

By: Parker

H.B. No. 3942

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Riverwalk Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments or fees.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3926 to read as follows:

CHAPTER 3926. RIVERWALK MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3926.001. DEFINITIONS. In this chapter:

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

(2) "City" means the Town of Flower Mound.

(3) "County" means Denton County.

(4) "Director" means a board member.

(5) "District" means the Riverwalk Municipal Management District No. 1.

Sec. 3926.002. NATURE OF DISTRICT. The Riverwalk Municipal Management District No. 1 is a special district created under Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution.

Sec. 3926.003. CONFIRMATION AND DIRECTORS' ELECTION REQUIRED. The initial directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

1 Sec. 3926.004. CITY CONSENT AND DEVELOPMENT AGREEMENT
2 EXECUTION REQUIRED. (a) The initial directors may not hold an
3 election under Section 3926.003 until the city has:

4 (1) consented by ordinance or resolution to the
5 creation of the district and to the inclusion of land in the
6 district; and

7 (2) entered into a development agreement with the
8 owners of the real property in the district.

9 (b) The district is dissolved and this chapter expires
10 September 1, 2017, if:

11 (1) the city has not consented to the creation of the
12 district and to the inclusion of land in the district under
13 Subsection (a)(1) before that date; or

14 (2) the development agreement described by Subsection
15 (a)(2) is not entered into before that date.

16 Sec. 3926.005. PURPOSE; DECLARATION OF INTENT. (a) The
17 creation of the district is essential to accomplish the purposes of
18 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
19 Texas Constitution, and other public purposes stated in this
20 chapter. By creating the district, and in authorizing the city and
21 other political subdivisions to contract with the district, the
22 legislature has established a program to accomplish the public
23 purposes set out in Section 52-a, Article III, Texas Constitution.

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

1 welfare in the district.

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

8 Sec. 3926.006. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
9 The district is created to serve a public use and benefit.

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

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

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

21 (1) developing and diversifying the economy of the
22 state;

23 (2) eliminating unemployment and underemployment; and

24 (3) developing or expanding transportation and
25 commerce.

26 (e) The district will:

27 (1) promote the health, safety, and general welfare of

1 residents, employers, potential employees, employees, visitors,
2 and consumers in the district, and of the public;

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

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

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

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

18 Sec. 3926.007. INITIAL DISTRICT TERRITORY. (a) The
19 district is initially composed of the territory described by
20 Section 2 of the Act enacting this chapter.

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

25 (1) organization, existence, or validity;

26 (2) right to borrow money or issue any type of bonds or
27 other obligations described by Section 3926.203 for a purpose for

1 which the district is created or to pay the principal of and
2 interest on the bonds or other obligations;

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

5 (4) legality or operation; or

6 (5) right to contract.

7 Sec. 3926.008. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

8 (a) All or any part of the area of the district that is not in the
9 city's corporate limits is eligible to be included in:

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

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

14 (3) an enterprise zone created under Chapter 2303,
15 Government Code; or

16 (4) an industrial district created under Chapter 42,
17 Local Government Code.

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

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

25 (2) any other district purpose, including the right to
26 pledge the money as security for any bonds or other obligations
27 issued by the district under Section 3926.203.

1 (c) All or any part of the area of the district that is
2 within the city's corporate limits is eligible to be included in:

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

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

7 (d) If the city creates a tax increment reinvestment zone
8 described by Subsection (c)(1), the city and the board of directors
9 of the zone, by contract, may allocate money deposited in the tax
10 increment fund between the city and the district to be used by the
11 city and the district for:

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

14 (2) any other district purpose, including the right to
15 pledge the money as security for any bonds or other obligations
16 issued by the district under Section 3926.203; and

17 (3) funding services provided by the city to the area
18 in the district.

19 (e) A tax increment reinvestment zone created by the city in
20 the district is not subject to the limitations provided by Section
21 311.006, Tax Code.

22 Sec. 3926.009. APPLICABILITY OF MUNICIPAL MANAGEMENT
23 DISTRICTS LAW. Except as otherwise provided by this chapter,
24 Chapter 375, Local Government Code, applies to the district.

25 Sec. 3926.010. CONSTRUCTION OF CHAPTER. This chapter shall
26 be liberally construed in conformity with the findings and purposes
27 stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 3926.051. GOVERNING BODY; TERMS. (a) The district is governed by a board of five elected directors.

(b) Except as provided by Section 3926.052, directors serve staggered four-year terms, with two or three directors' terms expiring June 1 of each odd-numbered year.

Sec. 3926.052. INITIAL DIRECTORS. (a) On or after the effective date of the Act enacting this chapter, the owner or owners of a majority of the assessed value of the real property in the district according to the most recent certified tax appraisal rolls for the county may submit a petition to the city requesting that the city appoint as initial directors the five persons named in the petition. The city shall appoint as initial directors the five persons named in the petition.

(b) Initial directors serve until the earlier of:

(1) the date permanent directors are elected under Section 3926.003; or

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

(c) If permanent directors have not been elected under Section 3926.003 and the terms of the initial directors have expired, successor initial directors shall be appointed or reappointed as provided by Subsection (d) to serve terms that expire on the earlier of:

(1) the date permanent directors are elected under Section 3926.003; or

(2) the fourth anniversary of the date of the

1 appointment or reappointment.

2 (d) If Subsection (c) applies, the owner or owners of a
3 majority of the assessed value of the real property in the district
4 according to the most recent certified tax appraisal rolls for the
5 county may submit a petition to the city requesting that the city
6 appoint as successor initial directors the five persons named in
7 the petition. The city shall appoint as successor initial
8 directors the five persons named in the petition.

9 SUBCHAPTER C. POWERS AND DUTIES

10 Sec. 3926.101. GENERAL POWERS AND DUTIES. The district has
11 the powers and duties necessary to accomplish the purposes for
12 which the district is created.

13 Sec. 3926.102. IMPROVEMENT PROJECTS. The district may
14 provide, or it may enter into contracts with a governmental or
15 private entity to provide, the improvement projects described by
16 Subchapter C-1 or activities in support of or incidental to those
17 projects.

18 Sec. 3926.103. WATER DISTRICT POWERS. The district has the
19 powers provided by the general laws relating to conservation and
20 reclamation districts created under Section 59, Article XVI, Texas
21 Constitution, including Chapters 49 and 54, Water Code.

22 Sec. 3926.104. ROAD DISTRICT POWERS. The district has the
23 powers provided by the general laws relating to road districts and
24 road utility districts created under Section 52(b), Article III,
25 Texas Constitution, including Chapter 441, Transportation Code.

26 Sec. 3926.105. MUNICIPAL MANAGEMENT DISTRICT POWERS. The
27 district has the powers provided by Chapter 375, Local Government

1 Code.

2 Sec. 3926.106. CONTRACT POWERS. The district may contract
3 with a governmental or private entity, on terms determined by the
4 board, to carry out a power or duty authorized by this chapter or to
5 accomplish a purpose for which the district is created.

6 Sec. 3926.107. EMERGENCY SERVICES. (a) This section
7 applies only to territory in the district:

8 (1) that is in the extraterritorial jurisdiction of
9 the city;

10 (2) for which a plat has been filed; and

11 (3) that includes 100 or more residents.

12 (b) To protect the public interest, the district shall
13 provide or contract with a qualified party to provide emergency
14 services, including law enforcement, fire, and ambulance services,
15 in the territory described by Subsection (a).

16 Sec. 3926.108. NO TOLL ROADS. The district may not
17 construct, acquire, maintain, or operate a toll road.

18 Sec. 3926.109. NO EMINENT DOMAIN POWER. The district may
19 not exercise the power of eminent domain.

20 SUBCHAPTER C-1. IMPROVEMENT PROJECTS AND SERVICES

21 Sec. 3926.151. IMPROVEMENT PROJECTS AND SERVICES. The
22 district may provide, design, construct, acquire, improve,
23 relocate, operate, maintain, or finance an improvement project or
24 service using any money available to the district, or contract with
25 a governmental or private entity to provide, design, construct,
26 acquire, improve, relocate, operate, maintain, or finance an
27 improvement project or service authorized under this chapter or

1 Chapter 375, Local Government Code.

2 Sec. 3926.152. BOARD DETERMINATION REQUIRED. The district
3 may not undertake an improvement project unless the board
4 determines the project:

5 (1) is necessary to accomplish a public purpose of the
6 district; and

7 (2) complies with the development agreement entered
8 into under Section 3926.004(a)(2) or the parties to that
9 development agreement agree to the project, in writing.

10 Sec. 3926.153. LOCATION OF IMPROVEMENT PROJECT. An
11 improvement project may be inside or outside the district.

12 Sec. 3926.154. CITY REQUIREMENTS. (a) An improvement
13 project in the corporate limits of the city must comply with any
14 applicable requirements of the city, including codes and
15 ordinances, that are consistent with the development agreement
16 entered into under Section 3926.004(a)(2).

17 (b) The district may not provide, conduct, or authorize any
18 improvement project on the city's streets, highways,
19 rights-of-way, or easements without the consent of the governing
20 body of the city by ordinance or resolution.

21 Sec. 3926.155. IMPROVEMENT PROJECT AND SERVICE IN DEFINABLE
22 AREA. The district may undertake an improvement project or service
23 that confers a special benefit on a definable area in the district
24 and levy and collect a special assessment on benefited property in
25 the district in accordance with Chapter 375, Local Government Code.

26 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

27 Sec. 3926.201. DISBURSEMENTS AND TRANSFERS OF MONEY. The

1 board by resolution shall establish the number of directors'
2 signatures and the procedure required for a disbursement or
3 transfer of the district's money.

4 Sec. 3926.202. MONEY USED FOR IMPROVEMENTS OR SERVICES.

5 The district may undertake and provide an improvement project or
6 service authorized by this chapter using any money available to the
7 district.

8 Sec. 3926.203. BORROWING MONEY; OBLIGATIONS. (a) The

9 district may borrow money for any district purpose, including
10 refunding district obligations or paying authorized district
11 costs, without holding an election by issuing bonds, notes, time
12 warrants, or other obligations, or by entering into a contract,
13 reimbursement agreement, or other agreement payable wholly or
14 partly from an assessment, a contract payment, a grant, revenue
15 from a zone created under Chapter 311 or 312, Tax Code, other
16 district revenue, or a combination of these sources.

17 (b) An obligation or agreement described by Subsection (a):

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

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

22 Sec. 3926.204. ASSESSMENTS. (a) Except as provided by

23 Subsection (b), the district may impose an assessment on property
24 in the district to pay for an obligation described by Section
25 3926.203 or to pay the costs of acquiring, maintaining, operating,
26 improving, or constructing district improvements in the manner
27 provided for a district under Subchapters A, E, and F, Chapter 375,

1 Local Government Code.

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

4 Sec. 3926.205. NOTICE OF ASSESSMENTS. (a) The board shall
5 annually file written notice with the secretary of the city that
6 specifies the assessments the district will impose in the
7 district's next fiscal year in sufficient clarity to describe the
8 assessments for the operation and maintenance of the district and
9 the assessments for the payment of debt service of obligations
10 issued or incurred by the district.

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

14 (c) The assessment roll must clearly state that the
15 assessments in the assessment roll are in addition to the ad valorem
16 taxes imposed by other taxing units that tax real property in the
17 district.

18 (d) The district shall generate and implement a program to
19 provide notification to a prospective purchaser of property in the
20 district of the assessments that have been approved and are imposed
21 by the district.

22 Sec. 3926.206. RESIDENTIAL PROPERTY NOT EXEMPT. Section
23 375.161, Local Government Code, does not apply to the district.

24 Sec. 3926.207. NO IMPACT FEES. The district may not impose
25 an impact fee.

26 Sec. 3926.208. NO AD VALOREM TAX. The district may not
27 impose an ad valorem tax.

1 SUBCHAPTER E. DISSOLUTION

2 Sec. 3926.251. DISSOLUTION BY CITY. (a) The city may
3 dissolve the district by ordinance.

4 (b) Notwithstanding Subsection (a), the city may not
5 dissolve the district until:

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

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

10 Sec. 3926.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

11 (a) If the dissolved district has bonds or other obligations
12 outstanding secured by and payable from assessments or other
13 revenue, the city succeeds to the rights and obligations of the
14 district regarding enforcement and collection of the assessments or
15 other revenue.

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

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

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

23 Sec. 3926.253. ASSUMPTION OF ASSETS AND LIABILITIES. (a)

24 After the city dissolves the district, the city assumes the
25 obligations of the district, including any bonds or other debt
26 payable from assessments or other district revenue.

27 (b) If the city dissolves the district, the board shall

1 transfer ownership of all district property to the city.

2 SECTION 2. The Riverwalk Municipal Management District No.
3 1 initially includes all the territory contained in the following
4 area:

5 Lot 2R1, Block A, The River Walk at Central Park

6 87.678 Acres

7 Being all that certain lot, tract or parcel of land situated in the
8 Carlos Chacon Survey, Abstract Number 299 and the J. T. Stewart
9 Survey, Abstract Number 1161, Town of Flower Mound, Denton County,
10 Texas, being part of that certain called 80 acre tract of land
11 described in deed to Manco Investments, Incorporated recorded in
12 Volume 439, Page 352 of the Deed Records of Denton County, Texas,
13 and being part of that certain called 252.86 acre tract described as
14 Part Two in deed to Edward S. Marcus recorded in Volume 470, Page
15 131 of the Deed Records of Denton County, Texas, and being part of
16 that certain called 28.061 acre tract of land described in deed to
17 Edward S. Marcus recorded in Volume 614, Page 150 of the Deed
18 Records of Denton County, Texas, and being part of that certain
19 called 229.56 acre tract of land described in deed to Flower Mound
20 Development Venture recorded in Volume 1361, Pages 874 and 879 of
21 the Real Property Records of Denton County, Texas, being part of
22 that certain tract of land described as Tract 1 in deed to Flower
23 Mound CBD, LTD., recorded in Document Number 07-145337 of the Real
24 Property Records of Denton County, Texas, being all of Lot 2R1,
25 Block A, The River Walk at Central Park 11/2010, an addition to the
26 Town of Flower Mound according to the plat thereof recorded in
27 Document Number 2011-23 of the Plat Records of Denton County,

1 Texas, and being more particularly described as follows:

2 BEGINNING at a 1/2" capped rebar (G & A) found at the most easterly
3 northeast corner of said Lot 2R1, Block A, The River Walk at Central
4 Park 11/2010, being on the south line of that certain called 13.948
5 acre tract of land described in deed to the Town of Flower Mound
6 recorded in Volume 723, Page 858 of the Deed Records of Denton
7 County, Texas, and being on the west line of Morriss Road, a public
8 roadway having a 122 foot right-of-way at this point;

9 THENCE along the east line of said Lot 2R1 and the west line of
10 Morriss Road the following:

11 S 00°14'40" E, 146.45 feet, to a 1/2" capped rebar (G&A)
12 found;

13 N 89°41'20" E, 12.00 feet, to a 1/2" capped rebar (G&A) found;

14 S 06°35'55" W, 113.59 feet, to a 1/2" capped rebar (G&A)
15 found;

16 S 00°14'40" E, 194.59 feet, to a 1/2" capped rebar (G&A)
17 found;

18 N 89°41'20" E, 13.52 feet, to a 1/2" capped rebar (G&A) found;

19 S 00°14'40" E, 79.16 feet, to a 1/2" capped rebar (G&A) found;

20 S 06°35'55" W, 110.01 feet, to a 1/2" capped rebar (G&A)
21 found;

22 S 00°14'40" E, 197.13 feet, to a 1/2" capped rebar (G&A)
23 found;

24 N 89°41'20" E, 13.11 feet, to a 1/2" capped rebar (G&A) found;

25 S 00°14'40" E, 149.77 feet, to a 1/2" capped rebar (G&A)
26 found;

27 S 06°35'55" W, 100.71 feet, to a 1/2" capped rebar (G&A)

1 found;

2 S 00°14'40" E, 156.50 feet, to a 1/2" capped rebar (G&A) found

3 on the north line of 5TH Avenue (called 37 foot right-of-way);

4 THENCE S 89°41'20" W, 501.61 feet, along the north line of 5TH Avenue

5 to a 1/2" capped rebar (G&A) found on the west line of Broadway

6 Avenue;

7 THENCE S 00°18'40" E, 944.75 feet, along the west line of Broadway

8 Avenue to a 1/2" capped rebar (G&A) found on the south line of 3RD

9 Avenue;

10 THENCE N 89°41'20" E, 512.51 feet, along the south line of 3RD

11 Avenue, to a 1/2" capped rebar (G&A) found on the west right-of-way

12 line of Morriss Road and the east line of said Lot 2R1;

13 THENCE along the east line of said Lot 2R1 and the west line of

14 Morriss Road the following:

15 S 00°14'40" E, 20.82 feet, to a 1/2" capped rebar (G&A) found;

16 S 06°35'55" W, 94.74 feet, to a 1/2" capped rebar (G&A) found;

17 S 00°14'40" E, 195.13 feet, to a 1/2" capped rebar (G&A)

18 found;

19 N 89°41'20" E, 11.29 feet, to a 1/2" capped rebar (G&A) found;

20 S 00°14'40" E, 23.65 feet, to a 1/2" capped rebar (G&A) found;

21 S 06°35'55" W, 75.54 feet, to a 1/2" capped rebar (G&A) found;

22 S 00°14'40" E, 165.62 feet, to a 1/2" capped rebar (G&A) found

23 on the north right-of-way line of Buckeye Drive, a public roadway

24 having a variable width right-of-way, as shown on the Record Plat of

25 The Forums Phase III, an addition to the Town of Flower Mound,

26 Denton County, Texas, according to the plat thereof recorded in

27 Cabinet O, Page 19 of the Plat Records of Denton County, Texas;

1 THENCE along the north right-of-way line of Buckeye Drive the
2 following:

3 S 44°58'45" W, 8.57 feet, to a 1/2" G&A capped rebar found;

4 S 89°30'10" W, 65.00 feet, to a 1/2" G&A capped rebar found;

5 S 82°17'25" W, 112.84 feet, to a 1/2" G&A capped rebar found at
6 the beginning of a curve to the left;

7 THENCE along the arc of said curve having a radius of 530.00 feet, a
8 central angle of 19°23'37", whose chord bears S 72°35'37" W, 178.54
9 feet, an arc length of 179.40 feet to a 1/2" G&A capped rebar found
10 on the west line of Olympia Drive, a public roadway having a
11 right-of-way of 60 feet;

12 THENCE S 00°17'15" E, 490.97 feet, along the west line of Olympia
13 Drive to a 1/2" rebar found at the northeast corner of Lot 1, Block A
14 of The Forums Phase III;

15 THENCE S 89°42'45" W, 233.98 feet, along the north line of said Lot 1
16 to a 1/2" rebar found at an angle point;

17 THENCE N 83°05'40" W, along the north line of said Lot 1, passing at
18 10 feet the northwest corner thereof and the northeast corner of
19 Forums Drive, a public roadway having a right-of-way of 60 feet at
20 this point, continuing along the north line of Forums Drive a total
21 distance of 70.00 feet to a 1/2" rebar found at the northwest corner
22 of Forums Drive;

23 THENCE in a southwesterly direction along the west line of Forums
24 Drive with the arc of a curve to the right having a radius of 520.00
25 feet, a central angle of 11°39'42", whose chord bears S 12°44'11" W,
26 105.66 feet, an arc length of 105.84 feet to a 1/2" rebar found at a
27 point of compound curvature;

1 THENCE in a southwesterly direction along the west line of Forums
2 Drive with the arc of a curve to the right having a radius of 400.00
3 feet, a central angle of $23^{\circ}33'43''$, whose chord bears $S\ 30^{\circ}28'28''\ W$,
4 163.34 feet, an arc length of 164.49 feet to a 1/2" rebar found at a
5 point of tangency;

6 THENCE $S\ 42^{\circ}15'20''\ W$, 182.38 feet, along the west line of Forums
7 Drive to a 1/2" rebar found at a point of curvature of a curve to the
8 left, being the southwesterly corner of Forums Drive as shown on the
9 aforementioned plat of The Forums Phase III and being the
10 northwesterly corner of Forums Drive, having a right-of-way of 80
11 feet at this point, as shown on the revised final plat of The Forums
12 Residential, an addition to the Town of Flower Mound, Denton
13 County, Texas, according to the plat thereof recorded in Cabinet F,
14 Page 136 of the Plat Records of Denton County, Texas;

15 THENCE along the west line of Forums Drive with the arc of said
16 curve to the left having a radius of 690.00 feet, a central angle of
17 $05^{\circ}00'26''$, whose chord bears $S\ 39^{\circ}45'08''\ W$, 60.28 feet, an arc length
18 of 60.30 feet to a 1/2" rebar found on the north line of Euclid
19 Avenue, a public roadway having a right-of-way of 60 feet, at its
20 intersection with the west line of Forums Drive;

21 THENCE $N\ 57^{\circ}47'20''\ W$, 29.46 feet, along the north line of Euclid
22 Avenue to a 1/2" rebar found at point of curvature of a curve to the
23 left;

24 THENCE along the north line of Euclid Avenue with the arc of said
25 curve to the left having a radius of 1030.00 feet, a central angle
26 of $12^{\circ}36'55''$, whose chord bears

27 $N\ 64^{\circ}06'30''\ W$, 226.33 feet, an arc length of 226.78 feet to a 1/2"

1 rebar found at the southeast corner of Lot 40, Block 1 of The Forums
2 Residential;
3 THENCE N 05°10'05" E, 279.16 feet, along the east line of Lots 40,
4 39, 38 and 37, Block 1 of The Forums Residential to a point on a
5 non-tangent curve to the left (this point falls in a pond);
6 THENCE continuing along the east line of Lots 37, 36, 35, 34, 33,
7 32, 31 and 30, Block 1 with the arc of said non-tangent curve having
8 a radius of 1180.00 feet, a central angle of 23°11'00", whose chord
9 bears N 11°44'54" W, 474.21 feet, an arc length of 477.46 to the end
10 of said non-tangent curve (this point falls in a pond);
11 THENCE N 23°32'15" W, 162.40 feet, continuing along the east line of
12 Lots 30, 29 and 28, Block 1 to a 1/2" rebar found at the northeast
13 corner Lot 28, Block 1, and being on the south line of Lot 27, Block
14 1;
15 THENCE N 62°37'50" E, 132.45 feet, along the south line of said Lot
16 27, Block 1 to a 1/2" rebar found at the southeast corner thereof;
17 N
18 THENCE N 61°46'50" W, 191.93 feet along the east line of Lot 27,
19 Block 1 to a 1/2" rebar found at a point of curvature of a curve to
20 the right;
21 THENCE continuing along the east line of said Lots 27, 26, 25, 24,
22 23 and 22, Block 1 with the arc of said curve to the right having a
23 radius of 600.00 feet, a central angle of 42°30'10", whose chord
24 bears N 40°31'45" W, 434.95 feet, an arc length of 445.09 feet to a
25 1/2" rebar found at a point of tangency;
26 THENCE N 19°16'40" W, 94.67 feet, continuing along the east line of
27 said Lot 22, Block 1 to a 1/2" rebar found at the northeast corner

1 thereof;

2 THENCE S 89°29'00" W, 516.32 feet, along the north line of Lots 22,
3 21, 20, 19 and 18, Block 1, passing the northwest corner of said Lot
4 18 and the northeast corner of a 150 foot right-of-way dedication
5 shown on the plat of The Forums Residential, same being the
6 northeast corner of that certain right-of way abandonment to
7 Formosa Plastics Development recorded in Document Number 01-3781 of
8 the Real Property Records of Denton County, Texas, continuing along
9 the north line thereof to a 1/2" capped rebar (G&A) found on the
10 east line of a variable width right-of-way dedication according to
11 said plat recorded in Cabinet Y, Pages 700-703, Denton County Plat
12 Records, from which point, a Texas Department of Transportation
13 aluminum disc found (TXDOT monument found) on the east line of F.M.
14 2499 (Long Prairie Road), a public roadway having a variable width
15 right-of-way, being the northwest corner of said right-of-way
16 abandonment, and being the southeast corner of that certain called
17 4.0797 acre tract of land described in deed to the Town of Flower
18 Mound, Texas, recorded in Document Number 96-53454 of the Real
19 Property Records of Denton County, Texas, being in a curve to the
20 right;

21 THENCE Northeasterly, along the west line of said Lot 2R1, the east
22 right-of-way line of F. M. Highway 2499-Long Prairie Road, with the
23 arc of said curve having a radius of 225.00 feet, a central angle of
24 11°56'28", whose chord bears N 07°22'01" E, 46.81 feet, an arc length
25 of 46.89 feet, to a 1/2" capped rebar (G&A) found at a point of
26 reverse curvature;

27 THENCE Northeasterly, continuing along said line and with the arc

1 of said curve having a radius of 225.00 feet, a central angle of
2 13°48'15", whose chord bears N 06°26'07" E, 54.08 feet, an arc length
3 of 54.21 feet, to a 1/2" capped rebar (G&A) found;
4 THENCE N 00°28'00" W, 218.30 feet, continuing along said line, to a
5 1/2" capped rebar (G&A) found;
6 THENCE N 44°32'00" E, 14.14 feet, continuing along said line, to a
7 1/2" capped rebar (G&A) found;
8 THENCE N 00°28'00" W, 30.00 feet, continuing along said line, to a
9 1/2" capped rebar (G&A) found;
10 THENCE N 45°28'00" W, 21.84 feet, continuing along said line, to a
11 1/2" capped rebar (G&A) found;
12 THENCE N 00°29'00" W, 252.59 feet, continuing along said line, to a
13 1/2" capped rebar (G&A) found on the south line of Central Park
14 Avenue;
15 THENCE N 89°41'20" E, 470.19 feet, along the south line of Central
16 Park Drive to a 1/2" capped rebar (G&A) found;
17 THENCE N 00°18'40" W, 46.00 feet, to a 1/2" capped rebar (G&A);
18 THENCE N 89°41'20" E, 578.91 feet, to a 1/2" capped rebar (G&A) found
19 at the southerly southeast corner of Lot 11X;
20 THENCE Northeasterly, continuing along the east line of Lot 11X
21 with the arc of a curve to the right having a radius of 293.50 feet,
22 a central angle of 36°52'02", whose chord bears N 18°07'31" E, 185.61
23 feet, an arc length of 188.85 feet, to a 1/2" capped rebar (G&A)
24 found at a point of compound curvature;
25 THENCE Northeasterly, continuing along the east line of Lot 11X
26 with the arc of a curve to the right having a radius of 143.50 feet,
27 a central angle of 53°07'48", whose chord bears N 63°07'26" E, 128.35

1 feet, an arc length of 133.07 feet, to a 1/2" capped rebar (G&A) set
2 at a point of tangency;
3 THENCE N 89°41'20" E, 82.10 feet, along the south line of Lot 11X to
4 a 1/2" capped rebar (G&A) found at the easterly southeast corner
5 thereof;
6 THENCE N 00°18'40" E, passing the northeast corner of said Lot 11X
7 and the southeast corner of Lot 10, continuing along the common line
8 between Lot 2R1 and Lot 10 a distance of 916.39 feet, to a 1/2"
9 capped rebar (G&A) set at the most easterly northeast corner of Lot
10 10 and being on the south line of said 13.948 acre tract;
11 THENCE along the common line between said Lot 2R1, said 229.56 acre
12 tract and said 13.948 acre tract the following:
13 N 89°30'00" E, 366.96 feet, to a 1/2" G&A capped rebar found;
14 N 00°30'00" W, 230.00 feet, to a 1/2" G&A capped rebar found;
15 N 89°30'00" E, 483.26 feet to the POINT OF BEGINNING and containing
16 approximately 87.678 acres of land.

17 LEGAL DESCRIPTION

18 5.581 ACRES

19 Being all that certain lot, tract or parcel of land situated in the
20 J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound,
21 Denton County, Texas, being part of that certain called 252.86 acre
22 tract of land described as Part Two in deed to Edward S. Marcus
23 recorded in Volume 470, Page 131 of the Deed Records of Denton
24 County, Texas, and being part of that certain called 229.56 acre
25 tract of land described in deed to Flower Mound Development Venture
26 recorded in Volume 1361, Pages 874 and 879 of the Real Property
27 Records of Denton County, Texas, and being all of Lot 2, Block A,

1 Riverwalk Market Addition, an addition to the Town of Flower Mound,
2 Denton County, Texas, according to the plat thereof recorded in
3 Document Number 2013-38 of the Plat Records of Denton County,
4 Texas, and being more particularly described as follows:

5 BEGINNING the northwest corner of said Lot 2, and being the
6 northeast corner of Lot 1, Block A of said addition, and being on
7 the south line of the Revised Final Plat of The Forums Residential,
8 an addition to the Town of Flower Mound, Denton County, Texas,
9 according to the plat thereof recorded in Cabinet F, Page 136 of the
10 Plat Records of Denton County, Texas, and being on the south line of
11 Euclid Avenue (called 60 foot right-of-way);

12 THENCE along the south line of said Forums Residential and the south
13 line of said Euclid Avenue with the arc of a curve to the right
14 having a central angle of $28^{\circ}27'07''$, a radius of 970.00 feet and an
15 arc length of 481.68 feet whose chord bears $S 72^{\circ}36'43'' E$, 476.75
16 feet to the northwest corner of a called 0.054 acre right-of-way
17 dedication for Forums Drive shown on said plat;

18 THENCE $S 12^{\circ}11'30'' W$, 154.04 feet along the west line of said 0.054
19 acre right-of-way dedication and the west line of said Forums Drive
20 to a point on the arc of a curve to the left on the west line of
21 Forums Drive, (called 80 foot right-of way at this point);

22 THENCE along the west line of said Forums Drive with the arc of a
23 curve to the left having a central angle of $12^{\circ}53'05''$ a radius of
24 690.00 feet and an arc length of 155.17 feet whose chord bears S
25 $13^{\circ}42'23'' W$, 154.84 feet to a 1/2" rebar found at the most southerly
26 southwest corner of said Forums Residential, same being the
27 northwest corner of Phase I of The Forums, an addition to the Town

1 of Flower Mound, Denton County, Texas, according to the plat
2 thereof recorded in Cabinet F, Page 146 of the Plat Records of
3 Denton County, Texas;

4 THENCE along the west line of said Forums Drive and the west line of
5 said Phase I of The Forums with the arc of a curve to the left having
6 a central angle of $07^{\circ}31'31''$, a radius of 1240.00 feet and an arc
7 length of 162.86 feet whose chord bears
8 S $03^{\circ}20'43''$ W, 162.74 feet to a 1/2" G&A capped rebar found;

9 THENCE S $00^{\circ}17'00''$ E, 53.69 feet along the west line of said Forums
10 Drive and the west line of said Phase I of The Forums to a 1/2" G&A
11 capped rebar found;

12 THENCE along the west line of said Forums Drive and the west line of
13 said Phase I of The Forums with the arc of a curve to the right
14 having a central angle of $02^{\circ}36'53''$, a radius of 1000.00 feet and an
15 arc length of 45.63 feet whose chord bears S $01^{\circ}01'26''$ W, 45.63 feet
16 to a 1/2" G&A capped rebar found at the northeast corner of Lot 1,
17 Block 5, The Forums, an addition to the Town of Flower Mound, Denton
18 County, Texas, according to the plat thereof recorded in Cabinet H,
19 Page 38 of the Plat Records of Denton County, Texas;

20 THENCE N $77^{\circ}22'40''$ W, along the north line of said Lot 1, Block 5,
21 passing at 174.66 feet a 1/2" rebar found at the northwest corner
22 thereof, continuing along the common line between said Lots 1 and 2
23 a total distance of 180.60 feet;

24 THENCE along the common line between said Lots 1 and 2 the
25 following:

26 N $12^{\circ}37'20''$ E, 49.83 feet;

27 N $77^{\circ}22'40''$ W, 79.08 feet;

1 N 32°22'40" W, 5.90 feet;
2 N 77°22'40" W, 77.49 feet;
3 S 00°29'12" W, 4.06 feet;
4 N 77°22'40" W, 15.23 feet;
5 N 00°29'12" E, 4.06 feet;
6 N 77°22'40" W, 74.53 feet;
7 N 12°37'20" E, 151.63 feet;
8 N 00°00'25" E, 410.38 feet to the POINT OF BEGINNING and
9 containing approximately 5.581 acres of land.

10 LEGAL DESCRIPTION

11 Part of Lot 2R, Block A, The River Walk at Central Park 03/2010

12 6.894 Acres

13 Being all that certain lot, tract or parcel of land situated in the
14 Carlos Chacon Survey, Abstract Number 299, Town of Flower Mound,
15 Denton County, Texas, being part of Lot 2R, Block A, The River Walk
16 at Central Park 03/2010, an addition to the Town of Flower Mound
17 according to the plat thereof recorded in Document Number 2010-70
18 of the Plat Records of Denton County, Texas, and being more
19 particularly described as follows:

20 BEGINNING at a 1/2" capped rebar (G & A) found at the most northerly
21 northwest corner of said Lot 2R, Block A, The River Walk at Central
22 Park 03/2010, being the most westerly southwest corner of that
23 certain called 13.948 acre tract of land described in deed to the
24 Town of Flower Mound recorded in Volume 723, Page 858 of the Deed
25 Records of Denton County, Texas, and being on the east line of that
26 certain called 2.631 acre tract of land described as Tract III in
27 deed to Hawks Ramsey, LLC recorded in Document Number 2006-35586 of

1 the Real Property Records of Denton County, Texas;
2 THENCE along the common line between said Lot 2R and said 13.948
3 acre tract, the following:
4 N 89°30'00" E, 280.00 feet, to a 1/2" capped rebar (G & A)
5 found;
6 S 00°30'00" E, 400.00 feet, to a 1/2" capped rebar (G & A)
7 found;
8 N 89°30'00" E, 170.00 feet, to a 1/2" capped rebar (G & A)
9 found;
10 S 00°30'00" E, 230.00 feet, to a 1/2" capped rebar (G & A)
11 found;
12 and N 89°30'00" E, 93.04 feet, to a 1/2" capped rebar (G & A) set;
13 THENCE S 00°18'40" E, 101.45 feet, to a 1/2" capped rebar (G & A)
14 set;
15 THENCE S 89°41'20" W, 230.48 feet, to a 1/2" capped rebar (G & A)
16 set;
17 THENCE S 00°18'40" E, 98.79 feet, to a 1/2" capped rebar (G & A) set;
18 THENCE S 88°04'50" W, passing at 43.03 feet, a 1/2" capped rebar (G &
19 A) found at an inner ell corner of said Lot 2R, being the northeast
20 corner of Lot 1R, Block A, The River Walk at Central Park 03/2010,
21 and continuing a total distance of 307.41 feet, to a 5/8" rebar
22 found at an outer ell corner of said Lot 2R, being the southeast
23 corner of that certain called 6.314 acre tract of land described in
24 deed to Prairie Road Partners, Ltd. recorded in Document Number
25 2005-123316 of the Real Property Records of Denton County, Texas;
26 THENCE N 00°47'30" W, 350.03 feet, along the most northerly west
27 line of said Lot 2R and the east line of said 6.314 acre tract, to a

1 1/2" rebar found at the northeast corner thereof, being the
2 southeast corner of said Hawks Ramsey called 2.631 acre tract;
3 THENCE N 00°49'50" W, 487.07 feet, continuing along said line, to
4 the POINT OF BEGINNING and containing approximately 6.894 acres of
5 land.

6 LEGAL DESCRIPTION

7 Tract II

8 4.860 Acres

9 Being all that certain lot, tract or parcel of land situated in the
10 J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound,
11 Denton County, Texas, being part of that certain called 252.86 acre
12 tract of land described as Part Two in deed to Edward S. Marcus
13 recorded in Volume 470, Page 131 of the Deed Records of Denton
14 County, Texas, and being part of that certain called 229.56 acre
15 tract of land described in deed to Flower Mound Development Venture
16 recorded in Volume 1361, Pages 874 and 879 of the Real Property
17 Records of Denton County, Texas, and being more particularly
18 described as follows:

19 BEGINNING at a 1/2" capped rebar found stamped DC&A at the southeast
20 corner of Lot 1, Block A, Primrose School at The Forums, an addition
21 to the Town of Flower Mound according to the plat thereof recorded
22 in Cabinet P, Page 258 of the Plat Records of Denton County, Texas,
23 and being on the west right-of-way line of Morriss Road, having a
24 called 110 foot right-of-way at this point, according to deed to the
25 Town of Flower Mound recorded in Volume 2091, Page 418 of the Real
26 Property Records of Denton County, Texas;

27 THENCE S 00°06'30" E, 703.50 feet, along the west right-of-way line

1 of Morriss Road, to an "X" in concrete found at the northeast corner
2 of Lot 1, Block A, Kids R Kids Addition, an addition to the Town of
3 Flower Mound according to the plat thereof recorded in Cabinet M,
4 Page 47 of the Plat Records of Denton County, Texas;

5 THENCE S 89°45'15" W, 299.93 feet, along the north line of said Kids
6 R Kids Addition, to a 1/2" capped rebar found stamped Arthur
7 Surveying at the northwest corner thereof, being on the east
8 right-of-way line of Olympia Drive;

9 THENCE N 00°17'15" W, 703.12 feet, along the east line of Olympia
10 Drive, to a 1/2" capped rebar found stamped DC&A at the southwest
11 corner of said Lot 1, Block A, Primrose School at The Forums;

12 THENCE N 89°41'00" E, 302.13 feet, along the south line of said Lot
13 1, Block A, Primrose School at The Forums, to the POINT OF BEGINNING
14 and containing approximately 4.860 acres of land.

15 LEGAL DESCRIPTION

16 10.306 Acres

17 Being all that certain lot, tract or parcel of land situated in the
18 Carlos Chacon Survey, Abstract Number 290 and the J. T. Stewart
19 Survey, Abstract Number 1161, Town of Flower Mound, Denton County,
20 Texas, being part of that certain called 252.86 acre tract
21 described as Part Two in deed to Edward S. Marcus recorded in Volume
22 470, Page 131 of the Deed Records of Denton County, Texas, and part
23 of that certain called 229.56 acre tract of land described in deed
24 to Flower Mound Development Venture recorded in Volume 1361, Pages
25 874 and 879 of the Real Property Records of Denton County, Texas,
26 being part of that certain called 134.329 acre tract of land
27 described as Tract 1 in deed to Flower Mound CBD, Ltd. recorded in

1 Document Number 07-145337 of the Real Property Records of Denton
2 County, Texas, being part of that certain called 134.329 acre tract
3 of land described as Tract 1 in deed to Flower Mound CBD, Ltd.
4 recorded in Document Number 07-145337 of the Real Property Records
5 of Denton County, Texas, and being more particularly described as
6 follows:

7 BEGINNING at a 1/2" capped rebar (G & A) set on the east line of said
8 134.329 acre Flower Mound CBD, Ltd. tract, from which an "X" in
9 concrete found at the northeast corner thereof bears N 00°14'40" W,
10 1263.99 feet, said beginning point being on the west right-of-way
11 line of Morriss Road according to deed to the Town of Flower Mound
12 recorded in Volume 2091, Page 418 of the Real Property Records of
13 Denton County, Texas;

14 THENCE S 00°14'40" E, 907.75 feet, along the east line of said
15 134.329 acre tract and the west right-of-way line of Morriss Road,
16 to a 1/2" capped rebar (G & A) set;

17 THENCE S 89°41'20" W, 494.03 feet, to a 1/2" capped rebar (G & A)
18 set;

19 THENCE N 00°18'40" W, 907.75 feet, to a 1/2" capped rebar (G & A)
20 set;

21 THENCE N 89°41'20" E, 495.09 feet, to the POINT OF BEGINNING and
22 containing approximately 10.306 acres of land.

23 SECTION 3. (a) The legal notice of the intention to
24 introduce this Act, setting forth the general substance of this
25 Act, has been published as provided by law, and the notice and a
26 copy of this Act have been furnished to all persons, agencies,
27 officials, or entities to which they are required to be furnished

1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
2 Government Code.

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

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

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

14 SECTION 4. This Act takes effect September 1, 2013.