

1-1 By: Sanford (Senate Sponsor - Estes) H.B. No. 3914
1-2 (In the Senate - Received from the House May 14, 2013;
1-3 May 14, 2013, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 17, 2013, reported adversely,
1-5 with favorable Committee Substitute by the following vote: Yeas 3,
1-6 Nays 0; May 17, 2013, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8 Hinojosa	X			
1-9 Nichols			X	
1-10 Garcia	X			
1-11 Paxton			X	
1-12 Taylor	X			

1-14 COMMITTEE SUBSTITUTE FOR H.B. No. 3914 By: Garcia

1-15 A BILL TO BE ENTITLED
1-16 AN ACT

1-17 relating to the creation of the Old Celina Municipal Management
1-18 District No. 1; providing authority to impose an assessment or fee.

1-19 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-20 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-21 Code, is amended by adding Chapter 3919 to read as follows:

1-22 CHAPTER 3919. OLD CELINA MUNICIPAL MANAGEMENT DISTRICT NO. 1

1-23 SUBCHAPTER A. GENERAL PROVISIONS

1-24 Sec. 3919.001. DEFINITIONS. In this chapter:

1-25 (1) "Board" means the district's board of directors.

1-26 (2) "City" means the City of Celina, Texas.

1-27 (3) "County" means Collin County, Texas.

1-28 (4) "Director" means a board member.

1-29 (5) "District" means the Old Celina Municipal
1-30 Management District No. 1.

1-31 Sec. 3919.002. CREATION AND NATURE OF DISTRICT. The Old
1-32 Celina Municipal Management District No. 1 is a special district
1-33 created under Sections 52 and 52-a, Article III, and Section 59,
1-34 Article XVI, Texas Constitution.

1-35 Sec. 3919.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The
1-36 creation of the district is essential to accomplish the purposes of
1-37 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-38 Texas Constitution, and other public purposes stated in this
1-39 chapter. By creating the district and in authorizing the city and
1-40 other political subdivisions to contract with the district, the
1-41 legislature has established a program to accomplish the public
1-42 purposes set out in Section 52-a, Article III, Texas Constitution.

1-43 (b) The creation of the district is necessary to promote,
1-44 develop, encourage, and maintain employment, commerce,
1-45 transportation, housing, tourism, recreation, the arts,
1-46 entertainment, economic development, safety, and the public
1-47 welfare in the district.

1-48 (c) This chapter and the creation of the district may not be
1-49 interpreted to relieve the city or county from providing the level
1-50 of services provided to the area in the district as of the effective
1-51 date of the Act enacting this chapter. The district is created to
1-52 supplement and not to supplant the city and county services
1-53 provided in the district.

1-54 Sec. 3919.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
1-55 The district is created to serve a public use and benefit.

1-56 (b) All land and other property included in the district
1-57 will benefit from the improvements and services to be provided by
1-58 the district under powers conferred by Sections 52 and 52-a,
1-59 Article III, and Section 59, Article XVI, Texas Constitution, and
1-60 other powers granted under this chapter.

1-61 (c) The district is created to accomplish the purposes of a

municipal management district as provided by general law and Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution.

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

(1) further the public purposes of developing and diversifying the economy of the state;

(2) eliminate unemployment and underemployment; and

(3) develop or expand transportation and commerce.

(e) The district will:

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

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

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

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

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

Sec. 3919.005. INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by Section 2 of the Act enacting this chapter.

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

(1) organization, existence, or validity;

(2) right to contract;

(3) authority to borrow money or issue bonds or other obligations described by Section 3919.203 or to pay the principal and interest of the bonds or other obligations;

(4) right to impose or collect an assessment or collect other revenue; or

(5) legality or operation.

Sec. 3919.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

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

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

(2) a tax abatement reinvestment zone created under Chapter 312, Tax Code; or

(3) an enterprise zone created under Chapter 2303, Government Code.

(b) If the city creates a tax increment reinvestment zone described by Subsection (a), the city and the board of directors of the zone, by contract with the district, may grant money deposited in the tax increment fund to the district to be used by the district for:

(1) the purposes permitted for money granted to a corporation under Section 380.002(b), Local Government Code; and

(2) any other district purpose, including the right to pledge the money as security for any bonds or other obligations issued by the district under Section 3919.203.

(c) If the city creates a tax increment reinvestment zone described by Subsection (a), the city may determine the percentage of the property in the zone that may be used for residential purposes and is not subject to the limitations provided by Section 311.006, Tax Code.

Sec. 3919.007. APPLICABILITY OF MUNICIPAL MANAGEMENT DISTRICT LAW. Except as provided by this chapter, Chapter 375,

Local Government Code, applies to the district.

Sec. 3919.008. FORM OF CITY APPROVAL. (a) A statutory requirement relating to the duty of the district to obtain the approval or consent of the city in a manner other than the manner described by Subsection (b) before the district takes an action, including a requirement prescribed by Section 42.042 or Chapter 375, Local Government Code, or Chapter 54, Water Code, does not apply to the district.

(b) If a statute, including this chapter, requires the district to obtain the city's approval or consent before taking an action, the district may not take that action unless the action is authorized by a city resolution or ordinance approved by a majority of the governing body of the city.

Sec. 3919.009. CONSTRUCTION OF CHAPTER. This chapter shall be liberally construed in conformity with the findings and purposes stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 3919.051. GOVERNING BODY; TERMS. (a) The district is governed by a board of five directors composed of:

(1) three directors appointed by the governing body of the city;

(2) the city manager; and

(3) the city's chief financial officer.

(b) Appointed directors serve staggered terms of four years, with one or two directors' terms expiring May 31 of each even-numbered year.

Sec. 3919.052. QUALIFICATIONS OF DIRECTOR. (a) Sections 375.063 and 375.072(a) and (c), Local Government Code, do not apply to a director.

(b) Section 49.052, Water Code, does not apply to the district.

(c) Notwithstanding any other law:

(1) an officer or employee of the city may serve as a director of the district;

(2) a member of the governing body of the city may serve as a director of the district; and

(3) a person who qualifies to serve as a director is qualified to participate in all votes pertaining to the business of the district.

Sec. 3919.053. VACANCY. The governing body of the city shall appoint a director to fill a vacancy on the board for the remainder of the unexpired term.

Sec. 3919.054. DIRECTOR'S OATH OR AFFIRMATION. A director shall file the director's oath or affirmation of office with the district, and the district shall retain the oath or affirmation in the district records.

Sec. 3919.055. OFFICERS. The board shall elect from among the directors a chair, a vice chair, and a secretary.

Sec. 3919.056. COMPENSATION; EXPENSES. (a) The district shall compensate as provided by Section 49.060, Water Code, each director who is not a member of the governing body of the city or an employee of the city.

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

Sec. 3919.057. LIABILITY INSURANCE. The district may obtain and pay for comprehensive general liability insurance coverage from a commercial insurance company or other source that protects and insures the directors against personal liability and from all claims for actions taken as directors or actions and activities taken by the district or by others acting on its behalf.

Sec. 3919.058. BOARD MEETINGS. The board shall hold meetings at a place accessible to the public.

Sec. 3919.059. REMOVAL OF DIRECTORS. The governing body of the city may remove a director appointed under Section 3919.051(a)(1).

Sec. 3919.060. INITIAL DIRECTORS. (a) The initial board consists of the following directors:

(1) Mike Forman, city manager;

4-1 (2) Jay Toutounchian, city chief financial officer;
 4-2 and
 4-3 (3) three directors appointed by the governing body of
 4-4 the city.

4-5 (b) Of the initial directors, the term of one director
 4-6 appointed under Subsection (a)(3) expires May 31, 2016, and the
 4-7 terms of the other two directors appointed under Subsection (a)(3)
 4-8 expire May 31, 2014.

4-9 (c) The governing body of the city shall determine which
 4-10 director's term expires May 31, 2016, and which directors' terms
 4-11 expire May 31, 2014.

4-12 (d) This section expires September 1, 2016.

4-13 SUBCHAPTER C. POWERS AND DUTIES

4-14 Sec. 3919.101. GENERAL POWERS AND DUTIES. The district has
 4-15 the powers and duties necessary to accomplish the purposes for
 4-16 which the district is created.

4-17 Sec. 3919.102. IMPROVEMENT PROJECTS. The district may
 4-18 provide, or it may enter into contracts with a governmental or
 4-19 private entity to provide, the improvement projects described by
 4-20 Subchapter C-1 or activities in support of or incidental to those
 4-21 projects.

4-22 Sec. 3919.103. WATER DISTRICT POWERS. (a) Except as
 4-23 provided by Subsection (b), the district has the powers provided by
 4-24 the general laws relating to conservation and reclamation districts
 4-25 created under Section 59, Article XVI, Texas Constitution,
 4-26 including Chapters 49 and 54, Water Code.

4-27 (b) The district may not provide wholesale or retail water
 4-28 or wastewater service.

4-29 (c) The district shall display a design selected by the city
 4-30 on a water tower or tank the district constructs or finances. The
 4-31 district may not display the name or logo of the district or of any
 4-32 other entity on the water tower or tank.

4-33 Sec. 3919.104. ROAD PROJECT POWERS; LIMITATION. The
 4-34 district has the road project powers provided by Chapter 375, Local
 4-35 Government Code, except that the district may not impose an ad
 4-36 valorem tax under Section 375.0921, Local Government Code.

4-37 Sec. 3919.105. PUBLIC IMPROVEMENT DISTRICT POWERS. The
 4-38 district has the powers provided by Chapter 372, Local Government
 4-39 Code, to a municipality or county.

4-40 Sec. 3919.106. CONTRACT POWERS. The district may contract
 4-41 with a governmental or private entity, on terms determined by the
 4-42 board, to carry out a power or duty authorized by this chapter or to
 4-43 accomplish a purpose for which the district is created.

4-44 Sec. 3919.107. LIMITATIONS ON EMERGENCY SERVICES POWERS.
 4-45 Sections 49.216 and 49.351, Water Code, do not apply to the
 4-46 district.

4-47 Sec. 3919.108. ECONOMIC DEVELOPMENT. The district may
 4-48 engage in activities that accomplish the economic development
 4-49 purposes of the district.

4-50 Sec. 3919.109. ADDING OR REMOVING TERRITORY. As provided
 4-51 by Subchapter J, Chapter 49, Water Code, the board may add territory
 4-52 inside the boundaries of the city or the extraterritorial
 4-53 jurisdiction of the city to the district or remove territory inside
 4-54 the boundaries of the city or the extraterritorial jurisdiction of
 4-55 the city from the district, except that:

4-56 (1) the addition or removal of the territory must be
 4-57 approved by the city;

4-58 (2) the addition or removal may not occur without
 4-59 petition by the owners of the territory being added or removed; and

4-60 (3) territory may not be removed from the district if
 4-61 bonds or other obligations of the district payable wholly or partly
 4-62 from assessments assessed on the territory are outstanding.

4-63 Sec. 3919.110. NO TOLL ROADS OR MASS TRANSIT. The district
 4-64 may not construct, acquire, maintain, or operate a toll road or mass
 4-65 transit system.

4-66 Sec. 3919.111. NO EMINENT DOMAIN POWER. The district may
 4-67 not exercise the power of eminent domain.

4-68 SUBCHAPTER C-1. IMPROVEMENT PROJECTS AND SERVICES

4-69 Sec. 3919.151. IMPROVEMENT PROJECTS AND SERVICES. Except

as otherwise provided by this chapter, the district may provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service using any money available to the district, or contract with a governmental or private entity to provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under this chapter or Chapter 372 or 375, Local Government Code.

Sec. 3919.152. BOARD DETERMINATION REQUIRED. The district may not undertake an improvement project unless the board determines the project is necessary to accomplish a public purpose of the district.

Sec. 3919.153. LOCATION OF IMPROVEMENT PROJECT. An improvement project may be located or provide service inside or outside the district.

Sec. 3919.154. CITY REQUIREMENTS. (a) An improvement project in the city must comply with any applicable requirements of the city, including codes and ordinances.

(b) The district may not provide, conduct, or authorize any improvement project on the city's streets, highways, rights-of-way, or easements without the consent of the city.

Sec. 3919.155. ADDITIONAL CITY POWERS REGARDING IMPROVEMENT PROJECTS. (a) The city may:

(1) by ordinance or resolution require that title to all or any portion of an improvement project vest in the city; or

(2) by ordinance or resolution authorize the district to own, encumber, maintain, and operate an improvement project or convey the project to the city at a later date.

(b) The district shall immediately comply with any city ordinance or resolution adopted under this section.

Sec. 3919.156. IMPROVEMENT PROJECT AND SERVICE IN DEFINABLE AREA. The district may undertake an improvement project or service that confers a special benefit on a definable area in the district and levy and collect a special assessment on benefited property in the district in accordance with:

(1) Chapter 372, Local Government Code; or

(2) Chapter 375, Local Government Code.

Sec. 3919.157. CONTRACTS. A contract to design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project is considered a contract for a good or service under Subchapter I, Chapter 271, Local Government Code.

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

Sec. 3919.201. DISBURSEMENTS AND TRANSFERS OF MONEY. The board by resolution shall establish the number of directors' signatures and the procedure required for a disbursement or transfer of the district's money.

Sec. 3919.202. MONEY USED FOR IMPROVEMENTS OR SERVICES. The district may undertake and provide an improvement project or service authorized by this chapter using any money available to the district.

Sec. 3919.203. BORROWING MONEY; OBLIGATIONS. (a) The district may borrow money for a district purpose, including the acquisition or construction of improvement projects authorized by this chapter and the reimbursement of a person who develops or owns an improvement project authorized by this chapter, without holding an election by issuing bonds, notes, time warrants, or other obligations, or by entering into a contract or other agreement payable wholly or partly from an assessment, a contract payment, a grant, other district revenue, or a combination of these sources.

(b) An obligation described by Subsection (a):

(1) may bear interest at a rate determined by the board; and

(2) may include a term or condition as determined by the board.

Sec. 3919.204. ASSESSMENTS. (a) Except as provided by Subsection (b), the district may impose an assessment on property in the district to pay for an obligation described by Section 3919.203 in the manner provided for:

(1) a district under Subchapter F, Chapter 375, Local

Government Code; or

(2) a municipality or county under Subchapter A, Chapter 372, Local Government Code.

(b) The district may not impose an assessment on a municipality, county, or other political subdivision.

Sec. 3919.205. NOTICE OF ASSESSMENTS. (a) The board shall annually file written notice with the secretary of the city that specifies the assessments the district will impose in the district's next fiscal year in sufficient clarity to describe the assessments for the operation and maintenance of the district and the assessments for the payment of debt service of obligations issued or incurred by the district.

(b) The board shall annually record in the deed records of the county a current assessment roll approved by the city.

(c) The assessment roll must clearly state that the assessments in the assessment roll are in addition to the ad valorem taxes imposed by other political subdivisions that tax real property in the district.

(d) The district shall generate and implement a program to provide notice modeled on the notice described by Section 49.452(c), Water Code, to a prospective purchaser of property in the district of the assessments that have been approved and are imposed by the district.

Sec. 3919.206. RESIDENTIAL PROPERTY NOT EXEMPT. Section 375.161, Local Government Code, does not apply to the district.

Sec. 3919.207. NO IMPACT FEES. The district may not impose an impact fee.

Sec. 3919.208. NO AD VALOREM TAX. The district may not impose an ad valorem tax.

SUBCHAPTER E. DISSOLUTION

Sec. 3919.251. DISSOLUTION BY CITY. (a) The city may dissolve the district by ordinance.

(b) The city may not dissolve the district until:

(1) the district's outstanding debt or contractual obligations have been repaid or discharged; or

(2) the city agrees to succeed to the rights and obligations of the district.

Sec. 3919.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE. (a) If the dissolved district has bonds or other obligations outstanding secured by and payable from assessments or other revenue, the city succeeds to the rights and obligations of the district regarding enforcement and collection of the assessments or other revenue.

(b) The city shall have and exercise all district powers to enforce and collect the assessments or other revenue to pay:

(1) the bonds or other obligations when due and payable according to their terms; or

(2) special revenue or assessment bonds or other obligations issued by the city to refund the outstanding bonds or obligations of the district.

Sec. 3919.253. ASSUMPTION OF ASSETS AND LIABILITIES. (a) After the city dissolves the district, the city assumes the obligations of the district, including any bonds or other debt payable from assessments or other district revenue.

(b) If the city dissolves the district, the board shall transfer ownership of all district property to the city.

SECTION 2. The Old Celina Municipal Management District No. 1 initially includes all the territory contained in the following area:

TRACT 1 (40.233 ACRES):

All that certain tract or parcel of land situated in the Henry Bentley Survey, Abstract Number 124 and the B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin, State of Texas, said tract being all of a called 30.45 acre tract as described in deed to Dorothea Cornelius, filed 24 April 2007, and recorded in county clerks number 07-000549120 of the deed records of the County of Collin, State of Texas, and said tract being part of a called 11.13 acre tract as described in deed to Cornelius Family Revocable Trust, filed 24 April 2007, and recorded In county clerks number

7-1 07-000549090 of said deed records, and being more fully described
7-2 as follows;
7-3 Beginning for the southwest corner of the tract being described
7-4 herein at a found 1/2 inch rebar, said rebar being the southwest
7-5 corner of said Cornelius 30 acre tract, some being the southeast
7-6 corner of a called 99.028 acre tract as described in deed to Old
7-7 Celina, Ltd filed 11 June 2002, and recorded in volume 5208 page 3408
7-8 of said deed records, said rebar also being on the north line of a
7-9 called 73.558 acre tract as described in deed to Old Celina, Ltd,
7-10 filed 11 June 2002, and recorded in volume 5208 page 3382 of said
7-11 deed records;
7-12 Thence: North 00 degrees 28 minutes 22 seconds West, with the west
7-13 line of said Cornelius 30 acre tract, and with the east line of said
7-14 Old Celina 99 acre tract, a distance of 867.05 feet to a found 3/8
7-15 Inch rebar for the northwest corner of said Cornelius 30 acre tract,
7-16 same being the southwest corner of a called 39.02 acre tract as
7-17 described in deed to the City of Celina, filed 10 October 2000, and
7-18 recorded in volume 4770 page 2324 of said deed records;
7-19 Thence: North 88 degrees 39 minutes 42 seconds East, with the south
7-20 line of said City tract, a distance of 1561.03 feet to a set 1/2 inch
7-21 steel square tubing for the southeast corner of said City tract,
7-22 some being the southwest corner of a called 0.8024 acre tract as
7-23 described in deed to the City of Celina; filed 01 September 2004,
7-24 and recorded in volume 5744 page 4860 of said deed records;
7-25 Thence: North 88 degrees 29 minutes, 00 seconds East, with the south
7-26 line of said City tract, a distance of 224.07 feet to a set 1/2 inch
7-27 steel square tubing for the northeast corner of this tract, said
7-28 tubing being on the west right of way line of Farm to Market Road
7-29 Number 428, and said tubing being in a curve to the left having a
7-30 central angle of 01 degrees 37 minutes 20 seconds, and a radius of
7-31 1190.91 feet and a chord bearing of South 40 degrees 42 minutes 20
7-32 seconds fast, and a chord distance of 33.72 feet;
7-33 Thence: With said curve to the left and with the west line of said
7-34 road an arc length of 33.72 feet to a set 1/2 inch steel square
7-35 tubing for the end of said curve;
7-36 Thence: South 41 degrees 31 minutes 00 seconds East, with the west
7-37 line of said road a distance of 20.40 feet to a set 1/2 inch steel
7-38 square tubing for the start of a curve to the right having a central
7-39 angle of 40 degrees 02 minutes 00 seconds, and a radius of 1101.03
7-40 feet, and a chord bearing of South 21 degrees 30 minutes 00 seconds
7-41 fast, and a chord distance- of 753.75 feet;
7-42 Thence: With said curve to the right and with the west line of said
7-43 road an arc length of 769.31 feet to a set 1/2 inch steel square.
7-44 Tubing for the end of said curve;
7-45 Thence: .South 01 degrees 29 minutes 00 seconds East, with the west
7-46 line of said road, a distance of 129.80 feet to a set 1/2 inch steel
7-47 square tubing for the southeast corner of this tract, same being the
7-48 northeast corner of Exhibit "C" a called 28.15 acre tract as
7-49 described in Partition Deed to Sandra Short Osborne, filed 12 March
7-50 1986, and recorded In volume 2325 page 801 of said deed records;
7-51 Thence: South 88 degrees 54 minutes 08 seconds West, with the north
7-52 line of said Osborne tract, a distance of 1332.93 feet to a found 1
7-53 inch pipe by a pipe fence corner post for file northwest corner of
7-54 Tract One a called 15.66 acre tract as described in deed to Jerry L.
7-55 Moore, filed 24 October 1994; and recorded in county clerks number
7-56 94-0095870 of said deed records, same being the northeast corner of
7-57 a called 16.141 acre tract as described in deed to Old Celina Ltd.,
7-58 filed 11 June 2002, and recorded in volume 5208 page 3366 of said
7-59 deed records;
7-60 Thence: South 89 degrees 05 minutes 50 seconds West, with the north
7-61 line of said Old Celina 16 acre tract, a distance of 759.97 feet to
7-62 the POINT OF BEGINNING and containing 40.233 acres of land.
7-63 TRACT 2 (0.837 ACRES):
7-64 All that certain tract or parcel of land situated in the B.B.B. &
7-65 C.R.R. Survey, Abstract Number 132, County of Collin, State of
7-66 Texas, said tract being part of a called 11.13 acre tract as
7-67 described in deed to Cornelius Family Revocable Trust, filed 24
7-68 April 2007, and recorded in county clerks number 07-000549090 of
7-69 the deed records of the County of Collin, State of Texas, and being

8-1 more fully described as follows:
8-2 Beginning for the southeast corner of the tract being described
8-3 herein at a set 1/2 inch steel square tubing on the east line of said
8-4 Cornelius tract in a county road said tubing being a southwest
8-5 corner of a called 107:207 acre tract as described to deed to Martha
8-6 Ann King and Peggy Sue Earthman filed 29 December 1992, and recorded
8-7 in county clerks number 92-0091305 of said deed records, said
8-8 tubing also being on the east right of way line of Farm to Market
8-9 Road Number 428,
8-10 Thence: South 88 degrees 31 minutes 00 seconds West, with the east
8-11 line of said road a distance of 45.05 feet to a set 1/2 Inch steel
8-12 square tubing for the start of a curve to the left having a central
8-13 angle of 16 degrees 36 minutes 28 seconds, and a radius of 1191.03
8-14 feet, and a chord bearing of North 32 degrees 12 minutes 35 seconds
8-15 attest, and a chord distance of 344.03 feet;
8-16 Thence: With-said curve to the left and with the east line of said
8-17 road, an arc length 345.23 feet to a set 1/2 inch steel square
8-18 tubing for the northwest corner of this tract, said tubing being in
8-19 Collin County Road Number 56;
8-20 Thence: North 88 degrees 29 minutes 00 seconds East, with the north
8-21 line of said Cornelius tract, and with said road a distance of
8-22 220.82 feet to a set 1/2 inch steel square tubing for the northeast
8-23 corner of said Cornelius tract, and said tubing being on the west
8-24 line of said King tract, said tubing also being at this intersection
8-25 of said county roads;
8-26 Thence: South 01 degrees 29 minutes 00 seconds East, with the east
8-27 line of said Cornelius tract, and with the west line of sold King
8-28 tract, and with the center of said county road, a distance of
8-29 295.86 feet to the POINT OF BEGINNING and containing 0.837 of an
8-30 acre of land
8-31 TRACT 3 (38.545 ACRES):
8-32 BEING a tract of land situated in Collin County, Texas and being in
8-33 the Henry Bentley Survey, Abstract No. 124 and being A part of that
8-34 certain tract of land known as Tract One, conveyed to Clifford Gee
8-35 McKnight, as recorded in Volume 2430, Page 665, of the Deed Records
8-36 of Collin County, Texas. (D.R.C.C.T.) and being more particularly
8-37 described by metes and bounds as follows:
8-38 BEGINNING at a 2 1/2 inch iron pipe found for corner, said corner
8-39 being in the south, right-of-way line of F.M. Highway No. 455 (a
8-40 public thoroughfare) and also being the northeast corner of a tract
8-41 of land conveyed to Rex Glendenning, et ux, as recorded in Volume
8-42 4408, Page 1763, D.R.C.C.T.:
8-43 THENCE North 88 degrees 23 minutes 45 seconds East along said south
8-44 right-of-way line, a distance of 885.98 foot to a 3/8-inch iron rod
8-45 found for corner, said corner being the northwest corner of a tract
8-46 of land conveyed to Hassan Badii, as recorded in Volume 2031, Page
8-47 943, D.R.C.C.T.;
8-48 THENCE South 00 degrees 48 minutes 00 seconds East along the weal
8-49 line of said Badii tract, and along the west line of a tract of land
8-50 conveyed to Stephen Harold Mills, as recorded in Volume 4987, Page
8-51 3011. D.R.C.C.T. and the west line of a tract of land conveyed to
8-52 the City of Celina, as recorded in Volume 4770, Page 2324,
8-53 D.R.C.C.T., a distance of 2150.90 feet to a 5/8-inch iron rod found
8-54 for an ell comer of said City of Celina tract;
8-55 THENCE South 89 degrees 02 minutes 12 seconds West along the most
8-56 southerly north line of said City of Celina tract, a distance of
8-57 881.92 feet to 1/2-inch iron rod with cap stamped "ALLIANCE" found
8-58 for corner, said corner being on the east line of the aforementioned
8-59 Glendenning tract;
8-60 THENCE North 00 degrees 54 minutes 23 seconds West along the east
8-61 line of said Glendenning tract, a distance of 2140.98 foot to the
8-62 POINT OF BEGINNING;
8-63 CONTAINING a computed area of 1,896,815 square feet or 43.545 acres
8-64 of land.
8-65 SAVE AND EXCEPT the following 5.00 acres to the City of Celina for
8-66 Park Purposes:
8-67 BEING all that certain tract or parcel of land situated in the H.
8-68 BENTLEY SURVEY, Abstract No. 124 in the City of Celina, Collin
8-69 County, Texas and being out of a 44.50 acre tract of land described

9-1 in deed to Clifford Gee McKnight, recorded in Volume 2430, Page 665
 9-2 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being
 9-3 more particularly described as follows:
 9-4 BEGINNING of a 1/2-inch iron rod found at the southeast corner of
 9-5 said McKnight tract of land, being an ell corner for a 39.02 acre
 9-6 tract of land described in deed to the City of Celina, recorded in
 9-7 Volume 4770. Page 2324, D.R.C.C.T.;
 9-8 THENCE S 89°03'24" W, along the common line of said McKnight and City
 9-9 of Celina tracts, a distance of 881.83 feet to a 1/2-inch iron rod
 9-10 found for a corner on the easterly line of a 99.028 acre tract of
 9-11 land described in deed to Rex Glendenning, recorded In Volume 4408,
 9-12 Page 1763, D.R.C.C.T.;
 9-13 THENCE N 01°05'22" W, along the common line of said McKnight and
 9-14 Glendenning tracts, a distance of 246.81 feet to a 1/2-inch capped
 9-15 iron rod (stamped "SRA 3225") set for a corner;
 9-16 THENCE N 89°03'24" E, departing said common line, a distance of
 9-17 883.07 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set
 9-18 for a corner on the westerly line of the aforesaid City of Celina
 9-19 tract of land;
 9-20 THENCE S 00°48'00" E, along the common line of sold McKnight and City
 9-21 of Celina tracts, a distance of 246.81 feet to the POINT OF
 9-22 BEGINNING and containing 217,600 square feet or 5.000 acres of
 9-23 land, more or less.
 9-24 Leaving an net area of 38.545 acres.
 9-25 TRACT 4 (99.028 ACRES):
 9-26 THENCE South 88 degrees 18 minutes 39 seconds West following the
 9-27 north line of said 73.558 acres a distance of 824.02 feet to 2 inch
 9-28 iron pipe found for corner at the northeast corner of said 73.558
 9-29 acre tract;
 9-30 THENCE South 88 degrees 30 minutes 52 seconds West a distance of
 9-31 2900.39 feet to wood fence post in the creek for corner;
 9-32 THENCE North 00 degrees 59 minutes 11 seconds West a distance of
 9-33 421.72 feet to 1/2 inch iron rod found for corner at the southwest
 9-34 corner of a 75.0307 acre tract as recorded in County Clerk No.
 9-35 94-0092806 of Collin County, Texas;
 9-36 THENCE North 87 degrees 43 minutes 39 seconds East following the
 9-37 south line of said 75.0307 acre tract a distance of 2922.26 feet to
 9-38 a 1 inch iron pipe found for corner at an ell corner of said 75.0307
 9-39 acre tract;
 9-40 THENCE North 00 degrees 48 minutes 41 seconds West following the
 9-41 east line of said 75.0307 acre tract a distance of 3339.14 feet to a
 9-42 60d nail found for corner in County Road No. 8;
 9-43 THENCE North 88 degrees 19 minutes 00 seconds East following said
 9-44 County Road No. 8 a distance of 75.37 feet to a 60d nail found for
 9-45 corner in the south ROW line of said FM No. 455, said 60d nail also
 9-46 being in a curve to the left with a chord bearing of South 80 degrees
 9-47 57 minutes 03 seconds East and a chord distance of 241.64 feet;
 9-48 THENCE along said curve to the left following the south ROW line of
 9-49 said FM No. 455 through a central angle of 21 degrees 27 minutes 53
 9-50 seconds a radius distance of 648.80 feet and an arc distance of
 9-51 243.06 feet to a 1/2 inch iron rod set for corner;
 9-52 THENCE North 88 degrees 19 minutes 00 seconds East following the
 9-53 south ROW line of FM No. 455 a distance of 483.09 feet to the POINT
 9-54 OF BEGINNING and containing 4,313,677 square feet or 99.028 acres
 9-55 of land, more or less.
 9-56 TRACT 5 (93.523 ACRES):
 9-57 SITUATED in Collin County, Texas, in the George Wiley Survey,
 9-58 Abstract No. 988, and the Samuel McCullough Survey, Abstract No.
 9-59 593, being a resurvey of the 73.32 acre FIRST TRACT and the SECOND
 9-60 TRACT as described in a deed from Annie S. Yager to T.S. Yager, et al
 9-61 dated August 7, 1981, recorded in Volume 1421, Page 15 of the Collin
 9-62 County, Deed Records, being described by metes and bounds as
 9-63 follows:
 9-64 BEGINNING at an iron pipe found in the north R.O.W. line of Farm
 9-65 Road No. 428, at the northeast corner of the 1.622 acres R.O.W.,
 9-66 Ref. V. 491, P. 47, at the southwest corner of the Rex Glendenning
 9-67 73.558 acres, Ref. V. 3968, P. 2169;
 9-68 Thence westerly with said north R.O.W, line (the north line of said
 9-69 1.622 acres) as follows:

10-1 South 89 degrees 05 minutes west, 17.5 feet;
 10-2 South 88 degrees 43 minutes west, 1552.31 feet with said north
 10-3 R.O.W. line (the north line of said 1.622 acres) to an iron pin set
 10-4 at the northwest corner of said 1.622 acres, and at the southeast
 10-5 corner of the Robert L. King 86.849 acres, Ref. V. 1560, P. 259;
 10-6 Thence north 0 degrees 43 minutes 22 seconds west, 2594.58 feet with
 10-7 the west line of said 73.32 acre tract and the east line of said
 10-8 86.849 acre tract to an iron pin set at the northwest corner of said
 10-9 73.32 acre tract and the northeast corner of said 86.849 acres, same
 10-10 being in the south line of the Douglas Parker 99.288 acres;
 10-11 Thence north 88 degrees 40 minutes east, 1569.81 feet with the north
 10-12 line of said 73.32 acre tract and the north line of said SECOND
 10-13 TRACT and with the south line of said 99.288 acres to a 2" iron pipe
 10-14 found at the northeast corner of-said SECOND TRACT and the
 10-15 northwest corner of said 73.558 acre tract;
 10-16 Thence south 0 degrees 43 minutes 23 seconds east, 2596.06 feet with
 10-17 the east line of said SECOND TRACT and the west line of said 73.558
 10-18 acre tract to the PLACE OF BEGINNING and containing 93.523 acres of
 10-19 land.
 10-20 TRACT 6 (16.141):
 10-21 BEING a tract of land situated in the Samuel McCullough Survey,
 10-22 Abstract No, 593, Collin County, Texas and also being all of a 16
 10-23 acre tract as recorded in County Clerks No. 94-0111727, and being
 10-24 more particularly described by metes and bounds as follows:
 10-25 BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being
 10-26 in the north Right of Way line of F. M. 428, said iron rod also being
 10-27 the most southwest corner of a tract conveyed to Randall L. & wife
 10-28 Bonnie P. Moore as recorded in Volume 995, Page 219 of the Deed
 10-29 Records of Collin County, Texas;
 10-30 THENCE North 89 degrees 04 minutes 23 seconds West following the
 10-31 north ROW line of said F.M. No. 428 a distance of 30.53 feet to a 1/2
 10-32 inch iron rod found;
 10-33 THENCE North 00 degrees 44 minutes 59 seconds East a distance of
 10-34 2604.08 feet to a 1/2 inch iron rod found for corner,
 10-35 THENCE South 89 degrees 26 minutes 08 seconds East a distance of
 10-36 350.00 feet to a axle found for corner;
 10-37 THENCE South 00 degrees 43 minutes 06 seconds West a distance of
 10-38 1947.51 feet to a 1/2 inch iron rod found for corner in the north
 10-39 line of said Moore tract;
 10-40 THENCE North 89 degrees 19 minutes 15 seconds West following the
 10-41 north line of said Moore tract a distance of 319.00 feet to a 1/2
 10-42 inch iron rod set for corner;
 10-43 THENCE South 0 degrees 53 minutes 01 seconds West following the west
 10-44 line of said Moore tract a distance of 657.40 feet to the POINT OF
 10-45 BEGINNING and containing 703,115 square feet or 16.141 acres of
 10-46 land.
 10-47 TRACT 7 (73.558 ACRES):
 10-48 BEING a tract of land situated in the Samuel McCullough Survey,
 10-49 Abstract No. 593, Collin County, Texas and also being part of a
 10-50 73.32 acre tract as recorded in Volume 348, Page 8 of the Deed
 10-51 Records of Collin County, Texas, and also being all of a 21 acre
 10-52 tract as recorded in Volume 577, Page 246 of the Deed Records of
 10-53 Collin County, Texas, and being more particularly described by
 10-54 metes and bounds as follows:
 10-55 BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being
 10-56 in the North right of way line of F.M 428, said iron rod also being
 10-57 the most Southwest corner of a 16 acre tract as recorded in County
 10-58 Clerks No. 94-0111727;
 10-59 THENCE North 89 deg. 04 min. 23 sec. West following the North ROW
 10-60 line of said F.M. No. 428 a distance of 1231.00 feet to a 1/2 inch
 10-61 square iron rod found for corner at the Southeast corner of a tract
 10-62 conveyed to T.S. Yager and wife, Margret Yager in Volume 1231, Page
 10-63 724, D.R.C.C.T.;
 10-64 THENCE North 00 deg. 41 min. 20 sec. East following the East line of
 10-65 said Yager tract a distance of 2596.00 feet to a 2 inch iron pipe
 10-66 found for corners
 10-67 THENCE South 89 deg. 26 min, 56 sec. East a distance of 1233.75 feet
 10-68 to a 1/2 inch iron rod found for corner at the Northwest corner of
 10-69 said 16 acre tract,

11-1 THENCE South 0 deg. 44 min. 59 sec. West following the West line of
 11-2 said 16 acres a distance of 2604.08 feet to the POINT OF BEGINNING
 11-3 and containing 3,204,138 square feet or 73.558 acres of land.
 11-4 TRACT 8 (72.9923 ACRES):
 11-5 THENCE, continuing along the South line of said 5.1038 acre tract,
 11-6 South 01 degrees 04 minutes 28 seconds East, a distance of 31.35
 11-7 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped
 11-8 "Pitts 4595" set for corner;
 11-9 THENCE, continuing along said South line, North 88 degrees 55
 11-10 minutes 32 seconds East a distance of 366.53 feet, to a 1/2 inch
 11-11 iron rod with a yellow plastic cap stamped "Pitts 4595" set for
 11-12 corner on the West line of a 99.2888 acre tract of land conveyed to
 11-13 Douglas Barker, as recorded in Volume 1343, Page 599, Deed Records,
 11-14 Collin County, Texas;
 11-15 THENCE, along said West line of a 99.2888 acre tract, South 00
 11-16 degrees 46 minutes 58 seconds East a distance of 2,099.44 feet, to a
 11-17 5/8 inch iron pipe found for the Southeast corner of said 99.301
 11-18 acre tract and being an ell corner of said 99.2888 acre tract;
 11-19 THENCE, along the North line of said 99.2888 acre tract, South 87
 11-20 degrees 44 minutes 58 seconds West a distance of 2,922.24 feet, to a
 11-21 1/2 inch iron rod found for corner;
 11-22 THENCE, generally along a fence row, North 00 degrees 55 minutes 08
 11-23 seconds West a distance of 788.48 feet, to a 1/2 inch iron rod found
 11-24 in the crotch of three large Hackberry trees at the junction of the
 11-25 evidence of an old North-South fence and evidence of an old fence
 11-26 from the East, and being on the South line of a 73.047 acre tract as
 11-27 conveyed to Douglas Barker, as recorded in Volume 1159, Page 423,
 11-28 Deed Records, Collin County, Texas;
 11-29 THENCE, along the South line of said 73.047 acre tract, North 87
 11-30 degrees 45 minutes 55 seconds East a distance of 2,144.18 feet, to a
 11-31 5/8 inch iron rod found for the Southeast corner of said 73.047 acre
 11-32 tract;
 11-33 THENCE, along the East line of said 73.047 acre tract, North 01
 11-34 degrees 47 minutes 07 seconds West a distance of 437.83 feet, to a
 11-35 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set
 11-36 for corner;
 11-37 THENCE, continuing along the East line of said 73.047 acre tract,
 11-38 North 01 degrees 09 minutes 50 seconds West a distance of 366.97
 11-39 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped
 11-40 "Pitts 4595" set for the Southwest corner of a 5.0227 acre tract as
 11-41 conveyed to Robert Jake Jones and Virginia C. Jones;
 11-42 THENCE, along the South line of said 5.0227 acre tract, North 88
 11-43 degrees 55 minutes 32 seconds East a distance of 365.91 feet, to a
 11-44 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set
 11-45 for the Southeast corner of said 5.0227 acre tract;
 11-46 THENCE, along the East line of said 5.0227 acre tract, North 01
 11-47 degrees 04 minutes 28 seconds West a distance of 438.70 feet, to the
 11-48 point of curvature of a curve to the left having a central angle of
 11-49 65 degrees 18 minutes 41 seconds and a radius of 120.00 feet;
 11-50 THENCE, continuing along said East line and said curve to the left,
 11-51 for an arc length of 136.79 feet to a 1/2 inch iron rod with a yellow
 11-52 plastic cap stamped "Pitts 4595" set for corner;
 11-53 THENCE, along the North line of said 5.0227 acre tract, North 66
 11-54 degrees 23 minutes 09 seconds West a distance of 326.99 feet, to the
 11-55 Northernmost corner of said 5.0227 acre tract;
 11-56 THENCE, North 01 degrees 09 minutes 50 seconds West a distance of
 11-57 66.08 feet, to the POINT OF BEGINNING and containing 72.9923 acres
 11-58 of land, more or less.
 11-59 TRACT 9 (28.28 ACRES):
 11-60 Situated in the Samuel McCullough Survey, Abstract No. 593 and the
 11-61 BBB & CRR Co. Survey, Abstract No. 132 in Collin County, Texas, and
 11-62 being a called 28.15 Acre tract of land that was conveyed to Mildred
 11-63 Graham Short in Partition Deed recorded in Volume 2325, Page 801 of
 11-64 the Land Records of Collin County, Texas, being more particularly
 11-65 described by metes and bounds to-wit.
 11-66 BEGINNING at an Iron Pin found being the Southwest corner of said
 11-67 tract;
 11-68 THENCE North 1 degree 05 minutes 30 seconds West with the West line
 11-69 of said tract 1561.28 feet to an Iron Pin set;

12-1 THENCE South 69 degrees 51 minutes 27 seconds East with the North
 12-2 line of said tract 1066.72 feet to an Iron Pin set in the West
 12-3 right-of-way line of FM Hwy. 428;
 12-4 THENCE with said right-of-way line as follows:
 12-5 South 1 degree 29 minutes East 82.92 feet an Iron Pin set; South 0
 12-6 degrees 20 minutes West 316.0 feet an Iron Pin set; South 7 degrees
 12-7 08 minutes West 264.4 feet an Iron Pin set;
 12-8 South 18 degrees 24 minutes West 94.2 feet to an Iron Pin set, being
 12-9 the P.C. of a curve to the right having a central angle of 64 degrees
 12-10 08 minutes 34 seconds radius of 773.5 feet and a chord bearing of
 12-11 South 57 degrees 30 minutes 40 seconds West;
 12-12 THENCE with said curve 865.95 feet to an Iron Pin set;
 12-13 THENCE South 89 degrees 31 minutes West with said right-of-way line
 12-14 216.6 feet to the place of beginning, containing 28.28 acres.
 12-15 TRACT 10 (157.54 ACRES):
 12-16 SITUATED in the BBB & CPR Co. Survey, Abstract No. 132 in Collin
 12-17 County, Texas, and being a called 158.83 acre tract of land
 12-18 described in Substitute Trustee's Deed recorded in Volume 2998,
 12-19 gage 191, of the Land Records of Collin County, Texas, being more
 12-20 particularly described by metes and bounds to-wit:
 12-21 BEGINNING at a point at the intersection of the South line of
 12-22 the BBB & CRR Co. Survey, and the West R.O.W. line of the St. Louis -
 12-23 San Francisco and Texas Railroad;
 12-24 THENCE SOUTH 89 degrees 52 minutes West with the South line of
 12-25 said survey, same being the centerline of County Road 55, 951.4 feet
 12-26 to an iron pin;
 12-27 THENCE NORTH 0 degrees 37 minutes West with an old
 12-28 established fence being the East line of a tract of Land described
 12-29 in Volume 28491 Page 861, 203.4 feet to a corner post;
 12-30 THENCE SOUTH 89 degrees 39 minutes West with said fence, same
 12-31 being the North line of said tract 206.86 feet to a corner post;
 12-32 THENCE SOUTH 0 degrees 18 minutes East with said fence 202.63
 12-33 feet to an iron pin in the centerline of County Road 55;
 12-34 THENCE SOUTH 89 degrees 52 minutes West with said road 1971.8
 12-35 feet to an iron pin found;
 12-36 THENCE NORTH 0 degrees 03 minutes West with said County Road
 12-37 1196 feet to an iron pin found;
 12-38 THENCE SOUTH 89 degrees 58 minutes East 45.25 feet to an iron
 12-39 pin found;
 12-40 THENCE in a Northerly direction with the East R.O.W. line of
 12-41 FM Highway 428 as follows:
 12-42 NORTH 0 degrees 13 minutes West 183.6 feet a concrete marker;
 12-43 NORTH 2 degrees 49 minutes East 200.13 feet a concrete
 12-44 marker;
 12-45 NORTH 1 degree 23 minutes West 468.59 feet to an iron pin
 12-46 found;
 12-47 THENCE SOUTH 89 degrees 47 minutes 24 seconds East with an
 12-48 established fence 2048.6 feet to an iron pin found;
 12-49 THENCE SOUTH 1 degrees 02 minutes West with a fence 283.82 feet to
 12-50 an iron pin found;
 12-51 THENCE EASTERLY with an old fence as follows:
 12-52 NORTH 89 degrees 43 minutes East 197.4 feet;
 12-53 NORTH 138 degrees 35 minutes East 324 feet;
 12-54 SOUTH 68 degrees 25 minutes East 205 feet;
 12-55 SOUTH 82 degrees 14 minutes East 146.2 feet to an iron pin
 12-56 found.
 12-57 THENCE NORTH 0 degrees 13 minutes East with a fence 962.42
 12-58 feet to an iron pin found;
 12-59 THENCE NORTH 88 degrees 56 minutes East with a fence 533.9
 12-60 feet to an iron pin found;
 12-61 THENCE SOUTH 0 degrees 06 minutes East 135.64 feet to an iron
 12-62 pin found;
 12-63 THENCE SOUTH 87 degrees 45 minutes East 176.4 feet to an iron
 12-64 pin found in the West R.O.W. line of the St. Louis - San Francisco
 12-65 and Texas Railroad,'
 12-66 THENCE SOUTH 11 degrees 51 minutes West with said R.O.W line
 12-67 2547 feet to the place of beginning,
 12-68 CONTAINING 157.54 acres.
 12-69 TRACT 11 (0.95 ACRES):

SITUATED in the B.B.B. & C. RR. Co. Survey, Abstract No. 132, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for the Southeast corner of the herein described tract, said iron rod is located West 980 feet from the intersection of the middle of a county road and the West line of the S.L.S.F. & T. Railroad Right-of-Way;

THENCE West with the middle of the said county road for a distance of 208.8 feet to an iron rod set for corner;

THENCE North 00 degrees 04 minutes West for a distance of 198.3 feet to a fence corner found for corner;

THENCE South 89 degrees 58 minutes East for a distance of 108.1 feet to a fence corner found for corner;

THENCE 141 South 00 degrees 17 minutes-East for a distance of 198.2 feet to the PLACE OF BEGINNING, CONTAINING 0.95 acres of land, more or less.

TRACT 12 (68.112 ACRES):

BEING all that certain tract or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 132, County of Collin, State of Texas; said tract being part of a called 81.85 acre tract as shown by Deed to E. L. Higgins, dated April 8, 1987, and recorded in Volume 2599, Page 900 of the Deed Records of the County of Collin, State of Texas, and being more fully described as follows:

BEGINNING for the Southwest corner of the tract being described herein at a found 1/2 inch rebar by a fence corner post, said rebar being the Southwest corner of said Higgins tract, and an ell corner of a called 157.83 acre tract as shown by Substitute's Deed and recorded in Volume 2998, Page 196 of said Deed Records;

THENCE North 00 degrees 43 minutes 13 seconds East, with the West line of said Higgins tract, a distance of 282.98 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 17 minutes 49 seconds West, with the West line of said Higgins tract, a distance of 2303.19 feet to a found 1/2 inch rebar for a corner in Collin County Road Number 56 (a gravel surfaced public road);

THENCE South 85 degrees 53 minutes 29 seconds East, a distance of 19.49 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 01 minutes 05 seconds East, with the West line of said Higgins tract, and in said road, a distance of 744.59 feet to a found 1/2 inch rebar for a corner;

THENCE South 87 degrees 53 minutes 54 seconds East, with the North line of said Higgins tract, and along the North line of Cedar Street (an asphalt surfaced public street), a distance of 672.70 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 00 degrees 01 minutes 29 seconds West, with the West line of a 10 foot wide concrete alley part of the way, a distance of 824.71 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 87 degrees 14 minutes 21 seconds East, with the South line of a 10 foot wide concrete alley part of the way, a distance of 708.19 feet to a set 1/2 inch steel square tubing for a corner on the East line of said Higgins tract, and the West line of a called 22.74 acre tract as shown by Deed to E. L. Higgins dated April 8, 1987; and recorded in Volume 2599, Page 892 of said Deed Records;

THENCE South 00 degrees 00 minutes 40 seconds East, with the East line of said Higgins tract, and the West line of said 22.74 acre tract, a distance of 1562.30 feet to a found 1/2 inch rebar for a corner;

THENCE South 89 degrees 04 minutes 33 seconds West, with an old fence and tree line, a distance of 533.74 feet to a found 1/2 inch rebar for a corner;

THENCE South 00 degrees 06 minutes 14 seconds West, with an old fence and tree line, a distance of 963.27 feet to a set 1/2 inch steel square tubing for a corner;

THENCE North 76 degrees 30 minutes 57 seconds West, a distance of 411.39 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 87 degrees 43 minutes 31 seconds West, a distance of 186.92 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 89 degrees 58 minutes 09 seconds West, a distance of 268.63 feet to the POINT OF BEGINNING and containing 81.528 acres of

14-1 land.
 14-2 SAVE AND EXCEPT the following tract:
 14-3 BEING all that certain called 13.416 acre tract of land from Rex
 14-4 Glendenning, etux to Celina Independant School District, by deed
 14-5 recorded in Volume 5086, Page 5064, Deed Records, Collin County,
 14-6 Texas, and being all of Lot 1, Block A, Celina Elementary Addition,
 14-7 an addition to the City of Celina, Collin County, Texas, according
 14-8 to the plat thereof recorded in Cabinet P, Page 144, Map Records,
 14-9 Collin County, Texas.
 14-10 Leaving a net area of 68.112 acres.
 14-11 TRACT 13 (22.741 ACRES):
 14-12 BEING all that certain tract or parcel of land situated in the
 14-13 B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin,
 14-14 State of Texas; said tract being shown by Deed to E. L. Higgins,
 14-15 dated April 8, 1987, and recorded in Volume 2599, Page 892 of the
 14-16 Deed Records of the County of Collin, State of Texas, and being more
 14-17 fully described as follows:
 14-18 BEGINNING for the Northeast corner of the tract being described
 14-19 herein at a set 1/2 inch steel square tubing by a fence corner post,
 14-20 said tubing being the Northeast corner of said Higgins tract, and on
 14-21 the West right-of-way line of the St. Louis, San Francisco & Texas
 14-22 Railroad;
 14-23 THENCE South 11 degrees 58 minutes 12 seconds West, with the East
 14-24 line of said Higgins tract, and the West line of said Railroad
 14-25 right-of-way, a distance of 2313.40 feet to a set 1/2 inch steel
 14-26 square tubing for a corner;
 14-27 THENCE South 73 degrees 35 minutes 22 seconds West, a distance of
 14-28 20.00 feet to a set 1/2 inch steel square tubing for a corner;
 14-29 THENCE South 29 degrees 22 minutes 23 seconds West, a distance of
 14-30 320.00 feet to a set 1/2 inch steel square tubing for a corner;
 14-31 THENCE South 88 degrees 37 minutes 53 seconds West, a distance of
 14-32 62.38 feet to a .fence corner-post for the Southwest corner of said
 14-33 Higgins tract;
 14-34 THENCE North 00 degrees 01 minutes 25 seconds East, with the West
 14-35 line of said Higgins tract, a distance of 135.91 feet to a found 1/2
 14-36 inch rebar for .corner;
 14-37 THENCE North 00 degrees 00 minutes 40 seconds West, with the West
 14-38 line of said Higgins tract, a distance of 1567.31 feet to a found
 14-39 1/2 inch rebar for a corner;
 14-40 THENCE North 00 degrees 02 minutes 00 seconds East, with the West
 14-41 line of said Higgins tract, a distance of 421.32 feet to a found 1/2
 14-42 inch rebar for a corner;
 14-43 THENCE-North 89 degrees 30 minutes 57 seconds East, a distance of
 14-44 311.57 feet to a fence corner post for a corner;
 14-45 THENCE North 00 degrees 03 minutes 04 seconds West, a distance of
 14-46 416.61 feet to a fence corner post for a corner;
 14-47 THENCE North 89 degrees 15 minutes 06 seconds East, a distance of
 14-48 407.15 feet to the POINT OF BEGINNING and containing 22.741 acres of
 14-49 land.
 14-50 TRACT 14 (46.743 ACRES):
 14-51 SITUATED in Collin County, Texas, in the Collin County School Land
 14-52 Survey, Abstract No. 167, being a resurvey of the 33.62 acre First
 14-53 Tract and the 6.26 acre Second Tract as described in a deed from
 14-54 B.F. Gearhart and Alice Gearhart to R. L. Willard dated August 9,
 14-55 1909, recorded in Volume 206, Page 493 of the Collin County Deed
 14-56 Records, and, the land owned and claimed by B.F. Willard and Joe
 14-57 Frank Willard, being described by metes and bounds as follows:
 14-58 BEGINNING at a 1/2" iron pin set beside a corner post at the
 14-59 southwest corner of said 6.26 acre tract, at an ell corner of the
 14-60 Don Thomas Glendenning Family Trust 77.7100 acres, Ref. V. 4444, P.
 14-61 2963;
 14-62 Thence North, with the west line of said 6.26 acre tract, an east
 14-63 line of said 77.7100 acre tract, with an old fence, passing a 1/2"
 14-64 iron pin set on the north side of a corner post at 374.49 feet and
 14-65 continuing in all 419.87 feet to a PK nail set at the northwest
 14-66 corner of said 6.26 acre tract, the northeast corner of said 77.7100
 14-67 acre tract, in the center of the asphalt paved County Road No. 55
 14-68 and in the south line of the Rex K. Glendenning 156.54 acres, Ref.
 14-69 V. 3788, P. 205;

15-1 Thence North 89 degrees 42 minutes 17 seconds East, 1554.87 feet
 15-2 with the north line of said 6.26 acre tract, the north line of said
 15-3 33.62 acre tract, the south line of said 156.54 acre tract and with
 15-4 the center of said County Road No. 55 to a PK nail set at the
 15-5 northeast corner of said 33.62 acre tract, the southeast corner of
 15-6 said 156.54 acre tract and in the west R.O.W. line of the Burlington
 15-7 Northern Railroad;
 15-8 Thence South 11 degrees 43 minutes 44 seconds West, with the east
 15-9 line of said 33.62 acre tract and with said west R.O.W. line,
 15-10 passing a 1/2" iron pin set in said line at 61.35 feet and
 15-11 continuing in all 2810.81 feet to a 1/2" iron pin set in said west
 15-12 R.O.W. line, on the west side of a cross-tie corner post at the
 15-13 southeast corner of said 33.62 acre tract and the northeast corner
 15-14 of the Eugene Stone 4:66 acres, Ref. V. 810, P. 64;
 15-15 Thence South 89 degrees 38 minutes 16 seconds West, with the south
 15-16 line of said 33.62 acre tract, the north line of said 4.66 acre
 15-17 tract and with the evidence of an old fence, passing a 1/2 inch iron
 15-18 pin set beside an old post at 250.96 feet and continuing in all
 15-19 359.86 feet to a 1/2" iron pin set at the southwest corner of said
 15-20 33.62 acre tract, the northwest corner of said 4.66 acre tract, in
 15-21 the east line of said 77.7100 acre tract and on the west side of
 15-22 County Dirt Road No. 1117;
 15-23 Thence North, with the west line of said 33.62 acre tract, the east
 15-24 line of said 77.7100 acre tract, coming to the center of said Dirt
 15-25 Road at approximately 200 feet and continuing with the center of
 15-26 said County Road No. 1117, in all 2331.25 feet to a 1/2" iron pin set
 15-27 in the center of said Dirt Road at the southeast corner of said 6.26
 15-28 acre tract and in the west line of said 33.62 acre tract;
 15-29 Thence South 89 degrees 33 minutes 55 seconds West with the south
 15-30 line of said 6.26 acre tract, with a north line of said 77.7100 acre
 15-31 tract, passing a 1/2" iron pin set beside a corner post at 19.4 feet
 15-32 and continuing with an old fence in all 623.64 feet to the PLACE OF
 15-33 BEGINNING and containing 46.743 acres of land.
 15-34 TRACT 15 (49.985 ACRES):
 15-35 BEING all that certain tract or parcel of land lying and being
 15-36 situated in Collin County, Texas; a part of the COLLIN COUNTY SCHOOL
 15-37 LAND SURVEY, ABSTRACT NO. 167, and being and including all that
 15-38 certain tract said to contain 50.00 acres as described in a deed
 15-39 from Charlie Ann Tate Lewis to Shaul C. Baruch, Trustee, recorded in
 15-40 V
 15-41 BEING all that certain tract or parcel of land lying and being
 15-42 situated in Collin County, Texas, a part of the COLLIN COUNTY SCHOOL
 15-43 LAND SURVEY, ABSTRACT NO. 167, and being and including all that
 15-44 certain tract said to contain 50.00 acres as described in a deed
 15-45 from Charlie Ann Tate Lewis to Shaul C. Baruch, Trustee, recorded in
 15-46 Volume 2751, Page 693 of the Land Records of Collin County, said
 15-47 tract or parcel of land is herein described as follows: to wit:
 15-48 BEGINNING at an 1/2 inch iron rod found on the West right-of-way
 15-49 line of State Highway No. 289 for the Northeast corner of said
 15-50 called 50.00 acre tract, said corner being on the North line of a
 15-51 called 118 acre tract described:-in a deed to L. L. Lewis recorded
 15-52 .in Volume. 206, Page 196 of the Deed Records of Collin County, said
 15-53 corner also being in the center of a County Road running in'an
 15-54 Easterly and Westerly direction;
 15-55 THENCE along the West right-of-way line of said State Highway No.
 15-56 289, South 01: degrees 10 minutes 04 seconds East 831.09 feet to an
 15-57 1/2 inch .iron rod found for corner;
 15-58 THENCE South 88 degrees 53 minutes 04 seconds West 208.08 feet to an
 15-59 1/2 inch-iron rod found-for corner;
 15-60 THENCE South 01 degrees 05 minutes 21 seconds East 480.06 feet to an
 15-61 1/2 inch iron rod found for corner, said corner being the Northeast
 15-62 corner of a called 66.115 acre tract described in a deed to Charlie
 15-63 Ann Tate Lewis-as recorded in Volume 3049, Page 833 of the Land
 15-64 Records of :Collin County;
 15-65 THENCE South 88 degrees 49 minutes 17 seconds West along the South
 15-66 line hereof, common with the North line of said called 66.115 acre
 15-67 tract, a distance of 1667.09 feet to an 1/2 inch iron rod found In
 15-68 the East right-of-way line of the Burlington Northern and Santa Fe
 15-69 Railroad;

16-1 THENCE along last named line, North 10 degrees 40 minutes 49.
 16-2 seconds East. 1337.71 feet to an 1 inch iron rod found in the center
 16-3 of said County Road;
 16-4 THENCE North 88 degrees 45 minutes 30 seconds East a distance of
 16-5 1601.17 feet to the PLACE OF BEGINNING and containing 49.985 acres
 16-6 of land, more or less.
 16-7 TRACT 16 (3.305 ACRES):
 16-8 All that certain tract or parcel of land situated in Lot B of
 16-9 Subdivision number 14 of the Collin County School Land Survey
 16-10 A-167, County of Collin State of Texas as shown on plat recorded in
 16-11 Volume 03, Page 118 of the Deed Records of Collin County, Texas, and
 16-12 said tract being the remaining tract of a called 118 acre tract as
 16-13 described in deed to L.L. Lewis filed 10 November 1916 and recorded
 16-14 in Volume 206, Page 196 of said Deed Records and being more fully
 16-15 described as follows:
 16-16 Beginning for the northeast corner of the tract being described
 16-17 herein at a found 1/2 inch rebar with a plastic cap marked Alliance,
 16-18 said rebar being the northeast remainder corner of said Lewis
 16-19 tract, same being the most easterly southeast corner of a called
 16-20 49.985 acre tract as described in deed to Old Celina. Ltd. filed 11
 16-21 July 2002 and recorded in Volume 5208, Page 3398 of said Deed
 16-22 Records and said rebar being on the west line of State Highway
 16-23 Number 289;
 16-24 Thence South 01 degrees 27 minutes 19 seconds East, with the west
 16-25 line of said highway a distance of 30.62 feet to a wood right of way
 16-26 monument for an angle point in the west line of said highway;
 16-27 Thence South 01 degrees 56 minutes 18 seconds East, with the west
 16-28 line of said highway, a distance of 316.17 feet to a found 1/2 inch
 16-29 rebar with a plastic cap marked Alliance for an angle point in the
 16-30 west line of said highway;
 16-31 Thence South 00 degrees 23 minutes 33 seconds East, with the west
 16-32 line of said highway a distance of 333.51 feet to a found 1/2 inch
 16-33 rebar with a plastic cap marked Alliance for the southeast
 16-34 remainder corner of said Lewis tract, same being the most easterly
 16-35 northeast corner of a called 66.020 acre tract as described in deed
 16-36 to Old Celina Ltd. filed 31 July 2003, and recorded in Volume 5471,
 16-37 Page 1109 of said Deed Records;
 16-38 Thence South 88 degrees 49 minutes 36 seconds West, with the north
 16-39 line of said Old Celina 66 acre tract, a distance of 209.37 feet to a
 16-40 found 1/2 inch rebar with a plastic cap marked Alliance for the
 16-41 southwest remainder corner of said Lewis tract; same being an ell
 16-42 corner of said Old Celina 66 acre tract;
 16-43 Thence North 01 degrees 10 minutes 27 seconds West, with the east
 16-44 line of said Old Celina 66 acre tract and passing the most northerly
 16-45 northeast corner of said Old Celina 66 acre tract, same being the
 16-46 most southerly southeast corner of said Old Celina 49.985 acre
 16-47 tract and continuing on said course with the east line of said Old
 16-48 Celina 49.985 acre tract a distance of 680.17 feet to a found 1/2
 16-49 inch rebar with a plastic cap marked Alliance for the northwest
 16-50 remainder corner of said Lewis tract, same being an ell corner of
 16-51 said Old Celina 49.985 acre tract
 16-52 Thence North 88 degrees 48 minutes 36 seconds East, with the south
 16-53 line of said Old Celina 49.985 acre tract a distance of 209.56 feet
 16-54 to the POINT OF BEGINNING and containing 3.305 acres of land, more
 16-55 or less.
 16-56 TRACT 17 (66.020 ACRES):
 16-57 Being a tract of land situated in the Collin County School Land
 16-58 Survey, Abstract No. 14, Abstract No. 167, Collin County, Texas,
 16-59 and being the same tract of land as described in the deed to Charlie
 16-60 Ann Tate Lewis according to the deed recorded in Volume 3049, Page
 16-61 633 of the Deed Records of Collin County, Texas, (D.R.C.C.T.) and
 16-62 being more particularly described as follows:
 16-63 BEGINNING of a 1/2 inch iron rod found at the northwest corner of
 16-64 said Lewis tract, said iron rod also lying on east right-of-way line
 16-65 of the S.O. & S.F. Railroad;
 16-66 THENCE North 88 degrees 49 minutes 19 seconds East, along the common
 16-67 line of said Lewis tract, and a tract of land conveyed to Rex
 16-68 Glendenning according to the deed recorded in Volume 4476, Page 280
 16-69 D.R.C.C.T., (for a distance of 1.67.42 feet to a 1/2 inch iron rod

17-1 found at a common interior Interior corner of same;
 17-2 THENCE South 01 degrees 10 minutes 41 seconds East to leaving said
 17-3 common line, for a distance of 197.35 feet to a 5/8 inch iron rod
 17-4 with cap stamped R.P.L.S. 5430 set for corner;
 17-5 THENCE North 88 degrees 48 minutes 28 seconds East for a distance of
 17-6 206.70 feet to a 5/8 inch iron rod with cap stamped R.L.P.S. 5430
 17-7 set on the West right-of--way line of State Highway No. 289;
 17-8 THENCE South 01 degrees 13 minutes 34 seconds East along said West
 17-9 right-of-way line, for a distance of 1,242.72 feet to a 5/8 iron rod
 17-10 with cap stampoed R.P.L.S. 5420 set at the Southeast corner of the
 17-11 aforementioned Lewis tract;
 17-12 THENCE South 88 degrees 53 minutes 32 seconds West leaving said west
 17-13 right-of-way line along the south line of said Lewis tract passing
 17-14 at a distance of 538.88 feet a 1/2 inch iron rod found near the
 17-15 intersection of a barbed wire fence, and continuing with said fence
 17-16 passing at a distance of 2,032.87 feet a 3/8 inch iron rod found,
 17-17 and continuing for a total distance of 2,179.17 to a 5/8 inch iron
 17-18 rod with cap stamped R.P.L.S. 5430 set at the southwest corner of
 17-19 said Lewis tract, and also lying on the east right-of-way line of
 17-20 the aforementioned S.L. & S.F. Railroad;
 17-21 THENCE North 10 degrees 41 minutes 21 seconds East along said East
 17-22 right-of-way line, for a distance of 1,468.61 feet to the PLACE OF
 17-23 BEGINNING, and containing 2,875.811 square feet or 66.020 acres of
 17-24 land.
 17-25 TRACT 18 (13.50 ACRES):
 17-26 BEING a 13.50 acre tract of land situated in the COLLIN COUNTY
 17-27 SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas,
 17-28 and a portion of a called 38 acre tract of land as conveyed to Dan P.
 17-29 Stone, by deed recorded in Volume 831, Page 82, of the Deed Records
 17-30 of Collin County, Texas, and being more particularly described as
 17-31 follows:
 17-32 BEGINNING at a 1/2 inch iron rod found for the Northeast corner of
 17-33 said called 38 acre tract, said point also being the Northwest
 17-34 corner of a called 16 acre tract of land as conveyed to Candice
 17-35 Chen, by deed recorded in Volume 5836, Page 545 of the Deed Records
 17-36 of Collin County, Texas, said iron rod also being in the South line
 17-37 of a tract of land conveyed to Old Celina, Ltd., by deed recorded in
 17-38 Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;
 17-39 THENCE South 00 degrees 58 minutes 32 seconds East, along the common
 17-40 line of said 38 acre tract, and said Chen tract as recorded in
 17-41 Volume 5836, Page 545, a distance of 473.70 feet to a point for
 17-42 corner;
 17-43 THENCE North 90 degrees 00 minutes 00 seconds West, through the
 17-44 interior of said called 38 acre tract, a distance of 1244.34 feet to
 17-45 a point for corner, said point being in the East line of said called
 17-46 38 acre tract, same being in the West line of a tract of land
 17-47 conveyed to Ayala Metro Park Properties, Ltd., as recorded in
 17-48 Volume 5431, Page 6738, of the Deed Records of Collin County, Texas;
 17-49 THENCE North 00 degrees 19 minutes 12 seconds West, along the common
 17-50 line of said called 38 acre tract, and said Ayala Metro Park
 17-51 Properties, a distance of 473.64 feet to a 1/2 inch iron rod found
 17-52 for corner, said point being the Northwest corner of said called 38
 17-53 acre tract, same being the Northeast corner of said Ayala Metro Park
 17-54 Properties, Ltd. tract, and being in the South line of said Old
 17-55 Celina, Ltd. tract;
 17-56 THENCE South 90 degrees 00 minutes 00 seconds East, along the common
 17-57 line of said 38 acre tract, and said Old Celina, Ltd. tract, a
 17-58 distance of 1238.92 feet to the POINT OF BEGINNING and containing
 17-59 588,075 square feet or 13.50 acres of computed land, more or less.
 17-60 TRACT 19 (5.50 ACRES):
 17-61 BEING a 5.50 acre tract of land situated in the COLLIN COUNTY SCHOOL
 17-62 LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a
 17-63 portion of a called 38 acre tract of land as conveyed to Dan P. Stone
 17-64 by deed recorded in Volume 831, Page 82, of the Deed Records of
 17-65 Collin County, Texas, and being more particularly described as
 17-66 follows:
 17-67 COMMENCING at a 1/2 inch iron rod found for the Northeast corner of
 17-68 the said called 38 acre tract, said point also being the Northwest
 17-69 corner of a called 16 acre tract of land as conveyed to Candice

18-1 Chen, by deed recorded in Volume 5836, Page 545, of the Deed Records
 18-2 of Collin County, Texas, said iron rod also being in the South line
 18-3 of a tract of land conveyed to Old Celina, Ltd., by deed recorded In
 18-4 Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;
 18-5 THENCE South 00 degrees 58 minutes 32 seconds East, along the common
 18-6 line of said called 38 acre tract, and said Chen tract as recorded
 18-7 in Volume 5836, Page 545, a distance of 473.70 feet to the POINT OF
 18-8 BEGINNING;
 18-9 THENCE South 00 degrees 58 minutes 32 seconds East, along the common
 18-10 line of said called 38 acre tract, and said Chen tract as recorded
 18-11 in Volume 5836, Page 545, passing a 3/8 inch iron rod found for the
 18-12 Southwest corner of said Chen tract, same being the Northwest comer
 18-13 of a tract of land conveyed to Candice Chen, by deed recorded in
 18-14 Volume 5836, Page 552, of the Deed Records of Collin County, Texas,
 18-15 and continuing along the common line of said called 38 acre tract
 18-16 and said Chen tract as recorded in Volume 5836, Page 552, passing a
 18-17 3/8 Inch Torn rod found for the Southwest corner of said Chen tract
 18-18 as recorded in Volume 5836, Page 552, same being the Northwest
 18-19 corner of a tract of land conveyed to Candice Chen, by deed recorded
 18-20 In Volume 5836, Page 560, of the Deed Records of Collin County,
 18-21 Texas, and continuing a total distance of 846.30 feet to a 1/2 inch
 18-22 iron rod found for corner, said point being the Southeast comer of
 18-23 said Stone tract, same being the Southwest corner of said Chen tract
 18-24 recorded in Volume 5836, Page 560, said point being in the
 18-25 centerline of County Road No. 53, said point also being in the North
 18-26 line of a called 40 acre tract of land described by the deed
 18-27 recorded in Volume 682, Page 259, of the Deed Records of Collin
 18-28 County, Texas;
 18-29 THENCE South 89 degrees 43 minutes 40 seconds West, along the common
 18-30 line of said called 38 acre tract, and said called 40 acre tract,
 18-31 and the center line of County Road No. 53, a distance of 287.84 feet
 18-32 to a point for corner;
 18-33 THENCE North 00 degrees 19 minutes 12 seconds West, through the
 18-34 interior of said called 38 acre tract, a distance of 847.56 feet to
 18-35 a point for corner;
 18-36 THENCE South 90 degrees 00 minutes 00 seconds East, through the
 18-37 interior of said called 38 acre tract, a distance of 278.16 feet to
 18-38 the POINT OF BEGINNING and containing 239,668 square feet or 5.50
 18-39 acres of computed land, more or less.
 18-40 TRACT 20 (9.425 ACRES):
 18-41 Being a 9.425 acre tract of land situated in the COLLIN COUNTY
 18-42 SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas,
 18-43 and a portion of a called 38 acre tract of land as conveyed to Dan P.
 18-44 Stone, by deed recorded in Volume 831, Page 82, of the Deed Records
 18-45 of Collin County, Texas, and being more particularly described as
 18-46 follows:
 18-47 COMMENCING at a 1/2 Inch iron rod found for the northeast corner of
 18-48 the said called 38 acre tract, said point also being the Northwest
 18-49 corner of a called 16 acre tract of land as conveyed to Candice
 18-50 Chen, by deed recorded In Volume 5836, Page 545, of the Deed Records
 18-51 of Collin County, Texas, said iron rod also being in the south line
 18-52 of a tract of land conveyed to Old Celina, Ltd., by deed recorded in
 18-53 Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;
 18-54 THENCE South 00 degrees 58 minutes 32 seconds East, along the common
 18-55 line of said Stone tract, and said Chen tract as recorded In Volume
 18-56 5836, Page 545, a distance of 473.70 feet to a point for corner,
 18-57 THENCE North 90 degrees 00 minutes 00 seconds West, through the
 18-58 interior of said called 38 acre tract, a distance of 761.90 feet to
 18-59 a point for corner, said point being the POINT OF BEGINNING;
 18-60 THENCE South 00 degrees 19 minutes 12 seconds East, through the
 18-61 interior of said called 38 acre tract, a distance of 849.86 feet to
 18-62 a point for corner, said point being In the South line of said
 18-63 called 38 acre tract, same being In the center line of County Road
 18-64 No. 53, same being in the North line of a called 40 acre tract of
 18-65 land described by the deed recorded in Volume 682, Page 259, of the
 18-66 Deed Records of Collin County, Texas;
 18-67 THENCE South 89 degrees 43 minutes 40 seconds West, along the common
 18-68 line of said called 38 acre tract, and said called 40 acre tract,
 18-69 and the center line of County Road No. 53, a distance of 482.43 feet

19-1 to a 1/2 inch iron rod found for corner, said point being the
 19-2 Southwest corner of said called 38 acre tract;
 19-3 THENCE North 00 degrees 19 minutes 12 seconds West, along the West
 19-4 line of said called 38 acre tract, passing the Southeast corner of a
 19-5 tract of land conveyed to Ayala Metro Park Properties, Ltd., as
 19-6 recorded in Volume 5431, Page 6738, of the Deed Records of Collin
 19-7 County, Texas, at a distance of 22.29 feet, and continuing along the
 19-8 common line of said called 38 acre tract, and said Ayala Metro Park
 19-9 Properties, Ltd. tract, a total distance of 852.15 feet to a point
 19-10 for corner;
 19-11 THENCE North 90 degrees 00 minutes 00 seconds East, through the
 19-12 interior of said called 38 acre tract, a distance of 482.44 feet to
 19-13 the POINT OF BEGINNING and containing 410,551 square feet or 9.425
 19-14 acres of computed land, more or less.
 19-15 TRACT 21 (0.784 ACRES):
 19-16 All that certain tract or parcel of land situated in Lot 8 of
 19-17 Subdivision 14 of the Collin County School Lands, Abstract Number
 19-18 167, County of Collin, State of Texas, according to plat of the same
 19-19 recorded in volume 03 page 118 of the deed records of Collin County,
 19-20 Texas, said tract being part of the monumented tract on the ground
 19-21 of a called 8.772 acre tract as described to deed to Ryno Materials,
 19-22 Inc., filed 21 April 2006, and recorded in county clerks number
 19-23 06-000536590 of the deed records of the County of Collin, State of
 19-24 Texas, and being more fully described as follows,
 19-25 Beginning for the northeast corner of the tract being described
 19-26 herein at a found 3/8 inch rebar, said rebar being the northeast
 19-27 corner of said Ryno tract, same being the northwest corner of a
 19-28 called 7,646 acre tract as described in deed to Ayala Metro Park
 19-29 Properties,, filed 04 July 2003, and recorded in volume 5431 page
 19-30 6738 of said deed records, said rebar also being on the south line
 19-31 of a caled 66.02 acre tract as described in deed to Old Celina, Ltd,
 19-32 filed 31 July 2005, and recorded in volume 5471 page 1109 of said
 19-33 deed records;
 19-34 Thence: South 00 degrees 07 minutes 36 seconds West, with the
 19-35 monumented east line of said Ryno tract, a distance of 201.95 feet
 19-36 to a set 1/2 inch steel square tubing, for the southeast corner of
 19-37 this tract;
 19-38 Thence: North 89 degrees 05 minutes 00 seconds West, a distance of
 19-39 191.73 feet to a set 1/2 inch steel square tubing for the southwest
 19-40 corner of this tract, said tubing being on the west line of said
 19-41 Ryno tract, same being the east line of the Burlington Northern
 19-42 ,Railroad,
 19-43 Thence: North 12 degrees 48 minutes 09 seconds East, with the east
 19-44 line of said railroad a distance of 206.40 feet to a set 1/2 inch
 19-45 steel square tubing for the northwest corner of said Ryno tract,
 19-46 same being the southwest corner of said Old Celina tract, and said
 19-47 tubing being South 24 degrees 24 minutes 28 seconds West, a distance
 19-48 of 5.89 feet from a found 1/2 Inch rebar with a plastic cap marked
 19-49 Wisdom 3646;
 19-50 Thence, South 89 degrees 04 minutes 00 seconds East, with the north
 19-51 line of said Ryno tract, and with the south line of said Old Celina
 19-52 tract, a distance of 146.45 feet to the POINT OF BEGINNING and
 19-53 containing 0.784 of an acre of land
 19-54 TRACT 22 (5.500 ACRES):
 19-55 All that certain tract or parcel of land situated in Lot 8 of
 19-56 Subdivision 14 of the Collin County School Lands, Abstract Number
 19-57 167, County of Collin State of Texas, according to plat of the same
 19-58 recorded in volume 03 page 118 of the deed records of Collin County,
 19-59 Texas, sold tract being part of the monumented tract on the ground
 19-60 of a called 8.772 acre tract as described in deed to Ryno
 19-61 .Materials, Inc., filed 21 April 2006, and recorder! in county
 19-62 clerks number 06-000536590 of the deed records of the County of
 19-63 Collin, State of Texas, and being more fully described as follows:
 19-64 Beginning for the northeast corner of the tract being described
 19-65 herein at a set 1/2 inch steel square tubing, said tubing being an
 19-66 the monumented east line of said Ryno tract, and said tubing being
 19-67 South 00 degrees 07 minutes 36 seconds West, a distance of 651,67
 19-68 feet from a found 3/8 inch rebar, said rebar being the northeast
 19-69 corner of said Ryno tract, same being the northwest corner of a

20-1 called 7.646 acre tract as described in deed to Ayala Metro Park
 20-2 Properties, filed 04 June 2003, and recorded in volume 5431 page
 20-3 6738 of said deed records, said rebar also being on the south line
 20-4 of a caled 66.02 acre tract at described in deed to Old Celina, Ltd,
 20-5 filed 31 July 2003, and recorded In volume 5471 page 1109 of said
 20-6 deed records;
 20-7 Thence: South 00 degrees 07 minutes 36 seconds West, with the
 20-8 monumented east line of-raid Ryno tract and passing at 648.22 feet a
 20-9 found 1/2 inch rebar with a plastic cap marked Wisdom 3646 on the
 20-10 north side of Collin County Road Number 53, and continuing on said
 20-11 course a total distance of 674.50 feet to a point for the southeast
 20-12 corner of this tract;
 20-13 Thence: North 89 degrees 05 minutes 00 seconds West, with the south
 20-14 line of said Ryno tract, and with said road a distance of 393.80
 20-15 feet to a set railroad spike for the most southerly southwest corner
 20-16 of said Ryno tract;
 20-17 Thence. North 12 degrees 48 minutes 34 seconds West, with the
 20-18 monumented west line of sold Ryno tract, and passing at 24.11 feet a
 20-19 found "X" in a concrete wall on the north side of said road and
 20-20 continuing on said course, a total distance of 178.85 feet to a
 20-21 found 1/2 inch rebar with a plastic cap marked Wisdom 3646 for the
 20-22 monumented ell corner of said Ryno tract;
 20-23 Thence: North 89 degrees 02 minutes 33 seconds West, with the
 20-24 monumented south line of said Ryno tract, a distance of 50 06 feet
 20-25 to a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 for
 20-26 the monumented most westerly southwest corner of said Ryno tract,
 20-27 said rebar being the east line of the Burlington Northern Railroad.
 20-28 Thence: North 12 degrees 48 minutes 09 seconds East, with the east
 20-29 line of said railroad a distance of 510.33 feet to a set 1/2 inch
 20-30 steel square tubing for the northwest corner of this tract;
 20-31 Thence: South 89 degrees 05 minutes 00 seconds East, a distance of
 20-32 292,60 feet to the POINT OF BEGINNING and containing 5.500 acres of
 20-33 land
 20-34 TRACT 23 (2.500 ACRES):
 20-35 All that certain tract or parcel of land situated in Lot 8 of
 20-36 Subdivision 14 of the Collin County School Lands, Abstract Number
 20-37 167, County of Collin State of Texas, according to plat of the same
 20-38 recorded In volume 03 page 118 of the deed records of Collin County,
 20-39 Texas, .said tract being part of the monumented tract on the ground
 20-40 of a called 8.772 acre tract as described in deed to Ryno Materials,
 20-41 Inc., filed 21 April 2006, and recorded In county clerks number
 20-42 06-000536590 of the deed records of the County of Collin; State of
 20-43 Texas, and being more fully described as follows:
 20-44 Beginning for the northeast corner of the it-act being described
 20-45 herein at a set 1/2 inch steel square tubing, said tubing being on
 20-46 the monumented east line of said Ryno tract, and said tubing being
 20-47 South 00 degrees 07 minutes 36 seconds West, a distance of 201.95
 20-48 feet from a found 3/8 inch rebar, said rebar being the northeast
 20-49 corner of said Ryno tract, same being the northwest corner of a
 20-50 called 7 646 acre tract as described in deed to Ayala Metro, Park
 20-51 Properties, filed 04 June 2003, and recorded in volume 5431 page
 20-52 6738 of said deed records, said re bar also being on the south line
 20-53 of a caled 66 02 acre tract as described in deed to Old Celina Ltd,
 20-54 filed 31 July 2005, and recorded in volume 547,1 page 1109 of said
 20-55 deed recasts;
 20-56 Thence:. South 00 degrees 07 minutes 36 seconds West, with the
 20-57 monumented east line of said Ryno tract, a distance of 449.72 feet
 20-58 to a set 1/2 inch steel square tubing for the southeast corner of
 20-59 this tract;
 20-60 Thence: North 89 degrees 05 minutes 00 seconds West, a distance of
 20-61 292.60 feet to a set 1/2 inch steel square tubing for the southwest
 20-62 corner of this tract, said tubing being on the west line of said
 20-63 Ryno tract, same being the east line of the Burlington Northern
 20-64 Railroad;
 20-65 Thence: North 12 degrees 48 minutes 69 seconds East, with the east
 20-66 line of said railroad, a distanee of 439.53 feet to a set 1/2 inch
 20-67 steel square tubing for the northwest corner of this tract;
 20-68 Thence: South 89 degrees 05 minutes 00 seconds East, a distance of
 20-69 191.75 feet to the POINT OF BEGINNING and containing 2.500 acres of

21-1 land.
 21-2 TRACT 24 (50.596 ACRES):
 21-3 BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND
 21-4 SURVEY, ABSTRACT NO. 167, Collin County, Texas, and also being part
 21-5 of a 125.871 acre tract as recorded in Volume 1775, Page 454 of the
 21-6 Deed Records of Collin County, Texas, and being more particularly
 21-7 described by metes and bounds as follows:
 21-8 BEGINNING at a 1/2 inch iron rod set for corner at the Northeast
 21-9 corner of 70.0 acre tract as recorded in Volume 2868, Page 203, Deed
 21-10 Records, Collin County, Texas, said iron rod also being in the West
 21-11 line of a 72.00 acre tract as recorded in Volume 2532, Page 562,
 21-12 Deed Records, Collin County, Texas;
 21-13 THENCE South 89 degrees 56 minutes 19 seconds West following the
 21-14 North line of said 70 acre tract a distance of 2266.24 feet to a 1/2
 21-15 inch iron rod set for corner at the Northwest corner of said 70.00
 21-16 acre tract, said iron rod also being in the East right of way line of
 21-17 State Highway No. 289 a variable-width ROW;
 21-18 THENCE following the-East ROW line of State Highway No. 289:
 21-19 North 18 degrees 10 minutes 56 seconds East, 24.17 feet 1/2
 21-20 inch iron rod set;
 21-21 North 19 degrees 19 minutes 00 seconds East, 254.08 feet 1/2
 21-22 inch iron rod set;
 21-23 North 89 degrees 46 minutes 00 seconds East, 103.11 feet-1/2
 21-24 inch iron rod set;
 21-25 North 02 degrees 20 minutes 00 seconds West, 35.64 feet 1/2
 21-26 inch iron rod set;
 21-27 North 04 degrees 18 minutes 00 seconds West, 170.90 feet 1/2
 21-28 inch iron rod set;
 21-29 North 18 degrees 11 minutes 00 seconds East, 122.11 feet 1/2
 21-30 inch iron rod set;
 21-31 North 12 degrees 28 minutes 00 seconds East, 8.23feet 1/2
 21-32 inch iron rod set for the southwest corner of Lot 2, Block A,
 21-33 Cattlemans Crossing, an addition to the City of Celina, Collin
 21-34 County, Texas, according to the plat thereof recorded in Cabinet R,
 21-35 Slide 670, Map Records, Collin County, Texas;
 21-36 THENCE through the interior of said called 125.871 acre tract, and
 21-37 along the south and east lines of said Lot 2 as follows:
 21-38 North 88 deg. 04 min. 32 sec. West, a distance of 372.79 feet
 21-39 to a point for the southeast corner of said Lot 2;
 21-40 North 18 deg. 11 min. 00 sec. East, a distance of 602.60 feet
 21-41 to a point for the northeast corner of a right-of-way dedication by
 21-42 said Cattlemans Crossing plat for County Road No. 98, same being in
 21-43 the north line of said called 125.871 acre tract, same being in the
 21-44 South line of a 8.755 acre tract as recorded in Volume 814, Page
 21-45 808, Deed Records, Collin County, Texas;
 21-46 THENCE North 88 degrees 04 minutes 32 seconds East following the
 21-47 South line of said 8.755 acre tract a distance of 151.20 feet to a
 21-48 1/2 inch iron rod found for corner at the Southeast corner of said
 21-49 8.755 acre tract, said iron rod also being at the Southwest corner
 21-50 of a 117.12 acre tract as recorded in Volume 2532, Page 562, Deed
 21-51 Records, Collin County, Texas;
 21-52 THENCE North 88 degrees 56 minutes 39 seconds East following the
 21-53 South line of said 117.12 acre tract a distance of 1312.82 feet to a
 21-54 5/8 inch iron rod found for corner at the Northwest corner of said
 21-55 72.00 acre tract;
 21-56 THENCE South 01 degree 01 minute 35 seconds East following the West
 21-57 line of said 72.00 acre tract a distance of 1205.28 feet to the
 21-58 POINT OF BEGINNING and containing 2,203,976 square feet or 50.596
 21-59 acres of land, more or less.
 21-60 TRACT 25 (2.54 ACRES):
 21-61 BEING a 2.54 acre tract of land situated in the Collin County School
 21-62 Land Survey, Abstract No. 167, in the City of Celina, COLLIN County,
 21-63 Texas, and being portion of a tract of a called 125.871 acre tract
 21-64 of land conveyed to Old Celina, Ltd. by deed recorded in Volume
 21-65 1775, Page 454, of the Deed Records of Collin County, Texas, and
 21-66 being all of Lot 1, Block A, Cattlemans Crossing, an addition to the
 21-67 City of Celina, Collin County, Texas, according to the plat thereof
 21-68 recorded in Cabinet R, Slide 670, Map Records, Collin County,
 21-69 Texas, and being more particularly described as follows:

22-1 BEGINNING at a 5/8 inch iron rod found for the Southwest corner of a
 22-2 called 8.755 acre tract of land recorded in Volume 814, Page 808, of
 22-3 the Deed Records of COLLIN County, Texas, same being in the East
 22-4 right-of-way line of State Highway No. 289 (a variable width
 22-5 right-of-way), same being the northwest corner of said Lot 1;
 22-6 THENCE North 88 degrees 04 minutes 32 seconds East, along the South
 22-7 line of said called 8.755 acre tract, and along the north line of
 22-8 said Lot 1, a distance of 340.00 feet to a 1/2 inch iron rod set for
 22-9 the northeast corner of said Lot 1, same being the most northerly
 22-10 northwest corner of Lot 2, of said Cattlemans Crossing;
 22-11 THENCE South 18 degrees 11 minutes 00 seconds West, along the common
 22-12 line of said Lot 1, and said Lot 2, a distance of 284.12 feet to a
 22-13 point for the southeast corner of said Lot 1;
 22-14 THENCE South 88 degrees 04 minutes 32 seconds West, continuing
 22-15 along the common line of said Lot 1, and said Lot 2, a distance of
 22-16 329.74 feet to a point for the southwest corner of said Lot 1 and the
 22-17 most westerly northwest corner of said Lot 2, same being in the east
 22-18 right-of-way line of aforesaid State Highway No. 289;
 22-19 THENCE North 14 degrees 22 minutes 00 seconds East, along the East
 22-20 right-of-way line of said State Highway No. 289, a distance of
 22-21 144.72 feet to a 1/2 inch iron rod set for corner;
 22-22 THENCE North 18 degrees 11 minutes 00 seconds East, along the East
 22-23 right-of-way line of said State Highway No. 289, a distance of
 22-24 200.09 feet to the POINT OF BEGINNING and CONTAINING 110,400 square
 22-25 feet or 2.54 acres of computed land, more or less.
 22-26 TRACT 26 (70.802 ACRES):
 22-27 SITUATED in the State of Texas, County of Collin, being part of the
 22-28 Collin County School Land Survey, Abstract No. 167, being the
 22-29 resurvey of a called 70.00 acre tract of land recorded in Volume
 22-30 2868, Page 203 of the Collin County Land Records with said premises
 22-31 being more particularly described as follows:
 22-32 BEGINNING at a 1/2-inch iron rod found marking the northeast corner
 22-33 of said 70.00 acre tract, the southeast corner of a 55.718 acre
 22-34 tract surveyed by David Surdukan dated October 4, 1999, said
 22-35 beginning corner also being in the west line of a 74.00 acre tract
 22-36 recorded in Volume 314, Page 534 of the Collin County Deed Records;
 22-37 THENCE with the east line of said 70.00 acre tract and the west line
 22-38 of said 74.00 acre tract as follows:
 22-39 South 00 degrees 39 minutes 50 seconds East, 557.47 feet;
 22-40 South 09 degrees 53 minutes 25 seconds West, 11.80 feet;
 22-41 South 01 degrees 00 minutes 34 seconds East, 860.79 feet to a
 22-42 railroad spike found in the asphalt of County Road No. 91 marking
 22-43 the southeast corner of said 70.00 acre tract and being in the north
 22-44 line of a 21.970 acre tract recorded under Volume 4388, Page 2079 of
 22-45 the Collin County Land Records;
 22-46 THENCE along County Road No. 91, the south line of said 70.00 acre
 22-47 tract, the north line of said 21.970 acre tract and the north line
 22-48 of 10.476 acre tract recorded in volume 788, Page 714 of the Collin
 22-49 County Deed Records, South 88 degrees 29 minutes 47 seconds West,
 22-50 1302.22 feet to a railroad spike found marking the most southerly
 22-51 southeast corner of said 70.00 acre tract;
 22-52 THENCE with a west line of said 70.00 acre tract and an east line of
 22-53 a 40.886 acre tract recorded under County Clerk No. 93-0018472 of
 22-54 the Collin County Land Records, North 01 degrees 05 minutes 25
 22-55 seconds West, 428.80 feet to a 5/8-inch iron rod found marking the
 22-56 most northerly northeast corner of said 40.886 acre tract;
 22-57 THENCE with a south line of said 70.00 acre tract and the north line
 22-58 of said 40.886 acre tract, South 88 degrees 24 minutes 24 seconds
 22-59 West, 777.67 feet to a 1/2 inch iron rod found marking the southeast
 22-60 corner of an abandoned 60-foot road right-of-way;
 22-61 THENCE with the south line of said abandoned road right-of-way,
 22-62 South 88 degrees 26 minutes 57 seconds West, 544.48 feet to a
 22-63 3/8-inch iron rod found in the east right-of-way line of State
 22-64 Highway 289 (variable R.O.W.) marking the southwest corner of said
 22-65 road abandonment;
 22-66 THENCE with the east right-of-way line of State Highway No. 289 and
 22-67 the west line of said 70.00 acre tract as follows:
 22-68 North 17 degrees 47 minutes 47 seconds East, 63.75 feet to a
 22-69 1/2-inch iron found;

23-1 North 17 degrees 14 minutes 00 seconds East, 284.05 feet to a
 23-2 1/2-inch iron rod set;
 23-3 North 18 degrees 11 minutes 00 seconds East, 775.83 feet to a
 23-4 1/2-inch iron rod found marking the northwest corner of said 70.00
 23-5 acre tract and the southwest corner of the aforementioned 55.718
 23-6 acre tract;
 23-7 THENCE with the north line of said 70.00 acre tract and the south
 23-8 line of said 55.718 acre tract, North 89 degrees 56 minutes 19
 23-9 seconds East, 2266.24 feet to the point of beginning and containing
 23-10 70.802 gross acres of land.
 23-11 TRACT 27 (9.425 ACRES):
 23-12 BEING a 9.425 acre tract of land situated in the Collin County
 23-13 School Land Survey No. 14, Abstract No. 167, Collin County, Texas,
 23-14 and a portion of a called 38 acre tract of land as conveyed to Don P.
 23-15 Stone, by deed recorded in Volume 831, Page 82, of the Deed Records
 23-16 of Collin County, Texas, and being more particularly described as
 23-17 follows:
 23-18 COMMENCING at a 1/2 inch iron rod found for the northeast corner of
 23-19 the said called 38 acre tract, said point also being the Northwest
 23-20 corner of a called 16 acre tract of land as conveyed to Candice
 23-21 Chen, by deed recorded In Volume 5836, Page 545, of the Deed Records
 23-22 of Collin County, Texas, said iron rod also being in the south line
 23-23 of a tract of land conveyed to Old Celina, Ltd. by deed recorded in
 23-24 Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;
 23-25 THENCE South 00 degrees 58 minutes 32 seconds East, along the common
 23-26 line of said called 38 acre tract., and said Chen tract as recorded
 23-27 in Volume 5836, Page 545, a distance of 473.70 feet to a point for
 23-28 corner;
 23-29 THENCE North 90 degrees 00 minutes 00 seconds West, 278.16 feet to
 23-30 the POINT OF BEGINNING;
 23-31 THENCE South 00 degrees 19 minutes 12 seconds East, through the
 23-32 interior of said called 38 acre tract, a distance of 847.56 feet to
 23-33 a point for corner, said point being in the south line of said
 23-34 called 38 acre tract, same being in the center line of County Road
 23-35 No. 53, said point also being in the north line of a called 40 acre
 23-36 tract of land described by the deed recorded in Volume 682, Page
 23-37 259, of the Deed Records of Collin County, Texas;
 23-38 THENCE South 89 degrees 43 minutes 40 seconds West, along the common
 23-39 line of said 38 acre tract, and said called 40 acre tract, and the
 23-40 center line of County Road No. 53, a distance of 483.73 feet to a
 23-41 point for corner;
 23-42 THENCE North 00 degrees 19 minutes 12 seconds West, through the
 23-43 interior of said called 38 acre tract, a distance of 849.86 feet to
 23-44 a point for corner;
 23-45 THENCE South 90 degrees 00 minutes 00 seconds East, through the
 23-46 interior of said called 38 acre tract, a distance of 483.74 feet to
 23-47 the POINT OF BEGINNING and containing 410,545 square feet or 9.425
 23-48 acres of computed land.
 23-49 SECTION 3. (a) The legal notice of the intention to
 23-50 introduce this Act, setting forth the general substance of this
 23-51 Act, has been published as provided by law, and the notice and a
 23-52 copy of this Act have been furnished to all persons, agencies,
 23-53 officials, or entities to which they are required to be furnished
 23-54 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 23-55 Government Code.
 23-56 (b) The governor, one of the required recipients, has
 23-57 submitted the notice and Act to the Texas Commission on
 23-58 Environmental Quality.
 23-59 (c) The Texas Commission on Environmental Quality has filed
 23-60 its recommendations relating to this Act with the governor,
 23-61 lieutenant governor, and speaker of the house of representatives
 23-62 within the required time.
 23-63 (d) All requirements of the constitution and laws of this
 23-64 state and the rules and procedures of the legislature with respect
 23-65 to the notice, introduction, and passage of this Act have been
 23-66 fulfilled and accomplished.
 23-67 SECTION 4. This Act takes effect September 1, 2013.

23-68

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