

AN ACT

relating to the creation of certain municipal management districts; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes; granting a limited power of eminent domain.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 4013 to read as follows:

CHAPTER 4013. PURA VIDA MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 4013.0101. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Mustang Ridge.

(3) "Director" means a board member.

(4) "District" means the Pura Vida Municipal Management District No. 1.

Sec. 4013.0102. NATURE OF DISTRICT. The Pura Vida Municipal Management District No. 1 is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 4013.0103. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter.

1 (b) By creating the district and in authorizing the city and
2 other political subdivisions to contract with the district, the
3 legislature has established a program to accomplish the public
4 purposes set out in Section 52-a, Article III, Texas Constitution.

5 (c) The creation of the district is necessary to promote,
6 develop, encourage, and maintain employment, commerce,
7 transportation, housing, tourism, recreation, the arts,
8 entertainment, economic development, safety, and the public
9 welfare in the district.

10 (d) This chapter and the creation of the district may not be
11 interpreted to relieve the city from providing the level of
12 services provided as of the effective date of the Act enacting this
13 chapter to the area in the district. The district is created to
14 supplement and not to supplant city services provided in the
15 district.

16 Sec. 4013.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

17 (a) All land and other property included in the district will
18 benefit from the improvements and services to be provided by the
19 district under powers conferred by Sections 52 and 52-a, Article
20 III, and Section 59, Article XVI, Texas Constitution, and other
21 powers granted under this chapter.

22 (b) The district is created to serve a public use and
23 benefit.

24 (c) The creation of the district is in the public interest
25 and is essential to further the public purposes of:

26 (1) developing and diversifying the economy of the
27 state;

1 (2) eliminating unemployment and underemployment; and
2 (3) developing or expanding transportation and
3 commerce.

4 (d) The district will:

5 (1) promote the health, safety, and general welfare of
6 residents, employers, potential employees, employees, visitors,
7 and consumers in the district, and of the public;

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

11 (3) promote the health, safety, welfare, and enjoyment
12 of the public by providing pedestrian ways and by landscaping and
13 developing certain areas in the district, which are necessary for
14 the restoration, preservation, and enhancement of scenic beauty;
15 and

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

18 (e) Pedestrian ways along or across a street, whether at
19 grade or above or below the surface, and street lighting, street
20 landscaping, parking, and street art objects are parts of and
21 necessary components of a street and are considered to be a street
22 or road improvement.

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

26 Sec. 4013.0105. INITIAL DISTRICT TERRITORY. (a) The
27 district is initially composed of the territory described by

1 Section 2 of the Act enacting this chapter.

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

6 (1) organization, existence, or validity;

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

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

11 (4) legality or operation.

12 Sec. 4013.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

13 All or any part of the area of the district is eligible to be
14 included in:

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

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

19 Sec. 4013.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
20 DISTRICTS LAW. Except as otherwise provided by this chapter,
21 Chapter 375, Local Government Code, applies to the district.

22 Sec. 4013.0108. CONSTRUCTION OF CHAPTER. This chapter
23 shall be liberally construed in conformity with the findings and
24 purposes stated in this chapter.

25 SUBCHAPTER B. BOARD OF DIRECTORS

26 Sec. 4013.0201. GOVERNING BODY; TERMS. (a) The district is
27 governed by a board of five elected directors who serve staggered

1 terms of four years.

2 (b) Directors are elected in the manner provided by
3 Subchapter D, Chapter 49, Water Code.

4 Sec. 4013.0202. COMPENSATION; EXPENSES. (a) The district
5 may compensate each director in an amount not to exceed \$150 for
6 each board meeting. The total amount of compensation for each
7 director in one year may not exceed \$7,200.

8 (b) A director is entitled to reimbursement for necessary
9 and reasonable expenses incurred in carrying out the duties and
10 responsibilities of the board.

11 (c) Sections 375.069 and 375.070, Local Government Code, do
12 not apply to the board.

13 Sec. 4013.0203. TEMPORARY DIRECTORS. (a) On or after the
14 effective date of the Act enacting this chapter, the owner or owners
15 of a majority of the assessed value of the real property in the
16 district according to the most recent certified county tax
17 appraisal roll may submit a petition to the Texas Commission on
18 Environmental Quality requesting that the commission appoint as
19 temporary directors the five persons named in the petition. The
20 commission shall appoint as temporary directors the five persons
21 named in the petition.

22 (b) The temporary or successor temporary directors shall
23 hold an election to elect five permanent directors as provided by
24 Section 4013.0201.

25 (c) Temporary directors serve until the earlier of:

26 (1) the date permanent directors are elected under
27 Subsection (b); or

1 (2) the fourth anniversary of the effective date of
2 the Act enacting this chapter.

3 (d) If permanent directors have not been elected under
4 Subsection (b) and the terms of the temporary directors have
5 expired, successor temporary directors shall be appointed or
6 reappointed as provided by Subsection (e) to serve terms that
7 expire on the earlier of:

8 (1) the date permanent directors are elected under
9 Subsection (b); or

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

12 (e) If Subsection (d) applies, the owner or owners of a
13 majority of the assessed value of the real property in the district
14 according to the most recent certified county tax appraisal roll
15 may submit a petition to the Texas Commission on Environmental
16 Quality requesting that the commission appoint as successor
17 temporary directors the five persons named in the petition. The
18 commission shall appoint as successor temporary directors the five
19 persons named in the petition.

20 SUBCHAPTER C. POWERS AND DUTIES

21 Sec. 4013.0301. GENERAL POWERS AND DUTIES. The district
22 has the powers and duties necessary to accomplish the purposes for
23 which the district is created.

24 Sec. 4013.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
25 district, using any money available to the district for the
26 purpose, may provide, design, construct, acquire, improve,
27 relocate, operate, maintain, or finance an improvement project or

1 service authorized under this chapter or Chapter 375, Local
2 Government Code.

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

5 (c) The implementation of a district project or service is a
6 governmental function or service for the purposes of Chapter 791,
7 Government Code.

8 Sec. 4013.0303. NONPROFIT CORPORATION. (a) The board by
9 resolution may authorize the creation of a nonprofit corporation to
10 assist and act for the district in implementing a project or
11 providing a service authorized by this chapter.

12 (b) The nonprofit corporation:

13 (1) has each power of and is considered to be a local
14 government corporation created under Subchapter D, Chapter 431,
15 Transportation Code; and

16 (2) may implement any project and provide any service
17 authorized by this chapter.

18 (c) The board shall appoint the board of directors of the
19 nonprofit corporation. The board of directors of the nonprofit
20 corporation shall serve in the same manner as the board of directors
21 of a local government corporation created under Subchapter D,
22 Chapter 431, Transportation Code, except that a board member is not
23 required to reside in the district.

24 Sec. 4013.0304. LAW ENFORCEMENT SERVICES. To protect the
25 public interest, the district may contract with a qualified party,
26 including the city, to provide additional law enforcement services
27 in the district for a fee.

1 Sec. 4013.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

2 The district may join and pay dues to a charitable or nonprofit
3 organization that performs a service or provides an activity
4 consistent with the furtherance of a district purpose.

5 Sec. 4013.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
6 district may engage in activities that accomplish the economic
7 development purposes of the district.

8 (b) The district may establish and provide for the
9 administration of one or more programs to promote state or local
10 economic development and to stimulate business and commercial
11 activity in the district, including programs to:

12 (1) make loans and grants of public money; and

13 (2) provide district personnel and services.

14 (c) The district may create economic development programs
15 and exercise the economic development powers provided to
16 municipalities by:

17 (1) Chapter 380, Local Government Code; and

18 (2) Subchapter A, Chapter 1509, Government Code.

19 Sec. 4013.0307. PARKING FACILITIES. (a) The district may
20 acquire, lease as lessor or lessee, construct, develop, own,
21 operate, and maintain parking facilities or a system of parking
22 facilities, including lots, garages, parking terminals, or other
23 structures or accommodations for parking motor vehicles off the
24 streets and related appurtenances.

25 (b) The district's parking facilities serve the public
26 purposes of the district and are owned, used, and held for a public
27 purpose even if leased or operated by a private entity for a term of

1 years.

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

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

7 Sec. 4013.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The
8 board by resolution shall establish the number of directors'
9 signatures and the procedure required for a disbursement or
10 transfer of district money.

11 Sec. 4013.0309. ADDING OR EXCLUDING LAND. Except as
12 provided by Section 4013.0310, the district may add or exclude land
13 in the manner provided by Subchapter J, Chapter 49, Water Code, or
14 by Subchapter H, Chapter 54, Water Code.

15 Sec. 4013.0310. DIVISION OF DISTRICT. (a) The district may
16 be divided into two or more new districts only if the district:

17 (1) has no outstanding bonded debt; and

18 (2) is not imposing ad valorem taxes.

19 (b) This chapter applies to any new district created by the
20 division of the district, and a new district has all the powers and
21 duties of the district.

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

26 (d) The board, on its own motion or on receipt of a petition
27 signed by the owner or owners of a majority of the assessed value of

1 the real property in the district, may adopt an order dividing the
2 district.

3 (e) An order dividing the district must:

4 (1) name each new district;

5 (2) include the metes and bounds description of the
6 territory of each new district;

7 (3) appoint initial directors for each new district;

8 and

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

11 (f) On or before the 30th day after the date of adoption of
12 an order dividing the district, the district shall file the order
13 with the Texas Commission on Environmental Quality and record the
14 order in the real property records of each county in which the
15 district is located.

16 (g) Any new district created by the division of the district
17 must hold an election as required by this chapter to obtain voter
18 approval before the district may impose a maintenance tax or issue
19 bonds payable wholly or partly from ad valorem taxes.

20 (h) Municipal consent to the creation of the district and to
21 the inclusion of land in the district granted under Section
22 4013.0506 acts as municipal consent to the creation of any new
23 district created by the division of the district and to the
24 inclusion of land in the new district.

25 Sec. 4013.0311. EMINENT DOMAIN. Subject to the limitations
26 provided by Section 54.209, Water Code, the district may exercise
27 the power of eminent domain in the manner provided by Section

1 49.222, Water Code.

2 SUBCHAPTER D. ASSESSMENTS

3 Sec. 4013.0401. PETITION REQUIRED FOR FINANCING SERVICES
4 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
5 service or improvement project with assessments under this chapter
6 unless a written petition requesting that service or improvement
7 has been filed with the board.

8 (b) A petition filed under Subsection (a) must be signed by
9 the owners of a majority of the assessed value of real property in
10 the district subject to assessment according to the most recent
11 certified county tax appraisal roll.

12 Sec. 4013.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
13 The board by resolution may impose and collect an assessment for any
14 purpose authorized by this chapter in all or any part of the
15 district.

16 (b) An assessment, a reassessment, or an assessment
17 resulting from an addition to or correction of the assessment roll
18 by the district, penalties and interest on an assessment or
19 reassessment, an expense of collection, and reasonable attorney's
20 fees incurred by the district:

21 (1) are a first and prior lien against the property
22 assessed;

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

26 (3) are the personal liability of and a charge against
27 the owners of the property even if the owners are not named in the

1 assessment proceedings.

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

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

10 SUBCHAPTER E. TAXES AND BONDS

11 Sec. 4013.0501. TAX ELECTION REQUIRED. (a) The district
12 must hold an election in the manner provided by Chapter 49, Water
13 Code, or, if applicable, Chapter 375, Local Government Code, to
14 obtain voter approval before the district may impose an ad valorem
15 tax.

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

18 Sec. 4013.0502. OPERATION AND MAINTENANCE TAX. (a) If
19 authorized by a majority of the district voters voting at an
20 election under Section 4013.0501, the district may impose an
21 operation and maintenance tax on taxable property in the district
22 in the manner provided by Section 49.107, Water Code, for any
23 district purpose, including to:

- 24 (1) maintain and operate the district;
- 25 (2) construct or acquire improvements; or
- 26 (3) provide a service.

27 (b) The board shall determine the operation and maintenance

1 tax rate. The rate may not exceed the rate approved at the
2 election.

3 Sec. 4013.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
4 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
5 terms determined by the board.

6 (b) The district may issue, by public or private sale,
7 bonds, notes, or other obligations payable wholly or partly from ad
8 valorem taxes, assessments, impact fees, revenue, contract
9 payments, grants, or other district money, or any combination of
10 those sources of money, to pay for any authorized district purpose.

11 (c) The limitation on the outstanding principal amount of
12 bonds, notes, or other obligations provided by Section 49.4645,
13 Water Code, does not apply to the district.

14 Sec. 4013.0504. BONDS SECURED BY REVENUE OR CONTRACT
15 PAYMENTS. The district may issue, without an election, bonds
16 secured by:

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

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

21 Sec. 4013.0505. BONDS SECURED BY AD VALOREM TAXES;
22 ELECTIONS. (a) If authorized at an election under Section
23 4013.0501, the district may issue bonds payable from ad valorem
24 taxes.

25 (b) At the time the district issues bonds payable wholly or
26 partly from ad valorem taxes, the board shall provide for the annual
27 imposition of a continuing direct annual ad valorem tax, without

1 limit as to rate or amount, for each year that all or part of the
2 bonds are outstanding as required and in the manner provided by
3 Sections 54.601 and 54.602, Water Code.

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

8 Sec. 4013.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The
9 board may not issue bonds until each municipality in whose
10 corporate limits or extraterritorial jurisdiction the district is
11 located has consented by ordinance or resolution to the creation of
12 the district and to the inclusion of land in the district as
13 required by applicable law.

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

16 SUBCHAPTER F. SALES AND USE TAX

17 Sec. 4013.0601. MEANINGS OF WORDS AND PHRASES. A word or
18 phrase used in this subchapter that is defined by Chapter 151 or
19 321, Tax Code, has the meaning assigned by Chapter 151 or 321, Tax
20 Code.

21 Sec. 4013.0602. APPLICABILITY OF CERTAIN TAX CODE
22 PROVISIONS. (a) The provisions of Subchapters C, D, E, and F,
23 Chapter 323, Tax Code, relating to county sales and use taxes apply
24 to the application, collection, and administration of a sales and
25 use tax imposed under this subchapter to the extent consistent with
26 this chapter, as if references in Chapter 323, Tax Code, to a county
27 referred to the district and references to a commissioners court

1 referred to the board.

2 (b) Sections 323.401-323.404 and 323.505, Tax Code, do not
3 apply to a tax imposed under this subchapter.

4 Sec. 4013.0603. AUTHORIZATION; ELECTION. (a) The district
5 shall adopt, reduce, or repeal the sales and use tax authorized by
6 this subchapter at an election in which a majority of the voters of
7 the district voting in the election approve the adoption,
8 reduction, or repeal of the tax, as applicable.

9 (b) The board by order shall call an election to adopt,
10 reduce, or repeal a sales and use tax. The election shall be held on
11 the first authorized uniform election date that occurs after the
12 time required by Section 3.005, Election Code.

13 (c) The district shall provide notice of the election and
14 shall hold the election in the manner prescribed by Chapter 54,
15 Water Code, for bond elections for municipal utility districts.

16 (d) The ballots shall be printed to provide for voting for
17 or against the following appropriate proposition:

18 (1) "Adoption of a ___ percent district sales and use
19 tax in the district";

20 (2) "Reduction of the district sales and use tax in the
21 district from ___ percent to ___ percent"; or

22 (3) "Repeal of the district sales and use tax in the
23 district."

24 Sec. 4013.0604. EFFECTIVE DATE OF TAX. A tax imposed under
25 this subchapter or the repeal or reduction of a tax under this
26 subchapter takes effect on the first day of the first calendar
27 quarter that occurs after the date the comptroller receives the

1 copy of the resolution as required by Section 323.405(b), Tax Code.

2 Sec. 4013.0605. SALES AND USE TAX RATE. (a) On adoption
3 of the tax authorized by this subchapter, there is imposed a tax of
4 two percent, or the maximum rate at which the combined tax rate of
5 all local sales and use taxes in any location in the district does
6 not exceed two percent, on the receipts from the sale at retail of
7 taxable items in the district, and an excise tax on the use,
8 storage, or other consumption in the district of taxable items
9 purchased, leased, or rented from a retailer in the district during
10 the period that the tax is in effect.

11 (b) The rate of the excise tax is the same as the rate of the
12 sales tax portion of the tax and is applied to the sales price of the
13 taxable item.

14 Sec. 4013.0606. EXAMINATION AND RECEIPT OF
15 INFORMATION. The district may examine and receive information
16 related to the imposition of a sales and use tax to the same extent
17 as if the district were a municipality.

18 Sec. 4013.0607. ALTERNATIVE METHOD OF IMPOSITION.
19 Notwithstanding any other provision of this subchapter, the
20 district may impose the sales and use tax as provided by Subchapter
21 F, Chapter 383, Local Government Code, instead of as provided by the
22 other provisions of this subchapter.

23 SUBCHAPTER G. DISSOLUTION

24 Sec. 4013.0901. DISSOLUTION. (a) The board shall dissolve
25 the district on written petition filed with the board by the owners
26 of:

27 (1) at least two-thirds of the assessed value of the

1 property subject to assessment by the district based on the most
2 recent certified county property tax rolls; or

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

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

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

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

15 (2) has a contractual obligation to pay money until
16 that obligation has been fully paid in accordance with the
17 contract; or

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

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

24 SECTION 2. The Pura Vida Municipal Management District
25 No. 1 initially includes all territory contained in the following
26 area:

27 211.348 ACRES LAND OUT THE WILLIAM LEWIS, SR. SURVEY,

1 ABSTRACT NO. 479 AND THE AUGUSTAS KINCHELOE SURVEY NUMBER 2,
2 ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS, BEING ALL OR A PORTION OF
3 THE FOLLOWING EIGHT (8) TRACTS:

4 TRACT 1: A 70.887 ACRE PORTION OF THAT CERTAIN 141.321 ACRE
5 TRACT CALLED FIRST TRACT CONVEYED TO MUSTANG RIDGE, LLC BY DEED
6 RECORDED IN DOCUMENT NUMBER 2019142513, OFFICIAL PUBLIC RECORDS
7 TRAVIS COUNTY, TEXAS;

8 TRACT 2: ALL OF THAT CERTAIN 23.625 ACRE TRACT DESCRIBED IN A
9 DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2020003359,
10 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

11 TRACT 3: ALL OF THAT CERTAIN 0.892 ACRE TRACT CALLED SECOND
12 TRACT DESCRIBED IN A DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT
13 NUMBER 2019142513, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS;

14 TRACT 4: ALL OF THAT CERTAIN 19.283 ACRE TRACT DESCRIBED IN A
15 DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2023073358,
16 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

17 TRACT 5: ALL OF THAT CERTAIN 2.986 ACRE TRACT DESCRIBED IN A
18 DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2022052056,
19 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

20 TRACT 6: ALL OF THAT CERTAIN 16.383 ACRE TRACT DESCRIBED IN A
21 DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2021040262,
22 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

23 TRACT 7: ALL OF THAT CERTAIN 74.555 ACRE TRACT, CALLED 74.557
24 ACRES, DESCRIBED IN A DEED TO MUSTANG RIDGE, LLC RECORDED IN
25 DOCUMENT NUMBER 2022039968 OFFICIAL PUBLIC RECORDS OF TRAVIS
26 COUNTY, TEXAS;

27 TRACT 8: ALL OF THAT CERTAIN 2.737 ACRE TRACT DESCRIBED IN A

1 DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2020099394,
2 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

3 THE SAID 211.348 ACRES BEING MORE PARTICULARLY DESCRIBED BY
4 METES AND BOUNDS AS FOLLOWS:

5 BEGINNING AT A 1/2 INCH DIAMETER STEEL PIN FOUND WITH CAP
6 MARKED LENZ & ASSOC ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY
7 183 AT THE NORTHERLY MOST CORNER OF THE SAID TRACT 3;

8 THENCE, S 04°08'59" E, A DISTANCE OF 1924.31 FEET ALONG THE
9 WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183, THE SAME BEING THE EAST
10 LINE OF THE SAID TRACT 3, TRACT 2 AND TRACT 6, TO A 1/2 INCH DIAMETER
11 STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC AT THE SOUTHEAST CORNER
12 OF THE SAID TRACT 6;

13 THENCE, S 85°47'49" W, A DISTANCE OF 825.12 FEET TO A 1/2 INCH
14 DIAMETER STEEL PIN FOUND WITH CAP MARKED HINKLE AT THE SOUTHWEST
15 CORNER OF THE SAID TRACT 6, THE SAME BEING THE SOUTHEAST CORNER OF
16 THE SAID TRACT 5;

17 THENCE S 71°51'32" W, A DISTANCE OF 668.21 FEET TO A COMPUTED
18 POINT AT THE SOUTHWEST CORNER OF THE SAID TRACT 5 ON THE NORTHEAST
19 LINE OF THE SAID TRACT 7;

20 THENCE, S 47°08'40" E, A DISTANCE OF 630.54 FEET TO A 1/2 INCH
21 DIAMETER STEEL IN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF F.M.
22 HIGHWAY 1327 AT THE SOUTHEAST CORNER OF THE SAID TRACT 7;

23 THENCE, S 73°47'17" W, A DISTANCE OF 1483.54 FEET ALONG THE
24 NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1327 TO A COMPUTED POINT AT
25 AN EXTERIOR CORNER OF THE SAID TRACT 7;

26 THENCE, N 47°25'48" W, A DISTANCE OF 478.19 FEET TO A 1/2 INCH
27 DIAMETER STEEL PIN FOUND AT AN INTERIOR CORNER OF THE SAID TRACT 7;

1 THENCE, S 42°24'52" W, A DISTANCE OF 313.00 FEET TO A 1/2 INCH
2 DIAMETER STEEL PIN FOUND AT AN EXTERIOR CORNER OF THE SAID TRACT 7;

3 THENCE, N 62°17'17" W, A DISTANCE OF 1295.87 FEET TO A 1/2 INCH
4 DIAMETER STEEL PIN FOUND AT THE MOST WESTERLY OR SOUTHWEST CORNER OF
5 THE SAID TRACT 7;

6 THENCE, N 28°02'48" E, A DISTANCE OF 1393.50 FEET TO A 1/2 INCH
7 DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC AT THE
8 NORTHWEST CORNER OF THE SAID TRACT 7, THE SAME BEING THE SOUTHWEST
9 CORNER OF THE SAID TRACT 8;

10 THENCE, N 27°41'52" E A DISTANCE OF 1635.14 FEET ALONG THE
11 WEST LINE OF THE SAID TRACT 8 AND TRACT 1, CROSSING THE SAID 141.321
12 ACRE MUSTANG RIDGE, LLC TRACT, TO A 1/2 INCH DIAMETER STEEL PIN
13 FOUND AT THE SOUTHWEST CORNER OF THE SAID TRACT 4;

14 THENCE, N 27°30'40" E, A DISTANCE OF 378.90 FEET TO A 1/2 INCH
15 DIAMETER STEEL PIN FOUND WITH CAP MARKED CHAPARRAL AT THE NORTHWEST
16 CORNER OF THE SAID TRACT 4;

17 THENCE, S 61°49'55" E, A DISTANCE OF 2300.72 FEET TO A 1/2 INCH
18 DIAMETER STEEL PIN FOUND AT THE NORTHEAST CORNER OF THE SAID TRACT 4
19 ON WEST LINE OF THE SAID TRACT 3;

20 THENCE, N 42°24'59" E, A DISTANCE OF 552.95 FEET TO THE PLACE
21 OF BEGINNING, CONTAINING 211.348 ACRES OF LAND, MORE OR LESS.

22 SECTION 3. (a) Subtitle C, Title 4, Special District Local
23 Laws Code, is amended by adding Chapter 4015 to read as follows:

24 CHAPTER 4015. WOLF CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1

25 SUBCHAPTER A. GENERAL PROVISIONS

26 Sec. 4015.0101. DEFINITIONS. In this chapter:

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

1 (2) "City" means the City of Greenville.

2 (3) "County" means Hunt County.

3 (4) "Director" means a board member.

4 (5) "District" means the Wolf Creek Municipal
5 Management District No. 1.

6 Sec. 4015.0102. NATURE OF DISTRICT. The Wolf Creek
7 Municipal Management District No. 1 is a special district created
8 under Section 59, Article XVI, Texas Constitution.

9 Sec. 4015.0103. PURPOSE; DECLARATION OF INTENT. (a) The
10 creation of the district is essential to accomplish the purposes of
11 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
12 Texas Constitution, and other public purposes stated in this
13 chapter.

14 (b) By creating the district and in authorizing the county,
15 the city, and other political subdivisions to contract with the
16 district, the legislature has established a program to accomplish
17 the public purposes set out in Section 52-a, Article III, Texas
18 Constitution.

19 (c) The creation of the district is necessary to promote,
20 develop, encourage, and maintain employment, commerce,
21 transportation, housing, tourism, recreation, the arts,
22 entertainment, economic development, safety, and the public
23 welfare in the district.

24 (d) This chapter and the creation of the district may not be
25 interpreted to relieve the county or the city from providing the
26 level of services provided as of the effective date of the Act
27 enacting this chapter to the area in the district. The district is

1 created to supplement and not to supplant county or city services
2 provided in the district.

3 Sec. 4015.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

4 (a) All land and other property included in the district will
5 benefit from the improvements and services to be provided by the
6 district under powers conferred by Sections 52 and 52-a, Article
7 III, and Section 59, Article XVI, Texas Constitution, and other
8 powers granted under this chapter.

9 (b) The district is created to serve a public use and
10 benefit.

11 (c) The creation of the district is in the public interest
12 and is essential to further the public purposes of:

13 (1) developing and diversifying the economy of the
14 state;

15 (2) eliminating unemployment and underemployment; and

16 (3) developing or expanding transportation and
17 commerce.

18 (d) The district will:

19 (1) promote the health, safety, and general welfare of
20 residents, employers, potential employees, employees, visitors,
21 and consumers in the district, and of the public;

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

25 (3) promote the health, safety, welfare, and enjoyment
26 of the public by providing pedestrian ways and by landscaping and
27 developing certain areas in the district, which are necessary for

1 the restoration, preservation, and enhancement of scenic beauty;
2 and

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

5 (e) Pedestrian ways along or across a street, whether at
6 grade or above or below the surface, and street lighting, street
7 landscaping, parking, and street art objects are parts of and
8 necessary components of a street and are considered to be a street
9 or road improvement.

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

13 Sec. 4015.0105. INITIAL DISTRICT TERRITORY. (a) The
14 district is initially composed of the territory described by
15 Section 3(b) of the Act enacting this chapter.

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

20 (1) organization, existence, or validity;

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

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

25 (4) legality or operation.

26 Sec. 4015.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

27 All or any part of the area of the district is eligible to be

1 included in:

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

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

6 Sec. 4015.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
7 DISTRICTS LAW. Except as otherwise provided by this chapter,
8 Chapter 375, Local Government Code, applies to the district.

9 Sec. 4015.0108. CONSTRUCTION OF CHAPTER. This chapter
10 shall be liberally construed in conformity with the findings and
11 purposes stated in this chapter.

12 SUBCHAPTER B. BOARD OF DIRECTORS

13 Sec. 4015.0201. GOVERNING BODY; TERMS. (a) The district is
14 governed by a board of five elected directors who serve staggered
15 terms of four years.

16 (b) Directors are elected in the manner provided by
17 Subchapter D, Chapter 49, Water Code.

18 Sec. 4015.0202. COMPENSATION; EXPENSES. (a) The district
19 may compensate each director in an amount not to exceed \$150 for
20 each board meeting. The total amount of compensation for each
21 director in one year may not exceed \$7,200.

22 (b) A director is entitled to reimbursement for necessary
23 and reasonable expenses incurred in carrying out the duties and
24 responsibilities of the board.

25 (c) Sections 375.069 and 375.070, Local Government Code, do
26 not apply to the board.

27 Sec. 4015.0203. TEMPORARY DIRECTORS. (a) On or after the

1 effective date of the Act creating this chapter, the owner or owners
2 of a majority of the assessed value of the real property in the
3 district according to the most recent certified tax appraisal roll
4 for the county may submit a petition to the Texas Commission on
5 Environmental Quality requesting that the commission appoint as
6 temporary directors the five persons named in the petition. The
7 commission shall appoint as temporary directors the five persons
8 named in the petition.

9 (b) The temporary or successor temporary directors shall
10 hold an election to elect five permanent directors as provided by
11 Section 4015.0201.

12 (c) Temporary directors serve until the earlier of:

13 (1) the date permanent directors are elected under
14 Subsection (b); or

15 (2) the fourth anniversary of the effective date of
16 the Act creating this chapter.

17 (d) If permanent directors have not been elected under
18 Subsection (b) and the terms of the temporary directors have
19 expired, successor temporary directors shall be appointed or
20 reappointed as provided by Subsection (e) to serve terms that
21 expire on the earlier of:

22 (1) the date permanent directors are elected under
23 Subsection (b); or

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

26 (e) If Subsection (d) applies, the owner or owners of a
27 majority of the assessed value of the real property in the district

1 according to the most recent certified tax appraisal roll for the
2 county may submit a petition to the Texas Commission on
3 Environmental Quality requesting that the commission appoint as
4 successor temporary directors the five persons named in the
5 petition. The commission shall appoint as successor temporary
6 directors the five persons named in the petition.

7 SUBCHAPTER C. POWERS AND DUTIES

8 Sec. 4015.0301. GENERAL POWERS AND DUTIES. The district
9 has the powers and duties necessary to accomplish the purposes for
10 which the district is created.

11 Sec. 4015.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
12 district, using any money available to the district for the
13 purpose, may provide, design, construct, acquire, improve,
14 relocate, operate, maintain, or finance an improvement project or
15 service authorized under this chapter or Chapter 375, Local
16 Government Code.

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

19 (c) The implementation of a district project or service is a
20 governmental function or service for the purposes of Chapter 791,
21 Government Code.

22 Sec. 4015.0303. NONPROFIT CORPORATION. (a) The board by
23 resolution may authorize the creation of a nonprofit corporation to
24 assist and act for the district in implementing a project or
25 providing a service authorized by this chapter.

26 (b) The nonprofit corporation:

27 (1) has each power of and is considered to be a local

1 government corporation created under Subchapter D, Chapter 431,
2 Transportation Code; and

3 (2) may implement any project and provide any service
4 authorized by this chapter.

5 (c) The board shall appoint the board of directors of the
6 nonprofit corporation. The board of directors of the nonprofit
7 corporation shall serve in the same manner as the board of directors
8 of a local government corporation created under Subchapter D,
9 Chapter 431, Transportation Code, except that a board member is not
10 required to reside in the district.

11 Sec. 4015.0304. LAW ENFORCEMENT SERVICES. To protect the
12 public interest, the district may contract with a qualified party,
13 including the county or the city, to provide law enforcement
14 services in the district for a fee.

15 Sec. 4015.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
16 The district may join and pay dues to a charitable or nonprofit
17 organization that performs a service or provides an activity
18 consistent with the furtherance of a district purpose.

19 Sec. 4015.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
20 district may engage in activities that accomplish the economic
21 development purposes of the district.

22 (b) The district may establish and provide for the
23 administration of one or more programs to promote state or local
24 economic development and to stimulate business and commercial
25 activity in the district, including programs to:

26 (1) make loans and grants of public money; and

27 (2) provide district personnel and services.

1 (c) The district may create economic development programs
2 and exercise the economic development powers provided to
3 municipalities by:

4 (1) Chapter 380, Local Government Code; and

5 (2) Subchapter A, Chapter 1509, Government Code.

6 Sec. 4015.0307. PARKING FACILITIES. (a) The district may
7 acquire, lease as lessor or lessee, construct, develop, own,
8 operate, and maintain parking facilities or a system of parking
9 facilities, including lots, garages, parking terminals, or other
10 structures or accommodations for parking motor vehicles off the
11 streets and related appurtenances.

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

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

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

21 Sec. 4015.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The
22 board by resolution shall establish the number of directors'
23 signatures and the procedure required for a disbursement or
24 transfer of district money.

25 Sec. 4015.0309. ADDING OR EXCLUDING LAND. Except as
26 provided by Section 4015.0310, the district may add or exclude land
27 in the manner provided by Subchapter J, Chapter 49, Water Code, or

1 by Subchapter H, Chapter 54, Water Code.

2 Sec. 4015.0310. DIVISION OF DISTRICT. (a) The district may
3 be divided into two or more new districts only if the district:

4 (1) has no outstanding bonded debt; and

5 (2) is not imposing ad valorem taxes.

6 (b) This chapter applies to any new district created by the
7 division of the district, and a new district has all the powers and
8 duties of the district.

9 (c) Any new district created by the division of the district
10 may not, at the time the new district is created, contain any land
11 outside the area described by Section 3(b) of the Act enacting this
12 chapter.

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

17 (e) An order dividing the district must:

18 (1) name each new district;

19 (2) include the metes and bounds description of the
20 territory of each new district;

21 (3) appoint initial directors for each new district;

22 and

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

25 (f) On or before the 30th day after the date of adoption of
26 an order dividing the district, the district shall file the order
27 with the Texas Commission on Environmental Quality and record the

1 order in the real property records of each county in which the
2 district is located.

3 Sec. 4015.0311. EMINENT DOMAIN. Subject to the limitations
4 provided by Section 54.209, Water Code, the district may exercise
5 the power of eminent domain in the manner provided by Section
6 49.222, Water Code.

7 SUBCHAPTER D. ASSESSMENTS

8 Sec. 4015.0401. PETITION REQUIRED FOR FINANCING SERVICES
9 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
10 service or improvement project with assessments under this chapter
11 unless a written petition requesting that service or improvement
12 has been filed with the board.

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

17 Sec. 4015.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
18 The board by resolution may impose and collect an assessment for any
19 purpose authorized by this chapter in all or any part of the
20 district.

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

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

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

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

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

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

15 SUBCHAPTER E. TAXES AND BONDS

16 Sec. 4015.0501. TAX ELECTION REQUIRED. (a) The district
17 must hold an election in the manner provided by Chapter 49, Water
18 Code, or, if applicable, Chapter 375, Local Government Code, to
19 obtain voter approval before the district may impose an ad valorem
20 tax.

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

23 Sec. 4015.0502. OPERATION AND MAINTENANCE TAX. (a) If
24 authorized by a majority of the district voters voting at an
25 election under Section 4015.0501, the district may impose an
26 operation and maintenance tax on taxable property in the district
27 in the manner provided by Section 49.107, Water Code, for any

1 district purpose, including to:

2 (1) maintain and operate the district;

3 (2) construct or acquire improvements; or

4 (3) provide a service.

5 (b) The board shall determine the operation and maintenance
6 tax rate. The rate may not exceed the rate approved at the
7 election.

8 Sec. 4015.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
9 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
10 terms determined by the board.

11 (b) The district may issue, by public or private sale,
12 bonds, notes, or other obligations payable wholly or partly from ad
13 valorem taxes, assessments, impact fees, revenue, contract
14 payments, grants, or other district money, or any combination of
15 those sources of money, to pay for any authorized district purpose.

16 (c) The district may issue, by public or private sale,
17 bonds, notes, or other obligations payable wholly or partly from
18 assessments in the manner provided by Subchapter A, Chapter 372,
19 Local Government Code, if the improvement financed by the
20 obligation issued under this section will be conveyed to or
21 operated and maintained by a municipality, county, or other retail
22 utility provider pursuant to an agreement with the district entered
23 into before the issuance of the obligation.

24 Sec. 4015.0504. BONDS SECURED BY REVENUE OR CONTRACT
25 PAYMENTS. The district may issue, without an election, bonds
26 secured by:

27 (1) revenue other than ad valorem taxes, including

1 contract revenues; or

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

4 Sec. 4015.0505. BONDS SECURED BY AD VALOREM TAXES;
5 ELECTIONS. (a) If authorized at an election under Section
6 4015.0501, the district may issue bonds payable from ad valorem
7 taxes.

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

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

18 SUBCHAPTER I. DISSOLUTION

19 Sec. 4015.0901. DISSOLUTION. (a) The board shall dissolve
20 the district on written petition filed with the board by the owners
21 of:

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

25 (2) at least two-thirds of the surface area of the
26 district, excluding roads, streets, highways, utility
27 rights-of-way, other public areas, and other property exempt from

1 assessment by the district according to the most recent certified
2 county property tax rolls.

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

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

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

10 (2) has a contractual obligation to pay money until
11 that obligation has been fully paid in accordance with the
12 contract; or

13 (3) owns, operates, or maintains public works,
14 facilities, or improvements unless the district contracts with
15 another person for the ownership, operation, or maintenance of the
16 public works, facilities, or improvements.

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

19 (b) The Wolf Creek Municipal Management District No. 1
20 initially includes all territory contained in the following area:

21 LEGAL DESCRIPTION - TRACT 1

22 760.994 ACRE TRACT

23 LEGAL DESCRIPTION: Being 760.994 acres of land out of the E. Tedwell
24 Survey, Abstract No. 1035, the J. C. Bates Survey, Abstract No. 35,
25 I. White Survey, Abstract No. 144, J. Grilski Survey, Abstract
26 No. 387, the W. Rogers Survey, Abstract No. 1885, the A. J. Hefner
27 Survey, Abstract No. 473 and the Wm. H. Sowell Survey, Abstract

1 No. 996 in Hunt County, Texas and also being all of that certain
2 760.70 acre tract described in Doc. #2023-10812 of the Official
3 Public Records of said Hunt County, Texas; Said 760.70 acre tract
4 being more particularly described as follows and as surveyed under
5 the supervision of Cross Texas Land Services, Inc in October, 2024:
6 BEGINNING at a calculated point in the east line of State Highway
7 No. 34 for the northwest corner of that certain 93.00 acre tract
8 described in Volume 1493, Page 676 of the Official Public Records
9 and the southwest corner hereof;
10 THENCE along the east line of said Highway, the following 3 courses:
11 1. North 00°22'32" West a distance of 752.68 feet to a
12 concrete monument found;
13 2. Along a curve turning to the left with an arc length of
14 1345.62 feet, with a radius of 2914.79 feet, with a chord bearing of
15 North 13°30'37" West, a distance of 1333.70 feet to a 1/2" iron rod
16 with cap found;
17 3. North 26°40'59" West a distance of 1444.79 feet to a 1/2"
18 iron rod with cap found for the southeast corner of that certain
19 28.000 acre tract described in Volume 530, Page 896 of the Official
20 Public Records and a corner hereof;
21 THENCE along the south and east lines of said 28.000 acre tract, the
22 following 2 courses:
23 1. North 89°25'39" East a distance of 2361.72 feet to a 3/8"
24 iron rod found;
25 2. North 00°50'48" West a distance of 738.78 feet to a 3/8"
26 iron rod found for the northeast corner of said 28.000 acre tract
27 and the southeast corner of that certain 20.000 acre tract

1 described in Volume 1426, Page 349 of the Official Public Records;
2 THENCE along the east lines of said 20.000 acre tract and another
3 20.000 acre tract described in said Volume 1426, Page 349, the
4 following 2 courses:

5 1. North 00°56'12" West a distance of 316.90 feet to a 3/8"
6 iron rod found;

7 2. North 00°11'39" West a distance of 312.42 feet to a 3/8"
8 iron rod found for the northeast corner of said 20.000 acre tract
9 and the southeast corner of that certain 35.00 acre tract described
10 in Doc #2017-17935 of the Official Public Records;

11 THENCE North 00°30'43" West a distance of 1117.52 feet along the
12 east lines of said 35.00 acre tract and that certain 30.932 acre
13 tract described in Volume 151, Page 816 of the Official Public
14 Records to a 1/2" iron rod found for the northeast corner of said
15 30.932 acre tract and the southeast corner of that certain 26.350
16 acre tract described in Doc. #2017-10496 of the Official Public
17 Records;

18 THENCE along the east line of said 26.350 acre tract, the following
19 3 courses:

20 1. North 00°43'09" West a distance of 291.80 feet to a 6"
21 fence corner post found;

22 2. North 89°59'29" West a distance of 820.45 feet to a 1/2"
23 iron rod found;

24 3. North 00°18'57" West a distance of 321.55 feet to a 1/2"
25 iron rod found for the northeast corner of said 26.350 acre tract
26 and the southeast corner of the KRS Acres Subdivision recorded in
27 Cabinet I, Slide 118 of the Plat Records of said Hunt County, Texas;

1 THENCE along the east line of said KRS Acres Subdivision, the
2 following courses:

3 1. North 00°07'49" East a distance of 486.54 feet to a 1/2"
4 iron rod found;

5 2. South 89°57'14" West a distance of 823.22 feet to a 10"
6 fence corner post found;

7 3. North 01°27'39" West a distance of 148.71 feet to a 1/2"
8 iron rod with cap found;

9 4. North 01°06'12" West a distance of 275.06 feet to a 1/2"
10 iron rod with cap found;

11 5. North 00°58'47" West a distance of 363.10 feet to a
12 calculated point;

13 6. South 89°09'30" West a distance of 571.70 feet to a 3/8"
14 iron rod found for a corner of said Subdivision and the southeast
15 corner of that certain 2.48 acre tract described in Volume 1246,
16 Page 614 of the Official Public Records;

17 THENCE North 00°59'32" East a distance of 190.75 feet along the east
18 line of said 2.48 acre tract to a 3/8" iron rod found for the
19 northeast corner of said 2.48 acre tract and the southeast corner of
20 the Fox Ranch Subdivision recorded in Cabinet I, Slide 190 of said
21 Plat Records;

22 THENCE along the east and north lines of said Subdivision, the
23 following 3 courses:

24 1. North 00°16'43" East a distance of 791.33 feet to a 3/8"
25 iron rod found;

26 2. North 89°34'03" West a distance of 330.97 feet to a 1/2"
27 iron rod found;

1 3. North 89°48'03" West a distance of 218.58 feet to a 1/2"
2 iron rod with cap found in the east line of said Highway for the
3 northwest corner of said Subdivision and a corner hereof;
4 THENCE North 00°39'23" West a distance of 1320.29 feet along the
5 east line of said Highway to a 1/2" iron rod with cap found for the
6 southwest corner of that certain 1.94 acre tract described in Doc
7 #2022-26595 of the Official Public Records and a corner hereof;
8 THENCE along the south and east lines of said 1.94 acre tract, the
9 following 2 courses:
10 1. North 87°17'01" East a distance of 425.37 feet to a 8"
11 fence corner post found;
12 2. North 02°19'21" East a distance of 184.09 feet to a 1/2"
13 iron rod with cap found in the south line of that certain 4.466 acre
14 tract described in Doc #2021-15766 of the Official Public Records
15 for the northeast corner of said 1.94 acre tract and a corner
16 hereof;
17 THENCE along the south and east lines of said 4.466 acre tract and
18 the east line of that certain 2.181 acre tract described in Doc
19 #2022-27712 of the Official Public Records, the following 2
20 courses:
21 1. North 89°41'23" East a distance of 322.86 feet to a 1/2"
22 iron rod with cap found;
23 2. North 00°30'12" West, at a distance of 1216.14 feet pass a
24 1/2" iron rod with cap found in the south line of County Road 4300,
25 in all a total distance of 1238.71 feet to a calculated point in the
26 centerline of said County Road 4300 for the northeast corner of said
27 2.181 acre tract and the northwest corner hereof;

1 THENCE along the centerline of said County Road 4300, the following
2 8 courses:

- 3 1. North 86°07'51" East a distance of 262.27 feet to a point;
- 4 2. North 86°43'14" East a distance of 80.79 feet to a point;
- 5 3. North 89°47'16" East a distance of 86.35 feet to a point;
- 6 4. South 88°04'38" East a distance of 123.14 feet to a point;
- 7 5. South 86°21'55" East a distance of 146.45 feet to a point;
- 8 6. South 69°38'53" East a distance of 128.91 feet to a point;
- 9 7. South 27°52'20" East a distance of 95.06 feet to a point;
- 10 8. South 44°16'56" East a distance of 8.18 feet to a point

11 for the northwest corner of that certain 34.44 acre tract described
12 in Doc #2023-9748 of the Official Public Records and the northeast
13 corner hereof;

14 THENCE along the west and south lines of said 34.44 acre tract, the
15 following 2 courses:

16 1. South 00°23'08" East, at a distance of 90.45 feet pass a
17 1/2" iron rod with cap found, in all a total distance of 1118.08
18 feet to a 1/2" iron rod found;

19 2. North 89°18'21" East a distance of 1321.38 feet to a
20 calculated point for the southeast corner of said 34.44 acre tract,
21 the southwest corner of that certain 18.943 acre tract described in
22 Doc #2017-370 of the Official Public Records, the northwest corner
23 of that certain 25.825 acre tract described in Doc #2009-15211 of
24 the Official Public Records and a corner hereof and from which a 1"
25 sq. rod found bears North 87°50'13" West a distance of 42.02 feet;

26 THENCE South 00°09'42" East, at distance of 893.3 feet pass a 1/2"
27 iron rod with cap found, in all a total distance of 938.30 feet

1 along the west line of said 25.825 acre tract and that certain tract
2 described in Volume 483, Page 283 to a point in the record
3 centerline of a Creek;

4 THENCE along the record centerline of said Creek and the west line
5 of said 483, Page 283, the following courses:

- 6 1. South 72°08'04" East a distance of 45.78 feet to a point;
- 7 2. South 33°20'42" East a distance of 27.02 feet to a point;
- 8 3. South 10°58'08" East a distance of 29.00 feet to a point;
- 9 4. North 89°28'00" East a distance of 105.66 feet to a point;
- 10 5. South 25°24'59" East a distance of 74.13 feet to a point;
- 11 6. South 49°16'58" East a distance of 58.57 feet to a point;
- 12 7. South 03°24'42" West a distance of 44.07 feet to a point;
- 13 8. South 40°09'20" East a distance of 139.97 feet to a point;
- 14 9. South 13°31'51" East a distance of 183.34 feet to a point;
- 15 10. South 05°58'44" West a distance of 53.06 feet to a point;
- 16 11. South 46°20'36" East a distance of 37.87 feet to a point;
- 17 12. South 81°03'48" East a distance of 89.18 feet to a point;
- 18 13. South 40°46'19" East a distance of 94.55 feet to a point;
- 19 14. South 22°13'47" East a distance of 2851.43 feet to a 1/2"

20 iron rod with cap found for a corner of said tract described in
21 Volume 483, Page 283 and a corner hereof;

22 THENCE North 89°49'48" East, at a distance of 559.87 feet pass a 1/2"
23 iron rod with cap found, in all a total distance of 609.92 feet
24 along the south line of said tract described in Volume 483, Page
25 2583 to a point in the centerline of a Creek for the northwest
26 corner of that certain 89.08 acre tract described in Doc
27 #2022-17135 of the Official Public Records and a corner hereof;

1 THENCE along the record centerline of said Creek, the following 30
2 courses:

- 3 1. South 04°35'43" West a distance of 25.00 feet to a point;
- 4 2. South 33°29'24" West a distance of 70.77 feet to a point;
- 5 3. South 00°49'53" East a distance of 166.09 feet to a point;
- 6 4. South 35°55'14" West a distance of 61.54 feet to a point;
- 7 5. South 67°26'06" West a distance of 36.23 feet to a point;
- 8 6. North 52°02'58" West a distance of 19.73 feet to a point;
- 9 7. South 69°33'07" West a distance of 42.88 feet to a point;
- 10 8. South 32°30'15" West a distance of 39.90 feet to a point;
- 11 9. South 03°09'50" East a distance of 49.91 feet to a point;
- 12 10. South 21°23'35" East a distance of 65.09 feet to a point;
- 13 11. South 01°42'59" West a distance of 136.42 feet to a
14 point;
- 15 12. South 08°19'20" East a distance of 77.22 feet to a point;
- 16 13. South 08°28'17" West a distance of 158.52 feet to a
17 point;
- 18 14. South 75°48'53" West a distance of 67.64 feet to a point;
- 19 15. South 28°26'38" West a distance of 33.40 feet to a point;
- 20 16. South 43°08'40" East a distance of 29.07 feet to a point;
- 21 17. South 78°40'43" East a distance of 42.05 feet to a point;
- 22 18. South 30°03'18" East a distance of 90.52 feet to a point;
- 23 19. South 13°53'28" East a distance of 109.94 feet to a
24 point;
- 25 20. South 12°20'16" West a distance of 36.54 feet to a point;
- 26 21. South 46°21'58" West a distance of 23.87 feet to a point;
- 27 22. South 69°56'27" West a distance of 71.22 feet to a point;

- 1 23. South 46°37'01" West a distance of 25.98 feet to a point;
2 24. South 04°06'30" East a distance of 20.05 feet to a point;
3 25. South 44°50'29" East a distance of 162.99 feet to a
4 point;
5 26. South 25°51'29" East a distance of 26.40 feet to a point;
6 27. South 04°38'56" West a distance of 83.37 feet to a point;
7 28. South 23°22'06" East a distance of 107.32 feet to a
8 point;
9 29. South 04°04'14" East a distance of 140.82 feet to a
10 point;
11 30. South 14°36'18" East a distance of 51.47 feet to a point
12 in the north line of that certain tract described in Volume 777,
13 Page 461 of said Official Public Records and a corner hereof and
14 from which a 8" pipe fence corner post found bears South 59°40'31"
15 East a distance of 25.10 feet;
16 THENCE along the west line of said tract described in Volume 777,
17 Page 461, the following 3 courses:
18 1. South 89°43'51" West a distance of 83.23 feet to a
19 calculated point and from which a bent axle at a fence corner post
20 found bears South 70°46'58" West a distance of 22.99 feet;
21 2. South 01°35'00" East a distance of 1488.00 feet to a 1/2"
22 iron rod found;
23 3. South 86°11'03" East a distance of 646.88 feet to a 1/2"
24 iron rod found in the east line of that certain 62.400 acre tract
25 described in Doc #2015-4073 of the Official Public Records for a
26 corner of said tract described in Volume 777, Page 461 and a corner
27 hereof;

1 THENCE South 00°56'41" East a distance of 1384.62 feet along the
2 west line of said 62.400 acre tract to a 1 1/2" iron rod found in the
3 north line of that certain 95.59 acre tract described in Doc
4 #2016-32 of the Official Public Records for a corner of said 62.400
5 acre tract and a corner hereof;

6 THENCE along the north and west lines of said 95.59 acre tract, the
7 following 23 courses:

8 1. South 89°09'49" West, at a distance of 845.47 feet pass a
9 10" fence corner post found, in all a total distance of 874.34 feet
10 to a point in the record centerline of a Creek;

11 2. Continue along the record centerline of said Creek, South
12 00°24'14" West a distance of 250.46 feet to a point;

13 3. South 35°13'54" East a distance of 55.71 feet to a point;

14 4. South 19°10'32" East a distance of 74.84 feet to a point;

15 5. South 40°21'36" East a distance of 54.71 feet to a point;

16 6. South 07°41'54" East a distance of 46.68 feet to a point;

17 7. South 09°28'03" West a distance of 62.39 feet to a point;

18 8. South 21°39'28" East a distance of 21.73 feet to a point;

19 9. South 46°03'09" East a distance of 82.83 feet to a point;

20 10. South 02°15'15" East a distance of 44.46 feet to a point;

21 11. South 14°28'10" West a distance of 46.62 feet to a point;

22 12. South 32°18'24" West a distance of 89.85 feet to a point;

23 13. South 11°49'48" West a distance of 39.97 feet to a point;

24 14. South 23°03'12" East a distance of 31.07 feet to a point;

25 15. South 40°07'39" East a distance of 145.23 feet to a
26 point;

27 16. South 03°17'29" East a distance of 63.16 feet to a point;

1 17. South 43°44'01" West a distance of 78.37 feet to a point;
2 18. South 04°20'02" West a distance of 27.84 feet to a point;
3 19. South 17°04'50" East a distance of 73.72 feet to a point;
4 20. South 45°05'59" East a distance of 103.01 feet to a
5 point;
6 21. South 00°05'44" East a distance of 45.17 feet to a point;
7 22. South 31°59'19" West a distance of 74.10 feet to a point;
8 23. South 13°04'12" West a distance of 15.89 feet to a point
9 for a corner of said 95.59 acre tract, the northeast corner of that
10 certain 140 acre tract described in Doc #2019-07238 of the Official
11 Public Records and the southeast corner hereof and from which a 1/2"
12 iron rod on west bank of creek bears South 89°46'46" West a distance
13 of 15.33 feet;
14 THENCE South 89°46'46" West a distance of 3654.99 feet along the
15 north line of said 140 acre tract, the north line of that certain
16 54.76 acre tract described in Doc #2024-10813 of the Official
17 Public Records and the north line of said 93.00 acre tract to the
18 POINT OF BEGINNING containing 760.70 acres more or less, and as
19 shown hereon.

20 Note: Bearings, distances and acreage shown hereon are NAD 83,
21 Texas North Zone and are derived from GPS techniques. Iron Rod set
22 are 1/2 inch rod with plastic caps marked "CTLS".

23 LEGAL DESCRIPTION - TRACT 2

24 243.025 ACRE TRACT

25 LEGAL DESCRIPTION: Being 243.025 acres of land out of the J. Glass
26 Survey, Abstract No. 348 in Hunt County, Texas and also being all of
27 that certain 243.114 acre tract described in Doc. #2023-14230 of

1 the Official Public Records of said Hunt County, Texas; Said
2 243.025 acre tract being more particularly described as follows and
3 as surveyed under the supervision of Cross Texas Land Services, Inc
4 in October, 2024:

5 BEGINNING at a calculated point in the east line of that certain
6 4.7726 acre tract described in Doc. #2024-7702 of said Official
7 Public Records for the northwest corner of that certain 88.79 acre
8 tract described in Doc. #2021-10156 of said Official Public Records
9 and the southwest corner hereof and from which a 24" oak tree fence
10 corner found bears North 69°26'17" East a distance of 12.80 feet;

11 THENCE the following 5 courses:

12 1. North 01°06'32" West along the east line of said 4.7726
13 acre tract, at a distance of 173.07 feet pass a 5/8" iron rod found
14 for the northeast corner of said 4.7726 acre tract and a corner of
15 that certain 19.081 acre tract described in Doc. #2024-7702 of said
16 Official Public Records, continue along the east line of said
17 19.081 acre tract, a total distance of 670.12 feet to a 1/2" iron
18 rod found;

19 2. South 89°55'03" East a distance of 790.46 feet to a 3/8"
20 iron rod found;

21 3. North 14°11'34" West a distance of 618.30 feet to a 3/8"
22 iron rod found;

23 4. North 89°50'15" West a distance of 658.22 feet to a 4"
24 fence corner post found;

25 5. North 01°03'32" West a distance of 89.51 feet to a 3/8"
26 iron rod found for a corner of said 19.081 acre tract and the
27 southeast corner of that Legacy Farms Subdivision recorded in

1 Cabinet H, Slide 373-374 of the Plat Records of said Hunt County,
2 Texas;

3 THENCE along the east line of said Legacy Farms Subdivision, the
4 following 2 courses:

5 1. North 01°27'55" West a distance of 536.62 feet to a 1/2"
6 iron rod with cap found;

7 2. North 01°24'26" West a distance of 1099.63 feet to a
8 calculated point in the centerline of County Road 4303 for the
9 northeast corner of said Subdivision and the northwest corner
10 hereof and from which a 1/2" iron rod with cap found bears North
11 80°12'05" East a distance of 194.33 feet;

12 THENCE along the centerline of said County Road 4303, the following
13 8 courses:

14 1. North 89°38'33" East a distance of 2576.07 feet to a
15 point;

16 2. North 75°41'21" East a distance of 160.98 feet to a point;

17 3. North 00°12'13" West a distance of 20.62 feet to a 1/2"
18 iron rod found;

19 4. South 89°05'13" East a distance of 723.30 feet to a 1/2"
20 iron rod found;

21 5. South 89°08'42" East a distance of 118.08 feet to a 3/8"
22 iron rod found;

23 6. South 00°26'54" West a distance of 2398.12 feet to a 1/2"
24 iron rod with cap found;

25 7. South 89°49'50" East a distance of 671.05 feet to a 1/2"
26 iron rod found;

27 8. South 87°01'38" East a distance of 369.98 feet to an angle

1 iron found in the west line of State Highway No. 118 for a corner
2 hereof;

3 THENCE South 32°31'20" West a distance of 468.45 feet along the west
4 line of said Highway to a 5/8" iron rod found for the northeast
5 corner of that certain 1.0 acre tract described in Doc. #2018-95 of
6 said Official Public Records and the southeast corner hereof;

7 THENC South 89°32'11" West a distance of 784.64 feet along the north
8 line of said 1.0 acre tract and that certain 2.86 acre tract
9 described in Doc. #2019-5451 of said Official Public Records to a
10 5/8" iron rod found for the northwest corner of said 2.86 acre tract
11 and a corner hereof;

12 THENCE South 00°25'44" East a distance of 237.77 feet along the west
13 line of said 2.86 acre tract to a 5/8" iron rod found in the north
14 line of the Rolling Acres Phase One Subdivision recorded in Doc.
15 #2023-23698 of said Plat Records for the southwest corner of said
16 2.86 acre tract and a corner hereof;

17 THENCE North 89°59'35" West a distance of 1954.99 feet along the
18 north line of said Phase One to a 1/2" iron rod found for the
19 northwest corner of said Phase One and a corner of said 88.79 acre
20 tract;

21 THENCE South 89°58'52" West a distance of 1530.58 feet along the
22 north line of said 88.79 acre tract to the POINT OF BEGINNING
23 containing 243.025 acres more or less, and as shown hereon.

24 Note: Bearings, distances and acreage shown hereon are NAD 83,
25 Texas North Zone and are derived from GPS techniques. Iron Rod set
26 are 1/2 inch rod with plastic caps marked "CTLS".

27 LEGAL DESCRIPTION - TRACT 3

1 30.677 ACRE TRACT

2 LEGAL DESCRIPTION: Being 30.677 acres of land out of the D. Slack
3 Survey, Abstract No. 948 in Hunt County, Texas and also being all of
4 that certain 30.600 acre tract described in Volume 1334, Page 427 of
5 the Official Public Records of said Hunt County, Texas; Said 30.677
6 acre tract being more particularly described as follows and as
7 surveyed under the supervision of Cross Texas Land Services, Inc in
8 October, 2024:

9 BEGINNING at a 1/2" iron rod found in the east line of State Highway
10 No. 118 for the southwest corner of that certain 30.000 acre tract
11 described in Doc. #2008-15366 of said Official Public Records and
12 the northwest corner hereof;

13 THENCE North 89°35'08" East a distance of 1726.90 feet along the
14 south line of said 30.000 acre tract to a 1/2" iron rod found in the
15 west line of that certain 190.7175 acre tract described in Doc.
16 #2024-5341 of said Official Public Records for the southeast corner
17 of said 30.000 acre tract and the northeast corner hereof;

18 THENCE along the west line of said 190.7175 acre tract, the
19 following 3 courses:

20 1. South 18°41'51" East a distance of 117.55 feet to a 3/8"
21 iron rod found;

22 2. South 08°54'45" East a distance of 521.05 feet to a 3/8"
23 iron rod found;

24 3. South 03°53'59" East a distance of 334.52 feet to a 1/2"
25 iron rod with cap found in the north line of that certain 240.951
26 acre tract described in Volume 1695, Page 597 of said Official
27 Public Records for the southwest corner of said 190.7175 acre tract

1 and the southeast corner hereof;
2 THENCE South 89°32'41" West a distance of 471.82 feet along the
3 north line of said 240.951 acre tract to a 10" pine fence corner
4 post found in the east line of that certain 17.964 acre tract
5 described in Doc. #2014-4695 of said Official Public Records for
6 the northwest corner of said 240.951 acre tract and the southwest
7 corner hereof;
8 THENCE North 01°59'22" West a distance of 36.15 feet along the east
9 line of said 17.964 acre tract to a 5/8" iron rod found for the
10 northeast corner of said 17.964 acre tract and the southeast corner
11 of that certain 15.493 acre tract described in Doc. #2018-8241 of
12 said Official Public Records;
13 THENCE along east and north lines of said 15.493 acre tract, the
14 following 2 courses:
15 1. North 00°43'46" West a distance of 327.50 feet to a 1/2"
16 iron rod found;
17 2. North 89°46'58" West a distance of 1762.03 feet to a 3/8"
18 iron rod found in the east line of said Highway for the northwest
19 corner of said 15.493 acre tract and the southwest corner hereof;
20 THENCE North 32°35'06" East a distance of 689.32 feet along the east
21 line of said Highway to the POINT OF BEGINNING containing 30.677
22 acres more or less, and as shown hereon.
23 Note: Bearings, distances and acreage shown hereon are NAD 83,
24 Texas North Zone and are derived from GPS techniques. Iron Rod set
25 are 1/2 inch rod with plastic caps marked "CTLS".
26 LEGAL DESCRIPTION - TRACT 4
27 190.815 ACRE TRACT

1 LEGAL DESCRIPTION: Being 190.815 acres of land out of the D. Slack
2 Survey, Abstract No. 948 in Hunt County, Texas and also being all of
3 that certain 190.7175 acre tract described in Doc. #2024-5341 of
4 the Official Public Records of said Hunt County, Texas; Said
5 190.815 acre tract being more particularly described as follows and
6 as surveyed under the supervision of Cross Texas Land Services, Inc
7 in October, 2024:

8 BEGINNING at a 1/2" iron rod found in the bed of County Road 4305 and
9 the common line of the D. Slack Survey, Abstract No. 948 and said
10 Sweeney Survey and the north line of that certain 240.951 acre tract
11 described in Volume 1695, Page 597 of said Official Public Records
12 for the southeast corner hereof;

13 THENCE along the north line of said 240.951 acre tract and the north
14 line, the following 2 courses:

15 1. South 54°47'13" West a distance of 156.88 feet to a 1/2"
16 iron rod with cap found;

17 2. South 89°45'54" West a distance of 2735.96 feet to a 1/2"
18 iron rod with cap found for the southeast corner of that certain
19 30.600 acre tract described in Volume 1334, Page 427 of said
20 Official Public Records and the southwest corner hereof;

21 THENCE along the east line of said 30.600 acre tract, the following
22 3 courses:

23 1. North 03°53'59" West a distance of 334.52 feet to a 3/8"
24 iron rod found;

25 2. North 08°54'45" West a distance of 521.05 feet to a 3/8"
26 iron rod found;

27 3. North 18°41'51" West a distance of 117.55 feet to a 1/2"

1 iron rod found for the northeast corner of said 30.600 acre tract
2 and the southeast corner of that certain 30.000 acre tract
3 described in Doc. #2008-15366 of said Official Public Records;

4 THENCE the following 3 courses:

5 1. North 11°13'02" West along the east line of said 30.000
6 acre tract, at a distance of 1031.37 feet pass a 3/8" iron rod found
7 for the northeast corner of said 30.000 acre tract and the southeast
8 corner of that certain 2.2 acre tract described in Doc. #2014-2780
9 of said Official Public Records, in all a total distance of 1135.69
10 feet along the east line of said 2.2 acre tract to a calculated
11 point;

12 2. North 00°04'08" East a distance of 615.43 feet along the
13 east line of said 2.2 acre tract to a 1/2" iron rod found;

14 3. North 89°12'29" East a distance of 3227.73 feet along the
15 south line of that certain tract described in Volume 1460, Page 372
16 to a calculated point in the centerline of County Road 4305 for the
17 common line of said Sweeney Survey and said Slack Survey for the
18 southeast corner of said Volume 1460, Page 372 and the northeast
19 corner hereof and from which 4" pine fence corner post found bears
20 South 89°12'29" West a distance of 18.41 feet;

21 THENCE along the centerline of County Road 4305 for the common line
22 of said Sweeney Survey and said Slack Survey, the following 2
23 courses:

24 1. South 00°08'05" East a distance of 1173.72 feet to a
25 point;

26 2. South 00°11'08" West a distance of 1458.51 feet to the
27 POINT OF BEGINNING containing 190.815 acres more or less, and as

1 shown hereon.

2 Note: Bearings, distances and acreage shown hereon are NAD 83,
3 Texas North Zone and are derived from GPS techniques. Iron Rod set
4 are 1/2 inch rod with plastic caps marked "CTLS".

5 LEGAL DESCRIPTION - TRACT 5

6 102.514 ACRE TRACT

7 LEGAL DESCRIPTION: Being 102.514 acres of land out of the T. P.
8 Sweeney Survey, Abstract No. 960 in Hunt County, Texas and also
9 being all of that certain 102.552 acre tract described in Doc.
10 #2024-5341 of the Official Public Records of said Hunt County,
11 Texas; Said 102.514 acre tract being more particularly described as
12 follows and as surveyed under the supervision of Cross Texas Land
13 Services, Inc in October, 2024:

14 BEGINNING at a calculated point in the centerline of County Road
15 4307 for the common line of the R. McGahee Survey, Abstract No. 662
16 and said Sweeney Survey for the northeast corner of that certain
17 17.322 acre tract described in Doc. #2013-4011 of said Official
18 Public Records and the southeast corner hereof and from which a 3/4"
19 iron rod found bears North 89°19'35" West a distance of 21.71 feet;
20 THENCE along the north line of said 17.322 acre tract and the north
21 line of that certain 132.198 acre tract described in Volume 1695,
22 Page 597 of said Official Public Records, the following 2 courses:

23 1. North 89°19'35" West a distance of 819.24 feet to a 1/2"
24 iron rod found;

25 2. North 89°20'17" West a distance of 1553.74 feet to a 1/2"
26 iron rod found for the northwest corner of said 132.198 acre tract
27 and the northeast corner of that certain 240.951 acre tract

1 described in said Volume 1695, Page 597;
2 THENCE North 89°19'05" West a distance of 1123.55 feet along the
3 north line of said 240.951 acre tract to a 1/2" iron rod found in the
4 bed of County Road 4305 and the common line of the D. Slack Survey,
5 Abstract No. 948 and said Sweeney Survey for the northwest corner
6 of said 240.951 acre tract and the southwest corner hereof;
7 THENCE North 00°11'08" East a distance of 1458.51 feet along the
8 centerline of said County Road 4305 and said common line to a
9 calculated point for the southwest corner of that certain 10.010
10 acre tract described in Doc. #2024-04636 of said Official Public
11 Records and the northwest corner hereof and from which a 1/2" iron
12 rod found bears South 89°45'22" East a distance of 17.98 feet;
13 THENCE South 89°45'22" East a distance of 2284.86 feet along the
14 south line of said 10.010 acre tract and the south line of that
15 certain 26.058 acre tract described in Doc. #2013-5747 of said
16 Official Public Records to a 1/2" iron rod found for the southeast
17 corner of said 26.058 acre tract and the southwest corner of that
18 certain 10.082 acre tract described in Doc. #2021-10300 of said
19 Official Public Records;
20 THENCE South 89°48'34" East a distance of 381.30 feet along the
21 south line of said 10.082 acre tract to a 1/2" iron rod with cap
22 found for the northwest corner of that certain 14.4658 acre tract
23 described in Doc. #2024-05070 of said Official Public Records and
24 the northeast corner hereof;
25 THENCE along the west and south lines of said 14.4658 acre tract,
26 the following 2 courses:
27 1. South 00°16'22" East a distance of 786.45 feet to a 1/2"

1 iron rod with cap found;

2 2. South 86°22'24" East a distance of 795.46 feet to a
3 calculated point in the centerline of said County Road 4307 for said
4 common line of said McGahee Survey and said Sweeney Survey for the
5 southeast corner of said 14.4658 acre tract and a corner hereof and
6 from which a 1/2" iron rod with cap found bears North 86°22'24" West
7 a distance of 22.55 feet;

8 THENCE South 02°26'39" East a distance of 652.30 feet along the
9 centerline of said County Road 4307 for said common line of said
10 McGahee Survey and said Sweeney Survey to the POINT OF BEGINNING
11 containing 102.514 acres more or less, and as shown hereon.

12 Note: Bearings, distances and acreage shown hereon are NAD 83,
13 Texas North Zone and are derived from GPS techniques. Iron Rod set
14 are 1/2 inch rod with plastic caps marked "CTLS".

15 LEGAL DESCRIPTION - TRACT 6

16 114.976 ACRE TRACT

17 LEGAL DESCRIPTION: Being 114.976 acres of land out of the T. P.
18 Sweeney Survey, Abstract No. 960 in Hunt County, Texas and also
19 being a portion of that certain 132.198 acre tract described in
20 Volume 1695, Page 597 of the Official Public Records of said Hunt
21 County, Texas; Said 114.976 acre tract being more particularly
22 described as follows and as surveyed under the supervision of Cross
23 Texas Land Services, Inc in October, 2024:

24 BEGINNING at a 1/2" iron rod with cap found in centerline
25 intersection of County Road 4310/4307 and the common line of the
26 J. F. Gilbert Survey, Abstract No. 390 and said Sweeney Survey, the
27 for the southeast corner of said 132.198 acre tract and the

1 southeast corner hereof;

2 THENCE North 89°45'17" West a distance of 2508.86 feet along the
3 centerline of County Road 4310, the south line of said 132.198 acre
4 tract and the common line of said Gilbert Survey and said Sweeney
5 Survey to a calculated point for the southeast corner of that
6 certain 240.951 acre tract described in said Volume 1695, Page 597,
7 the southwest corner of said 132.198 acre tract and the southwest
8 corner hereof and from which a 1/2" iron rod with cap found bears
9 North 00°23'28" East a distance of 20.05 feet;

10 THENCE North 00°23'28" East a distance of 2368.82 feet along the
11 common line of said 240.951 acre tract and said 132.198 acre tract
12 to a 1/2" iron rod with cap found in the south line of that certain
13 102.552 acre tract described in Doc. #2024-5341 of said Official
14 Public Records for the northeast corner of said 240.951 acre tract,
15 the northwest corner of said 132.198 acre tract and the northwest
16 corner hereof;

17 THENCE South 89°20'17" East a distance of 1460.96 feet along the
18 common line of said 102.552 acre tract and said 132.198 acre tract
19 to a calculated point for the northwest corner of that certain
20 17.322 acre tract described in Doc. #2013-4011 of said Official
21 Public Records and the northeast corner hereof and from which a 1/2"
22 iron rod with cap found bears South 89°20'17" East a distance of
23 92.77 feet;

24 THENCE along the west and south lines of said 17.322 acre tract and
25 crossing said 132.198 acre tract, the following courses:

26 1. South 00°05'21" East a distance of 121.94 feet to a
27 calculated point;

1 2. South 05°41'02" East a distance of 89.01 feet to a
2 calculated point;
3 3. South 03°27'48" East a distance of 110.51 feet to a
4 calculated point;
5 4. South 00°57'43" East a distance of 159.65 feet to a
6 calculated point;
7 5. South 00°38'15" East a distance of 165.15 feet to a
8 calculated point;
9 6. South 06°49'22" East a distance of 140.83 feet to a
10 calculated point;
11 7. South 06°57'07" East a distance of 47.87 feet to a t-post;
12 8. North 89°26'29" East a distance of 913.79 feet to a
13 calculated point in the centerline of said County Road 4307 for the
14 common line of the R. McGahee Survey, Abstract No. 662 and said
15 Sweeney Survey and the east line of said 132.198 acre tract for the
16 southeast corner of said 17.322 acre tract and a corner hereof and
17 from which a 1/2" iron rod with cap found bears South 89°26'29" West
18 a distance of 32.39 feet;
19 THENCE South 02°48'09" East a distance of 1540.45 feet along the
20 centerline of said County Road 4307 for the common line of said
21 McGahee Survey and said Sweeney Survey and the east line of said
22 132.198 acre tract to the POINT OF BEGINNING containing 114.976
23 acres more or less, and as shown hereon.
24 Note: Bearings, distances and acreage shown hereon are NAD 83,
25 Texas North Zone and are derived from GPS techniques. Iron Rod set
26 are 1/2 inch rod with plastic caps marked "CTLS".
27 LEGAL DESCRIPTION - TRACT 7

1 89.570 ACRE TRACT

2 LEGAL DESCRIPTION: Being 89.570 acres of land out of the J. F.
3 Gilbert Survey, Abstract No. 390 in Hunt County, Texas and also
4 being all of that certain 89.42 acre tract described in Doc.
5 #2023-21984 of the Official Public Records of said Hunt County,
6 Texas; Said 89.570 acre tract being more particularly described as
7 follows and as surveyed under the supervision of Cross Texas Land
8 Services, Inc in October, 2024:

9 BEGINNING at a calculated point in the south line of County Road
10 4310 for the northeast corner of that certain 162.036 acre tract
11 described in Volume 302, Page 497 of said Official Public Records
12 and the northwest corner hereof and from which a car axle found
13 bears North 00°11'39" West a distance of 1.38 feet;

14 THENCE North 89°46'57" East along the south line of said County Road
15 4310 and the south line of that certain 19.55 acre tract described
16 in Doc. #2010-366 of said Official Public Records, at a distance of
17 2186.29 feet pass a 3/8" iron rod found for the southeast corner of
18 said 19.55 acre tract and the southwest corner of that certain
19 19.950 acre tract described in Doc. #2024-9188 of said Official
20 Public Records, in all a total distance of 2211.51 feet to a
21 calculated point for the northwest corner of that certain 22.13
22 acre tract described in Doc. #2022-8417 of said Official Public
23 Records and the northeast corner hereof and from which 6" cedar
24 fence corner post found bears South 74°15'47" West a distance of
25 5.32 feet;

26 THENCE South 00°04'48" West along the west line of said 22.13 acre
27 tract, at a distance of 1475.02 feet pass a 6" pine fence corner

1 post found for the southwest corner of said 22.13 acre tract and the
2 northwest corner of that certain 28.01 acre tract described in Doc.
3 #2020-19273 of said Official Public Records, in all a total
4 distance of 1698.05 feet to a calculated point for the northeast
5 corner of that certain 35.65 acre tract described in Doc.
6 #2023-4933 of said Official Public Records and the southeast corner
7 and from which a 6" pine fence corner post found bears North
8 88°22'08" West a distance of 5.47 feet;
9 THENCE North 88°22'08" West a distance of 855.51 feet along the
10 north line of said 35.65 acre tract to a I-beam fence corner post
11 found for the northwest corner of said 35.65 acre tract and the
12 northeast corner of that certain 297.870 acre tract described in
13 Doc. #2023-15828 of said Official Public Records;
14 THENCE North 89°19'33" West a distance of 2051.13 feet along the
15 north line of said 297.93 acre tract to a 6" pine fence corner post
16 found for a corner of said 162.036 acre tract and the southwest
17 corner hereof;
18 THENCE along the east line of said 162.036 acre tract, the following
19 3 courses:
20 1. North 00°25'35" East a distance of 304.50 feet to a
21 railroad tie fence corner post found;
22 2. North 89°57'24" East a distance of 699.30 feet to a 6"
23 pine fence corner post found;
24 3. North 00°11'39" West a distance of 1336.17 feet to the
25 POINT OF BEGINNING containing 89.570 acres more or less, and as
26 shown hereon.
27 Note: Bearings, distances and acreage shown hereon are NAD 83,

1 Texas North Zone and are derived from GPS techniques. Iron Rod set
2 are 1/2 inch rod with plastic caps marked "CTLS".

3 LEGAL DESCRIPTION - TRACT 8

4 297.870 ACRE TRACT

5 LEGAL DESCRIPTION: Being 297.870 acres of land out of the T. Toby
6 Survey, Abstract No. 1065, the A. Skaats Survey, Abstract No. 1016
7 and the B. Barr Survey, Abstract No. 46 in Hunt County, Texas and
8 also being all of that certain 297.93 acre tract described in Doc.
9 #2023-15828 of the Official Public Records of said Hunt County,
10 Texas; Said 297.870 acre tract being more particularly described as
11 follows and as surveyed under the supervision of Cross Texas Land
12 Services, Inc in October, 2024:

13 BEGINNING at a concrete highway monument found in the northwest
14 line of State Highway No. 224 for the southwest corner of that
15 certain 31.915 acre tract described in Doc. #2021-6498 of said
16 Official Public Records and the southeast corner hereof and from
17 which an angle iron at a fence corner post found bears North
18 61°53'25" East a distance of 2.89 feet;

19 THENCE along the north line of said Highway, the following 4
20 courses:

21 1. Along a curve turning to the right with an arc length of
22 2208.08 feet, with a radius of 3734.72 feet, with a chord bearing of
23 South 73°32'25" West, a distance of 2176.06 feet to a concrete
24 highway monument found;

25 2. North 89°35'44" West a distance of 368.06 feet to a
26 concrete highway monument found;

27 3. North 00°11'50" East a distance of 20.35 feet to a

1 concrete highway monument found;

2 4. North 89°36'21" West a distance of 864.82 feet to a 1/2"
3 iron rod with cap found for the southeast corner of that certain
4 15.00 acre tract described in Doc. #2023-16273 of said Official
5 Public Records and the southwest corner hereof;

6 THENCE along the east and north lines of said 15.00 acre tract and
7 the north line of that certain 15.72 acre tract described in Doc.
8 #2023-16277 of said Official Public Records, the following 2
9 courses:

10 1. North 00°24'03" East a distance of 907.10 feet to a 1/2"
11 iron rod with cap found;

12 2. North 89°37'05" West a distance of 787.61 feet to a 1/2"
13 iron rod cap found for the southeast corner of that certain 11.000
14 acre tract described in Doc. #2023-12304 of said Official Public
15 Records and a corner hereof;

16 THENCE along the east and north lines of said 11.000 acre tract, the
17 following 2 courses:

18 1. North 00°23'24" East a distance of 469.77 feet to a 1/2"
19 iron rod with cap found;

20 2. South 89°56'37" West, at a distance of 1000.44 feet pass a
21 1/2" iron rod with cap found, in all a total distance of 1030.47
22 feet to a calculated point near the centerline of County Road 4200
23 for the northwest corner of said 11.000 acre tract and a corner
24 hereof;

25 THENCE North 00°03'45" West a distance of 589.60 feet along the
26 centerline of said County Road 4200 to a calculated point for the
27 southwest corner of that certain 7.43 acre tract described in Doc.

1 #2013-7 of said Official Public Records and a corner hereof;
2 THENCE along the south and east lines of said 7.43 acre tract, the
3 following 2 courses:

4 1. North 89°57'18" East, at a distance of 24.35 feet pass a
5 1/2" iron rod with cap found, in all a total distance of 705.40 feet
6 to a cut oof 5" pine fence corner post found;

7 2. North 00°03'26" West a distance of 617.01 feet to a 1/2"
8 iron rod with cap found in the south line of said County Road 4200
9 and the common line of the J. Stevens Survey, Abstract No. 995 and
10 said Toby Survey for the northeast corner of said 7.43 acre tract
11 and a corner hereof;

12 THENCE North 89°58'28" East a distance of 141.73 feet along the
13 common line of said Stevens Survey and said Toby Survey to a 8"
14 cedar fence corner post found for the southeast corner of said
15 Stevens Survey, a corner of said Barr Survey, the southwest corner
16 of that certain 162.036 acre tract described in Volume 302, Page 497
17 of said Official Public Records and a corner hereof;

18 THENCE along the southeast line of said 162.036 acre tract, the
19 following 3 courses:

20 1. North 89°56'13" East a distance of 2053.09 feet along the
21 common line of said Barr Survey and said Toby Survey to a 8" cedar
22 fence corner post found;

23 2. North 04°42'24" East a distance of 1205.99 feet to a 8"
24 pine fence corner post found for a corner of the J. Glass Survey,
25 Abstract No. 349 and the northwest corner of said Barr Survey;

26 3. North 89°29'43" East a distance of 78.57 feet along the
27 common line of said Glass Survey and said Barr Survey to a 6" pine

1 fence corner post found for a corner of said 162.036 acre tract and
2 a corner of that certain 89.42 acre tract described in Doc.
3 #2023-21984 of said Official Public Records;

4 THENCE South 89°19'33" East a distance of 2051.13 feet along the
5 south line of said 89.42 acre tract to a 4" I-beam fence corner post
6 found for the northwest corner of that certain 35.65 acre tract
7 described in Doc. #2023-4933 of said Official Public Records and
8 the northeast corner hereof;

9 THENCE South 00°04'11" East a distance of 1097.80 feet along the
10 west line of said 35.65 acre tract to a 3/8" iron rod found for the
11 southwest corner of said 35.65 acre tract and the northwest corner
12 of said 31.915 acre tract;

13 THENCE South 00°01'03" West a distance of 2083.58 feet along the
14 west line of said 31.915 acre tract to the POINT OF BEGINNING
15 containing 297.870 acres more or less, and as shown hereon.

16 Note: Bearings, distances and acreage shown hereon are NAD 83,
17 Texas North Zone and are derived from GPS techniques. Iron Rod set
18 are 1/2 inch rod with plastic caps marked "CTLS".

19 (c) Section 4015.0311, Special District Local Laws Code, as
20 added by Section 3(a) of this Act, takes effect only if this Act
21 receives a two-thirds vote of all the members elected to each house.

22 (d) If this Act does not receive a two-thirds vote of all the
23 members elected to each house, Subchapter C, Chapter 4015, Special
24 District Local Laws Code, as added by Section 3(a) of this Act, is
25 amended by adding Section 4015.0311 to read as follows:

26 Sec. 4015.0311. NO EMINENT DOMAIN POWER. The district may
27 not exercise the power of eminent domain.

1 SECTION 4. (a) Subtitle C, Title 4, Special District Local
2 Laws Code, is amended by adding Chapter 4022 to read as follows:

3 CHAPTER 4022. RIVERS MARKET PLACE MUNICIPAL MANAGEMENT DISTRICT

4 SUBCHAPTER A. GENERAL PROVISIONS

5 Sec. 4022.0101. DEFINITIONS. In this chapter:

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

7 (2) "City" means the City of Elgin.

8 (3) "Director" means a board member.

9 (4) "District" means the Rivers Market Place Municipal
10 Management District.

11 Sec. 4022.0102. NATURE OF DISTRICT. The Rivers Market
12 Place Municipal Management District is a special district created
13 under Section 59, Article XVI, Texas Constitution.

14 Sec. 4022.0103. PURPOSE; DECLARATION OF INTENT. (a) The
15 creation of the district is essential to accomplish the purposes of
16 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
17 Texas Constitution, and other public purposes stated in this
18 chapter.

19 (b) By creating the district and in authorizing the city and
20 other political subdivisions to contract with the district, the
21 legislature has established a program to accomplish the public
22 purposes set out in Section 52-a, Article III, Texas Constitution.

23 (c) The creation of the district is necessary to promote,
24 develop, encourage, and maintain employment, commerce,
25 transportation, housing, tourism, recreation, the arts,
26 entertainment, economic development, safety, and the public
27 welfare in the district.

1 (d) This chapter and the creation of the district may not be
2 interpreted to relieve the city from providing the level of
3 services provided as of the effective date of the Act enacting this
4 chapter to the area in the district. The district is created to
5 supplement and not to supplant city services provided in the
6 district.

7 Sec. 4022.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

8 (a) All land and other property included in the district will
9 benefit from the improvements and services to be provided by the
10 district under powers conferred by Sections 52 and 52-a, Article
11 III, and Section 59, Article XVI, Texas Constitution, and other
12 powers granted under this chapter.

13 (b) The district is created to serve a public use and
14 benefit.

15 (c) The creation of the district is in the public interest
16 and is essential to further the public purposes of:

17 (1) developing and diversifying the economy of the
18 state;

19 (2) eliminating unemployment and underemployment; and

20 (3) developing or expanding transportation and
21 commerce.

22 (d) The district will:

23 (1) promote the health, safety, and general welfare of
24 residents, employers, potential employees, employees, visitors,
25 and consumers in the district, and of the public;

26 (2) provide needed funding for the district to
27 preserve, maintain, and enhance the economic health and vitality of

1 the district territory as a community and business center;

2 (3) promote the health, safety, welfare, and enjoyment
3 of the public by providing pedestrian ways and by landscaping and
4 developing certain areas in the district, which are necessary for
5 the restoration, preservation, and enhancement of scenic beauty;
6 and

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

9 (e) Pedestrian ways along or across a street, whether at
10 grade or above or below the surface, and street lighting, street
11 landscaping, parking, and street art objects are parts of and
12 necessary components of a street and are considered to be a street
13 or road improvement.

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

17 Sec. 4022.0105. INITIAL DISTRICT TERRITORY. (a) The
18 district is initially composed of the territory described by
19 Section 4(b) of the Act enacting this chapter.

20 (b) The boundaries and field notes contained in
21 Section 4(b) of the Act enacting this chapter form a closure. A
22 mistake in the field notes or in copying the field notes in the
23 legislative process does not affect the district's:

24 (1) organization, existence, or validity;

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

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

2 (4) legality or operation.

3 Sec. 4022.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

4 All or any part of the area of the district is eligible to be
5 included in:

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

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

10 Sec. 4022.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
11 DISTRICTS LAW. Except as otherwise provided by this chapter,
12 Chapter 375, Local Government Code, applies to the district.

13 Sec. 4022.0108. CONSTRUCTION OF CHAPTER. This chapter
14 shall be liberally construed in conformity with the findings and
15 purposes stated in this chapter.

16 SUBCHAPTER B. BOARD OF DIRECTORS

17 Sec. 4022.0201. GOVERNING BODY; TERMS. (a) The district is
18 governed by a board of five elected directors who serve staggered
19 terms of four years.

20 (b) Directors are elected in the manner provided by
21 Subchapter D, Chapter 49, Water Code.

22 Sec. 4022.0202. COMPENSATION; EXPENSES. (a) The district
23 may compensate each director in an amount not to exceed \$150 for
24 each board meeting. The total amount of compensation for each
25 director in one year may not exceed \$7,200.

26 (b) A director is entitled to reimbursement for necessary
27 and reasonable expenses incurred in carrying out the duties and

1 responsibilities of the board.

2 (c) Sections 375.069 and 375.070, Local Government Code, do
3 not apply to the board.

4 Sec. 4022.0203. TEMPORARY DIRECTORS. (a) On or after the
5 effective date of the Act creating this chapter, the owner or owners
6 of a majority of the assessed value of the real property in the
7 district according to the most recent certified tax appraisal roll
8 for the county may submit a petition to the Texas Commission on
9 Environmental Quality requesting that the commission appoint as
10 temporary directors the five persons named in the petition. The
11 commission shall appoint as temporary directors the five persons
12 named in the petition.

13 (b) The temporary or successor temporary directors shall
14 hold an election to elect five permanent directors as provided by
15 Section 4022.0201.

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

17 (1) the date permanent directors are elected under
18 Subsection (b); or

19 (2) the fourth anniversary of the effective date of
20 the Act creating this chapter.

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

26 (1) the date permanent directors are elected under
27 Subsection (b); or

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

3 (e) If Subsection (d) applies, the owner or owners of a
4 majority of the assessed value of the real property in the district
5 according to the most recent certified tax appraisal roll for the
6 county may submit a petition to the Texas Commission on
7 Environmental Quality requesting that the commission appoint as
8 successor temporary directors the five persons named in the
9 petition. The commission shall appoint as successor temporary
10 directors the five persons named in the petition.

11 SUBCHAPTER C. POWERS AND DUTIES

12 Sec. 4022.0301. GENERAL POWERS AND DUTIES. The district
13 has the powers and duties necessary to accomplish the purposes for
14 which the district is created.

15 Sec. 4022.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
16 district, using any money available to the district for the
17 purpose, may provide, design, construct, acquire, improve,
18 relocate, operate, maintain, or finance an improvement project or
19 service authorized under this chapter or Chapter 375, Local
20 Government Code.

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

23 (c) The implementation of a district project or service is a
24 governmental function or service for the purposes of Chapter 791,
25 Government Code.

26 Sec. 4022.0303. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
27 The district may join and pay dues to a charitable or nonprofit

1 organization that performs a service or provides an activity
2 consistent with the furtherance of a district purpose.

3 Sec. 4022.0304. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
4 district may engage in activities that accomplish the economic
5 development purposes of the district.

6 (b) The district may establish and provide for the
7 administration of one or more programs to promote state or local
8 economic development and to stimulate business and commercial
9 activity in the district, including programs to:

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

12 (c) The district may create economic development programs
13 and exercise the economic development powers provided to
14 municipalities by:

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

17 Sec. 4022.0305. PARKING FACILITIES. (a) The district may
18 acquire, lease as lessor or lessee, construct, develop, own,
19 operate, and maintain parking facilities or a system of parking
20 facilities, including lots, garages, parking terminals, or other
21 structures or accommodations for parking motor vehicles off the
22 streets and related appurtenances.

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

27 (c) The district's parking facilities are parts of and

1 necessary components of a street and are considered to be a street
2 or road improvement.

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

5 Sec. 4022.0306. DISBURSEMENTS AND TRANSFERS OF MONEY. The
6 board by resolution shall establish the number of directors'
7 signatures and the procedure required for a disbursement or
8 transfer of district money.

9 Sec. 4022.0307. ADDING OR EXCLUDING LAND. Except as
10 provided by Section 4022.0308, the district may add or exclude land
11 in the manner provided by Subchapter J, Chapter 49, Water Code, or
12 by Subchapter H, Chapter 54, Water Code.

13 Sec. 4022.0308. DIVISION OF DISTRICT. (a) The district may
14 be divided into two or more new districts only if the district:

15 (1) has no outstanding bonded debt; and

16 (2) is not imposing ad valorem taxes.

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

20 (c) Any new district created by the division of the district
21 may not, at the time the new district is created, contain any land
22 outside the area described by Section 4(b) of the Act enacting this
23 chapter.

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

1 (e) An order dividing the district must:

2 (1) name each new district;

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

5 (3) appoint initial directors for each new district;

6 and

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

9 (f) On or before the 30th day after the date of adoption of
10 an order dividing the district, the district shall file the order
11 with the Texas Commission on Environmental Quality and record the
12 order in the real property records of each county in which the
13 district is located.

14 (g) Any new district created by the division of the district
15 must hold an election as required by this chapter to obtain voter
16 approval before the district may impose a maintenance tax or issue
17 bonds payable wholly or partly from ad valorem taxes.

18 (h) Municipal consent to the creation of the district and to
19 the inclusion of land in the district granted under Section
20 4022.0506 acts as municipal consent to the creation of any new
21 district created by the division of the district and to the
22 inclusion of land in the new district.

23 Sec. 4022.0309. EMINENT DOMAIN. Subject to the limitations
24 provided by Section 54.209, Water Code, the district may exercise
25 the power of eminent domain in the manner provided by Section
26 49.222, Water Code.

SUBCHAPTER D. ASSESSMENTS

1 Sec. 4022.0401. PETITION REQUIRED FOR FINANCING SERVICES
2 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
3 service or improvement project with assessments under this chapter
4 unless a written petition requesting that service or improvement
5 has been filed with the board.

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

10 Sec. 4022.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
11 The board by resolution may impose and collect an assessment for any
12 purpose authorized by this chapter in all or any part of the
13 district.

14 (b) An assessment, a reassessment, or an assessment
15 resulting from an addition to or correction of the assessment roll
16 by the district, penalties and interest on an assessment or
17 reassessment, an expense of collection, and reasonable attorney's
18 fees incurred by the district:

19 (1) are a first and prior lien against the property
20 assessed;

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

24 (3) are the personal liability of and a charge against
25 the owners of the property even if the owners are not named in the
26 assessment proceedings.

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

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

9 SUBCHAPTER E. TAXES AND BONDS

10 Sec. 4022.0501. TAX ELECTION REQUIRED. (a) The district
11 must hold an election in the manner provided by Chapter 49, Water
12 Code, or, if applicable, Chapter 375, Local Government Code, to
13 obtain voter approval before the district may impose an ad valorem
14 tax.

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

17 Sec. 4022.0502. OPERATION AND MAINTENANCE TAX. (a) If
18 authorized by a majority of the district voters voting at an
19 election under Section 4022.0501, the district may impose an
20 operation and maintenance tax on taxable property in the district
21 in the manner provided by Section 49.107, Water Code, for any
22 district purpose, including to:

- 23 (1) maintain and operate the district;
24 (2) construct or acquire improvements; or
25 (3) provide a service.

26 (b) The board shall determine the operation and maintenance
27 tax rate. The rate may not exceed the rate approved at the

1 election.

2 Sec. 4022.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
3 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
4 terms determined by the board.

5 (b) The district may issue, by public or private sale,
6 bonds, notes, or other obligations payable wholly or partly from ad
7 valorem taxes, assessments, impact fees, revenue, contract
8 payments, grants, or other district money, or any combination of
9 those sources of money, to pay for any authorized district purpose.

10 (c) The limitation on the outstanding principal amount of
11 bonds, notes, or other obligations provided by Section 49.4645,
12 Water Code, does not apply to the district.

13 Sec. 4022.0504. BONDS SECURED BY REVENUE OR CONTRACT
14 PAYMENTS. The district may issue, without an election, bonds
15 secured by:

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

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

20 Sec. 4022.0505. BONDS SECURED BY AD VALOREM TAXES;
21 ELECTIONS. (a) If authorized at an election under Section
22 4022.0501, the district may issue bonds payable from ad valorem
23 taxes.

24 (b) At the time the district issues bonds payable wholly or
25 partly from ad valorem taxes, the board shall provide for the annual
26 imposition of a continuing direct annual ad valorem tax, without
27 limit as to rate or amount, for each year that all or part of the

1 bonds are outstanding as required and in the manner provided by
2 Sections 54.601 and 54.602, Water Code.

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

7 Sec. 4022.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The
8 board may not issue bonds until each municipality in whose
9 corporate limits or extraterritorial jurisdiction the district is
10 located has consented by ordinance or resolution to the creation of
11 the district and to the inclusion of land in the district as
12 required by applicable law.

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

15 SUBCHAPTER I. DISSOLUTION

16 Sec. 4022.0901. DISSOLUTION. (a) The board shall dissolve
17 the district on written petition filed with the board by the owners
18 of:

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

22 (2) at least two-thirds of the surface area of the
23 district, excluding roads, streets, highways, utility
24 rights-of-way, other public areas, and other property exempt from
25 assessment by the district according to the most recent certified
26 county property tax rolls.

27 (b) The board by majority vote may dissolve the district at

1 any time.

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

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

7 (2) has a contractual obligation to pay money until
8 that obligation has been fully paid in accordance with the
9 contract; or

10 (3) owns, operates, or maintains public works,
11 facilities, or improvements unless the district contracts with
12 another person for the ownership, operation, or maintenance of the
13 public works, facilities, or improvements.

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

16 (b) The Rivers Market Place Municipal Management District
17 initially includes all territory contained in the following area:

18 Tract 1:

19 FIELD NOTES FOR A 45.555 ACRE TRACT OF LAND OUT OF THE
20 ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, AND THE JONATHAN
21 BURLESON SURVEY, ABSTRACT NO. 18, BOTH OF BASTROP COUNTY, TEXAS;
22 BEING A PORTION OF A CALLED 60.00 ACRE TRACT OF LAND AS CONVEYED TO
23 SHERRI MARSHALL RIVERS BY SPECIAL WARRANTY DEED RECORDED IN
24 DOCUMENT NUMBER 201509108 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP
25 COUNTY, TEXAS; SAID 45.555 ACRE TRACT OF LAND BEING MORE
26 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

27 BEGINNING at a 1/2-inch iron rod found on the south

1 right-of-way line of U.S. Highway 290 (240 feet wide) as shown on
2 the State of Texas State Department of Highways and Public
3 Transportation map Control No. 114-4-37, at the northeast corner of
4 the above described Rivers 60.00 acre tract and at the northwest
5 corner of Lot 2, Block A of Elgin Business Park II, a subdivision as
6 recorded in Cabinet 6, Page 116A of the Plat Records of Bastrop
7 County, Texas, for the northeast corner and POINT OF BEGINNING of
8 the herein described tract;

9 THENCE, with the east line of said Rivers 60.00 acre tract and
10 the west line of said Elgin Business Park II, S 24°45'58" W, pass a
11 1/2-inch iron rod with cap stamped "Sherwood Survey" found at the
12 north corner of the westerly terminus of Lee Dildy Boulevard (80
13 feet wide) as dedicated by said plat of Elgin Business Park II, and
14 at the southeast corner of said Lot 2, Block A at a distance of
15 805.54 feet, pass a 1/2-inch iron rod with cap stamped "Sherwood
16 Survey" found at the south corner of the westerly terminus of said
17 Lee Dildy Boulevard and at the northwest corner of Lot 3, Block B of
18 said Elgin Business Park II at a distance of 885.64, and continuing
19 on for a total distance of 1,320.02 feet to a 1/2-inch iron rod with
20 cap stamped "BGE INC" set for the most easterly southeast corner of
21 the herein described tract, from which a 1/2-inch iron rod found at
22 the southwest corner of said Lot 3, Block B and at the northwest
23 corner of Lot 4, Block B of said Elgin Business Park II, bears S
24 24°45'58" W a distance of 327.48 feet;

25 THENCE, over and across said Rivers 60.00 acre tract, N
26 64°28'08" W a distance of 538.84 feet to a 1/2-inch iron rod with cap
27 stamped "BGE INC" set for an interior corner of the herein described

1 tract;

2 THENCE, continuing over and across said Rivers 60.00 acre
3 tract, along a curve to the right, an arc distance of 139.62 feet,
4 having a radius of 850.00 feet, a central angle of 09°24'41" and a
5 chord which bears S 48°57'12" W a distance of 139.46 feet to a
6 1/2-inch iron rod with cap stamped BGE INC" set for corner;

7 THENCE, continuing over and across said Rivers 60.00 acre
8 tract, S 53°39'32" W a distance of 406.56 feet to a 1/2-inch iron rod
9 with cap stamped "BGE INC" set for a point of curvature of a curve to
10 the left;

11 THENCE, continuing over and across said Rivers 60.00 acre
12 tract, along said curve to the left, an arc distance of 346.94 feet,
13 having a radius of 750.00 feet, a central angle of 26°30'15" and a
14 chord which bears S 40°24'24" W a distance of 343.85 feet to a
15 1/2-inch iron rod with cap stamped "BGE INC" set for corner;

16 THENCE, continuing over and across said Rivers 60.00 acre
17 tract, S 27°09'16" W a distance of 14.82 feet to a calculated point
18 on the south line of said Rivers 60.00 acre tract and the north line
19 of Elgin Business Park III Phase II, a subdivision as recorded in
20 Cabinet 7, Page 150A of the Plat Records of Bastrop County, Texas,
21 for the most southerly corner of the herein described tract, from
22 which a 1/2-inch iron rod with cap stamped "Sherwood Survey" found,
23 bears S 25°58'12" W a distance of 0.47 feet;

24 THENCE, with the south line of said Rivers 60.00 acre tract
25 and partially with the north line of said Elgin Business Park III
26 Phase III, N 62°52'11" W, pass a 5/8-inch iron rod found at a
27 distance of 298.03 feet, pass a 1/2-inch iron rod found at the

1 northwest corner of said Elgin Business Park III Phase III and at
2 the northeast corner of a called 206.8 acre tract of land as
3 conveyed to PRN Properties, LP by General Warranty Deed recorded in
4 Document Number 2012016371 of the Official Public Records of Travis
5 County, Texas, at a distance of 468.24 feet and continuing on with
6 the north line of said PRN 206.8 acre tract for a total distance of
7 603.62 feet to a punch mark in concrete found on the north line of
8 said PRN 206.8 acre tract, at the southwest corner of said Rivers
9 60.00 acre tract and at the southeast corner of a called 109.36 acre
10 tract of land as conveyed to Elsie E. Neidig Family Partnership by
11 Warranty Deed recorded in Volume 530, Page 558 of the Official
12 Records of Bastrop County, Texas, for the southwest corner of the
13 herein described tract;

14 THENCE, with the west line of said Rivers 60.00 acre tract and
15 the east line of said Neidig 109.36 acre tract, N 27°31'55" E a
16 distance of 1,431.71 feet to a 1/2-inch iron rod with cap stamped
17 "BGE INC" set on the south right-of-way line of said U.S. Highway
18 290, at the northwest corner of said Rivers 60.00 acre tract and at
19 the northeast corner of said Neidig 109.36 acre tract, for the
20 northwest corner of the herein described tract, from which a TXDOT
21 Type I concrete right-of-way monument found bears S 88°56'39" W a
22 distance of 1,120.37 feet, also from which a 1/2-inch iron rod found
23 bears N 55°22'15" E a distance of 2.72 feet;

24 THENCE, with the south right-of-way line of said U.S. Highway
25 290 and the north line of said Rivers 60.00 acre tract, N 88°56'39"
26 E, pass a TXDOT Type I concrete right-of-way monument found at a
27 distance of 1,378.47 feet, and continuing on for a total distance of

1 1,577.19 feet to the POINT OF BEGINNING and containing 45.555 acres
2 of land, more or less.

3 Tract 2:

4 FIELD NOTES FOR A 14.432 ACRE TRACT OF LAND OUT OF THE
5 ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS;
6 BEING A PORTION OF A CALLED 60.00 ACRE TRACT OF LAND AS CONVEYED TO
7 SHERRI MARSHALL RIVERS BY SPECIAL WARRANTY DEED RECORDED IN
8 DOCUMENT NUMBER 201509108 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP
9 COUNTY, TEXAS; SAID 14.432 ACRE TRACT OF LAND BEING MORE
10 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

11 BEGINNING at a 1/2-inch iron rod found on the north line of
12 Lot 1, Block A of Elgin Business Park III, a subdivision as recorded
13 in Cabinet 6, Page 116B of the Plat Records of Bastrop County,
14 Texas, at the southeast corner of the above described Rivers 60.00
15 acre tract and at the southwest corner of Lot 4, Block B of Elgin
16 Business Park, a subdivision as recorded in Cabinet 6, Page 116A of
17 the Plat Records of Bastrop County, Texas, for the southeast corner
18 and POINT OF BEGINNING of the herein described tract;

19 THENCE, with the south line of said Rivers 60.00 acre tract
20 and partially with the north line of said Lot 1, Block A of Elgin
21 Business Park III and partially with the north line of Elgin
22 Business Park III Phase III, a subdivision as recorded in Cabinet 7,
23 Page 150A of the Plat Records of Bastrop County, Texas, N 62°52'11" W
24 a distance of 886.44 feet to a calculated point for the southwest
25 corner of the herein described tract, from which a punch mark found
26 in concrete at the southwest corner of said Rivers 60-00 acre tract,
27 bears N 62°52'11" W a distance of 603.62 feet and also from which a

1 1/2-inch iron rod with cap stamped "Sherwood Survey" found bears S
2 25°58'12" W a distance of 0.47 feet;

3 THENCE, over and across said Rivers 60.00 acre tract, N
4 27°09'16" E a distance of 14.82 feet to a 1/2-inch iron rod with cap
5 stamped "BGE INC" set for a point of curvature of a curve to the
6 right;

7 THENCE, continuing over and across said Rivers 60.00 acre
8 tract, along said curve to the right, an arc. distance of 346.94
9 feet, having a radius of 750.00 feet, a central angle of 26°30'15"
10 and a chord which bears N 40°24'24" E a distance of 343.85 feet to a
11 1/2-inch iron rod with cap stamped "BGE INC" set for corner;

12 THENCE, continuing over and across said Rivers 60.00 acre
13 tract, N 53°39'32" E a distance of 406.56 feet to a 1/2-inch iron rod
14 with cap stamped "BGE INC" set for a point of curvature of a curve to
15 the right;

16 THENCE, continuing over and across said Rivers 60.00 acre
17 tract, along said curve to the left, an arc distance of 139.62 feet,
18 having a radius of 850.00 feet, a Central angle of 09°24'41" and a
19 chord which bears N 48°57'12" E a distance of 139.46 feet to a
20 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest
21 corner of the herein described tract;

22 THENCE, continuing over and across said Rivers 60.00 acre
23 tract, S 54°26'03" E a distance of 538.64 feet to a 1/2-inch iron rod
24 with cap stamped "BGE INC" set on the east line of said Rivers 60.00
25 acre tract and the west line of Lot 3, Block B of said Elgin Business
26 Park II for the northeast corner of the herein described tract, from
27 which a 1/2-inch iron rod with cap stamped "Sherwood Survey" found

1 at the south corner of the westerly terminus of Lee Dildy Boulevard
2 (60 feet wide) as dedicated by said plat of Elgin Business Park II
3 and at the northwest corner of Lot 3, Block B of said Elgin Business
4 Park II, bears N 24°45'53" E a distance of 434.38 feet;

5 THENCE, with the east line of said Rivers 60.00 acre tract and
6 the west line of said Elgin Business Park II, S 24°45'58" W, pass a
7 1/2-inch iron rod found at the southwest corner of said Lot 3, Block
8 B and northwest corner of said Lot 4, Block B, both of said Elgin
9 Business Park at a distance of 327.46 feet, and continuing on for a
10 total distance of 858.47 feet to the POINT OF BEGINNING and
11 containing 14.432 acres of land, more or less.

12 (c) Section 4022.0309, Special District Local Laws Code, as
13 added by Section 4(a) of this Act, takes effect only if this Act
14 receives a two-thirds vote of all the members elected to each house.

15 (d) If this Act does not receive a two-thirds vote of all the
16 members elected to each house, Subchapter C, Chapter 4022, Special
17 District Local Laws Code, as added by Section 4(a) of this Act, is
18 amended by adding Section 4022.0309 to read as follows:

19 Sec. 4022.0309. NO EMINENT DOMAIN POWER. The district may
20 not exercise the power of eminent domain.

21 SECTION 5. (a) The legal notice of the intention to
22 introduce this Act, setting forth the general substance of this
23 Act, has been published as provided by law, and the notice and a
24 copy of this Act have been furnished to all persons, agencies,
25 officials, or entities to which they are required to be furnished
26 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
27 Government Code.

1 (b) The governor, one of the required recipients, has
2 submitted the notice and Act to the Texas Commission on
3 Environmental Quality.

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

8 (d) All requirements of the constitution and laws of this
9 state and the rules and procedures of the legislature with respect
10 to the notice, introduction, and passage of this Act have been
11 fulfilled and accomplished.

12 SECTION 6. (a) Section 4013.0311, Special District Local
13 Laws Code, as added by Section 1 of this Act, takes effect only if
14 this Act receives a two-thirds vote of all the members elected to
15 each house.

16 (b) If this Act does not receive a two-thirds vote of all the
17 members elected to each house, Subchapter C, Chapter 4013, Special
18 District Local Laws Code, as added by Section 1 of this Act, is
19 amended by adding Section 4013.0311 to read as follows:

20 Sec. 4013.0311. NO EMINENT DOMAIN POWER. The district may
21 not exercise the power of eminent domain.

22 SECTION 7. This Act takes effect immediately if it receives
23 a vote of two-thirds of all the members elected to each house, as
24 provided by Section 39, Article III, Texas Constitution. If this
25 Act does not receive the vote necessary for immediate effect, this
26 Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 3047 passed the Senate on May 13, 2025, by the following vote: Yeas 27, Nays 4; and that the Senate concurred in House amendments on May 30, 2025, by the following vote: Yeas 27, Nays 4.

Secretary of the Senate

I hereby certify that S.B. No. 3047 passed the House, with amendments, on May 28, 2025, by the following vote: Yeas 80, Nays 57, three present not voting.

Chief Clerk of the House

Approved:

Date

Governor