCE OF 30.10 FEET TO A
- 5-22 CALCULATED POINT FOR CORNER;
- 5-23 4. SOUTH 62°11'39" WEST, A DISTANCE OF 41.25 FEET TO A
- 5-24 CALCULATED POINT FOR CORNER;
- 5-25 5. SOUTH 04°28'27" WEST, A DISTANCE OF 34.86 FEET TO A
- 5-26 CALCULATED POINT FOR CORNER;
- 5-27 6. SOUTH 09°39'18" EAST, A DISTANCE OF 37.43 FEET TO A
- 5-28 CALCULATED POINT FOR CORNER;
- 5-29 7. SOUTH 54°53'18" EAST, A DISTANCE OF 19.07 FEET TO A
- 5-30 CALCULATED POINT FOR CORNER;
- 5-31 8. NORTH 66°44'16" EAST, A DISTANCE OF 15.43 FEET TO A
- 5-32 CALCULATED POINT FOR CORNER;
- 5-33 9. SOUTH 68°06'44" EAST, A DISTANCE OF 30.52 FEET TO A
- 5-34 CALCULATED POINT FOR CORNER;
- 5-35 10. SOUTH 62°01'54" EAST, A DISTANCE OF 33.64 FEET TO A
- 5-36 CALCULATED POINT FOR CORNER;
- 5-37 11. SOUTH 34°19'34" EAST, A DISTANCE OF 53.12 FEET TO A
- 5-38 CALCULATED POINT FOR CORNER;
- 5-39 12. SOUTH 02°52'27" EAST, A DISTANCE OF 28.55 FEET TO A
- 5-40 CALCULATED POINT FOR CORNER;
- 5-41 13. SOUTH 42°01'01" WEST, A DISTANCE OF 38.44 FEET TO A
- 5-42 CALCULATED POINT FOR CORNER;
- 5-43 14. SOUTH 69°56'13" WEST, A DISTANCE OF 128.54 FEET TO A
- 5-44 CALCULATED POINT FOR CORNER;
- 5-45 15. SOUTH 83°04'08" WEST, A DISTANCE OF 53.04 FEET TO A
- 5-46 CALCULATED POINT FOR CORNER;
- 5-47 16. NORTH 41°44'15" WEST, A DISTANCE OF 122.78 FEET TO A
- 5-48 CALCULATED POINT FOR CORNER;
- 5-49 17. NORTH 81°21'43" WEST, A DISTANCE OF 13.51 FEET TO A
- 5-50 CALCULATED POINT FOR CORNER;
- 5-51 18. SOUTH 76°55'42" WEST, A DISTANCE OF 11.79 FEET TO A
- 5-52 CALCULATED POINT FOR CORNER;
- 5-53 19. SOUTH 65°12'40" WEST, A DISTANCE OF 29.57 FEET TO A
- 5-54 CALCULATED POINT FOR CORNER;
- 5-55 20. SOUTH 33°03'38" WEST, A DISTANCE OF 42.81 FEET TO A
- 5-56 CALCULATED POINT FOR CORNER;
- 5-57 21. SOUTH 10°00'47" WEST, A DISTANCE OF 11.45 FEET TO A
- 5-58 CALCULATED POINT FOR CORNER;
- 5-59 22. SOUTH 16°36'13" EAST, A DISTANCE OF 12.00 FEET TO A
- 5-60 CALCULATED POINT FOR CORNER;
- 5-61 23. SOUTH 43°21'35" EAST, A DISTANCE OF 19.22 FEET TO A
- 5-62 CALCULATED POINT FOR CORNER;
- 5-63 24. SOUTH 23°19'51" EAST, A DISTANCE OF 15.43 FEET TO A
- 5-64 CALCULATED POINT FOR CORNER;
- 5-65 25. SOUTH 04°42'58" WEST, A DISTANCE OF 17.64 FEET TO A
- 5-66 CALCULATED POINT FOR CORNER;
- 5-67 26. SOUTH 22°18'01" WEST, A DISTANCE OF 25.94 FEET TO A
- 5-68 CALCULATED POINT FOR CORNER;
- 5-69 27. SOUTH 54°52'25" WEST, A DISTANCE OF 35.73 FEET TO A

6-1 CALCULATED POINT FOR CORNER;
 6-2 28. SOUTH 62°47'42" WEST, A DISTANCE OF 33.74 FEET TO A
 6-3 CALCULATED POINT FOR CORNER;
 6-4 29. SOUTH 14°24'32" WEST, A DISTANCE OF 24.78 FEET TO A
 6-5 CALCULATED POINT FOR CORNER;
 6-6 30. SOUTH 05°50'31" EAST, A DISTANCE OF 36.58 FEET TO A
 6-7 CALCULATED POINT FOR CORNER;
 6-8 31. SOUTH 06°48'15" EAST, A DISTANCE OF 61.82 FEET TO A
 6-9 CALCULATED POINT FOR CORNER;
 6-10 32. SOUTH 44°48'52" EAST, A DISTANCE OF 37.81 FEET TO A
 6-11 CALCULATED POINT FOR CORNER;
 6-12 33. SOUTH 25°16'42" EAST, A DISTANCE OF 16.01 FEET TO A
 6-13 CALCULATED POINT FOR CORNER;
 6-14 THENCE SOUTH 88°50'56" WEST, LEAVING SAID WEST PRONG AND
 6-15 CONTINUING ALONG THE COMMON LINE OF SAID WCH FAMILY PARTNERSHIP
 6-16 TRACT AND SAID BRIGGS LIVING TRUST TRACT, PASSING A 5/8-INCH IRON
 6-17 ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET FOR REFERENCE AT A
 6-18 DISTANCE OF 50.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF
 6-19 354.36 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS
 6-20 5674" SET FOR CORNER NEAR A FENCE CORNER POST;
 6-21 THENCE SOUTH 07°35'56" WEST, A DISTANCE OF 599.94 FEET TO A
 6-22 DEAD BOIS D'ARC TREE FOUND FOR CORNER;
 6-23 THENCE NORTH 80°08'23" WEST, PASSING AT A DISTANCE OF 748.66
 6-24 FEET A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A TRACT OF
 6-25 LAND DESCRIBED IN DEED TO GEORGE M. KERNS AND WIFE, DIANA SUE KERNS,
 6-26 RECORDED IN VOLUME 1304, PAGE 793, D.R.G.C.T., PASSING AGAIN AT A
 6-27 DISTANCE OF 1119.45 FEET A WOOD FENCE POST FOUND AT THE CALLED
 6-28 NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RICKFORD B.
 6-29 STILL AND MARTHA A. STILL, RECORDED IN VOLUME 3435, PAGE 152,
 6-30 D.R.G.C.T., AND CONTINUING FOR A TOTAL DISTANCE OF 1,120.62 FEET TO
 6-31 A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE
 6-32 MOST SOUTHERLY SOUTHWEST CORNER OF SAID KERNS TRACT;
 6-33 THENCE SOUTH 00°26'09" WEST, PASSING A 1/2-INCH IRON ROD FOUND
 6-34 AT A DISTANCE OF 2.64 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF
 6-35 469.12 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS
 6-36 5674" SET AT THE SOUTHEAST CORNER OF SAID WCH FAMILY PARTNERSHIP
 6-37 TRACT, FROM WHICH A 1/2- INCH IRON ROD FOUND WITH A CAP STAMPED
 6-38 "SARTIN 3694" BEARS NORTH 83°16'09" EAST, A DISTANCE OF 3.65 FEET;
 6-39 THENCE SOUTH 88°27'06" WEST, A DISTANCE OF 118.91 FEET TO A
 6-40 PK-NAIL FOUND IN MAJORS ROAD AT THE SOUTH COMMON CORNER OF SAID WCH
 6-41 FAMILY PARTNERSHIP TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO
 6-42 BILLY WAYNE TURNER, RECORDED IN INSTRUMENT NO. 2017-00006509,
 6-43 D.R.G.C.T. ;
 6-44 THENCE NORTH 40°07'29" WEST, ALONG SAID MAJORS ROAD AND THE
 6-45 COMMON LINE OF SAID WCH PARTNERSHIP TRACT AND SAID TURNER TRACT, A
 6-46 DISTANCE OF 376.00 FEET TO A MAG NAIL SET FOR CORNER IN SAID MAJORS
 6-47 ROAD;
 6-48 THENCE NORTH 24°15'14" WEST, LEAVING THE COMMON LINE OF SAID
 6-49 WCH FAMILY PARTNERSHIP TRACT AND SAID TURNER TRACT, A DISTANCE OF
 6-50 215.66 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS
 6-51 5674" SET FOR CORNER ON THE WESTERLY SIDE OF SAID MAJORS ROAD;
 6-52 THENCE NORTH 00°03'20" WEST, CONTINUING ALONG SAID WEST SIDE
 6-53 OF MAJORS ROAD, A DISTANCE OF 206.05 FEET TO A 1/2-INCH IRON ROD
 6-54 FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID KERNS TRACT;
 6-55 THENCE NORTH 01°09'57" EAST, CONTINUING ALONG SAID WEST SIDE
 6-56 OF MAJORS ROAD AND PASSING AT A DISTANCE OF 50.95 FEET THE NORTHWEST
 6-57 CORNER OF SAID KERNS TRACT, PASSING AGAIN AT A DISTANCE OF 170.27
 6-58 FEET A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF A TRACT
 6-59 OF LAND DESCRIBED IN DEED TO LC. ACHIMON AND WIFE DONNITA ACHIMON,
 6-60 RECORDED IN VOLUME 2697, PAGE 690, D.R.G.C.T. AND A TRACT OF LAND
 6-61 DESCRIBED IN DEED TO DEANNA M. BUNCH, RECORDED IN VOLUME 4588, PAGE
 6-62 799, D.R.G.C.T., AND CONTINUING ALONG THE COMMON LINE OF SAID WCH
 6-63 FAMILY PARTNERSHIP TRACT AND SAID BUNCH TRACT FOR A TOTAL DISTANCE
 6-64 OF 550.82 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED
 6-65 "RPLS 5674" SET AT THE NORTHWEST CORNER OF SAID WCH FAMILY
 6-66 PARTNERSHIP TRACT RECORDED IN VOLUME 5188, PAGE 153;
 6-67 THENCE NORTH 89°43'01" EAST, LEAVING THE COMMON LINE OF SAID
 6-68 WCH FAMILY PARTNERSHIP TRACT AND SAID BUNCH TRACT, A DISTANCE OF
 6-69 22.30 FEET TO A MAG NAIL SET NEAR THE APPROXIMATE CENTERLINE OF SAID

7-1 MAJORS ROAD AT THE SOUTHWEST CORNER OF SAID WCH FAMILY PARTNERSHIP
7-2 TRACT RECORDED IN 5188, PAGE 159;
7-3 THENCE NORTH 00°12'54" EAST, ALONG SAID APPROXIMATE
7-4 CENTERLINE, A DISTANCE OF 1,312.29 FEET TO THE POINT OF BEGINNING
7-5 AND CONTAINING 5,517,945 SQUARE FEET OR 126.675 ACRES OF LAND, MORE
7-6 OR LESS.

7-7 SAVE AND EXCEPT:
7-8 BEING A TRACT OF LAND LOCATED IN THE SAMUEL PRUITT SURVEY,
7-9 ABSTRACT NO. 956, GRAYSON COUNTY, TEXAS AND BEING ALL OF A TRACT OF
7-10 LAND DESCRIBED IN DEED TO GEORGE M. KERNS AND WIFE, DIANA SUE KERNS,
7-11 RECORDED IN VOLUME 1304, PAGE 793, DEED RECORDS, GRAYSON COUNTY,
7-12 TEXAS (D.R.G.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS
7-13 FOLLOWS:

7-14 BEGINNING AT A 1/2-INCH IRON ROD FOUND ON THE WEST SIDE OF
7-15 MAJORS ROAD AT THE NORTHWEST CORNER OF SAID KERNS TRACT AND THE MOST
7-16 WESTERLY SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO
7-17 WCH FAMILY PARTNERSHIP, LTD., RECORDED IN VOLUME 5188, PAGE 153,
7-18 D.R.G.C.T.;

7-19 THENCE SOUTH 81°42'03" EAST, ALONG THE COMMON LINE OF SAID
7-20 KERNS TRACT AND SAID WCH FAMILY PARTNERSHIP TRACT, A DISTANCE OF
7-21 864.10 FEET TO A CALCULATED POINT FOR CORNER;

7-22 THENCE SOUTH 09°51'07" WEST, CONTINUING ALONG SAID COMMON
7-23 LINE AND PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 210.52
7-24 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 210.88 FEET TO A
7-25 CALCULATED POINT AT THE SOUTH COMMON CORNER OF SAID KERNS TRACT AND
7-26 SAID WCH FAMILY PARTNERSHIP TRACT;

7-27 THENCE NORTH 80°08'23" WEST, LEAVING SAID COMMON LINE AND
7-28 ALONG THE SOUTH LINE OF SAID KERNS TRACT, PASSING AT A DISTANCE OF
7-29 370.79 FEET A WOOD FENCE POST FOUND AT THE CALLED NORTHWEST CORNER
7-30 OF A TRACT OF LAND DESCRIBED IN DEED TO RICKFORD B. STILL AND MARTHA
7-31 A. STILL, RECORDED IN VOLUME 3435, PAGE 152, D.R.G.C.T., AND
7-32 CONTINUING FOR A TOTAL DISTANCE OF 371.96 FEET TO A 5/8-INCH IRON
7-33 ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET IN THE EAST LINE OF A
7-34 SECOND TRACT DESCRIBED IN SAID DEED TO WCH FAMILY PARTNERSHIP TRACT
7-35 AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID KERNS TRACT;

7-36 THENCE NORTH 01°17'18" EAST, ALONG THE COMMON LINE OF SAID
7-37 KERNS TRACT AND SAID WCH FAMILY PARTNERSHIP TRACT, A DISTANCE OF
7-38 178.17 FEET TO A CALCULATED POINT FOR CORNER;

7-39 THENCE NORTH 85°02'11" WEST, CONTINUING ALONG SAID COMMON
7-40 LINE, A DISTANCE OF 459.27 FEET TO A 1/2-INCH IRON ROD FOUND ON THE
7-41 WEST SIDE OF MAJORS ROAD AT THE MOST WESTERLY SOUTHWEST CORNER OF
7-42 SAID KERNS TRACT;

7-43 THENCE NORTH 01°09'57" EAST, ALONG THE WEST LINE OF SAID KERNS
7-44 TRACT, A DISTANCE OF 50.95 FEET TO THE POINT OF BEGINNING AND
7-45 CONTAINING 96,752 SQUARE FEET OR 2.221 ACRES OF LAND, MORE OR LESS.

7-46 SECTION 3. (a) The legal notice of the intention to
7-47 introduce this Act, setting forth the general substance of this
7-48 Act, has been published as provided by law, and the notice and a
7-49 copy of this Act have been furnished to all persons, agencies,
7-50 officials, or entities to which they are required to be furnished
7-51 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7-52 Government Code.

7-53 (b) The governor, one of the required recipients, has
7-54 submitted the notice and Act to the Texas Commission on
7-55 Environmental Quality.

7-56 (c) The Texas Commission on Environmental Quality has filed
7-57 its recommendations relating to this Act with the governor, the
7-58 lieutenant governor, and the speaker of the house of
7-59 representatives within the required time.

7-60 (d) All requirements of the constitution and laws of this
7-61 state and the rules and procedures of the legislature with respect
7-62 to the notice, introduction, and passage of this Act are fulfilled
7-63 and accomplished.

7-64 SECTION 4. (a) If this Act does not receive a two-thirds
7-65 vote of all the members elected to each house, Subchapter C, Chapter
7-66 7912A, Special District Local Laws Code, as added by Section 1 of
7-67 this Act, is amended by adding Section 7912A.0306 to read as
7-68 follows:

7-69 Sec. 7912A.0306. NO EMINENT DOMAIN POWER. The district may

8-1 not exercise the power of eminent domain.

8-2 (b) This section is not intended to be an expression of a
8-3 legislative interpretation of the requirements of Section 17(c),
8-4 Article I, Texas Constitution.

8-5 SECTION 5. This Act takes effect immediately if it receives
8-6 a vote of two-thirds of all the members elected to each house, as
8-7 provided by Section 39, Article III, Texas Constitution. If this
8-8 Act does not receive the vote necessary for immediate effect, this
8-9 Act takes effect September 1, 2021.

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