

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DENTON, TEXAS
CONSENTING TO THE CREATION OF LEGENDS RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY, WHICH LIES WITHIN THE EXTRATERRITORIAL
JURISDICTION OF THE CITY OF DENTON

WHEREAS, Legends Ranch Development, LLC, a Texas limited liability company (the
“Petitioner”), desires that the City of Denton consent to the creation of Legends Ranch Municipal
Utility District of Denton County (the “District”) to serve the approximately 496.136 acres of land,
more or less, in Denton County, Texas as described in Exhibit “A” attached hereto and
incorporated herein for all intents and purposes; and

WHEREAS, the land to be included within the District is located wholly within the
extraterritorial jurisdiction of the City of Denton, Texas; and

WHEREAS, the Petitioner has submitted to the Mayor and City Council of the City of
Denton, Texas a Petition for Consent to Creation of Legends Ranch Municipal Utility District of
Denton County; and

WHEREAS, the general nature of the work to be done in the District is the construction,
acquisition, maintenance and operation of a waterworks system, a sanitary sewer system, a storm
water drainage system and roadway system; and

WHEREAS, the City Council of the City of Denton, Texas desires to adopt a Resolution
for the purpose of consenting to the creation of the District and consenting to the issuance of bonds
for the construction of a waterworks system, a sanitary sewer system, a storm water drainage
system and roadway system;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF DENTON HEREBY
RESOLVES:

Section 1. Subject to the condition reflected in Section 3 of this Resolution, the City
Council of the City of Denton hereby grants its consent to and the Mayor is instructed to execute
such additional documents, if any, as required to evidence the City of Denton’s consent to the
creation of Legends Ranch Municipal Utility District of Denton County on that portion of the
property described on the attached metes and bounds description located within the extraterritorial
jurisdiction of the City and to consent to issuance of bonds for the construction of a waterworks
system, a sanitary sewer system, a storm water drainage system and roadway system.

Section 2. This Resolution take effect immediately from and after its passage and is
accordingly so resolved.

Section 3. If requested by the City, the City and Petitioner may execute a development
agreement regarding the development of the property within the District, pursuant to Texas Loc.
Gov’t Code Ch. 212.

The motion to approve this Resolution was made by _____ and seconded by _____, the Resolution was passed and approved by the following vote [___ - ___]:

	Aye	Nay	Abstain	Absent
Gerard Hudspeth, Mayor:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Jesse Davis, District 3:	_____	_____	_____	_____
Alison Maguire, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Chris Watts, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2022.

GERARD HUDSPETH, MAYOR

ATTEST:
ROSA RIOS, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: Mack Reinwand Digitally signed by Mack Reinwand
Date: 2022.06.23 18:31:35 -05'00'

EXHIBIT "A"

PETITION FOR CONSENT TO CREATION OF
LEGENDS RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF DENTON:

The undersigned (collectively, the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.042 of the Texas Local Government Code, respectfully petitions this Honorable Council for its consent to the creation of a municipal utility district, and for cause would respectfully show the following:

I.

The name of the proposed District shall be "Legends Ranch Municipal Utility District of Denton County" (the "District").

II.

The District shall be organized under the terms and provisions of Article III, Section 52, and Article XVI, Section 59, of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 496.136 acres of land (the "Property"), situated within Denton County, Texas, described by meted and bounds in Exhibit "A," attached hereto and incorporated herein. The District is located wholly within the extraterritorial jurisdiction of the City of Denton, Denton County, Texas, and the District is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village.

IV.

The undersigned constitutes a majority in value of the holders of title to the lands in the proposed District, as shown by the tax rolls and conveyances of record since the date of preparation of said county tax rolls.

V.

The proposed District shall be organized for the following purposes:

- (1) provide a water supply for the District for municipal and domestic uses;
- (2) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;
- (3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District;
- (4) construct, acquire, improve, maintain and operate macadamized, graveled, or paved roads and turnpikes, or other improvements in aid of those roads; and
- (5) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized.

The aforementioned purposes may be accomplished by any mechanical and chemical means and processes incident, necessary or helpful to such purposes, to the extent authorized by law and the creation of the District, to the end that public health and welfare may be conserved and promoted, and the purity and sanitary condition of the State's waters protected, effected and restored.

VI.

The general nature of the work anticipated to be done by the District at the present time is: (i) the construction of a water distribution system for domestic purposes; (ii) the construction of a sanitary sewer system; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; (iv) the construction and financing of macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (v) such other construction, installation, maintenance, purchase and operation of such other facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized, all to the extent authorized by law from time to time.

VII.

There is a necessity for the improvements above described because the District is located within an area which will experience a substantial and sustained residential growth within the foreseeable future, is urban in nature and is not supplied with adequate water, sanitary sewer, drainage facilities and services, or roads. The health and welfare of the future inhabitants of the District require the provision of adequate water, storm and sanitary sewer facilities and services, and roads.

The provisions of such water, storm and sanitary sewer facilities and services, and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters, and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the organization of said District.

The property cannot be developed without the creation of the District to finance the water, sanitary sewer, and drainage facilities and services, and roads; therefore, a public necessity exists.

VIII.

The proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the proposed District is of such nature that water, storm and sanitary sewer facilities and services, and roads can be constructed or provided at a reasonable cost; and said territory will be rapidly developed for residential use.

IX.

A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed by the District, and it is now estimated by those filing this petition, from such information as they have at this time, that the ultimate cost of such improvements will be approximately \$54,693,800.

X.


WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of Denton, Texas, adopt a resolution giving its written consent to the creation of the District.

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RESPECTFULLY SUBMITTED this the 13 day of February, 2020.

PETITIONER:

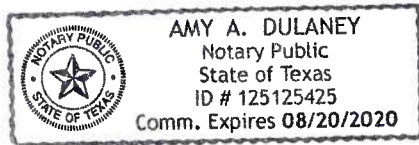
LEGENDS RANCH DEVELOPMENT, LLC,
a Texas limited liability company

By: 
Name: Leonard S. Zak
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF Parker §

This instrument was acknowledged before me on the 13th day of February, 2020 by Leonard S. Zak, Manager of Legends Ranch Development, LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)



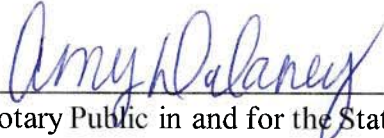

Notary Public in and for the State of Texas

EXHIBIT "A"

LEGENDS RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

496.136 ACRES

**T. Polk Survey, Abst. No. 998,
T. Egan Survey, Abst. No. 406,
M. Davis Survey, Abst. No. 374,
G. Orr Survey, Abst. No. 985
M.E.P. & P.P.R. Co. Survey, Abst. No. 1470
City of Denton ETJ, Denton County, Texas**

BEING all that certain lot, tract, or parcel of land situated in the G. Orr Survey Abstract Number 985, the W. Davis Survey Abstract Number 374, the T. Polk Survey Abstract Number 998, the T. Egan Survey Abstract Number 406 and the M.E.P. and P.R.R. Company Survey Abstract Number 1470 in the City of Denton, Denton County, Texas, being a part of that certain tract of land conveyed by deed from Wise Asset Management Corporation to Wise Asset #1, Ltd. recorded in Volume 4797, Page 528, Real Property Records, Denton County, Texas and being all of Lots 2-5, Block A and all of Lots 1-3, Block B of Golden Hoof Ranchettes, an Addition to Denton County, Texas, according to the plat thereof recorded in Volume 4, Page 8, Plat Records, Denton County, Texas and being more particularly described as follows:

COMMENCING at a right of way disc found for corner in the north line of U.S Highway Number 380, a public roadway having a variable width right of way, said point being the southeast of that certain tract of that certain tract of land conveyed by deed from Mark L. Schrimpf to Larry L. Bailey and Patricia L. Bailey, recorded in Volume 5409, Page 4755, Real Property Records, Denton County, Texas;

THENCE N 00° 12' 20" E, 1022.80 feet with the east line of said Bailey tract to an iron pipe found for corner, said point lying in the south line of said Orr Survey and in the south line of that certain tract of land conveyed by deed from Wise Asset Management Corporation to Jan K. Bradley, recorded under Clerk's File Number 93-R0091889, Real Property Records, Denton County, Texas;

THENCE N 89° 27' 40" E, 852.39 feet with said south line said Orr Survey and said south line of said Bradley tract to the **POINT OF BEGINNING**;

THENCE N 89° 27' 40" E, 222.97 feet with said south line said Orr Survey and said south line of said Bradley, said point being the southeast corner of said Bradley tract;

THENCE N 54° 20' 29" W, 225.34 feet with the east line of said Bradley tract to a point for corner in said Hickory Creek;

THENCE N 69° 29' 24" W, 449.26 feet with said east line of said Bradley tract to a point for corner in said Hickory Creek;

THENCE N 17° 39' 04" W, 543.10 feet with said east line of said Bradley tract to a point in said Hickory Creek, said point being the northeast corner of said Bradley tract;

THENCE N 89° 48' 46" W, 2093.20 feet with the north line of said Bradley tract to a railroad spike set for corner point in an east line of the W. Stoneham Survey Abstract Number 1145 and in Nail Road, a public roadway, said point being the northwest corner of said Bradley tract;

THENCE N 00° 20' 22" E, 631.35 feet with said east line of said Stoneham Survey and with said Nail Road to an iron rod found for corner in the southeasterly line of the G.C. and S.F. Railroad Company right of way;

THENCE N 28° 39' 15" E, 1355.14 feet with said southeasterly line of the G.C. and S.F. Railroad Company right of way to a railroad spike set for corner in Jackson Road, a public roadway and in a south line of said Stoneham Survey;

THENCE N 89° 33' 44" E, 1746.85 feet with the said south line of said Stoneham Survey and with said Jackson Road to and iron rod found for corner, said point being the southeast corner of said Stoneham Survey;

THENCE N 00° 57' 04" E, 138.93 feet with the most easterly east line of said Stoneham Survey to an iron rod found for corner;

THENCE N 89° 14' 20" E, 2597.32 feet with said Jackson Road to and iron rod found for corner;

THENCE N 87° 52' 07" E, 2285.31 feet with said Jackson Road to and iron rod found for corner at the intersection of said Jackson Road and Thomas J. Egan Road, a public roadway;

THENCE S 00° 12' 20" W, 3028.48 feet with said Thomas J. Egan Road to a Mag Nail set for corner in said Thomas J. Egan Road;

THENCE N 83° 09' 51" W, 22.64 feet to an iron rod marked 4561 set for corner in the west line of said Thomas J Egan Road, said point being the northeast corner of said Golden Hoof Ranchettes, an Addition to Denton County, Texas, recorded in Volume 4, Page 8, Plat Records, Denton County;

THENCE S 00° 27' 25" W, 835.02 feet with said west line of said Thomas J. Egan Road to an iron rod for corner;

THENCE N 83° 09' 04" W, pass at 10.06 feet the northeast corner of Lot 1R1 of Golden Hoof Ranchettes, an Addition to Denton County, Texas according to the plat thereof recorded under Document Number 2015-319, Plat Records, Denton County, Texas and continuing a total distance of 960.42 feet with the north line of said Lot 1R1 of said Golden Hoof Ranchettes and with the north line of Lot 6, Block A, of said Golden Hoof Ranchettes,

recorded in Volume 4, Page 8, Plat Records, Denton County, Texas to an iron rod found for corner in the east line of Golden Hoof Drive, a public roadway having a right of way of 60 feet.

THENCE S 00° 26' 47" W, 284.06 feet with said east line of said Golden Hoof Drive to an iron rod set for corner;

THENCE N 83° 15' 08" W, 2780.56 feet with the south line of said Lot 6 of said Golden Hoof Ranchettes and with the south line of Lot 1R2 of said Golden Hoof Ranchettes to an iron rod set for corner;

THENCE N 06°44'52" E, a distance of 225.39 feet, to an iron rod set for corner;

THENCE N 47°09'34" W, a distance of 126.12 feet, to an iron rod set for corner;

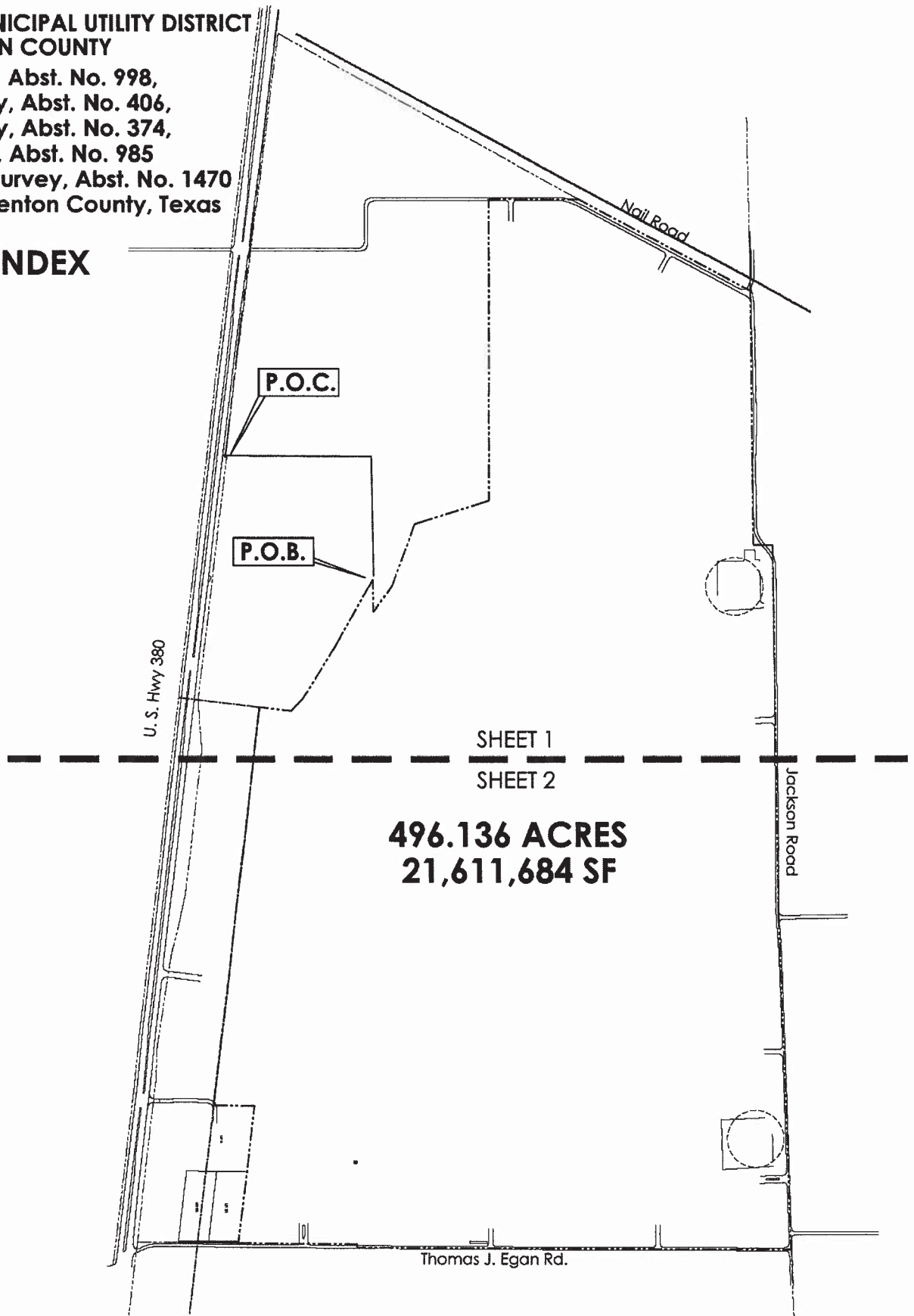
THENCE N 57°37'43" W, a distance of 396.06 feet, to an iron rod set for corner;

THENCE N 60°36'12" W, a distance of 559.09 feet, to the **PLACE OF BEGINNING** and containing 496.136 acres of land.

**LEGENDS RANCH MUNICIPAL UTILITY DISTRICT
OF DENTON COUNTY**

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M. Davis Survey, Abst. No. 374,
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City of Denton ETJ, Denton County, Texas

SHEET INDEX

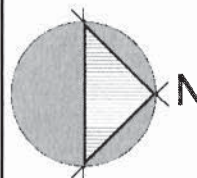


T. TABOR CONSULTING, PLLC
FIRM I.D # 5279

LEGENDS RANCH MUNICIPAL UTILITY DISTRICT
OF DENTON COUNTY

BOUNDARY EXHIBIT
496.136 AC.

City of Denton ETJ
Denton County, Texas



Scale: 1" = 1500'

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U.S. Hwy 380

MARK L. SCHRIMPF
TO
LARRY L. BAILEY AND
PATRICIA L. BAILEY
VOL. 5409, PG. 4755
R.P.R.D.C.T.

WISE ASSET
MANAGEMENT CORP.
TO
JAN K. BRADLEY
C.F. #93-R0091889
R.P.R.D.C.T.

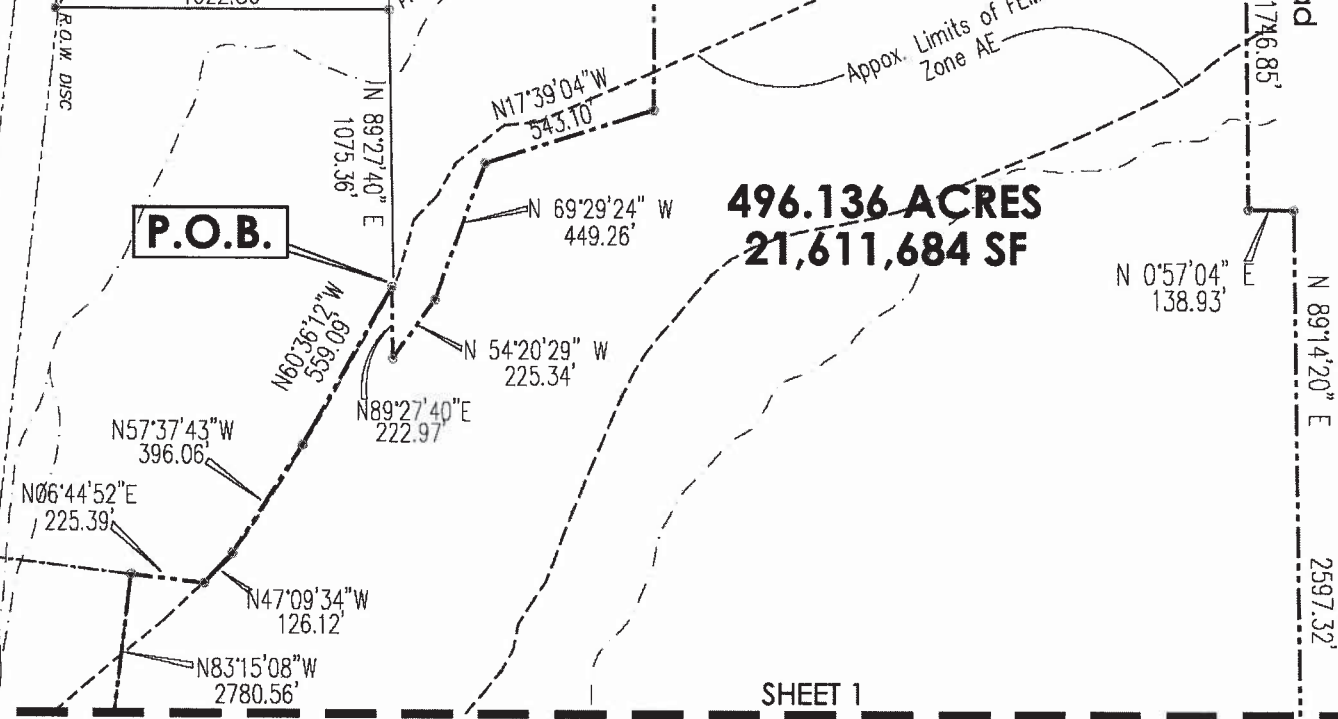
P.O.C.

N 0°12'20" E
1022.80'

P.O.B.

**496.136 ACRES
21,611,684 SF**

Approx. Limits of FEMA
Zone AE



SHEET 1
SHEET 2

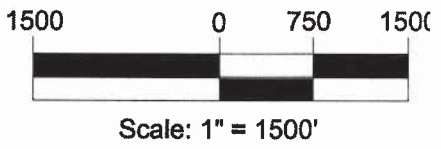
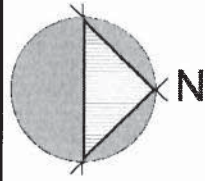


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FIRM I.D # 5279

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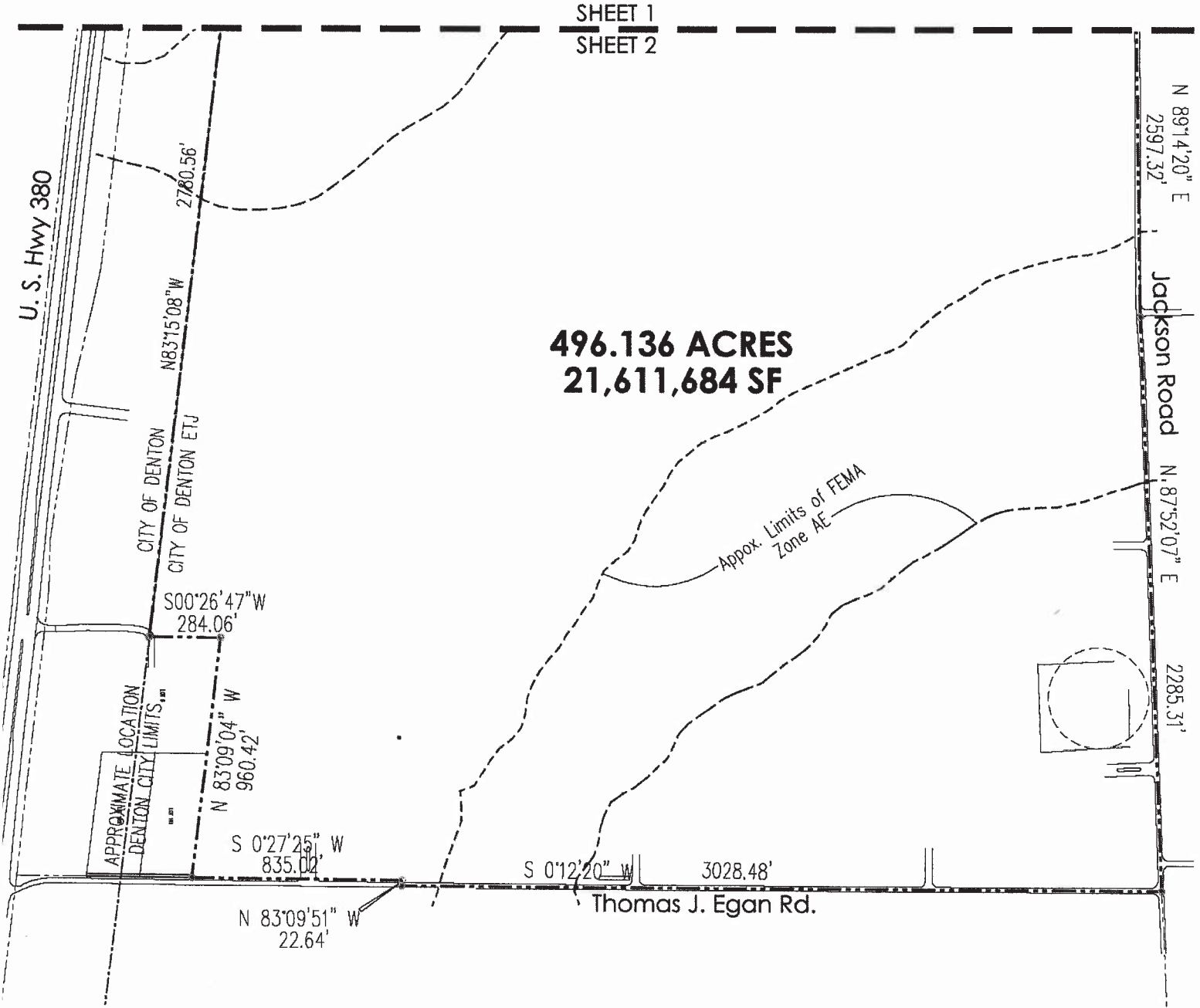
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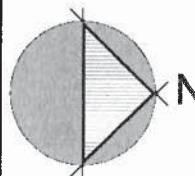


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