

By: Raymond

H.B. No. 5405

A BILL TO BE ENTITLED

AN ACT

relating to the conversion of the Legacy Water Control and Improvement District to the Legacy Municipal Management District; 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. The Legacy Water Control and Improvement District is converted to the Legacy Municipal Management District and is governed by Chapter 4008, Special District Local Laws Code, as added by this Act.

SECTION 2. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 4008 to read as follows:

CHAPTER 4008. LEGACY MUNICIPAL MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 4008.0101. DEFINITIONS. In this chapter:

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

(2) "County" means Webb County.

(3) "Director" means a board member.

(4) "District" means the Legacy Municipal Management District, formerly the Legacy Water Control and Improvement District.

Sec. 4008.0102. NATURE OF DISTRICT; CONVERSION. The Legacy Municipal Management District is a special district created under Section 59, Article XVI, Texas Constitution, as the Legacy Water

1 Control and Improvement District. The district is converted to a
2 municipal management district known as the Legacy Municipal
3 Management District under the same constitutional authority.

4 Sec. 4008.0103. PURPOSE; DECLARATION OF INTENT. (a) The
5 conversion and operation of the district are essential to
6 accomplish the purposes of Sections 52 and 52-a, Article III, and
7 Section 59, Article XVI, Texas Constitution, and other public
8 purposes stated in this chapter. By converting the district to a
9 municipal management district and in authorizing the county and
10 other political subdivisions to contract with the district, the
11 legislature has established a program to accomplish the public
12 purposes set out in Section 52-a, Article III, Texas Constitution.

13 (b) The conversion and operation of the district are
14 necessary to promote, develop, encourage, and maintain employment,
15 commerce, transportation, housing, tourism, recreation, the arts,
16 entertainment, economic development, safety, and the public
17 welfare in the district.

18 (c) This chapter and the conversion or operation of the
19 district may not be interpreted to relieve the county from
20 providing the level of services provided as of the effective date of
21 the Act enacting this chapter to the area in the district. The
22 district is created to supplement and not to supplant county
23 services provided in the district.

24 Sec. 4008.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

25 (a) The district is converted to a municipal management district to
26 serve a public use and benefit.

27 (b) All land and other property included in the district

1 will benefit from the improvements and services to be provided by
2 the district under powers conferred by Sections 52 and 52-a,
3 Article III, and Section 59, Article XVI, Texas Constitution, and
4 other powers granted under this chapter.

5 (c) The conversion and operation of the district is in the
6 public interest and is essential to further the public purposes of:

7 (1) developing and diversifying the economy of the
8 state;

9 (2) eliminating unemployment and underemployment; and

10 (3) developing or expanding transportation and
11 commerce.

12 (d) The district will:

13 (1) promote the health, safety, and general welfare of
14 residents, employers, potential employees, employees, visitors,
15 and consumers in the district, and of the public;

16 (2) provide needed funding for the district to
17 preserve, maintain, and enhance the economic health and vitality of
18 the district territory as a community and business center;

19 (3) promote the health, safety, welfare, and enjoyment
20 of the public by providing pedestrian ways and by landscaping and
21 developing certain areas in the district, which are necessary for
22 the restoration, preservation, and enhancement of scenic beauty;
23 and

24 (4) provide for water, wastewater, drainage, road, and
25 recreational facilities for the district.

26 (e) Pedestrian ways along or across a street, whether at
27 grade or above or below the surface, and street lighting, street

1 landscaping, parking, and street art objects are parts of and
2 necessary components of a street and are considered to be a street
3 or road improvement.

4 (f) The district will not act as the agent or
5 instrumentality of any private interest even though the district
6 will benefit many private interests as well as the public.

7 Sec. 4008.0105. INITIAL DISTRICT TERRITORY. (a) The
8 district is initially composed of the territory described by
9 Section 3 of the Act enacting this chapter.

10 (b) The boundaries and field notes contained in Section 3 of
11 the Act enacting this chapter form a closure. A mistake in the
12 field notes or in copying the field notes in the legislative process
13 does not affect the district's:

14 (1) organization, existence, or validity;

15 (2) right to issue any type of bonds for the purposes
16 for which the district is created or to pay the principal of and
17 interest on the bonds;

18 (3) right to impose or collect an assessment or tax; or

19 (4) legality or operation.

20 Sec. 4008.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

21 All or any part of the area of the district is eligible to be
22 included in:

23 (1) a tax increment reinvestment zone created under
24 Chapter 311, Tax Code; or

25 (2) a tax abatement reinvestment zone created under
26 Chapter 312, Tax Code.

27 Sec. 4008.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT

1 DISTRICTS LAW. Except as otherwise provided by this chapter,
2 Chapter 375, Local Government Code, applies to the district.

3 Sec. 4008.0108. CONSTRUCTION OF CHAPTER. This chapter
4 shall be liberally construed in conformity with the findings and
5 purposes stated in this chapter.

6 SUBCHAPTER B. BOARD OF DIRECTORS

7 Sec. 4008.0201. GOVERNING BODY; TERMS. (a) The district is
8 governed by a board of five directors.

9 (b) Directors serve staggered four-year terms.

10 Sec. 4008.0202. RECOMMENDATIONS FOR SUCCEEDING BOARD. (a)
11 The initial and each succeeding board of directors shall, and the
12 owners of a majority of the assessed value of property subject to
13 assessment by the district may, recommend to the governing body of
14 the county persons to serve on the succeeding board.

15 (b) After reviewing the recommendations, the governing body
16 shall approve or disapprove the directors recommended under
17 Subsection (a).

18 (c) If the governing body is not satisfied with the
19 recommendations submitted under Subsection (a), the board, on the
20 request of the governing body, shall submit to the governing body
21 additional recommendations.

22 (d) Board members may serve successive terms.

23 Sec. 4008.0203. DISQUALIFICATION OF DIRECTORS. Section
24 49.052, Water Code, does not apply to the district.

25 Sec. 4008.0204. REMOVAL OF DIRECTOR. The governing body of
26 the county after notice and hearing may remove a director for
27 misconduct or failure to carry out the director's duties on

1 petition by a majority of the remaining directors.

2 Sec. 4008.0205. QUORUM. For purposes of determining the
3 requirements for a quorum of the board, the following are not
4 counted:

5 (1) a board position vacant for any reason, including
6 death, resignation, or disqualification; or

7 (2) a director who is abstaining from participation in
8 a vote because of a conflict of interest.

9 Sec. 4008.0206. COMPENSATION. A director is entitled to
10 receive fees of office and reimbursement for actual expenses as
11 provided by Section 49.060, Water Code. Sections 375.069 and
12 375.070, Local Government Code, do not apply to the board.

13 Sec. 4008.0207. INITIAL DIRECTORS ON CONVERSION TO
14 MANAGEMENT DISTRICT. (a) On the conversion of the district to a
15 management district the initial board consists of the following
16 directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1.</u>	<u>Richard Jones</u>
<u>2.</u>	<u>Michael Olson</u>
<u>3.</u>	<u>Melissa Johnson</u>
<u>4.</u>	<u>Kathleen Walker</u>
<u>5.</u>	<u>William Baize</u>

23 (b) Notwithstanding Section 4008.0201, of the initial
24 directors, the terms of directors appointed for positions one, two,
25 and three expire June 1, 2024, and the terms of directors appointed
26 for positions four and five expire June 1, 2026.

27 (c) This section expires September 1, 2026.

1 SUBCHAPTER C. POWERS AND DUTIES

2 Sec. 4008.0301. GENERAL POWERS AND DUTIES. The district
3 has the powers and duties necessary to accomplish the purposes for
4 which the district is created.

5 Sec. 4008.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
6 district, using any money available to the district for the
7 purpose, may provide, design, construct, acquire, improve,
8 relocate, operate, maintain, or finance an improvement project or
9 service authorized under this chapter or Chapter 375, Local
10 Government Code.

11 (b) The district may contract with a governmental or private
12 entity to carry out an action under Subsection (a).

13 (c) The implementation of a district project or service is a
14 governmental function or service for the purposes of Chapter 791,
15 Government Code.

16 Sec. 4008.0303. LAW ENFORCEMENT SERVICES. To protect the
17 public interest, the district may contract with a qualified party,
18 including the county, to provide law enforcement services in the
19 district for a fee.

20 Sec. 4008.0304. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
21 The district may join and pay dues to a charitable or nonprofit
22 organization that performs a service or provides an activity
23 consistent with the furtherance of a district purpose.

24 Sec. 4008.0305. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
25 district may engage in activities that accomplish the economic
26 development purposes of the district.

27 (b) The district may establish and provide for the

1 administration of one or more programs to promote state or local
2 economic development and to stimulate business and commercial
3 activity in the district, including programs to:

- 4 (1) make loans and grants of public money; and
- 5 (2) provide district personnel and services.

6 (c) The district may create economic development programs
7 and exercise the economic development powers provided to
8 municipalities by:

- 9 (1) Chapter 380, Local Government Code; and
- 10 (2) Subchapter A, Chapter 1509, Government Code.

11 Sec. 4008.0306. PARKING FACILITIES. (a) The district may
12 acquire, lease as lessor or lessee, construct, develop, own,
13 operate, and maintain parking facilities or a system of parking
14 facilities, including lots, garages, parking terminals, or other
15 structures or accommodations for parking motor vehicles off the
16 streets and related appurtenances.

17 (b) The district's parking facilities serve the public
18 purposes of the district and are owned, used, and held for a public
19 purpose even if leased or operated by a private entity for a term of
20 years.

21 (c) The district's parking facilities are parts of and
22 necessary components of a street and are considered to be a street
23 or road improvement.

24 (d) The development and operation of the district's parking
25 facilities may be considered an economic development program.

26 Sec. 4008.0307. ADDING OR EXCLUDING LAND. The district may
27 add or exclude land in the manner provided by Subchapter J, Chapter

1 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

2 Sec. 4008.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The
3 board by resolution shall establish the number of directors'
4 signatures and the procedure required for a disbursement or
5 transfer of district money.

6 Sec. 4008.0309. NO EMINENT DOMAIN POWER. The district may
7 not exercise the power of eminent domain.

8 SUBCHAPTER D. ASSESSMENTS

9 Sec. 4008.0401. PETITION REQUIRED FOR FINANCING SERVICES
10 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
11 service or improvement project with assessments under this chapter
12 unless a written petition requesting that service or improvement
13 has been filed with the board.

14 (b) A petition filed under Subsection (a) must be signed by
15 the owners of a majority of the assessed value of real property in
16 the district subject to assessment according to the most recent
17 certified tax appraisal roll for the county.

18 Sec. 4008.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
19 The board by resolution may impose and collect an assessment for any
20 purpose authorized by this chapter in all or any part of the
21 district.

22 (b) An assessment, a reassessment, or an assessment
23 resulting from an addition to or correction of the assessment roll
24 by the district, penalties and interest on an assessment or
25 reassessment, an expense of collection, and reasonable attorney's
26 fees incurred by the district:

27 (1) are a first and prior lien against the property

1 assessed;

2 (2) are superior to any other lien or claim other than
3 a lien or claim for county, school district, or municipal ad valorem
4 taxes; and

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

8 (c) The lien is effective from the date of the board's
9 resolution imposing the assessment until the date the assessment is
10 paid. The board may enforce the lien in the same manner that the
11 board may enforce an ad valorem tax lien against real property.

12 (d) The board may make a correction to or deletion from the
13 assessment roll that does not increase the amount of assessment of
14 any parcel of land without providing notice and holding a hearing in
15 the manner required for additional assessments.

16 SUBCHAPTER E. TAXES AND BONDS

17 Sec. 4008.0501. TAX ELECTION REQUIRED. (a) The district
18 must hold an election in the manner provided by Chapter 49, Water
19 Code, or, if applicable, Chapter 375, Local Government Code, to
20 obtain voter approval before the district may impose an ad valorem
21 tax.

22 (b) Section 375.243, Local Government Code, does not apply
23 to the district.

24 Sec. 4008.0502. OPERATION AND MAINTENANCE TAX. (a) If
25 authorized by a majority of the district voters voting at an
26 election under or in accordance with Section 4008.0501, the
27 district may impose an operation and maintenance tax on taxable

1 property in the district in the manner provided by or in accordance
2 with Section 49.107, Water Code, for any district purpose,
3 including to:

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

7 (b) The district may impose an operation and maintenance tax
8 previously approved by a majority of the voters of the former Legacy
9 Water Control and Improvement District.

10 (c) The board shall determine the operation and maintenance
11 tax rate. The rate may not exceed:

12 (1) if the district has not held an election under
13 Subsection (a), the rate approved at an election described by
14 Subsection (b); or

15 (2) if the district has held an election under
16 Subsection (a), the rate approved at that election.

17 Sec. 4008.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
18 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
19 terms determined by the board.

20 (b) The district may issue bonds, notes, or other
21 obligations payable wholly or partly from ad valorem taxes,
22 assessments, impact fees, revenue, contract payments, grants, or
23 other district money, or any combination of those sources of money,
24 to pay for any authorized district purpose.

25 Sec. 4008.0504. OBLIGATIONS SECURED BY REVENUE OR CONTRACT
26 PAYMENTS. The district may issue, without an election, bonds,
27 notes, and other obligations secured by:

1 (1) revenue other than ad valorem taxes, including
2 contract revenues; or

3 (2) contract payments, provided that the requirements
4 of Section 49.108, Water Code, have been met.

5 Sec. 4008.0505. BONDS SECURED BY AD VALOREM TAXES;
6 ELECTIONS. (a) If authorized at an election under Section
7 4008.0501, the district may issue bonds payable from ad valorem
8 taxes.

9 (b) At the time the district issues bonds payable wholly or
10 partly from ad valorem taxes, the board shall provide for the annual
11 imposition of a continuing direct annual ad valorem tax, without
12 limit as to rate or amount, for each year that all or part of the
13 bonds are outstanding as required and in the manner provided by
14 Sections 54.601 and 54.602, Water Code.

15 (c) All or any part of any facilities or improvements that
16 may be acquired by a district by the issuance of its bonds may be
17 submitted as a single proposition or as several propositions to be
18 voted on at the election.

19 Sec. 4008.0506. CONSENT OF COUNTY REQUIRED. (a) The board
20 may not issue bonds until the county has consented by resolution to
21 the conversion of the Legacy Water Control and Improvement District
22 to a municipal management district and to the inclusion of land in
23 the district.

24 (b) This section applies only to the district's first
25 issuance of bonds payable from ad valorem taxes.

26 SUBCHAPTER I. DISSOLUTION AND MUNICIPAL ANNEXATION

27 Sec. 4008.0901. DISSOLUTION. (a) The board shall dissolve

1 the district on written petition filed with the board by the owners
2 of:

3 (1) at least two-thirds of the assessed value of the
4 property subject to assessment by the district based on the most
5 recent certified county property tax rolls; or

6 (2) at least two-thirds of the surface area of the
7 district, excluding roads, streets, highways, utility
8 rights-of-way, other public areas, and other property exempt from
9 assessment by the district according to the most recent certified
10 county property tax rolls.

11 (b) The board by majority vote may dissolve the district at
12 any time.

13 (c) The district may not be dissolved by its board under
14 Subsection (a) or (b) if the district:

15 (1) has any outstanding bonded indebtedness until that
16 bonded indebtedness has been repaid or defeased in accordance with
17 the order or resolution authorizing the issuance of the bonds;

18 (2) has a contractual obligation to pay money until
19 that obligation has been fully paid in accordance with the
20 contract; or

21 (3) owns, operates, or maintains public works,
22 facilities, or improvements unless the district contracts with
23 another person for the ownership, operation, or maintenance of the
24 public works, facilities, or improvements.

25 (d) Sections 375.261, 375.262, and 375.264, Local
26 Government Code, do not apply to the district.

27 Sec. 4008.0902. MUNICIPAL ANNEXATION. The district is a

1 "water or sewer district" under Section 43.071, Local Government
2 Code.

3 SECTION 3. The Legacy Municipal Management District
4 initially includes all territory contained in the following area:

5 Pilas Tract: Being a tract or parcel containing 3,971.307
6 acres (172,990,131 square feet) of land situated in Webb County,
7 Texas and being all of a called 1,613.545 acre tract described in
8 deed to Huisache Cattle Company, Ltd. recorded in Volume 645, Page,
9 72 of the Webb County Deed Records (having 9.217 acres (401,478
10 square feet) within the right-of-way of U.S. Highway 83 per
11 right-of-way map of State Highway No.(4) U.S. 83, File Number
12 SP718F - Control 37-10-1 and being combined with all of a called
13 2,357.64 acres described in deed to Huisache Cattle Company, Ltd.
14 recorded in Volume 87, Page 876 of the Webb County Deed Records,
15 said 3,971.307 acres tract being more particularly described by
16 metes and bounds as follows: (Bearings cited herein are based on the
17 Texas State Plane Coordinate System, South Zone, NAD 83, are
18 surface and may be converted to grid applying a combined scale
19 factor of 1.00003144444054)

20 BEGINNING at a point in the centerline of U.S. Highway 83,
21 north line of Section 1712 and the south line of Section 1932 for
22 the northwest corner of the herein described tract;

23 THENCE, North 89°57'16" East, along the north line of Section
24 1712 and the south line of Section 1932, at a distance of 50.21 feet
25 passing a fence on the east right-of-way line of said U.S. Highway
26 83, continuing for a total distance of 1,520.63 feet to a point for
27 corner;

1 THENCE, North 89°53'33" East, a distance of 10,741.46 feet to
2 a point in the west line of Section Number 161 for the southeast
3 corner of Section Number 1864, the northwest corner of said called
4 2,357.64 acre tract, the northeast corner of Section Number 1711
5 and said called 1,613.545 acre tract and an angle corner of the
6 herein described tract;

7 THENCE, North 65°39'04" East, a distance of 30.49 feet to a
8 point for corner;

9 THENCE, North 89°33'48" East, a distance of 4,238.72 feet to a
10 found 1/2-inch iron rod marking an angle corner of the herein
11 described tract;

12 THENCE, South 01°13'56" West, a distance of 218.76 feet to a
13 point for corner;

14 THENCE, South 16°54'50" East, a distance of 1,161.67 feet to a
15 found 1/2-inch iron rod marking an angle corner of the herein
16 described tract;

17 THENCE, South 88°10'20" East, a distance of 5,602.88 feet to a
18 fence corner in the westline of the Missouri Railroad right-of-way
19 line marking the northeast corner of said called 2,357.64 acre
20 tract and of the herein described tract;

21 THENCE, South 04°24'06" West, a distance of 1,545.87 feet to a
22 point for corner;

23 THENCE, South 06°21'24" West, a distance of 401.86 feet to a
24 point for corner;

25 THENCE, South 10°41'28" West, a distance of 415.71 feet to a
26 point for corner;

27 THENCE, South 13°24'58" West, a distance of 258.75 feet to a

1 point for corner;

2 THENCE, South 15°19'45" West, a distance of 8,091.98 feet to a
3 found magnail in fence line marking the southeast corner of said
4 called 2,357.64 acre tract and of the herein described tract;

5 THENCE, South 89°57'45" West, a distance of 2,483.67 feet to a
6 1/2-inch iron rod in the east line of Section Number 1321 marking
7 the northwest corner of Section Number 302, the southwest corner of
8 Section Number 301 and an angle corner of the herein described
9 tract;

10 THENCE, South 00°31'20" East, along the east line of Section
11 Number 1321 and the west line of Section Number 302, a distance of
12 1,202.46 feet to a fence corner marking the northeast corner of
13 Section Number 1322, the southeast corner of Section Number 1321
14 and an angle corner of the herein described tract;

15 THENCE, South 89°32'30" West, along the north line of Section
16 Number 1322, the south line of Section Number 1321, a distance of
17 4,733.14 feet to a fence corner marking the most southeasterly
18 northeast corner of Section Number 2311, the southwest corner of
19 Section Number 1321 and an angle corner of the herein described
20 tract;

21 THENCE, North 00°15'07" West, along the east line of Section
22 Number 2311 and the west line of Section Number 1321, a distance of
23 762.70 feet to a found 2-inch iron pipe marking the northeast corner
24 of Section Number 2311, the southeast corner of Section Number 739
25 and an angle corner of the herein described tract;

26 THENCE, North 09°40'01" East, along the east line of Section
27 Number 739 and the west line of Section Number 132,1 a distance of

1 5,475.68 feet to a fence corner in the south line of Section Number
2 162 marking the northeast corner of Section Number 739, the
3 northwest corner of Section Number 1321 and an angle corner of the
4 herein described tract;

5 THENCE, South 89°47'03" West, along the south line of Section
6 Number 162 and the north line of Section Number 739, a distance of
7 1,428.41 feet to a fence corner marking the southwest corner of
8 Section Number 162 and an angle corner of the herein described
9 tract;

10 THENCE, North 00°10'20" West, a distance of 71.90 feet to a
11 fence corner marking the southeast corner of Section Number 1711
12 and an angle corner of the herein described tract;

13 THENCE, North 80°11'08" West, along the south line of Section
14 Numbers 1711 and 1712, along the north line of Section Numbers 739,
15 1711 and 430, a distance of 11,354.62 feet to a found 5/8-inch iron
16 rod with plastic cap stamped "Howland Survey" marking the northwest
17 corner of Section Number 430, the northeast corner of Section
18 Number 429 and an angle corner of the herein described tract;

19 THENCE, North 80°01'11" West, along the north line of Section
20 Number 429 and the south line of Section Number 1712, a distance of
21 693.31 feet to a point in the centerline of U.S. Highway 83 for the
22 southwest corner of the herein described tract;

23 THENCE, North 05°09'04" West, along the centerline of U.S.
24 Highway 83, a distance of 4,835.30 feet to the POINT OF BEGINNING
25 and containing 3,971.307 acres (172,990,131 square feet) of land.

26 Colorados Tract: Being a tract or parcel containing 2809.853
27 acres (122,397,204 square feet) of land situated in Webb County,

1 Texas and being the remainder of a called 6,354.8676 acre tract
2 described in deed to Huisache Cattle Company, Ltd. Recorded in
3 Volume 1109, Page, 632 of the Webb County Deed Records (having 7.474
4 acres (325,559 square feet) within the right-of-way of U.S. Highway
5 83 per right-of-way map of State Highway No.(4) U.S. 83, File Number
6 SP718F - Control 37-10-1), said 2809.853 acres tract being more
7 particularly described by metes and bounds as follows: (Bearings
8 cited herein are based on the Texas State Plane Coordinate System,
9 South Zone, NAD 83, are surface and may be converted to grid
10 applying a combined scale factor of 1.00003144444054)

11 BEGINNING at a fence corner in the west line of Section Number
12 429, the northeast corner of Section Number 431, the southeast
13 corner of Section Number 432, the southwest corner of a 60 foot wide
14 access lane connecting with U.S. Highway 83, an angle corner and
15 POINT OF BEGINNING of the herein described tract;

16 THENCE, North 09°59'17" East, along the east line of Section
17 Number 432 and the west line of Section Number 429, a distance of
18 30.00 feet to a point for corner;

19 THENCE, South 79°48'51" East, along the center of said 60 foot
20 wide access lane, a distance of 5,442.91 feet to a point in the west
21 right-of-way line of U.S. Highway 83 for the northeast corner of the
22 herein described tract;

23 THENCE with the west right-of-way line of U.S. Highway 83 the
24 following seven (7) courses and distances:

25 South 05°07'37" East, a distance of 130.69 feet to a point for
26 corner;

27 South 84°52'23" West, a distance of 100.00 feet to a point for

1 corner;
2 South 05°07'37" East, a distance of 700.00 feet to a point for
3 corner;
4 North 84°52'23" East, a distance of 100.00 feet to a point of
5 corner;
6 South 05°07'37" East, a distance of 300.00 feet to a point for
7 corner;
8 South 84°52'23" West, a distance of 10.00 feet to a point for
9 corner;
10 South 05°07'37" East, a distance of 857.39 feet to a point in
11 the south line of Section 430 and the north line of Section Number
12 427 for corner;
13 THENCE, South 80°03'43" East, along the south line of Section
14 430 and the north line of Section Number 427, a distance of 113.92
15 feet to a point in the east right-of-way line of U.S. Highway 83 for
16 corner;
17 THENCE with the east right-of-way line of U.S. Highway 83 the
18 following five (5) courses and distances:
19 South 05°07'37" East, a distance of 1,213.00 feet to a point
20 for corner;
21 North 84°52'23" East, a distance of 100.00 feet to a point for
22 corner;
23 South 05°07'37" East, a distance of 600.00 feet to a point for
24 corner;
25 South 84°52'23" West, a distance of 100.00 feet to a point for
26 corner;
27 South 05°07'37" East, a distance of 509.15 feet to a point of

1 intersection with the east line of Section Number 427 and the west
2 line of Section Number 428 for corner;

3 THENCE, South 09°56'17" West, crossing U.S. Highway 83 with
4 the east line of Section Number 427 and the west line of Section
5 Number 428, a distance of 384.74 feet to a point in the west
6 right-of-way line of U.S. Highway 83 for corner;

7 THENCE with the west right-of-way line of U.S. Highway 83 the
8 following five (5) courses and distances:

9 South 05°07'37" East, a distance of 3,709.34 feet to a point
10 for corner;

11 South 84°52'23" West, a distance of 200.00 feet to a point for
12 corner;

13 South 05°07'37" East, a distance of 20.00 feet to a point for
14 corner;

15 North 84°52'23" East, a distance of 200.00 feet to a point for
16 corner;

17 South 05°14'13" East, a distance of 1,851.67 feet to a point
18 in the north right-of-way line of State Highway 255 (Camino
19 Colombia Toll Road) for the southeast corner of the herein
20 described tract;

21 THENCE with the north right-of-way line of State Highway 255
22 (Camino Colombia Toll Road) the following three (3) courses and
23 distances:

24 South 66°09'45" West, a distance of 1,170.41 feet to a point
25 for corner;

26 South 69°13'50" West, a distance of 5,500.00 feet to a point
27 for corner;

1 South 73°38'56" West, a distance of 1009.82 feet to a point in
2 the west right-of-way line of Jefferies Road (40 foot wide) for the
3 southwest corner of the herein described tract;

4 THENCE, North 21°46'40" West, along the west right-of-way
5 line of Jefferies Road, a distance of 2,101.65 feet to a point for
6 corner;

7 THENCE, North 21°46'40" West, continuing along the west
8 right-of-way line of Jefferies Road, a distance of 5,282.14 feet to
9 a point for corner;

10 THENCE, North 21°44'42" West, a distance of 39.79 feet to a
11 point for corner;

12 THENCE, North 68°10'39" East, a distance of 41.03 feet to a
13 point for corner;

14 THENCE, North 21°15'49" West, a distance of 5,690.77 feet to a
15 fence corner in the west line of Section 431 and for the southeast
16 corner of Section Number 433, the northeast corner of Section
17 Number 437, the most southerly corner of Section Number 2148, and an
18 angle corner of the herein described tract;

19 THENCE, North 10°08'29" East, along the east line of Section
20 Number 2148 and the west line of Section Number 431, a distance of
21 2,654.82 feet to a point for corner;

22 THENCE, South 79°44'21" East, along the south line of Section
23 Number 432 and the north line of Section Number 431, a distance of
24 2,670.37 feet to a point for corner;

25 THENCE, South 79°55'39" East, continuing along the south line
26 of Section Number 432 and the north line of Section Number 431, a
27 distance of 2,621.70 feet to the POINT OF BEGINNING and containing

1 2809.853 acres (122,397,204 square feet) of land.

2 Mary Kay Tract: Being a tract or parcel containing 2,828.368
3 acres (123,203,717 square feet) of land situated in Webb County,
4 Texas and being all of a called 2,827.868 acre tract described in
5 deed to Simeon Escondido, LLC recorded in Volume 5058, Page, 145 of
6 the Official Public Records of Webb County (having 8.764 acres
7 (381,751 square feet) within the right-of-way of U.S. Highway 83
8 per right-of-way map of State Highway No.(4) U.S. 83, File Number
9 SP718F - Control 37-10-1), said 2,828.37 acres tract being more
10 particularly described by metes and bounds as follows: (Bearings
11 cited herein are based on the Texas State Plane Coordinate System,
12 South Zone, NAD 83, are surface and may be converted to grid
13 applying a combined scale factor of 1.00003144444054)

14 BEGINNING at a fence corner marking the northwest corner of a
15 called 2,079.865 acre tract described in deed to Huisache Cattle
16 Company, Ltd. recorded in Volume 166, Page 832 of the Webb County
17 Deed Records and the northwest corner of Section Number 365;

18 THENCE, North 89°46'52" East, a distance of 4,226.45 feet to a
19 fence corner marking the northeast corner of Section Number 365;

20 THENCE, North 00°15'28" West, a distance of 1,766.62 feet to a
21 found 1/2-inch iron rod marking the northwest corner of Section
22 Number 364;

23 THENCE, North 89°49'03" East, a distance of 6,325.20 feet to a
24 found 1/2-inch iron rod in the west right-of-way line of Missouri
25 Pacific Railway and marking the northwest corner of Section Number
26 364 and the northeast corner of said called 2,079.865 acre tract;

27 THENCE along said west right-of-way line of Missouri Pacific

1 Railway the following three (3) courses and distances:

2 South 15°15'10" West, a distance of 975.41 feet to a fence
3 corner;

4 South 15°22'36" West, a distance of 5,850.97 feet to a fence
5 corner;

6 South 15°14'37" West, a distance of 4,422.42 feet to a found
7 1/2-inch iron rod marking the intersection of said west
8 right-of-way line of Missouri Pacific Railway and the north
9 right-of-way line of Webb Road (variable width) marking the
10 southeast corner of said called 2,079.865 acre tract;

11 THENCE along said north right-of-way line of Webb Road the
12 following sixteen (16) courses and distances:

13 South 89°09'29" West, a distance of 1,193.75 feet to a point
14 for corner;

15 North 58°07'19" West, a distance of 103.62 feet to a point for
16 corner;

17 South 89°39'12" West, a distance of 2,146.38 feet to a point
18 for corner;

19 North 50°14'54" West, a distance of 17.15 feet to a point for
20 corner;

21 North 66°50'21" West, a distance of 190.16 feet to a point for
22 corner;

23 North 61°02'47" West, a distance of 784.40 feet to a point for
24 corner;

25 North 59°54'12" West, a distance of 852.49 feet to a point for
26 corner;

27 North 55°19'56" West, a distance of 298.30 feet to a point for

1 corner;
2 North 85°28'43" West, a distance of 130.46 feet to a point for
3 corner;
4 South 82°11'14" West, a distance of 370.50 feet to a point for
5 corner;
6 North 86°09'22" West, a distance of 93.50 feet to a point for
7 corner;
8 North 78°36'04" West, a distance of 493.77 feet to a point for
9 corner;
10 North 71°50'14" West, a distance of 76.42 feet to a point for
11 corner;
12 North 61°10'29" West, a distance of 446.90 feet to a point for
13 corner;
14 North 47°43'13" West, a distance of 623.92 feet to a fence
15 corner;
16 North 86°18'49" West, a distance of 1,355.92 feet to a point
17 in an east line of a called 748.003 acre tract described in deed to
18 Huisache Cattle Company, Ltd. recorded in Volume 166, Page 832 of
19 the Webb County Deed Records and the southwest corner of said called
20 2,079.865 acre tract;
21 THENCE, South 02°36'57" West, over and across said Webb Road,
22 a distance of 47.72 feet to a point in the south right-of-way line
23 of said Webb Road;
24 THENCE along said south right-of-way line of Webb Road the
25 following three (3) courses and distances:
26 North 80°08'21" West, a distance of 1,032.58 feet;
27 North 80°13'29" West, a distance of 32.50 feet;

1 North 73°38'40" West, a distance of 3,821.11 feet to a point
2 for the intersection of said Webb Road and the centerline of U.S.
3 Highway 83 (variable width) for the southwest corner of said called
4 748.003 acre tract;

5 THENCE, North 05°10'00" West, along said centerline of U.S.
6 Highway 83, a distance of 5,896.54 feet to a point for the northwest
7 corner of said called 748.003 acre tract;

8 THENCE, South 80°01'13" East, a distance of 6,230.95 feet to a
9 fence corner;

10 THENCE, North 08°49'51" East, a distance of 1,159.98 feet to
11 the POINT OF BEGINNING and containing 2,828.368 acres (123,203,717
12 square feet) of land.

13 Webb Tract: Being a tract or parcel containing 1,696.848
14 acres (73,914,677 square feet) of land situated in Webb County,
15 Texas and being out of and a part of a called 1,822.50 acre tract
16 described in deed to Huisache Cattle Company, Ltd. recorded in
17 Volume 841, Page, 814 of the Webb County Deed Records, said
18 1,696.848 acres tract being more particularly described by metes
19 and bounds as follows: (Bearings cited herein are based on the Texas
20 State Plane Coordinate System, South Zone, NAD 83, are surface and
21 may be converted to grid applying a combined scale factor of
22 1.00003144444054)

23 BEGINNING at a fence corner marking the common corners of
24 Section Number 362, 363, 1606, 1593 and an angle corner of the
25 herein described tract;

26 THENCE, North 89°25'08" West, a distance of 1,318.28 feet to a
27 found 1/2-inch iron rod in the east right-of-way line of Interstate

1 Highway 35 (variable width) marking the southwest corner of the
2 herein described tract;

3 THENCE with said east right-of-way line of Interstate Highway
4 35 the following nine (9) courses and distances:

5 North $12^{\circ}32'12''$ East, a distance of 1,260.55 feet to a fence
6 post for corner and beginning of a curve to the left;

7 Northeasterly, along a non-tangent curve to the left, having
8 a radius of 1,948.57 feet, with an arc length of 422.06 feet, a
9 chord bearing and distance of North $06^{\circ}18'36''$ East, 421.24 feet to a
10 fence post for corner;

11 North $00^{\circ}00'40''$ East, a distance of 296.40 feet to a fence
12 post for corner;

13 North $66^{\circ}59'21''$ East, a distance of 40.19 feet to a fence post
14 for corner;

15 North $12^{\circ}08'53''$ East, a distance of 70.85 feet to a fence post
16 for corner;

17 North $48^{\circ}56'46''$ West, a distance of 64.62 feet to a fence post
18 for corner and the beginning of a curve to the right;

19 Northeasterly, along a non-tangent curve to the right, having
20 a radius of 1,888.99 feet, with an arc length of 374.29 feet, a
21 chord bearing and distance of North $09^{\circ}43'00''$ East, 373.68 feet to a
22 fence post for corner;

23 North $15^{\circ}17'07''$ East, a distance of 610.18 feet to a fence
24 post for corner;

25 North $15^{\circ}18'24''$ East, a distance of 495.69 feet to a fence
26 post for the northwest corner of the herein described tract;

27 THENCE, North $89^{\circ}29'54''$ East, a distance of 15,726.16 feet to

1 a fence post for the northeast corner of the herein described tract;

2 THENCE, South 00°32'58" East, a distance of 1,914.30 feet to a
3 fence post for corner;

4 THENCE, South 89°29'51" West, a distance of 6,231.04 feet to a
5 fence post for corner;

6 THENCE, South 00°12'48" East, a distance of 5,187.59 feet to a
7 fence post for the southeast corner of Section Number 1963 and the
8 herein described tract;

9 THENCE, North 89°46'59" West, a distance of 1,927.01 feet to a
10 fence post for corner;

11 THENCE, South 00°26'24" East, a distance of 187.62 feet to a
12 fence post for corner;

13 THENCE, North 89°57'49" West, a distance of 1,596.00 feet to a
14 fence post for corner;

15 THENCE, North 69°14'50" West, a distance of 5,746.17 feet to a
16 fence post for corner;

17 THENCE, North 00°05'46" East, a distance of 1,640.56 feet to
18 the POINT OF BEGINNING and containing 1,696.848 acres (73,914,677
19 square feet) of land.

20 SECTION 4. The Legacy Municipal Management District retains
21 all rights, powers, privileges, authority, duties, and functions
22 that the Legacy Water Control and Improvement District had before
23 the effective date of this Act, except as otherwise expressly
24 provided by Chapter 4008, Special District Local Laws Code, as
25 added by this Act.

26 SECTION 5. (a) The legislature validates and confirms all
27 governmental acts and proceedings of the Legacy Water Control and

1 Improvement District that were taken before the effective date of
2 this Act.

3 (b) This section does not apply to any matter that on the
4 effective date of this Act:

5 (1) is involved in litigation if the litigation
6 ultimately results in the matter being held invalid by a final court
7 judgment; or

8 (2) has been held invalid by a final court judgment.

9 SECTION 6. (a) The legal notice of the intention to
10 introduce this Act, setting forth the general substance of this
11 Act, has been published as provided by law, and the notice and a
12 copy of this Act have been furnished to all persons, agencies,
13 officials, or entities to which they are required to be furnished
14 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
15 Government Code.

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

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

23 (d) The general law relating to consent by political
24 subdivisions to the creation of districts with conservation,
25 reclamation, and road powers and the inclusion of land in those
26 districts has been complied with.

27 (e) All requirements of the constitution and laws of this

1 state and the rules and procedures of the legislature with respect
2 to the notice, introduction, and passage of this Act have been
3 fulfilled and accomplished.

4 SECTION 7. This Act takes effect immediately if it receives
5 a vote of two-thirds of all the members elected to each house, as
6 provided by Section 39, Article III, Texas Constitution. If this
7 Act does not receive the vote necessary for immediate effect, this
8 Act takes effect September 1, 2023.