

1-1 By: Bell (Senate Sponsor - Creighton) H.B. No. 4153
 1-2 (In the Senate - Received from the House May 13, 2015;
 1-3 May 13, 2015, read first time and referred to Committee on
 1-4 Administration; May 14, 2015, reported favorably by the following
 1-5 vote: Yeas 6, Nays 0; May 14, 2015, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Hancock	X			
1-8 Uresti	X			
1-9 Campbell	X			
1-10 Eltife			X	
1-11 Huffines	X			
1-12 Schwertner	X			
1-13 West	X			

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

1-17 relating to the creation of the Montgomery-Grimes Counties
 1-18 Municipal Utility District No. 146; granting a limited power of
 1-19 eminent domain; providing authority to issue bonds; providing
 1-20 authority to impose assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-23 Code, is amended by adding Chapter 7906 to read as follows:

1-24 CHAPTER 7906. MONTGOMERY-GRIMES COUNTIES MUNICIPAL UTILITY

1-25 DISTRICT NO. 146

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 7906.001. DEFINITIONS. In this chapter:

1-28 (1) "Board" means the district's board of directors.

1-29 (2) "Commission" means the Texas Commission on
 1-30 Environmental Quality.

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

1-32 (4) "District" means the Montgomery-Grimes Counties
 1-33 Municipal Utility District No. 146.

1-34 Sec. 7906.002. NATURE OF DISTRICT. The district is a
 1-35 municipal utility district created under Section 59, Article XVI,
 1-36 Texas Constitution.

1-37 Sec. 7906.003. CONFIRMATION AND DIRECTORS' ELECTION
 1-38 REQUIRED. The temporary directors shall hold an election to
 1-39 confirm the creation of the district and to elect five permanent
 1-40 directors as provided by Section 49.102, Water Code.

1-41 Sec. 7906.004. CONSENT OF MUNICIPALITY REQUIRED. (a) The
 1-42 temporary directors may not hold an election under Section 7906.003
 1-43 until each municipality in whose corporate limits or
 1-44 extraterritorial jurisdiction the district is located has
 1-45 consented by ordinance or resolution to the creation of the
 1-46 district and to the inclusion of land in the district.

1-47 (b) Municipal consent to the creation of the district and to
 1-48 the inclusion of land in the district granted under this section
 1-49 acts as municipal consent to the creation of any new district
 1-50 created by the division of the district and to the inclusion of land
 1-51 in the new district.

1-52 Sec. 7906.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)
 1-53 The district is created to serve a public purpose and benefit.

1-54 (b) The district is created to accomplish the purposes of:

1-55 (1) a municipal utility district as provided by
 1-56 general law and Section 59, Article XVI, Texas Constitution; and

1-57 (2) Section 52, Article III, Texas Constitution, that
 1-58 relate to the construction, acquisition, improvement, operation,
 1-59 or maintenance of macadamized, graveled, or paved roads, or
 1-60 improvements, including storm drainage, in aid of those roads.

1-61 Sec. 7906.006. INITIAL DISTRICT TERRITORY. (a) The

2-1 district is initially composed of the territory described by
 2-2 Section 2 of the Act enacting this chapter.

2-3 (b) The boundaries and field notes contained in Section 2 of
 2-4 the Act enacting this chapter form a closure. A mistake made in the
 2-5 field notes or in copying the field notes in the legislative process
 2-6 does not affect the district's:

2-7 (1) organization, existence, or validity;

2-8 (2) right to issue any type of bond for the purposes
 2-9 for which the district is created or to pay the principal of and
 2-10 interest on a bond;

2-11 (3) right to impose a tax; or

2-12 (4) legality or operation.

2-13 SUBCHAPTER B. BOARD OF DIRECTORS

2-14 Sec. 7906.051. GOVERNING BODY; TERMS. (a) The district is
 2-15 governed by a board of five elected directors.

2-16 (b) Except as provided by Section 7906.052, directors serve
 2-17 staggered four-year terms.

2-18 Sec. 7906.052. TEMPORARY DIRECTORS. (a) On or after
 2-19 September 1, 2015, the owner or owners of a majority of the assessed
 2-20 value of the real property in the district may submit a petition to
 2-21 the commission requesting that the commission appoint as temporary
 2-22 directors the five persons named in the petition. The commission
 2-23 shall appoint as temporary directors the five persons named in the
 2-24 petition.

2-25 (b) Temporary directors serve until the earlier of:

2-26 (1) the date permanent directors are elected under
 2-27 Section 7906.003; or

2-28 (2) September 1, 2019.

2-29 (c) If permanent directors have not been elected under
 2-30 Section 7906.003 and the terms of the temporary directors have
 2-31 expired, successor temporary directors shall be appointed or
 2-32 reappointed as provided by Subsection (d) to serve terms that
 2-33 expire on the earlier of:

2-34 (1) the date permanent directors are elected under
 2-35 Section 7906.003; or

2-36 (2) the fourth anniversary of the date of the
 2-37 appointment or reappointment.

2-38 (d) If Subsection (c) applies, the owner or owners of a
 2-39 majority of the assessed value of the real property in the district
 2-40 may submit a petition to the commission requesting that the
 2-41 commission appoint as successor temporary directors the five
 2-42 persons named in the petition. The commission shall appoint as
 2-43 successor temporary directors the five persons named in the
 2-44 petition.

2-45 SUBCHAPTER C. POWERS AND DUTIES

2-46 Sec. 7906.101. GENERAL POWERS AND DUTIES. The district has
 2-47 the powers and duties necessary to accomplish the purposes for
 2-48 which the district is created.

2-49 Sec. 7906.102. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-50 DUTIES. The district has the powers and duties provided by the
 2-51 general law of this state, including Chapters 49 and 54, Water Code,
 2-52 applicable to municipal utility districts created under Section 59,
 2-53 Article XVI, Texas Constitution.

2-54 Sec. 7906.103. AUTHORITY FOR ROAD PROJECTS. Under Section
 2-55 52, Article III, Texas Constitution, the district may design,
 2-56 acquire, construct, finance, issue bonds for, improve, operate,
 2-57 maintain, and convey to this state, a county, or a municipality for
 2-58 operation and maintenance macadamized, graveled, or paved roads, or
 2-59 improvements, including storm drainage, in aid of those roads.

2-60 Sec. 7906.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road
 2-61 project must meet all applicable construction standards, zoning and
 2-62 subdivision requirements, and regulations of each municipality in
 2-63 whose corporate limits or extraterritorial jurisdiction the road
 2-64 project is located.

2-65 (b) If a road project is not located in the corporate limits
 2-66 or extraterritorial jurisdiction of a municipality, the road
 2-67 project must meet all applicable construction standards,
 2-68 subdivision requirements, and regulations of each county in which
 2-69 the road project is located.

3-1 (c) If the state will maintain and operate the road, the
3-2 Texas Transportation Commission must approve the plans and
3-3 specifications of the road project.

3-4 Sec. 7906.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
3-5 OR RESOLUTION. (a) The district shall comply with all applicable
3-6 requirements of any ordinance or resolution that is adopted under
3-7 Section 54.016 or 54.0165, Water Code, and that consents to the
3-8 creation of the district or to the inclusion of land in the
3-9 district.

3-10 (b) Section 54.016(f), Water Code, does not apply to the
3-11 district.

3-12 Sec. 7906.106. DIVISION OF DISTRICT. (a) The district may
3-13 be divided into two or more new districts only if the district:

3-14 (1) has no outstanding bonded debt; and

3-15 (2) is not imposing ad valorem taxes.

3-16 (b) This chapter applies to any new district created by the
3-17 division of the district, and a new district has all the powers and
3-18 duties of the district.

3-19 (c) Any new district created by the division of the district
3-20 may not, at the time the new district is created, contain any land
3-21 outside the area described by Section 2 of the Act creating this
3-22 chapter.

3-23 (d) The board, on its own motion or on receipt of a petition
3-24 signed by the owner or owners of a majority of the assessed value of
3-25 the real property in the district, may adopt an order dividing the
3-26 district.

3-27 (e) The board may adopt an order dividing the district
3-28 before or after the date the board holds an election under Section
3-29 7906.003 to confirm the creation of the district and before or after
3-30 an election under Section 7906.151 to authorize the issuance of
3-31 bonds.

3-32 (f) An order dividing the district must:

3-33 (1) name each new district;

3-34 (2) include the metes and bounds description of the
3-35 territory of each new district;

3-36 (3) appoint temporary directors for each new district;
3-37 and

3-38 (4) provide for the division of assets and liabilities
3-39 between or among the new districts.

3-40 (g) On or before the 30th day after the date of adoption of
3-41 an order dividing the district, the district shall file the order
3-42 with the commission and record the order in the real property
3-43 records of each county in which the district is located.

3-44 (h) Any new district created by the division of the district
3-45 shall hold a confirmation and directors' election as required by
3-46 Section 7906.003.

3-47 (i) Any new district created by the division of the district
3-48 must hold an election as required by this chapter to obtain voter
3-49 approval before the district may impose a maintenance tax or issue
3-50 bonds payable wholly or partly from ad valorem taxes.

3-51 (j) If the creation of the new district is confirmed, the
3-52 new district shall provide the election date and results to the
3-53 commission.

3-54 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-55 Sec. 7906.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The
3-56 district may issue, without an election, bonds and other
3-57 obligations secured by:

3-58 (1) revenue other than ad valorem taxes; or

3-59 (2) contract payments described by Section 7906.153.

3-60 (b) The district must hold an election in the manner
3-61 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-62 before the district may impose an ad valorem tax or issue bonds
3-63 payable from ad valorem taxes.

3-64 (c) The district may not issue bonds payable from ad valorem
3-65 taxes to finance a road project unless the issuance is approved by a
3-66 vote of a two-thirds majority of the district voters voting at an
3-67 election held for that purpose.

3-68 Sec. 7906.152. OPERATION AND MAINTENANCE TAX. (a) If
3-69 authorized at an election held under Section 7906.151, the district

4-1 may impose an operation and maintenance tax on taxable property in
4-2 the district in accordance with Section 49.107, Water Code.

4-3 (b) The board shall determine the tax rate. The rate may not
4-4 exceed the rate approved at the election.

4-5 Sec. 7906.153. CONTRACT TAXES. (a) In accordance with
4-6 Section 49.108, Water Code, the district may impose a tax other than
4-7 an operation and maintenance tax and use the revenue derived from
4-8 the tax to make payments under a contract after the provisions of
4-9 the contract have been approved by a majority of the district voters
4-10 voting at an election held for that purpose.

4-11 (b) A contract approved by the district voters may contain a
4-12 provision stating that the contract may be modified or amended by
4-13 the board without further voter approval.

4-14 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-15 Sec. 7906.201. AUTHORITY TO ISSUE BONDS AND OTHER
4-16 OBLIGATIONS. The district may issue bonds or other obligations
4-17 payable wholly or partly from ad valorem taxes, impact fees,
4-18 revenue, contract payments, grants, or other district money, or any
4-19 combination of those sources, to pay for any authorized district
4-20 purpose.

4-21 Sec. 7906.202. TAXES FOR BONDS. At the time the district
4-22 issues bonds payable wholly or partly from ad valorem taxes, the
4-23 board shall provide for the annual imposition of a continuing
4-24 direct ad valorem tax, without limit as to rate or amount, while all
4-25 or part of the bonds are outstanding as required and in the manner
4-26 provided by Sections 54.601 and 54.602, Water Code.

4-27 Sec. 7906.203. BONDS FOR ROAD PROJECTS. At the time of
4-28 issuance, the total principal amount of bonds or other obligations
4-29 issued or incurred to finance road projects and payable from ad
4-30 valorem taxes may not exceed one-fourth of the assessed value of the
4-31 real property in the district.

4-32 SECTION 2. The Montgomery-Grimes Counties Municipal
4-33 Utility District No. 146 initially includes all the territory
4-34 contained in the following area:

4-35 428.212 Acres

4-36 Joseph G. Ferguson Survey, A-221

4-37 Montgomery County, Texas

4-38 Being 428.212 acres of land situated in the Joseph G. Ferguson
4-39 Survey, A-221, Montgomery County, Texas, and being out of a
4-40 residual of a certain 1936.077 acres of land as described in deed
4-41 recorded under County Clerk's File No. 2007-037712 of the Real
4-42 Property Records of Montgomery County, Texas, said 428.212 acres of
4-43 land being more particularly described by metes and bounds as
4-44 follows:

4-45 BEGINNING at a concrete monument found in the west line of F.M.
4-46 1486, a 110 foot right-of-way, for the southeast corner of Blake
4-47 Ranch as described in deed recorded under County Clerk's File
4-48 No. 9366055 of the Real Property Records of Montgomery County,
4-49 Texas, same being the northeast corner and POINT OF BEGINNING of
4-50 the herein described tract;

4-51 THENCE South 02 degrees 33 minutes 01 seconds East, along the west
4-52 line of said F.M. 1486 and the east boundary line of the said
4-53 1936.077 acres of land, same being the east boundary line of the
4-54 herein described tract, a distance of 2677.01 feet to a 5/8 inch
4-55 iron rod with survey cap (Moyer) set for the northeast corner of Lot
4-56 1, Block 8, Crown Ranch Section One Amending Plat No. 1, according
4-57 to the map or plat thereof recorded in Cabinet Z, Sheets 755 thru
4-58 759 of the Map Records of Montgomery County, Texas, and the
4-59 southeast corner of the herein described tract;

4-60 THENCE North 85 degrees 35 minutes 50 seconds West, along the north
4-61 boundary line of Lots 1, 2, 3, and 4, Block 8, of said Crown Ranch
4-62 and the southerly boundary line of the herein described tract, a
4-63 distance of 1128.30 feet to a 5/8 inch iron rod with survey cap
4-64 (Moyer) set for an angle point;

4-65 THENCE South 59 degrees 34 minutes 02 seconds West, continuing
4-66 along the north boundary line of said Lot 4 and the north boundary
4-67 line of Lots 5 and 6, Block 8 of said Crown Ranch and continuing
4-68 along the south boundary line of the herein described tract, a
4-69 distance of 635.56 feet to a 5/8 inch iron rod with survey cap

5-1 (Moyer) set for the northwest corner of said Lot 6 and a southerly
5-2 corner of the herein described tract;
5-3 THENCE in a southeasterly direction along the west boundary line of
5-4 said Lot 6 and a southerly boundary line of the herein described
5-5 tract along a non-tangent curve to the left having as its elements:
5-6 a radius of 616.14 feet, a central angle of 37 degrees 40 minutes 18
5-7 seconds, an arc length of 405.11 feet, and a chord bearing of South
5-8 23 degrees 38 minutes 52 seconds East, a distance of 397.85 feet to
5-9 a 5/8 inch iron rod with survey cap (Moyer) set in the north line of
5-10 Crown Ranch Boulevard (a northwesterly cut-back corner) for the
5-11 southwest corner of said Lot 6 and a southerly corner of the herein
5-12 described tract;
5-13 THENCE South 37 degrees 53 minutes 49 seconds West, continuing
5-14 along the northwesterly line of said Crown Ranch Boulevard and the
5-15 southerly boundary line of the herein described tract, a distance
5-16 of 60.78 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
5-17 the most easterly southeast corner of Restricted Reserve "F" of
5-18 said Crown Ranch and a southerly corner of the herein described
5-19 tract;
5-20 THENCE in a northwesterly direction along the northeast boundary
5-21 line of said Restricted Reserve "F" and continuing along the
5-22 southerly boundary line of the herein described tract along a
5-23 non-tangent curve to the right having as its elements: a radius of
5-24 676.14 feet, a central angle of 27 degrees 37 minutes 46 seconds, an
5-25 arc length of 326.05 feet, and a chord bearing of North 29 degrees
5-26 31 minutes 46 seconds West, a distance of 322.90 feet to a 5/8 inch
5-27 iron rod with survey cap (Moyer) set for the northeast corner of
5-28 said Restricted Reserve "F" and a southerly corner of the herein
5-29 described tract;
5-30 THENCE South 59 degrees 34 minutes 02 seconds West, along the north
5-31 boundary line of said Restricted Reserve "F" and continuing along
5-32 the southerly boundary line of the herein described tract, a
5-33 distance of 657.92 feet to a 5/8 inch iron rod with survey cap
5-34 (Moyer) set for the northwest corner of said Restricted Reserve "F"
5-35 and a southerly corner of the herein described tract;
5-36 THENCE South 14 degrees 38 minutes 43 seconds West, along the west
5-37 boundary line of said Restricted Reserve "F" and continuing along
5-38 the southerly boundary line of the herein described tract, a
5-39 distance of 243.59 feet to a 5/8 inch iron rod with survey cap
5-40 (Moyer) set for an angle point;
5-41 THENCE South 02 degrees 30 minutes 07 seconds East, continuing
5-42 along the west boundary line of said Restricted Reserve "F" and the
5-43 southerly boundary line of the herein described tract, a distance
5-44 of 89.62 feet to a 5/8 inch iron rod with survey cap (Moyer) set in
5-45 the north line of said Crown Ranch Boulevard for the southwest
5-46 corner of said Restricted Reserve "F" and a southerly corner of the
5-47 herein described tract;
5-48 THENCE South 87 degrees 29 minutes 53 seconds West, along the north
5-49 line of said Crown Ranch Boulevard and continuing along the
5-50 southerly boundary line of the herein described tract, a distance
5-51 of 850.45 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
5-52 the southeast corner of Lot 1, Block 7, of said Crown Ranch and a
5-53 southerly corner of the herein described tract;
5-54 THENCE North 02 degrees 30 minutes 07 seconds West, along the east
5-55 boundary line of said Lot 1, Block 7 and continuing along the
5-56 southerly boundary line of the herein described tract, a distance
5-57 of 405.55 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
5-58 the northeast corner of said Lot 1, Block 7 and a southerly corner
5-59 of the herein described tract;
5-60 THENCE South 87 degrees 29 minutes 53 seconds West, along the north
5-61 boundary line of Lots 1 and 2, Block 7 and continuing along the
5-62 southerly boundary line of the herein described tract, a distance
5-63 of 383.12 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
5-64 the northwest corner of said Lot 2, Block 7 and a southerly corner
5-65 of the herein described tract;
5-66 THENCE South 02 degrees 30 minutes 07 seconds East, along the west
5-67 boundary line of said Lot 2 and continuing along the southerly
5-68 boundary line of the herein described tract, a distance of 380.55
5-69 feet to a 5/8 inch iron rod with survey cap (Moyer) set in the north

6-1 line of said Crown Ranch Boulevard for the southwest corner of said
6-2 Lot 2 and a southerly corner of the herein described tract;
6-3 THENCE South 87 degrees 29 minutes 53 seconds West, along the north
6-4 line of said Crown Ranch Boulevard and continuing along the
6-5 southerly boundary line of the herein described tract, a distance
6-6 of 60.00 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
6-7 the southeast corner of Lot 1, Block 6 of said Crown Ranch and a
6-8 southerly corner of the herein described tract;
6-9 THENCE North 02 degrees 30 minutes 07 seconds West, along the east
6-10 boundary line of said a Lot 1, Block 6 and continuing along the
6-11 southerly boundary line of the herein described tract, a distance
6-12 of 380.55 feet to a 5/8 inch iron rod with survey cap (Moyer) set for
6-13 the northeast corner of said Lot 1, Block 6 and a southerly corner
6-14 of the herein described tract;
6-15 THENCE South 87 degrees 29 minutes 53 second West, along the north
6-16 boundary lines of Lots 1, 2, 3, 4, and 5, Block 6 of said Crown Ranch
6-17 Section One and continuing along the southerly boundary line of the
6-18 herein described tract, a distance of 865.08 feet to a 5/8 inch iron
6-19 rod with survey cap (Moyer) set for the northeast corner of Lot 1,
6-20 Block 5, of said Crown Ranch and a southerly angle point of the
6-21 herein described tract;
6-22 THENCE North 59 degrees 17 minutes 57 seconds West, along the
6-23 northeast boundary line of Lots 1, 2, and 3, Block 5 of said Crown
6-24 Ranch and along the southwesterly boundary line of the herein
6-25 described tract, a distance of 451.13 feet to a 5/8 inch iron rod
6-26 with survey cap (Moyer) set for the common corner of Lots 3 and 4,
6-27 Block 5 of said Crown Ranch and an angle point of the herein
6-28 described tract;
6-29 THENCE North 47 degrees 07 minutes 57 seconds West, along the
6-30 northeast boundary line of Lots 4 and 5, Block 5 of said Crown Ranch
6-31 and continuing along the southwesterly boundary line of the herein
6-32 described tract, a distance of 298.12 feet to a 5/8 inch iron rod
6-33 with survey cap (Moyer) set for the common corner of Lots 5 and 6,
6-34 Block 5 of said Crown Ranch and an angle point of the herein
6-35 described tract;
6-36 THENCE North 37 degrees 48 minutes 49 seconds West, along the
6-37 northeast boundary line of Lots 6, 7, 8, 9, and 10, Block 5, of said
6-38 Crown Ranch and continuing along the southwesterly boundary line of
6-39 the herein described tract, a distance of 901.31 feet to a 5/8 inch
6-40 iron rod with survey cap (Moyer) set in a curve for the north corner
6-41 of said Lot 10 common to a southerly corner of the herein described
6-42 tract;
6-43 THENCE in a southwesterly direction along the northwest boundary
6-44 line of said Lot 10 and continuing along the southwesterly boundary
6-45 line of the herein described tract along a non-tangent curve to the
6-46 right having as its elements: a radius of 1030.00 feet, a central
6-47 angle of 01 degrees 09 minutes 44 seconds, an arc length of 20.90
6-48 feet, and a chord bearing of South 51 degrees 36 minutes 18 seconds
6-49 West, a distance of 20.89 feet to a 5/8 inch iron rod with survey cap
6-50 (Moyer) set for the end of the curve;
6-51 THENCE South 52 degrees 11 minutes 11 seconds West, continuing
6-52 along the northwest boundary line of said Lot 10 and continuing
6-53 along the southwesterly boundary line of the herein described
6-54 tract, a distance of 332.11 feet to a 5/8 inch iron rod with survey
6-55 cap (Moyer) set in the northeast line of Crown Ranch Boulevard, a 60
6-56 foot private right-of-way, for the southwest corner of said Lot 10,
6-57 same being a southerly corner of the herein described tract;
6-58 THENCE North 37 degrees 48 minutes 49 seconds West, along the
6-59 northeast line of said Crown Ranch Boulevard and continuing along
6-60 the southwesterly boundary line of the herein described tract, a
6-61 distance of 60.00 feet to a 5/8 inch iron rod with survey cap
6-62 (Moyer) set for the southeast corner of Lot 1, Block 4, of said
6-63 Crown Ranch Section One and a southerly corner of the herein
6-64 described tract;
6-65 THENCE North 52 degrees 11 minutes 10 seconds East, along the
6-66 southeast boundary line of said Lot 1 and continuing along the
6-67 southwesterly boundary line of the herein described tract, a
6-68 distance of 332.11 feet to a 5/8 inch iron rod with survey cap for
6-69 the beginning of a curve;

7-1 THENCE in a northeasterly direction continuing along the southeast
7-2 boundary line of said Lot 1 and continuing along the southwesterly
7-3 boundary line of the herein described tract along a curve to the
7-4 left having as its elements: a radius of 970.00 feet, a central
7-5 angle of 01 degrees 11 minutes 13 seconds, an arc length of 20.09
7-6 feet, and a chord bearing of North 51 degrees 35 minutes 34 seconds
7-7 East, a distance of 20.09 feet to a 5/8 inch iron rod with survey cap
7-8 (Moyer) set for the northeast corner of said Lot 1 and a southerly
7-9 corner of the herein described tract;
7-10 THENCE North 43 degrees 36 minutes 42 seconds West, along the
7-11 northeast boundary line of Lots 1, 2, and 3, Block 4 of said Crown
7-12 Ranch, and continuing along the southwesterly boundary line of the
7-13 herein described tract, a distance of 552.90 feet to a 5/8 inch iron
7-14 rod with survey cap (Moyer) set for an angle point;
7-15 THENCE North 58 degrees 26 minutes 29 seconds West, along the
7-16 northeast boundary line of said Lots 3, 4, 5, and 6, Block 4, of said
7-17 Crown Ranch and continuing along the southwesterly boundary line of
7-18 the herein described tract, a distance of 561.07 feet to a 5/8 inch
7-19 iron rod with survey cap (Moyer) set for an angle point;
7-20 THENCE North 73 degrees 22 minutes 49 seconds West, along the
7-21 northeast boundary line of Lots 6, 7, 8, and Restricted Reserve "E",
7-22 Block 4 of said Crown Ranch, and the southwesterly boundary line of
7-23 the herein described tract, a distance of 561.07 feet to a 5/8 inch
7-24 iron rod with survey cap (Moyer) set for an angle point;
7-25 THENCE North 87 degrees 16 minutes 13 seconds West, along the north
7-26 boundary line of Restricted Reserve "E" and Lot 9, Block 4, of said
7-27 Crown Ranch and continuing along the southwesterly boundary line
7-28 of the herein described tract, a distance of 247.65 feet to a point
7-29 for the southeast corner of Restricted Reserve "G" of Crown Ranch
7-30 Section Three, according to the map or plat thereof recorded in
7-31 Cabinet Z, Sheet 1208 of the Map Records of Montgomery County, Texas
7-32 and a northwest corner of the herein described tract;
7-33 THENCE North 27 degrees 21 minutes 07 seconds East, along the east
7-34 boundary line of said Restricted Reserve "G", southeast boundary
7-35 line of said Lot 35 and the northwest boundary line of the herein
7-36 described tract, a distance of 164.86 feet to a point for the most
7-37 easterly southeast corner of said Lot 35 and an interior
7-38 northwesterly corner of the herein described tract;
7-39 THENCE North 65 degrees 26 minutes 22 seconds West, along the
7-40 northeast boundary line of Lot 35, Block 2, of said Crown Ranch
7-41 Section Three, and continuing along the northwest boundary line of
7-42 the herein described tract, a distance of 188.65 feet to an angle
7-43 point;
7-44 THENCE North 40 degrees 41 minutes 22 seconds West, continuing
7-45 along the northeast boundary line of said Lot 35 and the east
7-46 boundary line of Lot 34 and 33, Block 2, of said Crown Ranch Section
7-47 Three, common to the northwest boundary line of the herein
7-48 described tract, a distance of
7-49 443.41 feet to an angle point;
7-50 THENCE North 03 degrees 49 minutes 38 seconds West, along the east
7-51 boundary line of Lots 33 and 32, and Restricted Reserve "F", Block
7-52 2, of said Crown Ranch Section Three and continuing along the
7-53 northwest boundary line of the herein described tract, a distance
7-54 of 259.25 feet to a 5/8 inch iron rod with survey cap (Moyer) set in
7-55 the common boundary line of the aforesaid Blake Ranch Property and
7-56 the 1936.077 acres of land for the northeast corner of Restricted
7-57 Reserve "F" of said Crown Ranch Section Three, and the northwest
7-58 corner of the herein described tract;
7-59 THENCE North 86 degrees 10 minutes 23 seconds East, along the said
7-60 common boundary line and the north boundary line of the herein
7-61 described tract, a distance of 7650.14 feet to the POINT OF
7-62 BEGINNING and containing 428.212 acres of land.
7-63 Job No. 11014-B
7-64 Job No. 10080
7-65 1929.279 Acres
7-66 Joseph G. Ferguson Survey, A-227; Charles Weaver Survey, A-624;
7-67 Alexander Robblis Survey, A-464; Robert Elgin Survey, A-199
7-68 Montgomery County, Texas
7-69 Alexander Robblis Survey, A-400; Charles Weaver Survey, A-482;

8-1 P.G. Moffitt Survey, A-330; E.T. Estis Survey, A-194
8-2 William R. Wheelis Survey, A-481
8-3 Grimes County, Texas
8-4 Being 1929.279 acres of land situated in the Joseph G. Ferguson
8-5 Survey, A-227; the Charles Weaver Survey, A-624; the Alexander
8-6 Robblis Survey, A-464; and the Robert Elgin Survey, A-199,
8-7 Montgomery County, Texas, and situated in the Alexander Robblis
8-8 Survey, A-400; the Charles Weaver Survey, A-482; the P.G. Moffitt
8-9 Survey, A-330; and the E.T. Estis Survey, A-194, Grimes County,
8-10 Texas, and being 1988.459 acres of land save and except 59.180 acres
8-11 of land, said 1929.279 acres of land being more particularly
8-12 described by metes and bounds as follows:
8-13 BEGINNING at a 5/8 inch iron rod with survey cap set in the west line
8-14 of F.M. 1486, a 110 foot right of way per Tx Dot ROW Map R-1416-3-1
8-15 February 22, 1960, for the southeast corner of Crown Ranch Section
8-16 One, according to the map or plat thereof recorded in Cabinet Z,
8-17 Sheets 755 thru 759 of the Map Records of Montgomery County, Texas,
8-18 and the northeast corner of a certain 1,675.016 acres of land
8-19 (Parcel N7395-C2) as described in deed recorded in Volume 849, Page
8-20 205 of the Deed Records of Grimes County, Texas, and under County
8-21 Clerk's File No. 968009 of the Real Property Records of Montgomery
8-22 County, Texas, same being the northeast corner and POINT OF
8-23 BEGINNING of the herein described tract;
8-24 THENCE South 02 degrees 43 minutes 16 seconds East, along the west
8-25 line of said F.M. 1486 and the common east boundary line of the said
8-26 1,675.016 acres of land and the herein described tract, a distance
8-27 of 5,114.36 feet to a 5/8 inch iron rod with survey cap (Burgess)
8-28 found for the southeast corner of the herein described tract;
8-29 THENCE South 87 degrees 31 minutes 55 seconds West along the common
8-30 south boundary line of the said 1675.016 acres of land and the
8-31 herein described tract, passing at 10,209.67 feet, a 3 inch brass
8-32 disc in concrete stamped Moyer Surveying 5656 Grimes and Montgomery
8-33 County Line, continuing in all a distance of 12,654.87 feet to a 5/8
8-34 inch iron rod with survey cap (Burgess) found in the east boundary
8-35 line of a certain 16.0 acres of land as described in deed recorded
8-36 in Volume 362, Page 558 of the Deed Records of Grimes County, Texas,
8-37 for the most southerly southwest corner of the herein described
8-38 tract;
8-39 THENCE North 03 degrees 31 minutes 33 seconds West, along the east
8-40 boundary line of the said 16.0 acres of land and continuing along
8-41 the east boundary line of a certain 49.963 acres of land as
8-42 described in deed recorded in Volume 324, Page 60 of the Deed
8-43 Records of Grimes County, Texas, same being a southwesterly
8-44 boundary line of the herein described tract, a distance of 2371.80
8-45 feet to a concrete monument found for the northeast corner of the
8-46 said 49.963 acres of land and an interior southwesterly corner of
8-47 the herein described tract from which a 1 inch iron pipe found for
8-48 reference bears South 46 degrees 26 minutes 12 seconds East, a
8-49 distance of 0.92 feet;
8-50 THENCE South 86 degrees 27 minutes 11 seconds West, along the north
8-51 boundary line of the said 49.963 acres of land and a northerly
8-52 boundary line of a certain 193.424 acres of land as described in
8-53 deed recorded in Volume 932, Page 105 of the Deed Records of Grimes
8-54 County, Texas, same being a southwesterly boundary line of the
8-55 herein described tract, a distance of 2219.95 feet to a 5/8 inch
8-56 iron rod with survey cap (Moyer) set for an interior northwesterly
8-57 corner of the said 193.424 acres of land and a southwesterly corner
8-58 of the herein described tract from which a 1 inch iron pipe found
8-59 for reference bears North 60 degrees 31 minutes 23 seconds East, a
8-60 distance of 0.55 feet;
8-61 THENCE North 03 degrees 32 minutes 32 seconds West, along a
8-62 northerly boundary line of the said 193.424 acres of land and a
8-63 southwesterly boundary line of the herein described tract, a
8-64 distance of 1245.68 feet to a 1 inch iron pipe found for a
8-65 northwesterly corner of the said 193.424 acres and an interior
8-66 westerly corner of the herein described tract;
8-67 THENCE South 86 degrees 51 minutes 46 seconds West, along the
8-68 northwest boundary line of the said 193.424 acres of land and an
8-69 interior westerly boundary line of the herein described tract, a

9-1 distance of 731.85 feet to a 1 inch iron pipe found for the
9-2 northwest corner of the said 193.424 acres of land from which a 1
9-3 inch iron pipe found for reference bears North 04 degrees 27 minutes
9-4 04 seconds West, a distance of 34.76 feet;
9-5 THENCE South 03 degrees 41 minutes 41 seconds East, along the east
9-6 boundary line of a certain 261.066 acres of land as described in
9-7 deed recorded in Volume 849, Page 205 of the Deed Records of Grimes
9-8 County, Texas, common to the west boundary line of the said 193.424
9-9 acres of land, same being an interior westerly boundary line of the
9-10 herein described tract, a distance of 2879.52 feet to a 1 inch iron
9-11 pipe found for the northeast corner of a certain 49.0 acres of land
9-12 as described in deed recorded in Volume 286, Page 737 of the Deed
9-13 Records of Grimes County, Texas, and the southeast corner of the
9-14 said 261.066 acres of land, same being a southwesterly corner of the
9-15 herein described tract;
9-16 THENCE South 86 degrees 10 minutes 28 seconds West, along the north
9-17 boundary line of the said 49.0 acres of land and the south boundary
9-18 line of the said 261.066 acres of land, same being the southwest
9-19 boundary line of the herein described tract, a distance of 1531.74
9-20 feet to a 5/8 inch iron rod with survey cap (Moyer) set in the
9-21 centerline of Mill Creek for the southeast corner of a certain 68.50
9-22 acres of land as described in deed recorded in Volume 625, Page 691
9-23 of the Deed Records of Grimes County, Texas, and the southwest
9-24 corner of the herein described tract;
9-25 THENCE in a northerly direction along the east boundary line of the
9-26 said 68.50 acres of land and a southwest boundary line of the herein
9-27 described tract along the centerline meanders of said Mill Creek
9-28 the following courses and distances:
9-29 1. North 04 deg. 01 min. 17 sec. West, a distance of 43.26 feet;
9-30 2. North 01 deg. 25 min. 10 sec. West, a distance of 298.68 feet;
9-31 3. North 05 deg. 22 min. 10 sec. West, a distance of 183.35 feet;
9-32 4. North 18 deg. 31 min. 11 sec. West, a distance of 76.10 feet;
9-33 5. North 22 deg. 46 min. 19 sec. West, a distance of 212.60 feet;
9-34 6. North 23 deg. 35 min. 43 sec. West, a distance of 114.58 feet;
9-35 7. North 34 deg. 17 min. 37 sec. West, a distance of 82.07 feet;
9-36 8. North 22 deg. 34 min. 55 sec. West, a distance of 334.57 feet;
9-37 9. North 03 deg. 41 min. 04 sec. West, a distance of 60.79 feet;
9-38 10. North 58 deg. 40 min. 35 sec. West, a distance of 98.49 feet;
9-39 11. North 66 deg. 35 min. 20 sec. West, a distance of 151.67 feet;
9-40 12. North 87 deg. 34 min. 10 sec. West, a distance of 58.50 feet;
9-41 13. North 87 deg. 53 min. 47 sec. West, a distance of 28.52 feet;
9-42 14. North 78 deg. 35 min. 48 sec. West, a distance of 42.79 feet;
9-43 15. North 64 deg. 57 min. 06 sec. West, a distance of 100.15 feet;
9-44 16. North 58 deg. 19 min. 28 sec. West, a distance of 108.07 feet;
9-45 17. North 51 deg. 08 min. 18 sec. West, a distance of 154.36 feet;
9-46 18. North 56 deg. 11 min. 55 sec. West, a distance of 47.73 feet;
9-47 19. North 41 deg. 02 min. 54 sec. West, a distance of 48.93 feet;
9-48 20. North 26 deg. 22 min. 46 sec. West, a distance of 70.52 feet;
9-49 21. North 18 deg. 55 min. 33 sec. West, a distance of 115.55 feet
9-50 to a point for the northeasterly corner of the said 68.50 acres of
9-51 land and an interior southwesterly corner of the herein described
9-52 tract;
9-53 THENCE South 87 degrees 41 minutes 36 seconds West, along the north
9-54 boundary line of the said 68.50 acres of land and a southwesterly
9-55 boundary line of the herein described tract, passing at 6.88 feet, a
9-56 railroad tie fence post found for reference continuing in all a
9-57 distance of 1661.16 feet to a 1 inch iron pipe found in the east line
9-58 of F.M. 1774, a 100 foot right-of-way, for the northwest corner of a
9-59 certain 2.0 acres of land as described in deed recorded in Volume
9-60 583, Page 462 of the Deed Records of Grimes County, Texas, and a
9-61 southwesterly corner of the herein described tract from which a 1
9-62 inch iron pipe found for reference bears South 87 degrees 45 minutes
9-63 38 seconds West, a distance of 99.0 feet;
9-64 THENCE North 07 degrees 15 minutes 44 seconds West, passing at 42.05
9-65 feet, a 5/8 inch iron rod found for reference continuing in all, a
9-66 distance of 1324.41 feet to a 5/8 inch iron rod found for the
9-67 southwest corner of a certain 100.36 acres of land and the most
9-68 westerly corner of the herein described tract from which a 1 inch
9-69 iron pipe found for reference bears North 86 degrees 07 minutes 28

10-1 seconds East, a distance of 13.65 feet;

10-2 THENCE North 86 degrees 38 minutes 28 seconds East, along the south

10-3 boundary line of the said 100.36 acres of land and a northwesterly

10-4 boundary line of the herein described tract, passing at 1501.19

10-5 feet, a fence post found for reference continuing in all, a distance

10-6 of 1571.95 feet to a point in the centerline of said Mill Creek for

10-7 the southeast corner of the said 100.36 acres of land and an

10-8 interior northeasterly corner of the herein described tract;

10-9 THENCE in a northerly direction along the east boundary line of the

10-10 said 100.36 acres of land and the northwesterly boundary line of the

10-11 herein described tract along the centerline meanders of said Mill

10-12 Creek the following courses and distances:

10-13 1. North 05 deg. 22 min. 57 sec. East, a distance of 591.86 feet;

10-14 2. North 06 deg. 00 min. 52 sec. West, a distance of 250.76 feet;

10-15 3. North 09 deg. 54 min. 50 sec. West, a distance of 347.55 feet;

10-16 4. North 29 deg. 37 min. 27 sec. West, a distance of 268.49 feet;

10-17 5. North 41 deg. 51 min. 19 sec. West, a distance of 155.57 feet;

10-18 6. North 36 deg. 30 min. 59 sec. West, a distance of 215.63 feet to

10-19 a point for the northwest corner of the herein described tract;

10-20 THENCE North 86 degrees 26 minutes 31 seconds East, along a

10-21 northwesterly boundary line of the herein described tract, passing

10-22 at 93.64 feet, a 1 and 1/2 inch iron pipe found for reference and the

10-23 southwest corner of a certain 130 acres of land as described in deed

10-24 recorded in Volume 897, Page 443 of the Deed Records of Grimes

10-25 County, Texas, continuing in all a distance of 3756.33 feet to a 1

10-26 inch iron pipe found for the southeast corner of the said 130 acres

10-27 of land and a northwesterly corner of the herein described tract;

10-28 THENCE South 03 degrees 26 minutes 39 seconds East, along a

10-29 northwesterly boundary line of the herein described tract, a

10-30 distance of 617.42 feet to a 5/8 inch iron rod with survey cap set

10-31 for an interior northwesterly corner of the herein described tract;

10-32 THENCE North 87 degrees 31 minutes 20 seconds East, along the north

10-33 boundary line of the herein described tract, passing at 4,751.81

10-34 feet, a brass disc in concrete stamped Moyer Surveying 5656 Grimes

10-35 and Montgomery County Line and set for the southeast corner of Crown

10-36 Ranch Section Two, a corrected plat according to the map or plat

10-37 thereof recorded in Volume 1221, Page 315 of the Map Records of

10-38 Grimes County, Texas, and the southwest corner of Crown Ranch

10-39 Section One-A Amending Plat No. 1, according to the map or plat

10-40 thereof recorded in Cabinet Z, Sheet 762 of the Map Records of

10-41 Montgomery County, Texas, continuing in all a distance of 14,947.98

10-42 feet to the POINT OF BEGINNING and containing 1,988.459 acres of

10-43 land;

10-44 SAVE AND EXCEPT a certain 59.180 acres of land described in deed as

10-45 60 acres recorded in Volume 156, Page 217 of the Deed Records of

10-46 Grimes County, Texas, said 59.180 acres being more particularly

10-47 described by metes and bounds as follows:

10-48 COMMENCING at a 1 inch iron pipe found for the northwest corner of

10-49 the aforesaid 193.424 acres of land;

10-50 THENCE North 04 degrees 27 minutes 04 seconds West, a distance of

10-51 34.76 feet to a 1 inch iron pipe found for refernce;

10-52 TEHNCE South 87 degrees 49 minutes 37 seconds West, a distance of

10-53 72.03 feet to a 1 and 1/4 inch iron pipe found for the southeast

10-54 corner and POINT OF BEGINNING of the herein described tract;

10-55 THENCE South 87 degrees 21 minutes 15 seconds West, along the south

10-56 boundary line of the herein described tract, a distance of 1352.68

10-57 feet to a 1 inch iron pipe found for the southwest corner of the

10-58 herein described tract;

10-59 THENCE North 02 degrees 43 minutes 52 seconds West, along the west

10-60 boundary line of the herein described tract, a distance of 1868.58

10-61 feet to a 1 and 1/4 inch iron pipe found for the northwest corner of

10-62 the herein described tract;

10-63 THENCE North 87 degrees 17 minutes 50 seconds East, along the north

10-64 boundary line of the herein described tract, a distance of 1451.45

10-65 feet to a concrete monument (disturbed) for the northeast corner of

10-66 the herein described tract;

10-67 THECNE South 02 degrees 33 minutes 59 seconds East, along the east

10-68 boundary line of the herein described tract, a distance of 486.58

10-69 feet to a concrete monument (broken) found for a northeasterly

11-1 corner of the herein described tract;
11-2 THENCE South 86 degrees 05 minutes 18 seconds West, along
11-3 continuing along the east boundary line of the herein described
11-4 tract, a distance of 95.11 feet to a concrete monument found for an
11-5 interior northeasterly corner of the herein described tract;
11-6 THENCE South 02 degrees 38 minutes 11 seconds East, continuing
11-7 along the east boundary line of the herein described tract, a
11-8 distance of 1381.34 feet to the POINT OF BEGINNING and containing
11-9 59.180 acres of land.

11-10 SECTION 3. (a) The legal notice of the intention to
11-11 introduce this Act, setting forth the general substance of this
11-12 Act, has been published as provided by law, and the notice and a
11-13 copy of this Act have been furnished to all persons, agencies,
11-14 officials, or entities to which they are required to be furnished
11-15 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
11-16 Government Code.

11-17 (b) The governor, one of the required recipients, has
11-18 submitted the notice and Act to the Texas Commission on
11-19 Environmental Quality.

11-20 (c) The Texas Commission on Environmental Quality has filed
11-21 its recommendations relating to this Act with the governor, the
11-22 lieutenant governor, and the speaker of the house of
11-23 representatives within the required time.

11-24 (d) All requirements of the constitution and laws of this
11-25 state and the rules and procedures of the legislature with respect
11-26 to the notice, introduction, and passage of this Act are fulfilled
11-27 and accomplished.

11-28 SECTION 4. (a) If this Act does not receive a two-thirds
11-29 vote of all the members elected to each house, Subchapter C, Chapter
11-30 7906, Special District Local Laws Code, as added by Section 1 of
11-31 this Act, is amended by adding Section 7906.107 to read as follows:

11-32 Sec. 7906.107. NO EMINENT DOMAIN POWER. The district may
11-33 not exercise the power of eminent domain.

11-34 (b) This section is not intended to be an expression of a
11-35 legislative interpretation of the requirements of Section 17(c),
11-36 Article I, Texas Constitution.

11-37 SECTION 5. This Act takes effect September 1, 2015.

11-38 * * * * *