

1-1 By: Holland (Senate Sponsor - Estes) H.B. No. 4294  
 1-2 (In the Senate - Received from the House May 19, 2017;  
 1-3 May 19, 2017, read first time and referred to Committee on  
 1-4 Intergovernmental Relations; May 22, 2017, reported adversely,  
 1-5 with favorable Committee Substitute by the following vote: Yeas 6,  
 1-6 Nays 0, 1 present not voting; May 22, 2017, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13				X
1-14	X			
1-15	X			

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 4294 By: Garcia

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the creation of the North Celina Municipal Management  
 1-20 District No. 3; providing authority to impose taxes, levy  
 1-21 assessments, and issue bonds.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-23 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
 1-24 Code, is amended by adding Chapter 3959 to read as follows:

1-25 CHAPTER 3959. NORTH CELINA MUNICIPAL MANAGEMENT DISTRICT NO. 3

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 3959.001. DEFINITIONS. In this chapter:

1-28 (1) "Board" means the district's board of directors.

1-29 (2) "City" means the City of Celina, Texas.

1-30 (3) "Commission" means the Texas Commission on  
 1-31 Environmental Quality.

1-32 (4) "Director" means a board member.

1-33 (5) "District" means the North Celina Municipal  
 1-34 Management District No. 3.

1-35 Sec. 3959.002. CREATION AND NATURE OF DISTRICT. The  
 1-36 district is a special district created under Sections 52 and 52-a,  
 1-37 Article III, and Section 59, Article XVI, Texas Constitution.

1-38 Sec. 3959.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The  
 1-39 creation of the district is essential to accomplish the purposes of  
 1-40 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
 1-41 Texas Constitution, and other public purposes stated in this  
 1-42 chapter. By creating the district and in authorizing the city and  
 1-43 other political subdivisions to contract with the district, the  
 1-44 legislature has established a program to accomplish the public  
 1-45 purposes set out in Section 52-a, Article III, Texas Constitution.

1-46 (b) The creation of the district is necessary to promote,  
 1-47 develop, encourage, and maintain employment, commerce,  
 1-48 transportation, housing, tourism, recreation, the arts,  
 1-49 entertainment, economic development, safety, and the public  
 1-50 welfare in the district.

1-51 (c) The district is created to supplement and not to  
 1-52 supplant city services provided in the district.

1-53 Sec. 3959.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)  
 1-54 The district is created to serve a public use and benefit.

1-55 (b) All land and other property included in the district  
 1-56 will benefit from the improvements and services to be provided by  
 1-57 the district under powers conferred by Sections 52 and 52-a,  
 1-58 Article III, and Section 59, Article XVI, Texas Constitution, and  
 1-59 other powers granted under this chapter.

1-60 (c) The creation of the district is in the public interest  
 1-61 and is essential to further the public purposes of:

2-1                   (1) developing and diversifying the economy of the  
2-2 state;  
2-3                   (2) eliminating unemployment and underemployment;  
2-4                   (3) developing or expanding transportation and  
2-5 commerce; and  
2-6                   (4) providing quality residential housing.  
2-7                   (d) The district will:  
2-8                   (1) promote the health, safety, and general welfare of  
2-9 residents, employers, potential employees, employees, visitors,  
2-10 and consumers in the district, and of the public;  
2-11                   (2) provide needed funding for the district to  
2-12 preserve, maintain, and enhance the economic health and vitality of  
2-13 the district territory as a residential community and business  
2-14 center; and  
2-15                   (3) promote the health, safety, welfare, and enjoyment  
2-16 of the public by providing pedestrian ways and by landscaping and  
2-17 developing certain areas in the district, which are necessary for  
2-18 the restoration, preservation, and enhancement of scenic beauty.  
2-19                   (e) Pedestrian ways along or across a street, whether at  
2-20 grade or above or below the surface, and street lighting, street  
2-21 landscaping, vehicle parking, and street art objects are parts of  
2-22 and necessary components of a street and are considered to be an  
2-23 improvement project that includes a street or road improvement.  
2-24                   (f) The district will not act as the agent or  
2-25 instrumentality of any private interest even though the district  
2-26 will benefit many private interests as well as the public.  
2-27                   Sec. 3959.005. INITIAL DISTRICT TERRITORY. (a) The  
2-28 district is initially composed of the territory described by  
2-29 Section 2 of the Act enacting this chapter.  
2-30                   (b) The boundaries and field notes contained in Section 2 of  
2-31 the Act enacting this chapter form a closure. A mistake in the  
2-32 field notes or in copying the field notes in the legislative process  
2-33 does not affect the district's:  
2-34                   (1) organization, existence, or validity;  
2-35                   (2) right to issue any type of bond for the purposes  
2-36 for which the district is created or to pay the principal of and  
2-37 interest on a bond;  
2-38                   (3) right to impose or collect an assessment or tax; or  
2-39                   (4) legality or operation.  
2-40                   Sec. 3959.006. APPLICABILITY OF MUNICIPAL MANAGEMENT  
2-41 DISTRICT LAW. Except as provided by this chapter, Chapter 375,  
2-42 Local Government Code, applies to the district.  
2-43                   Sec. 3959.007. CONFIRMATION AND DIRECTORS' ELECTION  
2-44 REQUIRED. The initial directors shall hold an election to confirm  
2-45 the creation of the district and to elect five permanent directors  
2-46 as provided by Section 49.102, Water Code.  
2-47                   Sec. 3959.008. CONSENT OF MUNICIPALITY REQUIRED. The  
2-48 initial directors may not hold an election under Section 3959.007  
2-49 until each municipality in whose corporate limits or  
2-50 extraterritorial jurisdiction the district is located has  
2-51 consented by ordinance or resolution to the creation of the  
2-52 district and to the inclusion of land in the district.  
2-53                   Sec. 3959.009. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
2-54 (a) All or any part of the area of the district is eligible to be  
2-55 included in:  
2-56                   (1) a tax increment reinvestment zone created under  
2-57 Chapter 311, Tax Code;  
2-58                   (2) a tax abatement reinvestment zone created under  
2-59 Chapter 312, Tax Code; or  
2-60                   (3) an enterprise zone created under Chapter 2303,  
2-61 Government Code.  
2-62                   (b) If the city creates a tax increment reinvestment zone  
2-63 described by Subsection (a), the city and the board of directors of  
2-64 the zone, by contract with the district, may grant money deposited  
2-65 in the tax increment fund to the district to be used by the district  
2-66 for:  
2-67                   (1) the purposes permitted for money granted to a  
2-68 corporation under Section 380.002(b), Local Government Code; and  
2-69                   (2) any other district purpose, including the right to  
2-70 pledge the money as security for any bonds or other obligations

3-1 issued by the district under Section 3959.201.

3-2 (c) If the city creates a tax increment reinvestment zone  
3-3 described by Subsection (a), the city may determine the percentage  
3-4 of the property in the zone that may be used for residential  
3-5 purposes and is not subject to the limitations provided by Section  
3-6 311.006, Tax Code.

3-7 Sec. 3959.010. EFFECT OF ANNEXATION. Notwithstanding any  
3-8 other law, if all of the territory of the district is annexed by the  
3-9 city into the city's corporate limits, the district:

3-10 (1) retains all of the district's outstanding debt and  
3-11 obligations;

3-12 (2) is not dissolved; and

3-13 (3) continues to operate under this chapter until the  
3-14 district is dissolved under Subchapter F.

3-15 Sec. 3959.011. CONSTRUCTION OF CHAPTER. This chapter shall  
3-16 be construed liberally in conformity with the findings and purposes  
3-17 stated in this chapter.

3-18 SUBCHAPTER B. BOARD OF DIRECTORS

3-19 Sec. 3959.051. GOVERNING BODY; TERMS. (a) The district is  
3-20 governed by a board of five elected directors.

3-21 (b) Except as provided by Section 3959.054, directors serve  
3-22 staggered four-year terms, with two or three directors' terms  
3-23 expiring June 1 of each odd-numbered year.

3-24 Sec. 3959.052. BOARD MEETINGS. The board shall hold  
3-25 meetings at a place accessible to the public and located in the  
3-26 city.

3-27 Sec. 3959.053. REMOVAL OF DIRECTORS. (a) The board may  
3-28 remove a director by unanimous vote of the other directors if the  
3-29 director has missed at least half of the meetings scheduled during  
3-30 the preceding 12 months.

3-31 (b) A director removed under this section may file a written  
3-32 appeal with the commission not later than the 30th day after the  
3-33 date the director receives written notice of the board action. The  
3-34 commission may reinstate the director if the commission finds that  
3-35 the removal was unwarranted under the circumstances after  
3-36 considering the reasons for the absences, the time and place of the  
3-37 meetings, the business conducted at the meetings missed, and any  
3-38 other relevant circumstances.

3-39 Sec. 3959.054. INITIAL DIRECTORS. (a) The initial board  
3-40 consists of:

Pos. No.	Name of Director
1	John Peavy
2	Charles Taylor
3	Steve Cook
4	Paul Schlosberg
5	Russell Miller

3-47 (b) Initial directors serve until the earlier of:

3-48 (1) the date permanent directors are elected under  
3-49 Section 3959.007; or

3-50 (2) the fourth anniversary of the effective date of  
3-51 the Act enacting this chapter.

3-52 (c) If permanent directors have not been elected under  
3-53 Section 3959.007 and the terms of the initial directors have  
3-54 expired, successor initial directors shall be appointed or  
3-55 reappointed as provided by Subsection (d) to serve terms that  
3-56 expire on the earlier of:

3-57 (1) the date permanent directors are elected under  
3-58 Section 3959.007; or

3-59 (2) the fourth anniversary of the date of the  
3-60 appointment or reappointment.

3-61 (d) If Subsection (c) applies, the owner or owners of a  
3-62 majority of the assessed value of the real property in the district  
3-63 according to the most recent certified tax appraisal rolls for the  
3-64 county may submit a petition to the commission requesting that the  
3-65 commission appoint as successor initial directors the five persons  
3-66 named in the petition. The commission shall appoint as successor  
3-67 initial directors the five persons named in the petition.

3-68 SUBCHAPTER C. POWERS AND DUTIES

3-69 Sec. 3959.101. GENERAL POWERS AND DUTIES. The district has  
3-70 the powers and duties necessary to accomplish the purposes for

4-1 which the district is created.

4-2 Sec. 3959.102. PUBLIC IMPROVEMENT DISTRICT POWERS. The  
 4-3 district has the powers provided by Chapter 372, Local Government  
 4-4 Code, to a municipality or county.

4-5 Sec. 3959.103. IMPROVEMENT PROJECTS AND SERVICES. (a)  
 4-6 Subject to Subsection (c), the district may provide, design,  
 4-7 construct, acquire, improve, relocate, operate, maintain, or  
 4-8 finance an improvement project or service using money available to  
 4-9 the district, or contract with a governmental or private entity to  
 4-10 provide, design, construct, acquire, improve, relocate, operate,  
 4-11 maintain, or finance an improvement project or service authorized  
 4-12 under this chapter or Chapter 375, Local Government Code.

4-13 (b) The district may undertake an improvement project or  
 4-14 service that confers a special benefit on a definable area in the  
 4-15 district and levy and collect a special assessment on benefited  
 4-16 property in the district in accordance with:

4-17 (1) Chapter 372, Local Government Code; or

4-18 (2) Chapter 375, Local Government Code.

4-19 (c) The district may not construct or finance an improvement  
 4-20 project, other than a water, sewer, or drainage facility or road,  
 4-21 without obtaining the written consent of the city's governing body.

4-22 Sec. 3959.104. LOCATION OF IMPROVEMENT PROJECT. A district  
 4-23 improvement project may be located inside or outside of the  
 4-24 district.

4-25 Sec. 3959.105. OWNERSHIP OF IMPROVEMENT PROJECTS. (a)  
 4-26 Before a district improvement project may be put into operation,  
 4-27 the district must transfer ownership of the project to the city.

4-28 (b) The transfer of ownership is complete on the city's  
 4-29 acceptance of ownership.

4-30 Sec. 3959.106. RETAIL WATER AND SEWER SERVICES PROHIBITED.  
 4-31 The district may not provide retail water or sewer services.

4-32 Sec. 3959.107. ADDING OR REMOVING TERRITORY. (a) Subject  
 4-33 to Subsections (b) and (c), the board may add or remove territory as  
 4-34 provided by Subchapter J, Chapter 49, Water Code.

4-35 (b) The district may add territory as described by  
 4-36 Subsection (a) only if the district obtains written consent from  
 4-37 the governing body of the city.

4-38 (c) The district and any district created under Section  
 4-39 3959.108 may not add a total area of more than 100 acres.

4-40 Sec. 3959.108. DIVISION OF DISTRICT. (a) The district may  
 4-41 be divided into two or more new districts only if the district:

4-42 (1) has no outstanding bonded debt; and

4-43 (2) is not imposing ad valorem taxes.

4-44 (b) This chapter applies to any new district created by the  
 4-45 division of the district, and a new district has all the powers and  
 4-46 duties of the district.

4-47 (c) Any new district created by the division of the district  
 4-48 may not, at the time the new district is created, contain any land  
 4-49 outside the area described by Section 2 of the Act enacting this  
 4-50 chapter.

4-51 (d) The board, on its own motion or on receipt of a petition  
 4-52 signed by the owner or owners of a majority of the assessed value of  
 4-53 the real property in the district, may adopt an order dividing the  
 4-54 district.

4-55 (e) The board may adopt an order dividing the district  
 4-56 before or after the date the board holds an election under Section  
 4-57 3959.007 to confirm the creation of the district.

4-58 (f) An order dividing the district must:

4-59 (1) name each new district;

4-60 (2) include the metes and bounds description of the  
 4-61 territory of each new district;

4-62 (3) appoint initial directors for each new district;  
 4-63 and

4-64 (4) provide for the division of assets and liabilities  
 4-65 between or among the new districts.

4-66 (g) On or before the 30th day after the date of adoption of  
 4-67 an order dividing the district, the district shall file the order  
 4-68 with the commission and record the order in the real property  
 4-69 records of each county in which the district is located.

4-70 (h) Any new district created by the division of the district

5-1 shall hold a confirmation and directors' election as required by  
5-2 Section 3959.007.

5-3 (i) Municipal consent to the creation of the district and to  
5-4 the inclusion of land in the district granted under Section  
5-5 3959.008 acts as municipal consent to the creation of any new  
5-6 district created by the division of the district and to the  
5-7 inclusion of land in the new district.

5-8 (j) Any new district created by the division of the district  
5-9 must hold an election as required by this chapter to obtain voter  
5-10 approval before the district may impose a maintenance tax or issue  
5-11 bonds payable wholly or partly from ad valorem taxes.

5-12 (k) If the creation of the new district is confirmed, the  
5-13 new district shall provide the election date and results to the  
5-14 commission.

5-15 Sec. 3959.109. NO EMINENT DOMAIN POWER. The district may  
5-16 not exercise the power of eminent domain.

5-17 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

5-18 Sec. 3959.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
5-19 board by resolution shall establish the number of directors'  
5-20 signatures and the procedure required for a disbursement or  
5-21 transfer of the district's money.

5-22 Sec. 3959.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.  
5-23 The district may acquire, construct, operate, maintain, or finance  
5-24 an improvement project or service authorized by this chapter or  
5-25 Chapter 375, Local Government Code, using any money available to  
5-26 the district.

5-27 Sec. 3959.153. METHOD OF NOTICE FOR HEARING. The district  
5-28 may mail the notice required by Section 375.115(c), Local  
5-29 Government Code, by certified or first class United States mail.  
5-30 The board shall determine the method of notice.

5-31 Sec. 3959.154. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
5-32 The board by order may impose and collect an assessment for any  
5-33 purpose authorized by this chapter in all or any part of the  
5-34 district in the manner provided for:

5-35 (1) a district under Subchapters A, E, and F, Chapter  
5-36 375, Local Government Code; or

5-37 (2) a municipality or county under Subchapter A,  
5-38 Chapter 372, Local Government Code.

5-39 (b) An assessment, a reassessment, or an assessment  
5-40 resulting from an addition to or correction of the assessment roll  
5-41 by the district, penalties and interest on an assessment or  
5-42 reassessment, an expense of collection, and reasonable attorney's  
5-43 fees incurred by the district are:

5-44 (1) a first and prior lien against the property  
5-45 assessed;

5-46 (2) superior to any other lien or claim other than a  
5-47 lien or claim for county, school district, or municipal ad valorem  
5-48 taxes; and

5-49 (3) the personal liability of and a charge against the  
5-50 owners of the property even if the owners are not named in the  
5-51 assessment proceedings.

5-52 (c) The lien is effective from the date of the board's  
5-53 resolution imposing the assessment until the date the assessment is  
5-54 paid. The board may enforce the lien in the same manner that the  
5-55 board may enforce an ad valorem tax lien against real property.

5-56 (d) The board may make a correction to or deletion from the  
5-57 assessment roll that does not increase the amount of assessment of  
5-58 any parcel of land without providing notice and holding a hearing in  
5-59 the manner required for additional assessments.

5-60 (e) The district may not impose an assessment on a  
5-61 municipality, county, or other political subdivision.

5-62 Sec. 3959.155. NOTICE OF ASSESSMENTS. Annually, the board  
5-63 shall file with the secretary of the city written notice that  
5-64 specifies the assessments the district will impose in the  
5-65 district's next fiscal year in sufficient clarity to describe the  
5-66 assessments for the operation and maintenance of the district and  
5-67 the assessments for the payment of debt service of obligations  
5-68 issued or incurred by the district.

5-69 SUBCHAPTER E. TAXES AND BONDS

5-70 Sec. 3959.201. BONDS AND OTHER OBLIGATIONS. (a) The

6-1 district may issue, by public or private sale, bonds, notes, or  
6-2 other obligations payable wholly or partly from ad valorem taxes or  
6-3 assessments in the manner provided by:

6-4 (1) Subchapter J, Chapter 375, Local Government Code;  
6-5 or

6-6 (2) Subchapter A, Chapter 372, Local Government Code,  
6-7 if the improvements financed by an obligation issued under this  
6-8 section will be conveyed to or operated and maintained by a  
6-9 municipality or other retail utility provider pursuant to an  
6-10 agreement with the district entered into before the issuance of the  
6-11 obligation.

6-12 (b) In exercising the district's borrowing power, the  
6-13 district may issue a bond or other obligation in the form of a bond,  
6-14 note, certificate of participation or other instrument evidencing a  
6-15 proportionate interest in payments to be made by the district, or  
6-16 other type of obligation.

6-17 (c) In addition to the sources of money described by  
6-18 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local  
6-19 Government Code, district bonds may be secured and made payable  
6-20 wholly or partly by a pledge of any part of the money the district  
6-21 receives from improvement revenue or from any other source.

6-22 (d) Not later than the 30th day before the date the district  
6-23 holds a bond sale, the district shall provide the governing body of  
6-24 the city written notice of the sale.

6-25 (e) The district may issue bonds, notes, or other  
6-26 obligations to maintain or repair an existing improvement project  
6-27 only if the district obtains written consent from the governing  
6-28 body of the city.

6-29 SUBCHAPTER F. DISSOLUTION

6-30 Sec. 3959.251. DISSOLUTION BY CITY ORDINANCE. (a) The  
6-31 governing body of the city may dissolve the district by ordinance.

6-32 (b) The governing body may not dissolve the district until:

6-33 (1) water, sanitary, sewer, and drainage improvements  
6-34 and roads have been constructed to serve at least 80 percent of the  
6-35 net developable territory of the district; and

6-36 (2) the district has reimbursed a developer in the  
6-37 district for all costs advanced to or on behalf of the district.

6-38 (c) Until the district is dissolved, the district is  
6-39 responsible for all bonds and other obligations of the district.

6-40 Sec. 3959.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

6-41 (a) If the dissolved district has bonds or other obligations  
6-42 outstanding secured by and payable from assessments or other  
6-43 revenue, other than revenue from ad valorem taxes:

6-44 (1) the assessments remain in effect; and

6-45 (2) the city shall succeed to the rights and  
6-46 obligations of the district regarding enforcement and collection of  
6-47 the assessments or other revenue.

6-48 (b) The city shall have and exercise all district powers to  
6-49 enforce and collect the assessments or other revenue to pay:

6-50 (1) the bonds or other obligations when due and  
6-51 payable according to their terms; or

6-52 (2) special revenue or assessment bonds or other  
6-53 obligations issued by the city to refund the outstanding bonds or  
6-54 obligations.

6-55 Sec. 3959.253. ASSUMPTION OF ASSETS AND LIABILITIES. After  
6-56 the city dissolves the district, the city assumes, subject to the  
6-57 appropriation and availability of funds, the obligations of the  
6-58 district, including any bonds or other debt payable from taxes,  
6-59 assessments, or other district revenue and any assets of the  
6-60 district.

6-61 SUBCHAPTER Z. SPECIAL BOND PROVISIONS

6-62 Sec. 3959.901. APPLICABILITY. This subchapter applies to  
6-63 bonds payable wholly or partly from revenue derived from  
6-64 assessments on real property in the district.

6-65 Sec. 3959.902. CONFLICT OF LAWS. In the event of a conflict  
6-66 between this subchapter and any other law, this subchapter  
6-67 prevails.

6-68 Sec. 3959.903. WRITTEN AGREEMENT REGARDING SPECIAL  
6-69 APPRAISALS. Before an election may be held on the question of  
6-70 issuing bonds, including an election that combines the question of

7-1 confirming the creation of the district with the question of  
7-2 authorizing the district to issue bonds, the district and any  
7-3 person to whom the governing body of the district intends that  
7-4 proceeds of the bonds be distributed, including the developer,  
7-5 another owner of land in the district, and any entity acting as a  
7-6 lender to the developer or other landowner for the purpose of a  
7-7 project relating to the district, must enter into a written  
7-8 agreement that:

7-9 (1) waives for the term of the agreement the right to a  
7-10 special appraisal with respect to taxation by the district under  
7-11 Subchapters B, C, D, E, F, and H, Chapter 23, Tax Code; and

7-12 (2) remains in effect for 30 years and is binding on  
7-13 the parties, on entities related to or affiliated with the parties,  
7-14 and on their successors and assignees.

7-15 Sec. 3959.904. REQUIREMENTS FOR ADVERTISING BOND ISSUE. A  
7-16 district may not advertise for an issuance of bonds until the  
7-17 completion of at least 25 percent of the projected value of the  
7-18 improvements, including houses and other buildings, that are liable  
7-19 for district assessments and necessary to support the district  
7-20 bonds.

7-21 Sec. 3959.905. REQUIREMENTS FOR BOND ISSUE. The district  
7-22 may not issue bonds until:

7-23 (1) the issuance of the bonds is approved by a majority  
7-24 of the district voters voting at an election called for that  
7-25 purpose;

7-26 (2) the district submits to the commission:

7-27 (A) an engineer's report describing the project  
7-28 for which the bonds will provide funding, including data, profiles,  
7-29 maps, plans, and specifications related to the project; and

7-30 (B) a cash flow analysis to determine the  
7-31 projected rate of assessment, which includes the following  
7-32 assumptions:

7-33 (i) each ending balance for debt service in  
7-34 the analysis is not less than 25 percent of the following year's  
7-35 debt service requirement;

7-36 (ii) interest income is only shown on the  
7-37 ending balance for debt service for the first two years; and

7-38 (iii) the projected rate of assessment is  
7-39 level or decreasing for the life of the bonds issued by the  
7-40 district;

7-41 (3) the completion of at least 75 percent of the  
7-42 projected value of the improvements, including houses and other  
7-43 buildings, that are liable for district assessments and necessary  
7-44 to support the district bonds; and

7-45 (4) the district has obtained an independent market  
7-46 study from a firm recognized in the area of real estate market  
7-47 analysis supporting the development projects for the real property  
7-48 that is liable for district assessments and necessary to support  
7-49 the district bonds.

7-50 Sec. 3959.906. REQUIREMENTS FOR COLLECTION OF REVENUE TO  
7-51 PAY BONDS. The district may not collect an assessment to be used  
7-52 for the payment of bonds until:

7-53 (1) the completion of at least 95 percent of the  
7-54 underground water, wastewater, and drainage facilities financed  
7-55 from bond proceeds that are necessary to serve the projected  
7-56 build-out, as certified by the district's engineer;

7-57 (2) the district or other appropriate party has  
7-58 secured the groundwater, surface water, and water discharge permits  
7-59 that are necessary to secure capacity to support the projected  
7-60 build-out;

7-61 (3) the completion of at least 95 percent of lift  
7-62 station, water plant, and sewage treatment plant capacity  
7-63 sufficient to serve the connections constructed in the project for  
7-64 a period of not less than 18 months, as certified by the district's  
7-65 engineer; and

7-66 (4) the completion of at least 95 percent of the  
7-67 streets and roads that are necessary to provide access to the areas  
7-68 served by utilities and financed by the proceeds of bonds issued by  
7-69 the district, as certified by the district's engineer and  
7-70 constructed in accordance with municipal or county standards.

8-1 SECTION 2. The North Celina Municipal Management District  
8-2 No. 3 initially includes all the territory contained in the  
8-3 following area:  
8-4 TRACT 1: 2178 ACRES MORE OR LESS  
8-5 LEGAL DESCRIPTION CONSISTING OF 2178.085 ACRES MORE OR LESS BY  
8-6 COMPILING DEEDS DESCRIBED AS TRACT II IN THE DEED TO DYNAVEST JOINT  
8-7 VENTURE AS RECORDED IN VOLUME 2288, PAGE 119 OF THE DEED RECORDS OF  
8-8 COLLIN COUNTY, TEXAS, A 218.360 ACRE TRACT OF LAND DESCRIBED AS  
8-9 TRACT NO. 1, A CALLED 161.910 ACRE TRACT OF LAND DESCRIBED AS TRACT  
8-10 NO. 2 IN THE DEED TO DYNAVEST JOINT VENTURE AS RECORDED IN VOLUME  
8-11 2288, PAGE 125 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND A  
8-12 1215.843 ACRE TRACT DESCRIBED IN THE DEED TO DYNAVEST JOINT VENTURE  
8-13 AS RECORDED IN VOLUME 2288, PAGE 110, OF THE DEED RECORDS OF COLLIN  
8-14 COUNTY, TEXAS.  
8-15 BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. W.  
8-16 HAYNES SURVEY, ABSTRACT # 453, J, CUMBA SURVEY, ABSTRACT # 242, THE  
8-17 J DAVIS SURVEY, ABSTRACT # 254, THE B.B.B. & C.R.R. SURVEY, ABSTRACT  
8-18 # 131, THE H. COCHRAN SURVEY, ABSTRACT # 192, THE T & P. RR CO.  
8-19 SURVEY, ABSTRACT # 1054, THE J.F. SMILEY SURVEY, ABSTRACT 869, THE  
8-20 J. WORRALL SURVEY, ABSTRACT # 1036, THE J. QUEEN SURVEY, ABSTRACT #  
8-21 733, THE J. H. BIGGS SURVEY, ABSTRACT # 51, THE E. ALEXANDER SURVEY,  
8-22 ABSTRACT # 19, THE SA & MG RR CO SURVEY, ABSTRACT # 876 AND THE P.  
8-23 NEWSON, SURVEY, ABSTRACT # 665 AND BEING ALL OF A CALLED 579.400  
8-24 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN THE DEED TO DYNAVEST  
8-25 JOINT VENTURE AS RECORDED IN VOLUME 2288, PAGE 119 OF THE DEED  
8-26 RECORDS OF COLLIN COUNTY, TEXAS, ALL OF A CALLED 218.360 ACRE TRACT  
8-27 OF LAND DESCRIBED AS TRACT NO. 1 AND ALL OF A CALLED 161.910 ACRE  
8-28 TRACT OF LAND DESCRIBED AS TRACT NO. 2 IN THE DEED TO DYNAVEST JOINT  
8-29 VENTURE AS RECORDED IN VOLUME 2288, PAGE 125 OF THE DEED RECORDS OF  
8-30 COLLIN COUNTY, TEXAS AND ALL OF A CALLED 1215.843 ACRE TRACT  
8-31 DESCRIBED IN THE DEED TO DYNAVEST JOINT VENTURE AS RECORDED IN  
8-32 VOLUME 2288, PAGE 110, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS  
8-33 AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:  
8-34 BEGINNING AT A THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED  
8-35 HEREIN AT THE SOUTHWEST CORNER OF SAID 579.400 ACRE TRACT IN THE  
8-36 NORTH RIGHT-OF-WAY LINE OF F. M. # 455;  
8-37 THENCE NORTH 00 DEGREES 12 MINUTES 53 SECONDS EAST A DISTANCE OF  
8-38 6447.04 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER OF SAID  
8-39 579.400 ACRE TRACT;  
8-40 THENCE SOUTH 89 DEGREES 27 MINUTES 28 SECONDS EAST A DISTANCE OF  
8-41 2678.28 FEET TO A POINT FOR CORNER;  
8-42 THENCE NORTH 00 DEGREES 23 MINUTES 38 SECONDS EAST A DISTANCE OF  
8-43 1013.53 FEET TO A POINT FOR CORNER AT THE MOST NORTHERLY NORTHWEST  
8-44 CORNER OF SAID 579.400 ACRE TRACT;  
8-45 THENCE NORTH 89 DEGREES 27 MINUTES 02 SECONDS EAST A DISTANCE OF  
8-46 2192.86 FEET TO A POINT FOR CORNER IN ELM CREEK;  
8-47 THENCE NORTH 41 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE CENTER  
8-48 OF ELM CREEK A DISTANCE OF 693.00 FEET TO A POINT FOR CORNER;  
8-49 THENCE NORTH 48 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE CENTER  
8-50 OF ELM CREEK A DISTANCE OF 417.00 FEET TO A POINT FOR CORNER;  
8-51 THENCE NORTH 10 DEGREES 40 MINUTES 00 SECONDS EAST ALONG THE CENTER  
8-52 OF ELM CREEK A DISTANCE OF 274.20 FEET TO A POINT FOR CORNER;  
8-53 THENCE NORTH 74 DEGREES 54 MINUTES 00 SECONDS EAST ALONG THE CENTER  
8-54 OF ELM CREEK A DISTANCE OF 211.00 FEET TO A POINT FOR CORNER;  
8-55 THENCE NORTH 65 DEGREES 52 MINUTES 00 SECONDS EAST ALONG THE CENTER  
8-56 OF ELM CREEK A DISTANCE OF 282.00 FEET TO A POINT FOR CORNER;  
8-57 THENCE NORTH 26 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE CENTER  
8-58 OF ELM CREEK A DISTANCE OF 1077.50 FEET TO A POINT FOR CORNER TO THE  
8-59 MOST NORTHERLY NORTHWEST CORNER OF SAID 1215.843 ACRE TRACT;  
8-60 THENCE SOUTH 87 DEGREES 54 MINUTES 00 SECONDS EAST A DISTANCE OF  
8-61 271.00 FEET TO A POINT FOR CORNER;  
8-62 THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST A DISTANCE OF  
8-63 127.00 FEET TO A POINT FOR CORNER;  
8-64 THENCE NORTH 88 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF  
8-65 560.00 FEET TO A POINT FOR CORNER;  
8-66 THENCE NORTH 87 DEGREES 46 MINUTES 00 SECONDS EAST A DISTANCE OF  
8-67 917.00 FEET TO A POINT FOR CORNER;  
8-68 THENCE SOUTH 86 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF  
8-69 411.00 FEET TO A POINT FOR CORNER TO THE MOST NORTHERLY NORTHEAST  
8-70 CORNER OF SAID 1215.843 ACRE TRACT



9-1 THENCE SOUTH 01 DEGREES 44 MINUTES 00 SECONDS EAST A DISTANCE OF  
 9-2 889.00 FEET TO A POINT FOR CORNER;  
 9-3 THENCE SOUTH 58 DEGREES 17 MINUTES 00 SECONDS EAST A DISTANCE OF  
 9-4 675.00 FEET TO A POINT FOR CORNER;  
 9-5 THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST A DISTANCE OF  
 9-6 611.00 FEET TO A POINT FOR CORNER;  
 9-7 THENCE SOUTH 00 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF  
 9-8 529.00 FEET TO A POINT FOR CORNER;  
 9-9 THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS WEST A DISTANCE OF  
 9-10 3775.00 FEET TO A POINT FOR CORNER;  
 9-11 THENCE SOUTH 03 DEGREES 39 MINUTES 54 SECONDS WEST A DISTANCE OF  
 9-12 491.83 FEET TO A POINT FOR CORNER;  
 9-13 THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS WEST A DISTANCE OF  
 9-14 271.50 FEET TO A POINT FOR CORNER;  
 9-15 THENCE SOUTH 02 DEGREES 03 MINUTES 09 SECONDS EAST A DISTANCE OF  
 9-16 560.34 FEET TO A POINT FOR CORNER;  
 9-17 THENCE SOUTH 86 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF  
 9-18 66.00 FEET TO A POINT FOR CORNER;  
 9-19 THENCE SOUTH 01 DEGREES 07 MINUTES 18 SECONDS EAST A DISTANCE OF  
 9-20 2883.84 FEET TO A POINT FOR CORNER AT THE MOST EASTERLY SOUTHEAST  
 9-21 CORNER OF SAID 1215.843 ACRE TRACT AND THE NORTHEAST CORNER OF SAID  
 9-22 161.91 ACRE TRACT;  
 9-23 THENCE SOUTH 01 DEGREES 59 MINUTES 59 SECONDS EAST A DISTANCE OF  
 9-24 271.54 FEET TO A POINT FOR CORNER;  
 9-25 THENCE SOUTH 02 DEGREES 49 MINUTES 01 SECONDS EAST A DISTANCE OF  
 9-26 698.98 FEET TO A POINT FOR CORNER;  
 9-27 THENCE SOUTH 02 DEGREES 27 MINUTES 24 SECONDS EAST A DISTANCE OF  
 9-28 849.68 FEET TO A POINT FOR CORNER TO THE SOUTHEAST CORNER OF SAID  
 9-29 161.91 ACRE TRACT;  
 9-30 THENCE SOUTH 88 DEGREES 39 MINUTES 30 SECONDS WEST A DISTANCE OF  
 9-31 2104.21 FEET TO A POINT FOR CORNER;  
 9-32 THENCE SOUTH 87 DEGREES 44 MINUTES 05 SECONDS WEST A DISTANCE OF  
 9-33 986.67 FEET TO A POINT FOR CORNER;  
 9-34 THENCE SOUTH 89 DEGREES 09 MINUTES 32 SECONDS WEST A DISTANCE OF  
 9-35 508.11 FEET TO A POINT FOR CORNER;  
 9-36 THENCE SOUTH 87 DEGREES 55 MINUTES 18 SECONDS WEST A DISTANCE OF  
 9-37 230.84 FEET TO A POINT FOR CORNER;  
 9-38 THENCE SOUTH 88 DEGREES 45 MINUTES 02 SECONDS WEST A DISTANCE OF  
 9-39 285.38 FEET TO A POINT FOR CORNER;  
 9-40 THENCE NORTH 74 DEGREES 25 MINUTES 03 SECONDS WEST A DISTANCE OF  
 9-41 1160.29 FEET TO A POINT FOR CORNER;  
 9-42 THENCE NORTH 74 DEGREES 36 MINUTES 18 SECONDS WEST A DISTANCE OF  
 9-43 404.97 FEET TO A POINT FOR CORNER TO A POINT IN THE NORTH  
 9-44 RIGHT-OF-WAY LINE OF FM # 455;  
 9-45 THENCE NORTH 15 DEGREES 23 MINUTES 42 SECONDS EAST WITH SAID  
 9-46 RIGHT-OF-WAY LINE A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;  
 9-47 THENCE NORTH 74 DEGREES 36 MINUTES 18 SECONDS WEST WITH SAID  
 9-48 RIGHT-OF-WAY LINE A DISTANCE OF 179.93 FEET TO A POINT FOR CORNER;  
 9-49 THENCE NORTH 52 DEGREES 06 MINUTES 25 SECONDS WEST WITH SAID  
 9-50 RIGHT-OF-WAY LINE A DISTANCE OF 697.67 FEET TO A POINT FOR CORNER;  
 9-51 THENCE WITH SAID RIGHT-OF-WAY LINE AND WITH A CURVE TURNING TO THE  
 9-52 LEFT WITH AN ARC LENGTH OF 363.14 FEET, WITH A RADIUS OF 986.86 FEET,  
 9-53 WITH A CHORD BEARING OF NORTH 62 DEGREES 38 MINUTES 55 SECONDS WEST,  
 9-54 AND WITH A CHORD LENGTH OF 361.09 FEET TO A POINT FOR CORNER;  
 9-55 THENCE NORTH 73 DEGREES 11 MINUTES 25 SECONDS WEST WITH SAID  
 9-56 RIGHT-OF-WAY LINE A DISTANCE OF 199.75 FEET TO A POINT FOR CORNER;  
 9-57 THENCE WITH SAID RIGHT-OF-WAY LINE AND WITH A CURVE TURNING TO THE  
 9-58 LEFT WITH AN ARC LENGTH OF 254.11 FEET, WITH A RADIUS OF 1367.32  
 9-59 FEET, WITH A CHORD BEARING OF NORTH 78 DEGREES 37 MINUTES 35 SECONDS  
 9-60 WEST, AND WITH A CHORD LENGTH OF 253.75 FEET;  
 9-61 THENCE NORTH 83 DEGREES 34 MINUTES 06 SECONDS WEST WITH SAID  
 9-62 RIGHT-OF-WAY LINE A DISTANCE OF 104.02 FEET TO A POINT FOR CORNER;  
 9-63 THENCE NORTH 83 DEGREES 34 MINUTES 06 SECONDS WEST WITH SAID  
 9-64 RIGHT-OF-WAY LINE A DISTANCE OF 2140.11 FEET TO A POINT FOR CORNER;  
 9-65 THENCE WITH SAID RIGHT-OF-WAY LINE AND WITH A CURVE TURNING TO THE  
 9-66 RIGHT WITH AN ARC LENGTH OF 283.92 FEET, WITH A RADIUS OF 528.70  
 9-67 FEET, WITH A CHORD BEARING OF NORTH 68 DEGREES 22 MINUTES 06 SECONDS  
 9-68 WEST, AND WITH A CHORD LENGTH OF 280.52 FEET TO A POINT FOR CORNER,;  
 9-69 THENCE NORTH 53 DEGREES 10 MINUTES 06 SECONDS WEST WITH SAID  
 9-70 RIGHT-OF-WAY LINE A DISTANCE OF 766.67 FEET TO THE POINT OF

10-1 BEGINNING AND ENCLOSING 2178.085 ACRES OF LAND, MORE OR LESS.  
10-2 TRACT 2: 100.474 ACRES MORE OR LESS  
10-3 LEGAL DESCRIPTION CONSISTING OF 100.474 ACRES MORE OR LESS BY  
10-4 COMPUTING EXHIBIT A IN THE DEED TO THE TRACT OF LAND DESCRIBED AS  
10-5 TRACT I IN THE DEED TO DYNAVEST JOINT VENTURE AS RECORDED IN VOLUME  
10-6 2288, PAGE 119 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS  
10-7 BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.  
10-8 DAVIS SURVEY, ABSTRACT # 254, THE W.P. ALLEN SURVEY, ABSTRACT # 24,  
10-9 AND THE J. HOWARD SURVEY, ABSTRACT # 442 AND BEING ALL OF A CALLED  
10-10 100.474 ACRE TRACT OF LAND DESCRIBED AS TRACT I IN THE DEED TO  
10-11 DYNAVEST JOINT VENTURE AS RECORDED IN VOLUME 2288, PAGE 119 OF THE  
10-12 DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY  
10-13 DESCRIBED AS FOLLOWS:  
10-14 BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED  
10-15 HEREIN AT THE INTERSECTION OF THE WEST LINE OF SAID COLLIN COUNTY  
10-16 WITH THE SOUTHWEST CORNER OF SAID 100.474 ACRE TRACT OF LAND;  
10-17 THENCE NORTH 00 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE OF  
10-18 1213.34 FEET TO A POINT FOR CORNER;  
10-19 THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF  
10-20 3608.95 FEET TO A POINT FOR CORNER;  
10-21 THENCE SOUTH 00 DEGREES 56 MINUTES 02 SECONDS EAST, A DISTANCE OF  
10-22 1192.20 FEET TO A POINT FOR CORNER;  
10-23 THENCE SOUTH 89 DEGREES 11 MINUTES 58 SECONDS WEST, A DISTANCE OF  
10-24 1594.31 FEET TO A POINT FOR CORNER;  
10-25 THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST, A DISTANCE OF  
10-26 2038.77 FEET TO THE POINT OF BEGINNING AND ENCLOSING 100.474 ACRES  
10-27 OF LAND, MORE OR LESS.  
10-28 TRACT 3: 958.042 ACRES MORE OR LESS  
10-29 LEGAL DESCRIPTION CONSISTING OF 958.042 ACRES MORE OR LESS BY  
10-30 COMPUTING EXHIBIT A IN THE DEED TO THE TRACT OF LAND DESCRIBED IN  
10-31 THE DEED TO DYNAVEST JOINT VENTURE AS RECORDED IN VOLUME 2288, PAGE  
10-32 114 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS  
10-33 BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. W.  
10-34 HAYNES SURVEY, ABSTRACT # 453, J, CUMBA SURVEY, ABSTRACT # 242, THE  
10-35 J. QUEEN SURVEY, ABSTRACT # 733, THE J. QUEEN SURVEY, ABSTRACT #  
10-36 1111, THE A. H. GEE SURVEY, ABSTRACT # 1104, THE H. COCHRAN SURVEY,  
10-37 ABSTRACT # 191, THE J. RAGSDALE SURVEY, ABSTRACT # 735 AND THE  
10-38 GERMAN IMIGRATION CO. SURVEY, ABSTRACT # 356 AND BEING ALL OF A  
10-39 CALLED 957.743 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DYNAVEST  
10-40 JOINT VENTURE AS RECORDED IN VOLUME 2288, PAGE 144 OF THE DEED  
10-41 RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY  
10-42 DESCRIBED AS FOLLOWS:  
10-43 BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED  
10-44 HEREIN AT A POINT AT THE NORTHWEST CORNER OF SAID 957.743 ACRE TRACT  
10-45 IN THE SOUTH RIGHT-OF-WAY LINE OF FM # 455;  
10-46 THENCE SOUTH 53 DEGREES 10 MINUTES 06 SECONDS EAST WITH SAID SOUTH  
10-47 RIGHT-OF-WAY LINE A DISTANCE OF 699.50 FEET TO A POINT FOR CORNER;  
10-48 THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE AND WITH A CURVE TURNING TO  
10-49 THE LEFT WITH AN ARC LENGTH OF 332.25 FEET, WITH A RADIUS OF 618.70  
10-50 FEET, WITH A CHORD BEARING OF SOUTH 68 DEGREES 22 MINUTES 06 SECONDS  
10-51 EAST, AND WITH A CHORD LENGTH OF 328.27 FEET TO A POINT FOR CORNER;  
10-52 THENCE SOUTH 83 DEGREES 34 MINUTES 06 SECONDS EAST WITH SAID SOUTH  
10-53 RIGHT-OF-WAY LINE A DISTANCE OF 2243.84 FEET TO A POINT FOR CORNER;  
10-54 THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE AND WITH A CURVE TURNING TO  
10-55 THE RIGHT WITH AN ARC LENGTH OF 237.99 FEET, WITH A RADIUS OF  
10-56 1277.20 FEET, WITH A CHORD BEARING OF SOUTH 78 DEGREES 38 MINUTES 21  
10-57 SECONDS EAST, AND WITH A CHORD LENGTH OF 237.64 FEET TO A POINT FOR  
10-58 CORNER;  
10-59 THENCE SOUTH 73 DEGREES 11 MINUTES 25 SECONDS EAST WITH SAID SOUTH  
10-60 RIGHT-OF-WAY LINE A DISTANCE OF 131.75 FEET TO A POINT FOR CORNER;  
10-61 THENCE SOUTH 16 DEGREES 58 MINUTES 43 SECONDS WEST A DISTANCE OF  
10-62 103.35 FEET TO A POINT FOR CORNER;  
10-63 THENCE SOUTH 40 DEGREES 22 MINUTES 29 SECONDS WEST A DISTANCE OF  
10-64 414.21 FEET TO A POINT FOR CORNER;  
10-65 THENCE SOUTH 50 DEGREES 17 MINUTES 10 SECONDS EAST A DISTANCE OF  
10-66 174.16 FEET TO A POINT FOR CORNER;  
10-67 THENCE SOUTH 04 DEGREES 36 MINUTES 13 SECONDS EAST A DISTANCE OF  
10-68 103.17 FEET TO A POINT FOR CORNER;  
10-69 THENCE SOUTH 53 DEGREES 02 MINUTES 05 SECONDS WEST A DISTANCE OF  
10-70 256.14 FEET TO A POINT FOR CORNER;

11-1 THENCE SOUTH 23 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF  
 11-2 269.21 FEET TO A POINT FOR CORNER;  
 11-3 THENCE SOUTH 66 DEGREES 05 MINUTES 31 SECONDS EAST A DISTANCE OF  
 11-4 178.82 FEET TO A POINT FOR CORNER;  
 11-5 THENCE SOUTH 04 DEGREES 58 MINUTES 45 SECONDS EAST A DISTANCE OF  
 11-6 193.80 FEET TO A POINT FOR CORNER;  
 11-7 THENCE SOUTH 50 DEGREES 28 MINUTES 50 SECONDS WEST A DISTANCE OF  
 11-8 169.49 FEET TO A POINT FOR CORNER;  
 11-9 THENCE SOUTH 87 DEGREES 27 MINUTES 53 SECONDS WEST A DISTANCE OF  
 11-10 174.71 FEET TO A POINT FOR CORNER;  
 11-11 THENCE SOUTH 00 DEGREES 14 MINUTES 15 SECONDS WEST A DISTANCE OF  
 11-12 763.18 FEET TO A POINT FOR CORNER;  
 11-13 THENCE NORTH 86 DEGREES 32 MINUTES 52 SECONDS EAST A DISTANCE OF  
 11-14 1464.77 FEET TO A POINT FOR CORNER;  
 11-15 THENCE NORTH 89 DEGREES 13 MINUTES 02 SECONDS EAST A DISTANCE OF  
 11-16 524.81 FEET TO A POINT FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF  
 11-17 FM # 455;  
 11-18 THENCE SOUTH 03 DEGREES 06 MINUTES 54 SECONDS WEST WITH SAID WEST  
 11-19 RIGHT-OF-WAY LINE A DISTANCE OF 37.23 FEET TO A POINT FOR CORNER;  
 11-20 THENCE WITH SAID WEST RIGHT-OF-WAY LINE AND WITH A CURVE TURNING TO  
 11-21 THE LEFT WITH AN ARC LENGTH OF 577.39 FEET, WITH A RADIUS OF 1477.38  
 11-22 FEET, WITH A CHORD BEARING OF SOUTH 08 DEGREES 00 MINUTES 36 SECONDS  
 11-23 EAST , AND WITH A CHORD LENGTH OF 573.72 FEET TO A POINT FOR CORNER;  
 11-24 THENCE SOUTH 19 DEGREES 08 MINUTES 06 SECONDS EAST WITH SAID WEST  
 11-25 RIGHT-OF-WAY LINE A DISTANCE OF 354.02 FEET TO A POINT FOR CORNER;  
 11-26 THENCE SOUTH 89 DEGREES 08 MINUTES 02 SECONDS WEST A DISTANCE OF  
 11-27 974.20 FEET TO A POINT FOR CORNER;  
 11-28 THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS EAST A DISTANCE OF  
 11-29 1724.68 FEET TO A POINT FOR CORNER;  
 11-30 THENCE SOUTH 01 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF  
 11-31 2948.48 FEET TO A POINT FOR CORNER;  
 11-32 THENCE NORTH 88 DEGREES 01 MINUTES 35 SECONDS EAST A DISTANCE OF  
 11-33 1138.15 FEET TO A POINT FOR CORNER;  
 11-34 THENCE SOUTH 01 DEGREES 46 MINUTES 21 SECONDS EAST A DISTANCE OF  
 11-35 1965.29 FEET TO A POINT FOR CORNER;  
 11-36 THENCE SOUTH 89 DEGREES 32 MINUTES 30 SECONDS WEST A DISTANCE OF  
 11-37 5389.11 FEET TO A POINT FOR CORNER;  
 11-38 THENCE NORTH 00 DEGREES 12 MINUTES 53 SECONDS EAST A DISTANCE OF  
 11-39 10550.55 FEET TO A POINT FOR CORNER;  
 11-40 AND ENCLOSING 958.042 ACRES OF LAND, MORE OR LESS.

11-41 SECTION 3. (a) The legal notice of the intention to  
 11-42 introduce this Act, setting forth the general substance of this  
 11-43 Act, has been published as provided by law, and the notice and a  
 11-44 copy of this Act have been furnished to all persons, agencies,  
 11-45 officials, or entities to which they are required to be furnished  
 11-46 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 11-47 Government Code.

11-48 (b) The governor, one of the required recipients, has  
 11-49 submitted the notice and Act to the Texas Commission on  
 11-50 Environmental Quality.

11-51 (c) The Texas Commission on Environmental Quality has filed  
 11-52 its recommendations relating to this Act with the governor,  
 11-53 lieutenant governor, and speaker of the house of representatives  
 11-54 within the required time.

11-55 (d) All requirements of the constitution and laws of this  
 11-56 state and the rules and procedures of the legislature with respect  
 11-57 to the notice, introduction, and passage of this Act have been  
 11-58 fulfilled and accomplished.

11-59 SECTION 4. This Act takes effect September 1, 2017.

11-60 \* \* \* \* \*