

1-1 By: Pitts (Senate Sponsor - Birdwell) H.B. No. 518  
1-2 (In the Senate - Received from the House April 22, 2013;  
1-3 April 22, 2013, read first time and referred to Committee on  
1-4 Intergovernmental Relations; May 10, 2013, reported favorably by  
1-5 the following vote: Yeas 5, Nays 0; May 10, 2013, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			

1-13 A BILL TO BE ENTITLED  
1-14 AN ACT

1-15 relating to the creation of the Windsor Hills Municipal Management  
1-16 District No. 1; providing authority to issue bonds; providing  
1-17 authority to impose assessments and fees.

1-18 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-19 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
1-20 Code, is amended by adding Chapter 3907A to read as follows:

1-21 CHAPTER 3907A. WINDSOR HILLS MUNICIPAL MANAGEMENT DISTRICT NO. 1

1-22 SUBCHAPTER A. GENERAL PROVISIONS

1-23 Sec. 3907A.001. DEFINITIONS. In this chapter:

1-24 (1) "Board" means the district's board of directors.

1-25 (2) "City" means the City of Midlothian, Texas.

1-26 (3) "Development agreement" means a development  
1-27 agreement between the city and One Windsor Hills, L.P., that  
1-28 establishes the standards that apply to development in the  
1-29 district, in addition to those contained in zoning, subdivision,  
1-30 and other applicable ordinances of the city.

1-31 (4) "Director" means a board member.

1-32 (5) "District" means the Windsor Hills Municipal  
1-33 Management District No. 1.

1-34 (6) "Finance plan" means a finance plan between the  
1-35 city and the district that includes a general description of  
1-36 improvement projects or services that will be financed by the  
1-37 district, an estimate of the costs for the improvement projects or  
1-38 services, an estimate of the amount of the costs for the improvement  
1-39 projects or services that the district will pay directly or that  
1-40 will be reimbursed to the developer, and the means of financing  
1-41 costs related to the planning, design, construction, improvement,  
1-42 maintenance, and operation of the improvement projects or services.

1-43 Sec. 3907A.002. PRECONDITION; EXPIRATION. (a) The district  
1-44 may not exercise any powers under this chapter until the  
1-45 development agreement is executed.

1-46 (b) This chapter, including Section 3907A.061, expires  
1-47 September 1, 2015, if the development agreement and finance plan  
1-48 are not executed by that date.

1-49 Sec. 3907A.003. CREATION AND NATURE OF DISTRICT. The  
1-50 district is a special district created under Sections 52 and 52-a,  
1-51 Article III, and Section 59, Article XVI, Texas Constitution.

1-52 Sec. 3907A.004. PURPOSE; LEGISLATIVE FINDINGS. (a) The  
1-53 creation of the district is essential to accomplish the purposes of  
1-54 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
1-55 Texas Constitution, and other public purposes stated in this  
1-56 chapter. By creating the district and in authorizing the city and  
1-57 other political subdivisions to contract with the district, the  
1-58 legislature has established a program to accomplish the public  
1-59 purposes set out in Section 52-a, Article III, Texas Constitution.

1-60 (b) The creation of the district is necessary to promote,  
1-61 develop, encourage, and maintain employment, commerce,

2-1 transportation, housing, tourism, recreation, the arts,  
 2-2 entertainment, economic development, safety, and the public  
 2-3 welfare in the district.

2-4 (c) This chapter and the creation of the district may not be  
 2-5 interpreted to relieve the city from providing the level of  
 2-6 services provided to the area in the district as of the effective  
 2-7 date of the Act enacting this chapter. The district is created to  
 2-8 supplement and not to supplant the city services provided in the  
 2-9 district.

2-10 Sec. 3907A.005. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

2-11 (a) The district is created to serve a public use and benefit.

2-12 (b) All land and other property included in the district  
 2-13 will benefit from the improvements and services to be provided by  
 2-14 the district under powers conferred by Sections 52 and 52-a,  
 2-15 Article III, and Section 59, Article XVI, Texas Constitution, and  
 2-16 other powers granted under this chapter.

2-17 (c) The district is created to accomplish the purposes of a  
 2-18 municipal management district as provided by general law and  
 2-19 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
 2-20 Texas Constitution.

2-21 (d) The creation of the district is in the public interest  
 2-22 and is essential to:

2-23 (1) further the public purposes of developing and  
 2-24 diversifying the economy of the state;

2-25 (2) eliminate unemployment and underemployment; and

2-26 (3) develop or expand transportation and commerce.

2-27 (e) The district will:

2-28 (1) promote the health, safety, and general welfare of  
 2-29 residents, employers, potential employees, employees, visitors,  
 2-30 and consumers in the district, and of the public;

2-31 (2) provide needed funding for the district to  
 2-32 preserve, maintain, and enhance the economic health and vitality of  
 2-33 the district territory as a community and business center; and

2-34 (3) promote the health, safety, welfare, and enjoyment  
 2-35 of the public by providing pedestrian ways and by landscaping and  
 2-36 developing certain areas in the district, which are necessary for  
 2-37 the restoration, preservation, and enhancement of scenic beauty.

2-38 (f) Pedestrian ways along or across a street, whether at  
 2-39 grade or above or below the surface, and street lighting, street  
 2-40 landscaping, parking, and street art objects are parts of and  
 2-41 necessary components of a street and are considered to be a street  
 2-42 or road improvement.

2-43 (g) The district will not act as the agent or  
 2-44 instrumentality of any private interest even though the district  
 2-45 will benefit many private interests as well as the public.

2-46 Sec. 3907A.006. DISTRICT TERRITORY. (a) The district is  
 2-47 composed of the territory described by Section 2 of the Act enacting  
 2-48 this chapter, as that territory may have been modified under other  
 2-49 law.

2-50 (b) The boundaries and field notes contained in Section 2 of  
 2-51 the Act enacting this chapter form a closure. A mistake in the  
 2-52 field notes or in copying the field notes in the legislative process  
 2-53 does not affect the district's:

2-54 (1) organization, existence, or validity;

2-55 (2) right to contract;

2-56 (3) authority to borrow money or issue bonds or other  
 2-57 obligations described by Section 3907A.201 or to pay the principal  
 2-58 and interest of the bonds or other obligations;

2-59 (4) right to impose or collect an assessment, or  
 2-60 collect other revenue; or

2-61 (5) legality or operation.

2-62 Sec. 3907A.007. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

2-63 (a) All or any part of the area of the district is eligible to be  
 2-64 included in:

2-65 (1) a tax increment reinvestment zone created under  
 2-66 Chapter 311, Tax Code; or

2-67 (2) a tax abatement reinvestment zone created under  
 2-68 Chapter 312, Tax Code.

2-69 (b) A tax increment reinvestment zone created by the city in

3-1 the district is not subject to the limitations provided by Section  
3-2 311.006, Tax Code.

3-3 SUBCHAPTER B. BOARD OF DIRECTORS

3-4 Sec. 3907A.051. GOVERNING BODY; TERMS. The district is  
3-5 governed by a board of five voting directors who serve staggered  
3-6 terms of four years, with two or three directors' terms expiring May  
3-7 31 of each even-numbered year.

3-8 Sec. 3907A.052. QUALIFICATIONS. (a) To be qualified to  
3-9 serve as a director appointed by the governing body of the city, a  
3-10 person must be:

3-11 (1) a resident of the city who is also a registered  
3-12 voter of the city;

3-13 (2) an owner of property in the district; or

3-14 (3) an agent, employee, or tenant of a person  
3-15 described by Subdivision (2).

3-16 (b) Section 49.052, Water Code, does not apply to the  
3-17 district.

3-18 Sec. 3907A.053. APPOINTMENT OF DIRECTORS. The governing  
3-19 body of the city shall appoint directors.

3-20 Sec. 3907A.054. EX OFFICIO DIRECTORS. (a) The following  
3-21 persons serve ex officio as nonvoting directors:

3-22 (1) the city manager of the city; and

3-23 (2) the chief financial officer of the city.

3-24 (b) An ex officio director is entitled to speak on a matter  
3-25 before the board.

3-26 Sec. 3907A.055. VACANCY. The governing body of the city  
3-27 shall fill a vacancy on the board by appointing a person who meets  
3-28 the qualifications prescribed by Section 3907A.052.

3-29 Sec. 3907A.056. DIRECTOR'S OATH OR AFFIRMATION. A director  
3-30 shall file the director's oath or affirmation of office with the  
3-31 district, and the district shall retain the oath or affirmation in  
3-32 the district records.

3-33 Sec. 3907A.057. OFFICERS. The board shall elect from among  
3-34 the directors a chair, a vice chair, and a secretary.

3-35 Sec. 3907A.058. COMPENSATION; EXPENSES. (a) The district  
3-36 may compensate each director in an amount not to exceed \$75 for each  
3-37 board meeting. The total amount of compensation for each director  
3-38 in a calendar year may not exceed \$3,000.

3-39 (b) The governing body of the city, by resolution or  
3-40 ordinance, may increase:

3-41 (1) the compensation for each director to an amount  
3-42 not to exceed \$150 for each board meeting; and

3-43 (2) the total compensation for each director to an  
3-44 amount not to exceed \$6,000 in a calendar year.

3-45 (c) A director is entitled to reimbursement for necessary  
3-46 and reasonable expenses incurred in carrying out the duties and  
3-47 responsibilities of the board.

3-48 Sec. 3907A.059. LIABILITY INSURANCE. The district may  
3-49 obtain and pay for comprehensive general liability insurance  
3-50 coverage from a commercial insurance company or other source that  
3-51 protects and insures a director against personal liability and from  
3-52 all claims relating to:

3-53 (1) actions taken by the director in the director's  
3-54 capacity as a member of the board;

3-55 (2) actions and activities taken by the district; or

3-56 (3) the actions of others acting on behalf of the  
3-57 district.

3-58 Sec. 3907A.060. BOARD MEETINGS. The board shall hold  
3-59 meetings at a place accessible to the public.

3-60 Sec. 3907A.061. INITIAL DIRECTORS. (a) The governing body  
3-61 of the city shall appoint the initial directors immediately after  
3-62 the effective date of the Act enacting this chapter.

3-63 (b) The governing body shall stagger the terms, with two or  
3-64 three directors' terms expiring May 31, 2014, and the remaining  
3-65 directors' terms expiring May 31, 2016.

3-66 (c) The term of an initial director does not begin until the  
3-67 development agreement and finance plan are executed.

3-68 (d) This section expires September 1, 2018.

SUBCHAPTER C. POWERS AND DUTIES

4-1                   Sec. 3907A.101. GENERAL POWERS AND DUTIES. The district  
 4-2                   has the powers and duties necessary to accomplish the purposes for  
 4-3                   which the district is created.

4-5                   Sec. 3907A.102. IMPROVEMENT PROJECTS. The district may  
 4-6                   provide, or it may enter into contracts with a governmental or  
 4-7                   private entity to provide, the improvement projects described by  
 4-8                   Subchapter C-1 or activities in support of or incidental to those  
 4-9                   projects.

4-10                  Sec. 3907A.103. WATER DISTRICT POWERS. The district has  
 4-11                  the powers provided by the general laws relating to conservation  
 4-12                  and reclamation districts created under Section 59, Article XVI,  
 4-13                  Texas Constitution, including Chapters 49 and 54, Water Code.

4-14                  Sec. 3907A.104. ROAD DISTRICT POWERS. The district has the  
 4-15                  powers provided by the general laws relating to road districts and  
 4-16                  road utility districts created under Section 52(b), Article III,  
 4-17                  Texas Constitution, including Chapters 365 and 441, Transportation  
 4-18                  Code.

4-19                  Sec. 3907A.105. PUBLIC IMPROVEMENT DISTRICT POWERS. The  
 4-20                  district has the powers provided by Chapter 372, Local Government  
 4-21                  Code, to a municipality or county.

4-22                  Sec. 3907A.106. MUNICIPAL MANAGEMENT DISTRICT POWERS. The  
 4-23                  district has the powers provided by Chapter 375, Local Government  
 4-24                  Code.

4-25                  Sec. 3907A.107. CONTRACT POWERS. The district may contract  
 4-26                  with a governmental or private entity, on terms determined by the  
 4-27                  board, to carry out a power or duty authorized by this chapter or to  
 4-28                  accomplish a purpose for which the district is created.

4-29                  Sec. 3907A.108. PARKING FACILITIES. (a) The district may  
 4-30                  acquire, lease as lessor or lessee, construct, develop, own,  
 4-31                  operate, and maintain parking facilities or a system of parking  
 4-32                  facilities, including lots, garages, parking terminals, or other  
 4-33                  structures or accommodations for parking motor vehicles off the  
 4-34                  streets and related appurtenances.

4-35                  (b) The district's parking facilities serve the public  
 4-36                  purposes of the district and are owned, used, and held for a public  
 4-37                  purpose even if leased or operated by a private entity for a term of  
 4-38                  years.

4-39                  (c) The district's parking facilities are necessary  
 4-40                  components of a street and are considered to be a street or road  
 4-41                  improvement.

4-42                  (d) The development and operation of the district's parking  
 4-43                  facilities may be considered an economic development program.

4-44                  Sec. 3907A.109. NO EMINENT DOMAIN POWER. The district may  
 4-45                  not exercise the power of eminent domain.

4-46                  Sec. 3907A.110. NO TOLL ROADS. The district may not  
 4-47                  construct, acquire, maintain, or operate a toll road.

SUBCHAPTER C-1. IMPROVEMENT PROJECTS AND SERVICES

4-49                  Sec. 3907A.151. IMPROVEMENT PROJECTS AND SERVICES. The  
 4-50                  district may provide, design, construct, acquire, improve,  
 4-51                  relocate, operate, maintain, or finance an improvement project or  
 4-52                  service using money available to the district, or contract with a  
 4-53                  governmental or private entity to provide, design, construct,  
 4-54                  acquire, improve, relocate, operate, maintain, or finance an  
 4-55                  improvement project or service authorized under this chapter or  
 4-56                  Chapter 375, Local Government Code.

4-57                  Sec. 3907A.152. BOARD DETERMINATION REQUIRED. The district  
 4-58                  may not undertake an improvement project or service unless the  
 4-59                  board determines the project or service:

4-60                  (1) is necessary to accomplish a public purpose of the  
 4-61                  district; and

4-62                  (2) complies with the development agreement or the  
 4-63                  parties to the development agreement agree to the project or  
 4-64                  service, in writing.

4-65                  Sec. 3907A.153. IMPROVEMENT PROJECT AND SERVICE IN  
 4-66                  DEFINABLE AREA. The district may undertake an improvement project  
 4-67                  or service that confers a special benefit on a definable area in the  
 4-68                  district and levy and collect a special assessment on benefited  
 4-69                  property in the district in accordance with:

5-1                   (1) Chapter 372, Local Government Code;  
5-2                   (2) Chapter 375, Local Government Code; or  
5-3                   (3) both chapters.  
5-4                   Sec. 3907A.154. CONTRACTS. A contract to design,  
5-5 construct, acquire, improve, relocate, operate, maintain, or  
5-6 finance an improvement project is considered a contract for a good  
5-7 or service under Subchapter I, Chapter 271, Local Government Code.  
5-8                   SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS  
5-9                   Sec. 3907A.201. BORROWING MONEY; OBLIGATIONS. (a) The  
5-10 district may borrow money for a district purpose by issuing bonds,  
5-11 notes, time warrants, or other obligations, or by entering into a  
5-12 contract payable wholly or partly from an assessment, a contract  
5-13 payment, a grant, district revenue, or a combination of these  
5-14 sources.  
5-15                   (b) An obligation described by Subsection (a):  
5-16                   (1) may bear interest at a rate determined by the  
5-17 board; and  
5-18                   (2) may include a term or condition as determined by  
5-19 the board.  
5-20                   Sec. 3907A.202. COMPLIANCE WITH DEVELOPMENT AGREEMENT AND  
5-21 FINANCE PLAN. Before the district issues, enters into, or pays an  
5-22 obligation under Section 3907A.201:  
5-23                   (1) the obligation must be authorized by the finance  
5-24 plan; and  
5-25                   (2) the city must provide written notice to the  
5-26 district that no party to the development agreement is in default as  
5-27 of the date the district is authorized to issue or enter into the  
5-28 obligation.  
5-29                   Sec. 3907A.203. ISSUER POWERS FOR CERTAIN PUBLIC  
5-30 IMPROVEMENTS. The district may exercise any power of an issuer  
5-31 under Chapter 1371, Government Code.  
5-32                   Sec. 3907A.204. ASSESSMENTS. The district may impose an  
5-33 assessment on property in the district to pay for an obligation  
5-34 described by Section 3907A.201 in the manner provided for:  
5-35                   (1) a district under Subchapters A, E, and F, Chapter  
5-36 375, Local Government Code; or  
5-37                   (2) a municipality or county under Subchapter A,  
5-38 Chapter 372, Local Government Code.  
5-39                   Sec. 3907A.205. TAX AND ASSESSMENT ABATEMENTS. The district  
5-40 may designate reinvestment zones and may grant abatements of a tax  
5-41 or assessment on property in the zones.  
5-42                   Sec. 3907A.206. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
5-43 board by resolution shall establish the number of directors'  
5-44 signatures and the procedure required for a disbursement or  
5-45 transfer of the district's money.  
5-46                   Sec. 3907A.207. RESIDENTIAL PROPERTY NOT EXEMPT. Section  
5-47 375.161, Local Government Code, does not apply to the district.  
5-48                   Sec. 3907A.208. NO AD VALOREM TAX. The district may not  
5-49 impose an ad valorem tax.  
5-50                   SUBCHAPTER E. DISSOLUTION  
5-51                   Sec. 3907A.251. DISSOLUTION BY CITY ORDINANCE. (a) The  
5-52 governing body of the city may dissolve the district by ordinance.  
5-53                   (b) The governing body may not dissolve the district until:  
5-54                   (1) the district's outstanding debt or other  
5-55 obligations have been repaid, assumed, or discharged, including the  
5-56 defeasance of any outstanding bonds or other obligations through  
5-57 the issuance of debt by the city; and  
5-58                   (2) each party to the development agreement and the  
5-59 finance plan fulfills the party's obligations under the agreement  
5-60 and the plan, including a district obligation to reimburse a  
5-61 developer or owner for the costs of an improvement project or  
5-62 service.  
5-63                   Sec. 3907A.252. COLLECTION OF ASSESSMENTS AND OTHER  
5-64 REVENUE. If the governing body of the city dissolves the district  
5-65 and assumes the outstanding bonds or other obligations of the  
5-66 district secured by and payable from assessments or other revenue:  
5-67                   (1) the city shall, in the same manner as the district,  
5-68 enforce and collect the assessments or other revenue to pay:  
5-69                   (A) the bonds or other obligations when due and

6-1 payable; or  
 6-2 (B) special revenue or assessment bonds or other  
 6-3 obligations issued by the city to refund the outstanding bonds or  
 6-4 obligations of the district; and

6-5 (2) the board shall transfer ownership of all district  
 6-6 property to the city.

6-7 SECTION 2. The Windsor Hills Municipal Management District  
 6-8 No. 1 initially includes all the territory contained in the  
 6-9 following area:

6-10 TRACT ONE

6-11 BEING a tract of land out of the JOSEPH STEWART Survey,  
 6-12 Abstract Number 961, M.E.P. & P.R.R. COMPANY Survey, Abstract  
 6-13 Number 761, JAMES JONES Survey, Abstract Number 583, ALLEN REEVES  
 6-14 Survey, Abstract Number 939 and the B.F. BERRY Survey, Abstract  
 6-15 Number 1547 and being part of a tract of land described to One  
 6-16 Windsor Hills L.P. as recorded in Volume 2199, Page 2425, Volume  
 6-17 2181, Page 1640 and Volume 2206, Page 1415, Deed Records, Ellis  
 6-18 County, Texas, and being more particularly described by metes and  
 6-19 bounds as follows:

6-20 BEGINNING at the northwesterly corner of a tract of land  
 6-21 described to One Windsor Hills L.P. in Volume 2206, Page 1415, Deed  
 6-22 Records, Ellis County, Texas, and the southwesterly corner of a  
 6-23 tract of land described to Suburban Residential, L.P. as recorded  
 6-24 in Volume 2061, Page 1487, Deed Records, Ellis County, Texas, said  
 6-25 point also being in the easterly right-of-way of U.S. Highway  
 6-26 Number 287 (a variable width right-of-way).

6-27 THENCE North 59°34'56" East along said common line and  
 6-28 departing said east right-of-way line passing at a distance of  
 6-29 223.98 feet the easterly line of said Suburban Residential, L.P.  
 6-30 tract and the westerly line of said tract of land described to One  
 6-31 Windsor Hills, L.P. in Volume 2181, Page 1640 in all a total  
 6-32 distance of 2878.85 feet to a point for corner;

6-33 THENCE North 30°22'31" West, a distance of 623.90 feet to a  
 6-34 point for corner;

6-35 THENCE North 81°43'06" East, a distance of 488.08 feet to a  
 6-36 point for corner;

6-37 THENCE North 72°00'40" East, a distance of 320.19 feet to a  
 6-38 point for corner;

6-39 THENCE North 71°30'14" East, a distance of 275.16 feet to a  
 6-40 point for corner;

6-41 THENCE North 60°21'33" East, a distance of 306.11 feet to a  
 6-42 point for corner;

6-43 THENCE North 60°52'42" East, a distance of 324.51 feet to a  
 6-44 point for corner;

6-45 THENCE North 62°51'56" East, a distance of 737.24 feet to a  
 6-46 point for corner;

6-47 THENCE North 77°31'00" East, a distance of 184.84 feet to a  
 6-48 point for corner;

6-49 THENCE South 54°36'52" East, a distance of 94.36 feet to a  
 6-50 point for corner;

6-51 THENCE South 45°11'54" East, a distance of 143.80 feet to a  
 6-52 point for corner;

6-53 THENCE North 00°06'23" East, a distance of 2809.23 feet to a  
 6-54 point for corner, said point being at the beginning of tangent curve  
 6-55 to the right whose chord bears North 04°50'09" East, and a chord  
 6-56 length of 454.89;

6-57 THENCE in a northeasterly direction with said curve to the  
 6-58 right having a central angle 09°53'05", with a radius of 2640.00  
 6-59 feet, an arc length of 455.45 feet to a point for corner, said point  
 6-60 being in the northeasterly line of said tract of land described to  
 6-61 One Windsor Hills, L.P. in Volume 2199, Page 2425, and southerly  
 6-62 line of a tract of land described to JAS Holdings, L.L.C. as  
 6-63 recorded in Volume 2051, Page 2082, Deed Records, Ellis County,  
 6-64 Texas;

6-65 THENCE North 88°55'17" East, along said common line a distance  
 6-66 of 627.82 feet to a point for corner;

6-67 THENCE South 01°20'17" East continuing along said common line  
 6-68 a distance of 491.92 feet to a point for corner;

6-69 THENCE North 87°52'20" East continuing along said common line

7-1 a distance of 765.58 feet to a point for corner;  
7-2 THENCE North 89°07'31" East continuing along said common line  
7-3 a distance of 1045.64 feet to a point for corner said point being in  
7-4 the apparent westerly line of Quarry Road (a variable width  
7-5 right-of-way);  
7-6 THENCE along said Quarry Road the following calls: South  
7-7 00°31'02" East, a distance of 2176.51 feet to a point for corner;  
7-8 South 00°12'55" West, a distance of 619.03 feet to a point for  
7-9 corner; South 00°11'45" West, a distance of 2361.69 feet to a point  
7-10 for corner, said point being the northerly line of a tract of land  
7-11 described to Fulson Midlothian Partners L.P., in Volume 2220, Page  
7-12 0194, Deed Records, Ellis County, Texas;  
7-13 THENCE South 73°40'45" West, departing said Quarry Road, a  
7-14 distance of 1024.70 feet to a point for corner, said point being in  
7-15 the easterly line of said tract of land described to One Windsor  
7-16 Hills, L.P. in Volume 2206, Page 1415, and the northerly line of  
7-17 said Fulson Midlothian Partners L.P. tract;  
7-18 THENCE South 30°37'38" East, continuing along said common  
7-19 line a distance of 350.99 feet to a point for corner;  
7-20 THENCE South 59°15'58" West, continuing along said common  
7-21 line a distance of 3738.60 feet to a point for corner;  
7-22 THENCE South 00°20'54" West, continuing along said common  
7-23 line a distance of 423.54 feet to a point for corner, said point  
7-24 being in the said northerly right-of-way line of U.S. Highway  
7-25 Number 287;  
7-26 THENCE along said northerly right-of-way line of U.S. Highway  
7-27 Number 287 the following calls: North 63°06'06" West, a distance of  
7-28 291.86 feet to a point for corner; North 59°56'14" West, a distance  
7-29 of 490.32 feet to a point for corner; North 57°00'04" West, a  
7-30 distance of 447.27 feet to a point for corner; North 56°34'07" West,  
7-31 a distance of 486.37 feet to a point for corner; North 50°47'17"  
7-32 West, a distance of 387.41 feet to a point for corner; North  
7-33 49°12'36" West, a distance of 604.08 feet to a point for corner;  
7-34 North 48°29'20" West, a distance of 123.15 feet to a point for  
7-35 corner, said point being in the southeasterly line of a tract of  
7-36 land described to City of Midlothian, Cause Number 04-C-3616 County  
7-37 Court of Law, Ellis County, Texas;  
7-38 THENCE North 41°28'19" East, departing the said northerly  
7-39 right-of-way line of U.S Highway 287, a distance of 100.00 feet to a  
7-40 point for corner;  
7-41 THENCE North 48°53'44" West continuing along said common line  
7-42 a distance of 99.72 feet to a point for corner;  
7-43 THENCE South 41°38'09" West continuing along said common line  
7-44 a distance of 99.36 feet to a point for corner, said point being in  
7-45 the said northerly right-of-way line of U.S. Highway 287;  
7-46 THENCE along said northerly right-of-way line of U.S. Highway  
7-47 Number 287 the following calls: North 48°36'14" West, a distance of  
7-48 247.58 feet to a point for corner; North 42°50'51" West, a distance  
7-49 of 458.34 feet to a point for corner; North 51°04'02" West, a  
7-50 distance of 466.39 feet to a point for corner; North 27°30'07" West,  
7-51 a distance of 3.46 feet to the POINT OF BEGINNING, containing  
7-52 29,532,612 square feet or 677.97 acres, more or less.  
7-53 TRACT TWO  
7-54 BEING a tract of land out of thee ALLEN REEVES Survey,  
7-55 Abstract Number 939 and being part of a tract of land described to  
7-56 One Windsor Hills L.P. as recorded in Volume 2202, Page 2425, Deed  
7-57 Records, Ellis County, Texas, and being more particularly described  
7-58 by metes and bounds as follows:  
7-59 BEGINNING at the southeasterly corner of a tract of land  
7-60 described to One Windsor Hills L.P. Tract 2 in Volume 2202, Page  
7-61 1295, Deed Records, Ellis County, Texas, said point also being in  
7-62 the southwesterly line of a tract of land described to City of  
7-63 Midlothian in Volume 491, Page 081, Deed Records, Ellis County,  
7-64 Texas, said point also being in the apparent northerly line of Auger  
7-65 Road (a variable width right-of-way);  
7-66 THENCE along said northerly line of Auger Road the following  
7-67 calls: South 81°59'52" West, a distance of 520.79 feet to a point for  
7-68 corner; North 84°51'18" West, a distance of 617.43 feet to a point  
7-69 for corner; South 79°50'03" West, a distance of 442.41 feet to a

8-1 point for corner, said point also being in the apparent easterly  
8-2 line of Quarry Road (a variable width right-of-way) and also being  
8-3 in the westerly line of said One Windsor Hills, L.P. Tract Two;  
8-4 THENCE North 00°09'14" West, a distance of 2342.31 feet to a  
8-5 point for corner, said point being in the southwesterly line of a  
8-6 tract of land described to North Texas Cement Company in Volume 846,  
8-7 Page 138, Deed Records, Ellis County, Texas;  
8-8 THENCE North 88°56'09" East departing said easterly line of  
8-9 Quarry Road and continuing along said common line a distance of  
8-10 563.53 feet to a point for corner;  
8-11 THENCE North 00°21'10" West, continuing along said common  
8-12 line a distance of 250.88 feet to a point for corner;  
8-13 THENCE North 89°56'37" East, a distance of 2097.82 feet to  
8-14 appoint for corner, said point being in the westerly line of a tract  
8-15 of land described to City of Midlothian in Volume 2451, Page 0414,  
8-16 Deed Records, Ellis County, Texas;  
8-17 THENCE South 00°22'22" East, continuing along said common  
8-18 line a distance of 1414.75 feet to a point for corner;  
8-19 THENCE South 89°25'13" West, a distance of 563.27 feet to a  
8-20 point for corner;  
8-21 THENCE South 36°57'24" West, a distance of 156.39 feet to a  
8-22 point for corner;  
8-23 THENCE South 42°37'28" West, a distance of 220.86 feet to a  
8-24 point for corner;  
8-25 THENCE South 17°07'08" West, a distance of 110.49 feet to a  
8-26 point for corner;  
8-27 THENCE South 29°56'28" West, a distance of 283.81 feet to a  
8-28 point for corner;  
8-29 THENCE South 83°24'38" West, a distance of 135.84 feet to a  
8-30 point for corner.  
8-31 THENCE South 02°33'31" East, a distance of 435.91 feet to the  
8-32 POINT OF BEGINNING, containing 5,604,605 square feet or 128.66  
8-33 acres, more or less.  
8-34 TRACT THREE  
8-35 BEING a tract of land out of the ALLEN REEVES Survey, Abstract  
8-36 Number 939 and being part of a tract of land described to Jas  
8-37 Holdings, LLC, as recorded in Volume 2051, Page 2082, Deed Records,  
8-38 Ellis County, Texas, and being more particularly described by metes  
8-39 and bounds as follows:  
8-40 BEGINNING at the northwesterly line of said Holdings tract,  
8-41 said point being at the intersection of the southerly line of Gifco  
8-42 Road and the westerly line of Quarry Road;  
8-43 THENCE South 06°40'47" West, a distance of 443.05 feet to a  
8-44 point for corner;  
8-45 THENCE South 06°09'13" East, a distance of 220.20 feet to a  
8-46 point for corner;  
8-47 THENCE South 10°13'13" East, a distance of 536.49 feet to a  
8-48 point for corner;  
8-49 THENCE South 08°58'47" West, a distance of 136.00 feet to a  
8-50 point for corner;  
8-51 THENCE South 10°19'36" West, a distance of 210.10 feet to a  
8-52 point for corner;  
8-53 THENCE South 00°07'52" East, a distance of 565.79 feet to a  
8-54 point for corner, said point being in the southerly line of said  
8-55 Holdings tract and the northerly line of a tract of land described  
8-56 to One Windsor Hills, L.P. as recorded in Volume 2199, Page 2425,  
8-57 Deed Records, Ellis County, Texas;  
8-58 THENCE with said common line the following calls: South  
8-59 89°07'31" West, a distance of 1045.64 feet to a point for corner;  
8-60 South 87°52'20" West, a distance of 765.58 feet to a point for  
8-61 corner; North 01°20'17" West, a distance of 491.92 feet to a point  
8-62 for corner; South 88°55'27" West, a distance of 627.82 feet to a  
8-63 point for corner, said point being at the beginning of a non-tangent  
8-64 curve to the right whose chord bears North 31°16'58" East, a  
8-65 distance of 1935.46 feet;  
8-66 THENCE in a northeasterly direction with said non-tangent  
8-67 curve to the right having a central angle of 43°00'28", with a radius  
8-68 of 2640.00 feet, an arc length of 1981.66 feet to a point for  
8-69 corner, said point being in the northerly line of said Holdings



9-1 tract;

9-2 THENCE North 89°50'10" East, along the northerly line of said  
9-3 Holdings tract a distance of 1436.81 feet to the POINT OF BEGINNING,  
9-4 containing 4,273,854 square feet or 98.11 acres, more or less.

9-5 SECTION 3. (a) The legal notice of the intention to  
9-6 introduce this Act, setting forth the general substance of this  
9-7 Act, has been published as provided by law, and the notice and a  
9-8 copy of this Act have been furnished to all persons, agencies,  
9-9 officials, or entities to which they are required to be furnished  
9-10 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
9-11 Government Code.

9-12 (b) All requirements of the constitution and laws of this  
9-13 state and the rules and procedures of the legislature with respect  
9-14 to the notice, introduction, and passage of this Act have been  
9-15 fulfilled and accomplished.

9-16 SECTION 4. This Act takes effect September 1, 2013.

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