

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

May 21, 2021

The Honorable Dan Patrick  
Lieutenant Governor of Texas  
Capitol Station  
PO Box 12068  
Austin, Texas 78711

Re: Responsibility of the Texas Commission on Environmental Quality (TCEQ) Pursuant to Article XVI, Section 59(d), Texas Constitution

Senate Bill (SB) 2251, as Filed by Senator Drew Springer - Relating to the creation of the Mustang Ranch Municipal Utility District No. 1 of Denton County; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

Dear Governor Patrick:

The following comments are provided pursuant to the Constitutional requirements referenced above. Under those requirements, the TCEQ must submit, to the Governor, Lieutenant Governor and Speaker of the House of Representatives, the TCEQ's recommendations on specific legislation affecting water districts. We recommend that these comments be considered in the evaluation of the proposed legislation.

Sincerely,

A handwritten signature in cursive script that reads "Cari-Michel La Caille".

Cari-Michel La Caille, Director  
Water Supply Division

cc: Honorable Paul Bettencourt, Chairman, Senate Local Government Committee  
Senator Drew Springer, Texas Senate

Enclosure

**SB 2251, as Filed by Senator Drew Springer  
Texas Commission on Environmental Quality's Comments**

The Legislative Budget Board, in cooperation with the Texas Water Development Board (TWDB) and the Texas Commission on Environmental Quality (TCEQ), has determined that:

This bill creates Mustang Ranch Municipal Utility District No. 1 of Denton County (District) with the powers and duties of a standard municipal utility district under Water Code Chapters 49 and 54.

**Comments on Powers/Duties Different from Similar Types of Districts:** The District must receive consent to the creation of the District from each municipality in whose corporate limits or extraterritorial jurisdiction the District is located prior to holding a confirmation election. The bill requires the TCEQ to appoint the five initial temporary directors upon receipt of a petition from the owners of a majority of the assessed value of the real property in the district. The bill grants the District authority for road projects. The bill allows the District to divide. The bill specifies that at the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects and payable from ad valorem taxes may not exceed one-fourth of the assessed value of real property in the District. If the bill does not receive a two-thirds vote of all members elected to each house, the District may not exercise the power of eminent domain.

**Overlapping Services:** TCEQ does not have mapping information for water and/or wastewater providers because this function was transferred from the TCEQ to the Public Utility Commission on September 1, 2014. As a result, TCEQ is unaware of possible overlapping service providers.

**TCEQ's Supervision:** As with general law districts, the TCEQ will have general supervisory authority, including bond review authority and review of financial reports.

LETTER OF TRANSMITTAL  
TEXAS SENATE  
STATE OF TEXAS

SB 2251

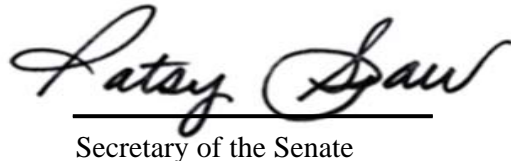
Bill Number

TO: The Honorable Governor of Texas  
SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to transmit to you and the Texas Commission on Environmental Quality copies of a bill relating to a conservation and reclamation district and copies of the notice of intention to introduce the bill. One copy is for your files and one for you to forward to the Texas Commission on Environmental Quality, under Section 59(d), Article XVI, Constitution of the State of Texas.

5/5/2021

Date transmitted to  
Governor's Office



Secretary of the Senate

TO: Texas Commission on Environmental Quality  
SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to forward to you a copy of a bill relating to conservation and reclamation district and a copy of the notice of intention to introduce the bill.

May 14, 2021

Date transmitted to  
Texas Commission on Environmental Quality



Governor

TO: The Honorable President of the Senate  
The Honorable Speaker of the House of Representatives  
The Honorable Governor of Texas  
SUBJECT: A Bill Relating to a Conservation and Reclamation District

Attached are recommendations of the Texas Commission on Environmental Quality in compliance with Section 59(d), Article XVI, Constitution of the State of Texas.



Texas Commission on Environmental Quality

By: Springer

S.B. No. 2251

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Mustang Ranch Municipal Utility District No. 1 of Denton County; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 7942A to read as follows:

CHAPTER 7942A. MUSTANG RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 7942A.0101. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Pilot Point, Texas.

(3) "Commission" means the Texas Commission on Environmental Quality.

(4) "Director" means a board member.

(5) "District" means the Mustang Ranch Municipal Utility District No. 1 of Denton County.

Sec. 7942A.0102. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 7942A.0103. CONFIRMATION AND DIRECTOR ELECTION REQUIRED. The temporary directors shall hold an election to

1 confirm the creation of the district and to elect five permanent  
2 directors as provided by Section 49.102, Water Code.

3 Sec. 7942A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
4 temporary directors may not hold an election under Section  
5 7942A.0103 until each municipality in whose corporate limits or  
6 extraterritorial jurisdiction the district is located has  
7 consented by ordinance or resolution to the creation of the  
8 district and to the inclusion of land in the district.

9 Sec. 7942A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

10 (a) The district is created to serve a public purpose and benefit.

11 (b) The district is created to accomplish the purposes of:

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

14 (2) Section 52, Article III, Texas Constitution, that  
15 relate to the construction, acquisition, improvement, operation,  
16 or maintenance of macadamized, graveled, or paved roads, or  
17 improvements, including storm drainage, in aid of those roads.

18 Sec. 7942A.0106. INITIAL DISTRICT TERRITORY. (a) The  
19 district is initially composed of the territory described by  
20 Section 2 of the Act enacting this chapter.

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

25 (1) organization, existence, or validity;

26 (2) right to issue any type of bond for the purposes  
27 for which the district is created or to pay the principal of and

1 interest on a bond;

2 (3) right to impose a tax; or

3 (4) legality or operation.

4 SUBCHAPTER B. BOARD OF DIRECTORS

5 Sec. 7942A.0201. GOVERNING BODY; TERMS. (a) The district  
6 is governed by a board of five elected directors.

7 (b) Except as provided by Section 7942A.0202, directors  
8 serve staggered four-year terms.

9 Sec. 7942A.0202. TEMPORARY DIRECTORS. (a) On or after  
10 September 1, 2021, the owner or owners of a majority of the assessed  
11 value of the real property in the district may submit a petition to  
12 the commission requesting that the commission appoint as temporary  
13 directors the five persons named in the petition. The commission  
14 shall appoint as temporary directors the five persons named in the  
15 petition.

16 (b) Temporary directors serve until the earlier of:

17 (1) the date permanent directors are elected under  
18 Section 7942A.0103; or

19 (2) the fourth anniversary of the Act enacting this  
20 chapter.

21 (c) If permanent directors have not been elected under  
22 Section 7942A.0103 and the terms of the temporary directors have  
23 expired, successor temporary directors shall be appointed or  
24 reappointed as provided by Subsection (d) to serve terms that  
25 expire on the earlier of:

26 (1) the date permanent directors are elected under  
27 Section 7942A.0103; or

1           (2) the fourth anniversary of the date of the  
2 appointment or reappointment.

3           (d) If Subsection (c) applies, the owner or owners of a  
4 majority of the assessed value of the real property in the district  
5 may submit a petition to the commission requesting that the  
6 commission appoint as successor temporary directors the five  
7 persons named in the petition. The commission shall appoint as  
8 successor temporary directors the five persons named in the  
9 petition.

10                           SUBCHAPTER C. POWERS AND DUTIES

11           Sec. 7942A.0301. GENERAL POWERS AND DUTIES. The district  
12 has the powers and duties necessary to accomplish the purposes for  
13 which the district is created.

14           Sec. 7942A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
15 DUTIES. The district has the powers and duties provided by the  
16 general law of this state, including Chapters 49 and 54, Water Code,  
17 applicable to municipal utility districts created under Section 59,  
18 Article XVI, Texas Constitution.

19           Sec. 7942A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
20 Section 52, Article III, Texas Constitution, the district may  
21 design, acquire, construct, finance, issue bonds for, improve,  
22 operate, maintain, and convey to this state, a county, or a  
23 municipality for operation and maintenance macadamized, graveled,  
24 or paved roads, or improvements, including storm drainage, in aid  
25 of those roads.

26           Sec. 7942A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
27 road project must meet all applicable construction standards,

1 zoning and subdivision requirements, and regulations of each  
2 municipality in whose corporate limits or extraterritorial  
3 jurisdiction the road project is located.

4 (b) If a road project is not located in the corporate limits  
5 or extraterritorial jurisdiction of a municipality, the road  
6 project must meet all applicable construction standards,  
7 subdivision requirements, and regulations of each county in which  
8 the road project is located.

9 (c) If the state will maintain and operate the road, the  
10 Texas Transportation Commission must approve the plans and  
11 specifications of the road project.

12 Sec. 7942A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
13 ORDINANCE OR RESOLUTION. The district shall comply with all  
14 applicable requirements of any ordinance or resolution that is  
15 adopted under Section 54.016 or 54.0165, Water Code, and that  
16 consents to the creation of the district or to the inclusion of land  
17 in the district.

18 Sec. 7942A.0306. DIVISION OF DISTRICT. (a) The district  
19 may be divided into two or more new districts only if the district:

20 (1) has no outstanding bonded debt; and

21 (2) is not imposing ad valorem taxes.

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

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

1 chapter.

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

6 (e) The board may adopt an order dividing the district  
7 before or after the date the board holds an election under Section  
8 7942A.0103 to confirm the district's creation.

9 (f) An order dividing the district shall:

10 (1) name each new district;

11 (2) include the metes and bounds description of the  
12 territory of each new district;

13 (3) appoint temporary directors for each new district;

14 and

15 (4) provide for the division of assets and liabilities  
16 between or among the new districts.

17 (g) On or before the 30th day after the date of adoption of  
18 an order dividing the district, the district shall file the order  
19 with the commission and record the order in the real property  
20 records of each county in which the district is located.

21 (h) Any new district created by the division of the district  
22 shall hold a confirmation and directors' election as required by  
23 Section 7942A.0103. If the voters of a new district do not confirm  
24 the creation of the new district, the assets, obligations,  
25 territory, and governance of the new district revert to the  
26 original district.

27 (i) Municipal consent to the creation of the district and to

1 the inclusion of land in the district granted under Section  
2 7942A.0104 acts as municipal consent to the creation of any new  
3 district created by the division of the district and to the  
4 inclusion of land in the new district.

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

9 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

10 Sec. 7942A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
11 The district may issue, without an election, bonds and other  
12 obligations secured by:

- 13 (1) revenue other than ad valorem taxes; or  
14 (2) contract payments described by Section  
15 7942A.0403.

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

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

24 Sec. 7942A.0402. OPERATION AND MAINTENANCE TAX. (a) If  
25 authorized at an election held under Section 7942A.0401, the  
26 district may impose an operation and maintenance tax on taxable  
27 property in the district in accordance with Section 49.107, Water

1 Code.

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

4 Sec. 7942A.0403. CONTRACT TAXES. (a) In accordance with  
5 Section 49.108, Water Code, the district may impose a tax other than  
6 an operation and maintenance tax and use the revenue derived from  
7 the tax to make payments under a contract after the provisions of  
8 the contract have been approved by a majority of the district voters  
9 voting at an election held for that purpose.

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

13 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

14 Sec. 7942A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
15 OBLIGATIONS. The district may issue bonds or other obligations  
16 payable wholly or partly from ad valorem taxes, impact fees,  
17 revenue, contract payments, grants, or other district money, or any  
18 combination of those sources, to pay for any authorized district  
19 purpose.

20 Sec. 7942A.0502. TAXES FOR BONDS. At the time the district  
21 issues bonds payable wholly or partly from ad valorem taxes, the  
22 board shall provide for the annual imposition of a continuing  
23 direct ad valorem tax, without limit as to rate or amount, while all  
24 or part of the bonds are outstanding as required and in the manner  
25 provided by Sections 54.601 and 54.602, Water Code.

26 Sec. 7942A.0503. BONDS FOR ROAD PROJECTS. At the time of  
27 issuance, the total principal amount of bonds or other obligations

1 issued or incurred to finance road projects and payable from ad  
2 valorem taxes may not exceed one-fourth of the assessed value of the  
3 real property in the district.

4 SECTION 2. The Mustang Ranch Municipal Utility District  
5 No. 1 of Denton County initially includes all the territory  
6 contained in the following area:

7 BEING a tract of land situated in the Charles Fliesner  
8 Survey, Abstract No. 431 and the Charles Mossenton Survey, Abstract  
9 No. 808, Denton County, Texas, and being all of a called  
10 669.40-acre tract of land conveyed to Michael Hall Shelby Revocable  
11 Family Trust, as evidenced in a Special Warranty Deed, recorded in  
12 Instrument No. 2017-35430 of the Official Records of Denton County,  
13 Texas, and being more particularly described by metes and bounds as  
14 follows:

15 BEGINNING at a 1/2-inch iron rod with an orange cap, stamped  
16 "KAZ" found for the northwest corner of said 669.40-acre tract and  
17 the northerly, northeast corner of a called 1,028.306-acre tract of  
18 land conveyed to Bert Field, Jr., as evidenced in a Warranty Deed,  
19 recorded in Volume 729, Page 561 of the Deed Records of Denton  
20 County, Texas, same also being on the southerly right of way line of  
21 F. M. 455, an 80' wide right of way as described in a deed to the  
22 State of Texas, recorded in Volume 334, Page 119 of the Deed Records  
23 of Denton County, Texas;

24 THENCE South 88°35'39" East, along the northerly line of said  
25 669.40-acre tract and the southerly right of way line of said F. M.  
26 455, a distance of 338.12 feet to a 1/2-inch iron rod with an orange  
27 cap, stamped "KAZ" found for the beginning of a tangent curve to the

1 right having a central angle of  $09^{\circ}46'00''$ , a radius of 2,824.79  
2 feet, a chord bearing and distance of South  $83^{\circ}42'39''$  East, 480.93  
3 feet;

4 THENCE in a southeasterly direction, continuing along the  
5 northerly line of said 669.40-acre tract and the southerly right of  
6 way line of said F. M. 455, along said curve to the right, an arc  
7 distance of 481.52 feet to a point for corner;

8 THENCE South  $78^{\circ}49'39''$  East, continuing along the northerly  
9 line of said 669.40-acre tract and the southerly right of way line  
10 of said F. M. 455, a distance of 1,475.57 feet to a 5/8-inch iron rod  
11 with a red plastic cap, stamped "KHA" set for corner;

12 THENCE South  $78^{\circ}43'39''$  East, continuing along the northerly  
13 line of said 669.40-acre tract and the southerly right of way line  
14 of said F. M. 455, a distance of 1657.57 feet to a 1/2-inch iron rod  
15 with an orange cap, stamped "KAZ" found for the beginning of a  
16 tangent curve to the right having a central angle of  $06^{\circ}48'00''$ , a  
17 radius of 3,779.72 feet, a chord bearing and distance of South  
18  $75^{\circ}19'39''$  East, 448.32 feet;

19 THENCE in a southeasterly direction, continuing along the  
20 northerly line of said 669.40-acre tract and the southerly right of  
21 way line of said F. M. 455, along said curve to the right, an arc  
22 distance of 448.59 feet to a 1/2-inch iron rod with an orange cap,  
23 stamped "KAZ" found for corner;

24 THENCE South  $71^{\circ}55'39''$  East, continuing along the northerly  
25 line of said 669.40-acre tract and the southerly right of way line  
26 of said F. M. 455, a distance of 888.92 feet to a 5/8-inch iron rod  
27 with a red plastic cap, stamped "KHA" set for corner;

1           THENCE South 71°24'39" East, continuing along the northerly  
2 line of said 669.40-acre tract and the southerly right of way line  
3 of said F. M. 455, a distance of 194.87 feet to a 1/2-inch iron rod  
4 with an orange cap, stamped "KAZ" found for the northeast corner of  
5 said 669.40-acre tract, same being the northwest corner of a called  
6 Tract 2 (137.91-acres), conveyed to Sharon Anne Shelby, as  
7 evidenced in a Partition Deed, recorded in Instrument No. 2016-5887  
8 of the Official Records of Denton County, Texas;

9           THENCE South 00°00'05" East, departing the southerly right of  
10 way line of said F. M. 455, along the easterly line of said  
11 669.40-acre tract and the westerly line of said Tract 2  
12 (137.91-acres), and generally with a barbed wire fence, a distance  
13 of 4,776.49 feet to a 5/8-inch iron rod with a red plastic cap,  
14 stamped "KHA" set in an asphalt road, known as Hames Road, for the  
15 southeast corner of said 669.40-acre tract and the southwest corner  
16 of said Tract 2 (137.91-acres), same being on the northerly line of  
17 a called Tract 1 (87.748-acres), conveyed to TLD Willard, Ltd., as  
18 evidenced in a Special Warranty Deed, recorded in Instrument  
19 No. 2014-111011 of the Official Records of Denton County, Texas;

20           THENCE North 89°56'35" West, along the southerly line of said  
21 669.40-acre tract, the northerly line of said Tract 1  
22 (87.748-acres), and along said Hames Road, a distance of 116.68  
23 feet to a 3/4-inch iron rod found for the northwest corner of said  
24 Tract 1 (87.748-acres) and the northeast corner of a called  
25 12.095-acre tract of land, conveyed to Jeff D. Kappel, et ux, as  
26 evidenced in a Warranty Deed, recorded in Volume 5085, Page 1484 of  
27 the Deed Records of Denton County, Texas;

1           THENCE North 89°39'47" West, continuing along the southerly  
2 line of said 669.40-acre tract, the northerly line of said  
3 12.095-acre tract and said Hames Road, a distance of 705.49 feet to  
4 a 5/8-inch iron rod found for the northwest corner of said  
5 12.096-acre tract and the northeast corner of a called 6.05-acre  
6 tract, conveyed to Elias Loredó, et al, as evidenced in a Warranty  
7 Deed, recorded in Instrument No. 2016-92822 of the Official Records  
8 of Denton County, Texas;

9           THENCE North 89°35'57" West, continuing along the southerly  
10 line of said 669.40-acre tract, the northerly line of said  
11 6.05-acre tract and said Hames Road, a distance of 708.43 feet to a  
12 3/4-inch iron rod found in a bend of said Hames Road, for the  
13 northwest corner of said 6.05-acre tract, same being the northeast  
14 corner of a called Tract 2 (146.593-acres), conveyed to TLD  
15 Willard, Ltd., as evidenced in a Special Warranty Deed, recorded in  
16 Instrument No. 2014-111011 of the Official Records of Denton  
17 County, Texas;

18           THENCE North 89°28'39" West, departing said Hames Road,  
19 continuing along the southerly line of said 699.40-acre tract and  
20 the northerly line of said Tract 2 (146.593-acres), a distance of  
21 3,408.99 feet to a 5/8-inch iron rod with a red plastic cap, stamped  
22 "KHA" set for an angle point;

23           THENCE North 89°38'21" West, continuing along the southerly  
24 line of said 699.40-acre tract and the northerly line of said Tract  
25 2 (146.593-acres), passing at a distance of 82.62 feet, a found  
26 1/2-inch iron rod, continuing for a total distance of 455.62 feet to  
27 a 1/2-inch iron rod found for the southwest corner of said

1 699.40-acre tract and a southeasterly corner of aforesaid  
2 1,028.306-acre Bert Fields Jr., tract;

3 THENCE North 00°24'46" East, along the westerly line of said  
4 699.40-acre tract, the easterly line of said 1,028.306-acre tract,  
5 and along a barbed wire fence, a distance of 5,855.81 feet to the  
6 POINT OF BEGINNING and containing 669.396 acres (29,158,886 square  
7 feet) of land, more or less.

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

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

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

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

26 SECTION 4. (a) If this Act does not receive a two-thirds  
27 vote of all the members elected to each house, Subchapter C, Chapter

1 7942A, Special District Local Laws Code, as added by Section 1 of  
2 this Act, is amended by adding Section 7942A.0307 to read as  
3 follows:

4 Sec. 7942A.0307. NO EMINENT DOMAIN POWER. The district may  
5 not exercise the power of eminent domain.

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

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

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS

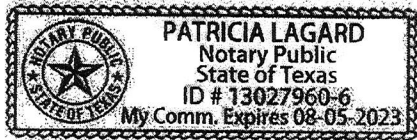
COUNTY OF DENTON

Before me, a Notary Public in and for Denton County, this day personally appeared Chris Brumfield, Authorized Designee, Denton Record-Chronicle, who, being duly sworn, states that the following advertisement paid for by COATS | ROSE was published in the Denton Record-Chronicle on March 7, 2021:

(signature of affiant)

Sworn to and subscribed before me this 8th day of March 2021.

(signature of notary)



(Here affix a copy of the advertisement. If the advertisement is not available, substitute "attached" for "following" in the introduction to be attached.)

**NOTICE OF INTENT TO INTRODUCE A BILL**

This is to give notice of intent to introduce in the 87th Legislature, Regular Session, a bill to be entitled an Act relating to the creation, administration, powers, duties, operation, and financing of Mustang Ranch Municipal Utility District No. 1 of Denton County. The costs for the publication of this notice were paid by Coats Rose.

The Act proposes to create a special district to be known as Mustang Ranch Municipal Utility District No. 1 of Denton County, being approximately 670 acres of land located inside the extrajurisdiction of the City of Pilot Point, Texas, more particularly described as follows:

Approximately 670 Acres located in Eastern Denton County at the Southwest quadrant of Farm to Market Road 455 and Techler Road. This property has nearly one mile of frontage along Farm to Market Road 455 and is located inside the extrajurisdiction of the City of Pilot Point, Texas.

All interested persons will, therefore, take notice of the matters and facts set out in the foregoing statement of the substance of the contemplated law as required by the Constitution and laws of the State of Texas.

circ 03/07/2021

to be affixed in the space allowed, copy of the advertisement on a page to

**DRC MEDIA COMPANY**

**NEWS & ADVERTISING SOLUTIONS**  
One company delivers it all.

3555 Duchess Drive  
P.O. Box 369  
Denton, TX 76202  
940-387-3811

Publication(s): Denton Record-Chronicle

**PROOF OF PUBLICATION**

Being duly sworn (s)he is the Publisher/authorized designee of Denton Record-Chronicle, in City of Denton/surrounding areas in Denton County; Newspaper of general circulation which has been continuously and regularly published for a period of not less than one year preceding the date of the attached notice, and that the said notice was published in said newspaper Denton Record-Chronicle on the following dates below:

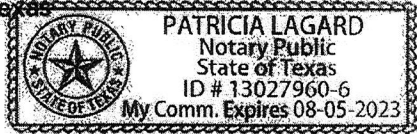
03/07/2021

(signature of Authorized Designee)  
Subscribed and sworn to before me  
this 7th day of March, 2021 by

Chris Brumfield  
(printed name of Designee)

Witness my hand and official seal:

(signature name of Designee)  
Notary Public, Denton County, Texas



COATS ROSE PC  
BARTON OAKS PLAZA  
TERRACE 2  
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AUSTIN TX 78746

Ad Number: 33921

Price: \$38.90

**NOTICE OF INTENT TO INTRODUCE A BILL**  
This is to give notice of intent to introduce in the 87th Legislature, Regular Session, a bill to be entitled an Act relating to the creation, administration, powers, duties, operation, and financing of Mustang Ranch Municipal Utility District No. 1 of Denton County. The costs for the publication of this notice were paid by Coats Rose.  
The Act proposes to create a special district to be known as Mustang Ranch Municipal Utility District No. 1 of Denton County, being approximately 670 acres of land located inside the extraterritorial jurisdiction of the City of Pilot Point, Texas, more particularly described as follows:  
Approximately 670 Acres located in Eastern Denton County at the Southwest quadrant of Farm to Market Road 465 and Tischler Road. This property has nearly one mile of frontage along Farm to Market Road 465 and is located inside the extraterritorial jurisdiction of the City of Pilot Point, Texas.  
All interested persons will, therefore, take notice of the matters and facts set out in the foregoing statement of the substance of the contemplated laws as required by the Constitution and laws of the State of Texas.  
drc 03/07/2021

Ad Copy:

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Approximately 670 Acres located in Eastern Denton County at the Southwest quadrant of Farm to Market Road 455 and Tischler Road. This property has nearly one mile of frontage along Farm to Market Road 455 and is located inside the extraterritorial jurisdiction of the City of Pilot Point, Texas.

All interested persons will, therefore, take notice of the matters and facts set out in the foregoing statement of the substance of the contemplated laws as required by the Constitution and laws of the State of Texas.

drc 03/07/2021