

1-1 By: Sanford (Senate Sponsor - Springer) H.B. No. 4626  
1-2 (In the Senate - Received from the House May 10, 2021;  
1-3 May 10, 2021, read first time and referred to Committee on Local  
1-4 Government; May 19, 2021, reported favorably by the following  
1-5 vote: Yeas 9, Nays 0; May 19, 2021, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			

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

1-19 relating to the creation of the Mesquoaakee Ranch Municipal Utility  
1-20 District of Collin County; granting a limited power of eminent  
1-21 domain; providing authority to issue bonds; providing authority to  
1-22 impose assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
1-25 Code, is amended by adding Chapter 7909 to read as follows:

1-26 CHAPTER 7909. MESQUOAKEE RANCH MUNICIPAL UTILITY DISTRICT OF  
1-27 COLLIN COUNTY

1-28 SUBCHAPTER A. GENERAL PROVISIONS

1-29 Sec. 7909.0101. DEFINITIONS. In this chapter:

1-30 (1) "Board" means the district's board of directors.

1-31 (2) "Commission" means the Texas Commission on  
1-32 Environmental Quality.

1-33 (3) "Director" means a board member.

1-34 (4) "District" means the Mesquoaakee Ranch Municipal  
1-35 Utility District of Collin County.

1-36 Sec. 7909.0102. NATURE OF DISTRICT. The district is a  
1-37 municipal utility district created under Section 59, Article XVI,  
1-38 Texas Constitution.

1-39 Sec. 7909.0103. CONFIRMATION AND DIRECTOR ELECTION  
1-40 REQUIRED. The temporary directors shall hold an election to  
1-41 confirm the creation of the district and to elect five permanent  
1-42 directors as provided by Section 49.102, Water Code.

1-43 Sec. 7909.0104. CONDITIONS PRECEDENT TO CONFIRMATION  
1-44 ELECTION. (a) The temporary directors may not hold an election  
1-45 under Section 7909.0103 until:

1-46 (1) each municipality in whose corporate limits or  
1-47 extraterritorial jurisdiction the district is located has  
1-48 consented by ordinance or resolution to the creation of the  
1-49 district and to the inclusion of land in the district; and

1-50 (2) the district has entered into a contract with a  
1-51 municipality, Collin County, or another entity:

1-52 (A) for adequate supplemental police, fire,  
1-53 emergency, and animal control services for the district; and

1-54 (B) that is approved by the Commissioners Court  
1-55 of Collin County under Subsection (c).

1-56 (b) A contract under Subsection (a) may include a provision  
1-57 that the contract takes effect only on the approval of the  
1-58 Commissioners Court of Collin County and the voters in the district  
1-59 voting in an election held for that purpose.

1-60 (c) The Commissioners Court of Collin County shall review a  
1-61 contract under Subsection (a) and evaluate the supplemental police,

2-1 fire, emergency, and animal control services provided in the  
 2-2 contract. If the commissioners court determines that the contract  
 2-3 provides adequate services, the commissioners court shall adopt a  
 2-4 resolution stating that the contract has met the requirements of  
 2-5 Subsection (a).

2-6 Sec. 7909.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

2-7 (a) The district is created to serve a public purpose and benefit.

2-8 (b) The district is created to accomplish the purposes of:

2-9 (1) a municipal utility district as provided by  
 2-10 general law and Section 59, Article XVI, Texas Constitution; and

2-11 (2) Section 52, Article III, Texas Constitution, that  
 2-12 relate to the construction, acquisition, improvement, operation,  
 2-13 or maintenance of macadamized, graveled, or paved roads, or  
 2-14 improvements, including storm drainage, in aid of those roads.

2-15 Sec. 7909.0106. INITIAL DISTRICT TERRITORY. (a) The

2-16 district is initially composed of the territory described by  
 2-17 Section 2 of the Act enacting this chapter.

2-18 (b) The boundaries and field notes contained in Section 2 of  
 2-19 the Act enacting this chapter form a closure. A mistake made in the  
 2-20 field notes or in copying the field notes in the legislative process  
 2-21 does not affect the district's:

2-22 (1) organization, existence, or validity;

2-23 (2) right to issue any type of bond for the purposes  
 2-24 for which the district is created or to pay the principal of and  
 2-25 interest on a bond;

2-26 (3) right to impose a tax; or

2-27 (4) legality or operation.

2-28 SUBCHAPTER B. BOARD OF DIRECTORS

2-29 Sec. 7909.0201. GOVERNING BODY; TERMS. (a) The district is

2-30 governed by a board of five elected directors.

2-31 (b) Except as provided by Section 7909.0202, directors  
 2-32 serve staggered four-year terms.

2-33 Sec. 7909.0202. TEMPORARY DIRECTORS. (a) On or after the

2-34 effective date of the Act enacting this chapter, the owner or owners  
 2-35 of a majority of the assessed value of the real property in the  
 2-36 district may submit a petition to the commission requesting that  
 2-37 the commission appoint as temporary directors the five persons  
 2-38 named in the petition. The commission shall appoint as temporary  
 2-39 directors the five persons named in the petition.

2-40 (b) Temporary directors serve until the earlier of:

2-41 (1) the date permanent directors are elected under  
 2-42 Section 7909.0103; or

2-43 (2) the fourth anniversary of the effective date of  
 2-44 the Act enacting this chapter.

2-45 (c) If permanent directors have not been elected under  
 2-46 Section 7909.0103 and the terms of the temporary directors have  
 2-47 expired, successor temporary directors shall be appointed or  
 2-48 reappointed as provided by Subsection (d) to serve terms that  
 2-49 expire on the earlier of:

2-50 (1) the date permanent directors are elected under  
 2-51 Section 7909.0103; or

2-52 (2) the fourth anniversary of the date of the  
 2-53 appointment or reappointment.

2-54 (d) If Subsection (c) applies, the owner or owners of a  
 2-55 majority of the assessed value of the real property in the district  
 2-56 may submit a petition to the commission requesting that the  
 2-57 commission appoint as successor temporary directors the five  
 2-58 persons named in the petition. The commission shall appoint as  
 2-59 successor temporary directors the five persons named in the  
 2-60 petition.

2-61 SUBCHAPTER C. POWERS AND DUTIES

2-62 Sec. 7909.0301. GENERAL POWERS AND DUTIES. The district

2-63 has the powers and duties necessary to accomplish the purposes for  
 2-64 which the district is created.

2-65 Sec. 7909.0302. MUNICIPAL UTILITY DISTRICT POWERS AND

2-66 DUTIES. The district has the powers and duties provided by the  
 2-67 general law of this state, including Chapters 49 and 54, Water Code,  
 2-68 applicable to municipal utility districts created under Section 59,  
 2-69 Article XVI, Texas Constitution.

3-1 Sec. 7909.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
 3-2 52, Article III, Texas Constitution, the district may design,  
 3-3 acquire, construct, finance, issue bonds for, improve, operate,  
 3-4 maintain, and convey to this state, a county, or a municipality for  
 3-5 operation and maintenance macadamized, graveled, or paved roads, or  
 3-6 improvements, including storm drainage, in aid of those roads.

3-7 Sec. 7909.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 3-8 road project must meet all applicable construction standards,  
 3-9 zoning and subdivision requirements, and regulations of each  
 3-10 municipality in whose corporate limits or extraterritorial  
 3-11 jurisdiction the road project is located.

3-12 (b) If a road project is not located in the corporate limits  
 3-13 or extraterritorial jurisdiction of a municipality, the road  
 3-14 project must meet all applicable construction standards,  
 3-15 subdivision requirements, and regulations of each county in which  
 3-16 the road project is located.

3-17 (c) If the state will maintain and operate the road, the  
 3-18 Texas Transportation Commission must approve the plans and  
 3-19 specifications of the road project.

3-20 Sec. 7909.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 3-21 ORDINANCE OR RESOLUTION. The district shall comply with all  
 3-22 applicable requirements of any ordinance or resolution that is  
 3-23 adopted under Section 54.016 or 54.0165, Water Code, and that  
 3-24 consents to the creation of the district or to the inclusion of land  
 3-25 in the district.

3-26 Sec. 7909.0306. DIVISION OF DISTRICT. (a) The district may  
 3-27 be divided into two or more new districts only if the district:

3-28 (1) has no outstanding bonded debt; and

3-29 (2) is not imposing ad valorem taxes.

3-30 (b) This chapter applies to any new district created by the  
 3-31 division of the district, and a new district has all the powers and  
 3-32 duties of the district.

3-33 (c) A new district created by the division of the district  
 3-34 may not, at the time the new district is created, contain any land  
 3-35 outside the area described by Section 2 of the Act enacting this  
 3-36 chapter.

3-37 (d) The board, on its own motion or on receipt of a petition  
 3-38 signed by the owner or owners of a majority of the assessed value of  
 3-39 the real property in the district, may adopt an order dividing the  
 3-40 district.

3-41 (e) The board may adopt an order dividing the district  
 3-42 before or after the date the board holds an election under Section  
 3-43 7909.0103 to confirm the district's creation.

3-44 (f) An order dividing the district shall:

3-45 (1) name each new district;

3-46 (2) include the metes and bounds description of the  
 3-47 territory of each new district;

3-48 (3) appoint temporary directors for each new district;

3-49 and

3-50 (4) provide for the division of assets and liabilities  
 3-51 between the new districts.

3-52 (g) On or before the 30th day after the date of adoption of  
 3-53 an order dividing the district, the district shall file the order  
 3-54 with the commission and record the order in the real property  
 3-55 records of each county in which the district is located.

3-56 (h) A new district created by the division of the district  
 3-57 shall hold a confirmation and directors' election as required by  
 3-58 Section 7909.0103. If the voters of a new district do not confirm  
 3-59 the creation of the new district, the assets, obligations,  
 3-60 territory, and governance of the new district revert to the  
 3-61 original district.

3-62 (i) If the creation of the new district is confirmed, the  
 3-63 new district shall provide the election date and results to the  
 3-64 commission.

3-65 (j) Any new district created by the division of the district  
 3-66 must hold an election as required by this chapter to obtain voter  
 3-67 approval before the district may impose a maintenance tax or issue  
 3-68 bonds payable wholly or partly from ad valorem taxes.

3-69 (k) Municipal consent to the creation of the district and to

4-1 the inclusion of land in the district granted under Section  
4-2 7909.0104 acts as municipal consent to the creation of any new  
4-3 district created by the division of the district and to the  
4-4 inclusion of land in the new district.

4-5 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

4-6 Sec. 7909.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)

4-7 The district may issue, without an election, bonds and other  
4-8 obligations secured by:

4-9 (1) revenue other than ad valorem taxes; or

4-10 (2) contract payments described by Section 7909.0403.

4-11 (b) The district must hold an election in the manner  
4-12 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
4-13 before the district may impose an ad valorem tax or issue bonds  
4-14 payable from ad valorem taxes.

4-15 (c) The district may not issue bonds payable from ad valorem  
4-16 taxes to finance a road project unless the issuance is approved by a  
4-17 vote of a two-thirds majority of the district voters voting at an  
4-18 election held for that purpose.

4-19 Sec. 7909.0402. OPERATION AND MAINTENANCE TAX. (a) If

4-20 authorized at an election held under Section 7909.0401, the  
4-21 district may impose an operation and maintenance tax on taxable  
4-22 property in the district in accordance with Section 49.107, Water  
4-23 Code.

4-24 (b) The board shall determine the tax rate. The rate may not  
4-25 exceed the rate approved at the election.

4-26 Sec. 7909.0403. CONTRACT TAXES. (a) In accordance with

4-27 Section 49.108, Water Code, the district may impose a tax other than  
4-28 an operation and maintenance tax and use the revenue derived from  
4-29 the tax to make payments under a contract after the provisions of  
4-30 the contract have been approved by a majority of the district voters  
4-31 voting at an election held for that purpose.

4-32 (b) A contract approved by the district voters may contain a  
4-33 provision stating that the contract may be modified or amended by  
4-34 the board without further voter approval.

4-35 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-36 Sec. 7909.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
4-37 OBLIGATIONS. The district may issue bonds or other obligations  
4-38 payable wholly or partly from ad valorem taxes, impact fees,  
4-39 revenue, contract payments, grants, or other district money, or any  
4-40 combination of those sources, to pay for any authorized district  
4-41 purpose.

4-42 Sec. 7909.0502. TAXES FOR BONDS. At the time the district  
4-43 issues bonds payable wholly or partly from ad valorem taxes, the  
4-44 board shall provide for the annual imposition of a continuing  
4-45 direct ad valorem tax, without limit as to rate or amount, while all  
4-46 or part of the bonds are outstanding as required and in the manner  
4-47 provided by Sections 54.601 and 54.602, Water Code.

4-48 Sec. 7909.0503. BONDS FOR ROAD PROJECTS. At the time of  
4-49 issuance, the total principal amount of bonds or other obligations  
4-50 issued or incurred to finance road projects and payable from ad  
4-51 valorem taxes may not exceed one-fourth of the assessed value of the  
4-52 real property in the district.

4-53 SECTION 2. The Mesquoakee Ranch Municipal Utility District  
4-54 of Collin County initially includes all the territory contained in  
4-55 the following area:

4-56 Tract 1:

4-57 BEING a tract or parcel of land situated Collin County, Texas, being  
4-58 part of the John H. Wilson Survey, Abstract No. 964, being all of a  
4-59 53.98 (Tract One) acre tract of land, all of a 22.95 (Tract Two)  
4-60 acre tract of land and all of a 22.63 (Tract Three) acre tract of  
4-61 land as described in a Warranty Deed from Daniel D. Vick and wife,  
4-62 Aynja L. Vick to Mesquoakee Ranch, LLC as recorded in/under Clerk's  
4-63 File No. 20160321000332960 of Collin County, Texas, being all of a  
4-64 65.553 acre tract of land as described in a General Warranty Deed  
4-65 from William Brian Sanders, as Independent Executor of the Estate  
4-66 of James Blair Carter, Deceased to Mesquoakee Ranch, LLC as  
4-67 recorded in/under Clerk's File No. 20160406000409780 of Collin  
4-68 County, Texas, also being all of Lot 11 of HONEY CREEK FARMS  
4-69 ADDITION, an addition to Collin County, Texas, according to the

5-1 Plat thereof recorded in Cabinet L on Slide 409 of the Map and Plat  
5-2 Records of Collin County, Texas and being further described as  
5-3 follows:  
5-4 BEGINNING at a 1/2 inch iron rod found for a corner at the southeast  
5-5 corner of said 22.63 acre tract in the center of Collin County Road  
5-6 No. 136, said Point of Beginning being at the existing northeast  
5-7 corner of a 562.084 acre tract as conveyed to Thomas and Nancy  
5-8 Carter as recorded in/under Clerk's File No. 20150827001083840 of  
5-9 Collin County, Texas;  
5-10 THENCE N 89°59'04" W (bearing basis) along a fence, the south line of  
5-11 said 22.63 acre tract and the north line of said 562.084 acre tract,  
5-12 a distance of 1799.06 feet to a fence post for a corner;  
5-13 THENCE S 88°19'11" W along a fence, the south line of said 22.63 acre  
5-14 tract and the north line of said 562.084 acre tract, a distance of  
5-15 500.00 feet to a fence post for a corner;  
5-16 THENCE N 89°23'27" W along a fence, the south line of said 22.63 acre  
5-17 tract and the north line of said 562.084 acre tract, a distance of  
5-18 677.32 feet to a 1/2 inch iron rod found for a corner at the  
5-19 southwest corner of said 22.63 acre tract;  
5-20 THENCE N 83°37'59" W along the north line of said 562.084 acre tract,  
5-21 a distance of 225.15 feet to a point on the east side of Honey Creek;  
5-22 THENCE S 88°28'30" W along the north line of said 562.084 acre tract,  
5-23 a distance of 152.23 feet to a point in the center of Honey Creek;  
5-24 THENCE in the Northerly direction, along the center of Honey Creek,  
5-25 the following calls:  
5-26 1.) N 14°49'31" E, 111.76 feet;  
5-27 2.) N 52°22'02" E, 98.25 feet;  
5-28 3.) N 01°09'41" E, 98.08 feet;  
5-29 4.) N 25°42'03" W, 98.28 feet;  
5-30 5.) N 89°43'02" W, 22.92 feet;  
5-31 6.) S 59°35'36" W, 95.25 feet;  
5-32 7.) N 80°45'20" W, 36.01 feet;  
5-33 8.) N 25°05'27" W, 39.32 feet;  
5-34 9.) N 16°39'50" E, 59.70 feet;  
5-35 10.) N 23°26'45" W, 20.94 feet;  
5-36 11.) N 89°43'02" W, 23.40 feet;  
5-37 12.) S 71°50'03" W, 81.49 feet;  
5-38 13.) N 69°48'51" W, 43.99 feet;  
5-39 THENCE N 47°48'39" W along the center of Honey Creek, a distance of  
5-40 33.34 feet to a point;  
5-41 THENCE S 89°48'00" W joining and along a fence and along the south  
5-42 line of said 65.554 acre tract, passing a fence post found at a  
5-43 distance of 184.21feet, in all a total distance of 1398.64 feet to a  
5-44 fence post for a corner at the southwest corner of said 65.554 acre  
5-45 tract;  
5-46 THENCE N 00°31'42" W along and leaving a fence and along the west  
5-47 line of said 65.554 acre tract, a distance of 2231.18 feet to a 1/2  
5-48 inch iron rod found for a corner at the northwest corner of said  
5-49 65.554 acre tract in the center of Collin County Road No. 138;  
5-50 THENCE N 88°29'17" E along the center of Collin County Road No. 138,  
5-51 a distance of 233.36 feet to a 1/2 inch iron rod found for a corner;  
5-52 THENCE S 85°49'50" E along the center of Collin County Road No. 138,  
5-53 a distance of 184.32 feet to a 1/2 inch iron rod found for a corner;  
5-54 THENCE S 63°59'10" E along the center of Collin County Road No. 138,  
5-55 a distance of 354.06 feet to a 1/2 inch iron rod found for a corner,  
5-56 said corner being at the existing southeast corner of a 24.432 acre  
5-57 tract as conveyed to Ronald McCutchin Family Partnership, LTD as  
5-58 recorded in Volume 5180 at Page 5070 of the Official Records of  
5-59 Collin County, Texas;  
5-60 THENCE S 19°34'21" W a distance of 80.01 feet to a point in the  
5-61 center of Honey Creek;  
5-62 THENCE in the Southerly direction, along the center of Honey Creek,  
5-63 the following calls:  
5-64 1.) S 06°43'24" W, 113.27 feet;  
5-65 2.) S 06°15'22" E, 77.67 feet;  
5-66 3.) S 33°46'10" E, 57.99 feet;  
5-67 4.) N 35°34'59" E, 62.25 feet;  
5-68 5.) N 58°23'22" E, 22.60 feet;  
5-69 6.) S 46°10'29" E, 80.83 feet;

6-1 7.) S 05°27'00" W, 54.43 feet;  
 6-2 8.) S 45°06'24" E, 63.56 feet;  
 6-3 9.) S 18°44'24" E, 69.03 feet;  
 6-4 10.) S 58°47'18" E, 32.12 feet;  
 6-5 11.) N 52°41'40" E, 47.43 feet;  
 6-6 12.) N 67°16'00" E, 75.64 feet;  
 6-7 13.) N 35°12'35" E, 60.00 feet;  
 6-8 14.) N 60°30'52" E, 50.37 feet;  
 6-9 15.) S 72°32'58" E, 22.39 feet;  
 6-10 16.) S 36°49'54" E, 71.23 feet;  
 6-11 17.) S 41°02'59" W, 27.00 feet;  
 6-12 18.) S 76°48'04" W, 52.67 feet;  
 6-13 19.) S 44°55'45" E, 55.00 feet;  
 6-14 20.) S 16°33'07" W, 57.34 feet;  
 6-15 21.) S 31°52'47" E, 43.66 feet;  
 6-16 22.) N 78°09'48" E, 22.33 feet;  
 6-17 23.) S 51°54'16" E, 28.95 feet;  
 6-18 24.) S 55°06'38" W, 50.32 feet;  
 6-19 25.) S 11°16'44" W, 65.59 feet;  
 6-20 26.) S 03°33'43" E, 78.65 feet;  
 6-21 27.) S 59°24'41" W, 21.52 feet;  
 6-22 28.) S 21°27'10" W, 31.72 feet;  
 6-23 29.) S 34°45'44" E, 33.93 feet;  
 6-24 30.) S 76°35'46" E, 21.83 feet;  
 6-25 31.) N 71°41'53" E, 38.07 feet;  
 6-26 32.) S 55°38'24" E, 24.27 feet;  
 6-27 33.) S 11°12'23" E, 67.89 feet;  
 6-28 34.) S 37°45'21" E, 95.42 feet;  
 6-29 35.) S 84°27'23" E, 53.99 feet;  
 6-30 36.) N 22°38'21" W, 81.34 feet;  
 6-31 37.) N 58°35'43" E, 24.88 feet;  
 6-32 38.) S 64°53'59" E, 66.17 feet;  
 6-33 39.) S 86°23'33" E, 51.46 feet;  
 6-34 40.) S 14°58'26" E, 50.55 feet;  
 6-35 41.) S 57°10'26" W, 131.66 feet;  
 6-36 42.) S 31°56'09" E, 31.26 feet;  
 6-37 43.) S 69°56'55" E, 49.48 feet;  
 6-38 44.) N 70°36'49" E, 61.47 feet;  
 6-39 45.) N 26°59'04" E, 34.49 feet;  
 6-40 46.) N 67°04'32" E, 74.68 feet;  
 6-41 47.) S 77°08'16" E, 111.63 feet;  
 6-42 48.) S 05°51'56" W, 28.26 feet;  
 6-43 49.) S 50°41'16" W, 58.18 feet;  
 6-44 50.) S 20°03'11" W, 35.47 feet;  
 6-45 51.) S 37°26'50" W, 43.57 feet;  
 6-46 THENCE S 05°14'31" E along the center of Honey Creek, a distance of  
 6-47 42.60 feet to a point at the northwest corner of said 53.98 acre  
 6-48 tract in the center of Honey Creek;  
 6-49 THENCE N 89°55'48" E along the north line of said 53.98 acre tract, a  
 6-50 distance of 145.50 feet to a 1/2 inch iron rod found for a corner;  
 6-51 THENCE N 89°55'47" E along a fence and the north line of said 53.98  
 6-52 acre tract, a distance of 2659.19 feet to a 1/2 inch iron rod found  
 6-53 for a corner at the southwest corner of Lot 11;  
 6-54 THENCE N 00°19'55" E along a fence and the west line of Lot 11, a  
 6-55 distance of 359.41 feet to a fence post for a corner at the  
 6-56 northwest corner of Lot 11;  
 6-57 THENCE S 89°39'45" E along a fence and the north line of Lot 11, a  
 6-58 distance of 604.28 feet to a 1/2 inch iron rod found at the  
 6-59 northeast corner of Lot 11 on the west line of Collin County Road  
 6-60 No. 136;  
 6-61 THENCE S 00°18'53" W along a fence, the east line of Lot 11 and the  
 6-62 west line of Collin County Road No. 136, a distance of 361.21 feet  
 6-63 to a 1/2 inch iron rod found for a corner at the southeast corner of  
 6-64 Lot 11;  
 6-65 THENCE N 89°55'47" E along the north line of said 53.98 acre tract, a  
 6-66 distance of 29.84 feet to a 1/2 inch iron rod set for a corner at the  
 6-67 northeast corner of said 53.98 acre tract in the center of Collin  
 6-68 County Road No. 136, said corner being at the existing northwest  
 6-69 corner of an 81.321 acre tract as conveyed to Eland Energy, Inc. as

7-1 recorded in/under Clerk's File No. 20141002001081560 of Collin  
7-2 County, Texas;  
7-3 THENCE S 00°17'17" W along the west line of said 81.321 acre tract  
7-4 and the center of Collin County Road No. 136, a distance of 1295.03  
7-5 feet returning to the Point of Beginning and containing 170.163  
7-6 acres of land.  
7-7 Tract 2:  
7-8 BEING a tract or parcel of land situated Collin County, Texas, being  
7-9 part of the L. Wilson Survey, Abstract No. 974, part of the Richard  
7-10 Phalen Survey, Abstract No. 693, part of the E. Rightman Survey,  
7-11 Abstract No. 750, part of the J.W.S. Butler Survey, Abstract  
7-12 No. 67, part of the A. Stapp Survey, Abstract No. 832, part of the  
7-13 T. Allen Survey, Abstract No. 13, part of the J.G. Douglas Survey,  
7-14 Abstract No. 263, part of the D. Douglas Survey, Abstract No. 264,  
7-15 part of the G. McPherson Survey, Abstract No. 574 and part of the  
7-16 R.B. Harris Survey, Abstract No. 410, being all of a 177.179 acre  
7-17 tract of land as described in a General Warranty Deed from Monetta  
7-18 Sample Owen, Donna Sue Whitworth, Tammy L. Shumway, Lauren B. Owen  
7-19 and Kevin Owen to Mesquoakee Ranch, LLC as recorded in/under  
7-20 Clerk's File No. 20160322000337270 of Collin County, Texas, being  
7-21 all of a 25.864 acre tract of land as described in a Warranty Deed  
7-22 from Michael P. Penick to Mesquoakee Ranch, LLC as recorded  
7-23 in/under Clerk's File No. 20160322000339650 of Collin County,  
7-24 Texas, being all of a 347.852 acre tract of land as described in a  
7-25 General Warranty Deed from William Brian Sanders, as Independent  
7-26 Executor of the Estate of James Blair Carter, Deceased to  
7-27 Mesquoakee Ranch, LLC as recorded in/under Clerk's File  
7-28 No. 20160406000409790 of Collin County, Texas, being all of a 6.000  
7-29 acre tract of land as described in a Warranty Deed from William A.  
7-30 Porter to Mesquoakee Ranch, LLC as recorded in/under Clerk's File  
7-31 No. 20160323000344750 of Collin County, Texas, also being all of a  
7-32 175.77 acre tract of land as described in a Special Warranty Deed  
7-33 from Charles E. Bray and wife, Nicki L. Bray to Mesquoakee Ranch,  
7-34 LLC as recorded in/under Clerk's File No. 20160226000226180 of  
7-35 Collin County, Texas and being further described as follows:  
7-36 BEGINNING at a 1/2 inch iron rod found for a corner at the northwest  
7-37 corner of said 347.852 acre tract in the center of Collin County  
7-38 Road No. 136, said Point of Beginning being at the existing  
7-39 northeast corner of a 562.084 acre tract as conveyed to Thomas and  
7-40 Nancy Carter as recorded in/under Clerk's File  
7-41 No. 20150827001083840 of Collin County, Texas, said Point of  
7-42 Beginning being further marked by a fence post on the east side of  
7-43 Collin County Road No. 136 bearing S 89°12'24" E at a distance of  
7-44 20.94 feet;  
7-45 THENCE S 89°12'24" E (bearing basis) joining and along a fence and  
7-46 along the north line of said 347.852 acre tract, a distance of  
7-47 2776.82 feet to a 1/2 inch iron rod found for a corner, said corner  
7-48 being at the existing southeast corner of an 81.321 acre tract as  
7-49 conveyed to Eland Energy, Inc as recorded in/under Clerk's File  
7-50 No. 20141002001081560 of Collin County, Texas, said corner also  
7-51 being at the existing southwest corner of a 57.804 acre tract as  
7-52 conveyed to Bangs Ranch, LLC as recorded in/under Clerk's File  
7-53 No. 20181019001305900 of Collin County, Texas;  
7-54 THENCE S 88°08'51" E along the south line of said 57.804 acre tract,  
7-55 a distance of 174.42 feet to a 1 inch pipe found for a corner in the  
7-56 center of a creek, said corner being at the existing northwest  
7-57 corner of a 53.698 acre tract as conveyed to Bangs Ranch, LLC as  
7-58 recorded in/under Clerk's File No. 20181228001571380 of the Land  
7-59 Records of Collin County, Texas;  
7-60 THENCE in the Southerly direction, along the center of a creek, the  
7-61 following calls:  
7-62 S 05°47'50" E, 30.74 feet;  
7-63 S 58°27'10" E, 75.42 feet;  
7-64 S 14°55'10" E, 71.99 feet;  
7-65 S 22°23'00" W, 38.23 feet;  
7-66 S 42°21'21" W, 45.46 feet;  
7-67 S 57°49'32" W, 54.36 feet;  
7-68 S 10°11'35" W, 163.22 feet;  
7-69 S 09°06'59" E, 33.18 feet;

8-1 S 18°18'08" W, 24.12 feet;  
 8-2 S 32°48'29" W, 45.63 feet;  
 8-3 S 04°16'41" E, 20.12 feet;  
 8-4 S 28°57'34" E, 39.65 feet;  
 8-5 S 28°42'42" W, 52.09 feet;  
 8-6 S 00°31'15" W, 11.19 feet;  
 8-7 S 15°50'06" E, 43.08 feet;  
 8-8 S 71°34'27" W, 60.70 feet;  
 8-9 S 14°42'34" W, 35.31 feet;  
 8-10 S 28°22'54" W, 52.33 feet;  
 8-11 S 00°43'36" W, 44.08 feet;  
 8-12 S 23°25'11" E, 29.95 feet;  
 8-13 S 40°55'59" E, 25.86 feet;  
 8-14 S 11°48'45" W, 121.21 feet;  
 8-15 S 16°50'18" W, 64.29 feet;  
 8-16 S 79°19'15" W, 33.46 feet;  
 8-17 S 04°26'32" W, 18.60 feet;  
 8-18 S 00°19'46" W, 45.83 feet;  
 8-19 S 36°45'42" E, 51.55 feet;  
 8-20 S 20°44'41" E, 49.73 feet;  
 8-21 THENCE S 14°42'57" W along the center of said creek, a distance of  
 8-22 43.49 feet point for a corner, said corner being further marked by a  
 8-23 fence post found on the east side of said creek bearing N 89°34'07" E  
 8-24 at a distance of 21.93 feet;  
 8-25 THENCE N 89°34'07" E along a fence, a distance of 324.87 feet to a  
 8-26 fence post for a corner;  
 8-27 THENCE S 00°06'35" E along a fence, a distance of 291.49 feet to a  
 8-28 1/2 inch iron rod found for a corner at the southwest corner of said  
 8-29 53.698 acre tract;  
 8-30 THENCE S 00°43'15" W along a fence, a distance of 536.56 feet to a  
 8-31 1/2 inch iron rod found for a corner, said corner being at the  
 8-32 existing southwest corner of a 61.380 acre tract as conveyed to  
 8-33 Elizabeth Sample as recorded in Volume 6053 at Page 3713 of the  
 8-34 Official Records of Collin County, Texas;  
 8-35 THENCE S 89°46'12" E along the south line of said 61.380 acre tract,  
 8-36 a distance of 2757.64 feet to a 1/2 inch iron rod found for a corner  
 8-37 at the southeast corner of said 61.380 acre tract in the center of  
 8-38 Collin County Road No. 1104;  
 8-39 THENCE S 00°06'29" E along the center of Collin County Road  
 8-40 No. 1104, a distance of 504.09 feet to a 1/2 inch iron rod found for  
 8-41 a corner;  
 8-42 THENCE S 51°43'17" E along the center of Collin County Road  
 8-43 No. 1104, a distance of 128.98 feet to a 1/2 inch iron rod found for  
 8-44 a corner;  
 8-45 THENCE S 66°08'20" E along the center of Collin County Road  
 8-46 No. 1104, a distance of 37.57 feet to a 1/2 inch iron rod set for a  
 8-47 corner;  
 8-48 THENCE S 43°23'25" E along the center of Collin County Road  
 8-49 No. 1104, a distance of 69.91 feet to a 1/2 inch iron rod set for a  
 8-50 corner;  
 8-51 THENCE S 11°30'06" E along the center of Collin County Road  
 8-52 No. 1104, a distance of 123.86 feet to a 1/2 inch iron rod set for a  
 8-53 corner;  
 8-54 THENCE S 00°12'25" E along the center of Collin County Road  
 8-55 No. 1104, a distance of 467.62 feet to a 1/2 inch iron rod found for  
 8-56 a corner, said corner being at the existing northwest corner of a  
 8-57 31.734 acre tract as conveyed to Jack and Carol Hays as recorded in  
 8-58 Volume 3903 at Page 2911 of the Official Records of Collin County,  
 8-59 Texas;  
 8-60 THENCE S 00°25'25" E along the center of Collin County Road  
 8-61 No. 1104, a distance of 2044.49 feet to a 1/2 inch iron rod found  
 8-62 for a corner, said corner being at the intersection of the center of  
 8-63 Collin County Road No. 1104 and the center of Collin County Road  
 8-64 No. 177, said corner also being at the existing southwest corner of  
 8-65 a 15.000 acre tract as conveyed to Gary Cash as recorded in Volume  
 8-66 5110 at Page 3331 of the Official Records of Collin County, Texas;  
 8-67 THENCE S 89°22'27" E along the south line of said 15.000 acre tract  
 8-68 and the center of Collin County Road No. 177, a distance of 154.25  
 8-69 feet to a 1/2 inch iron rod set for a corner, said corner being at



9-1 the existing northwest corner of a 19.000 acre tract as conveyed to  
9-2 Lkruse Properties, LLC as recorded in/under Clerk's File  
9-3 No. 20140917001009400 of Collin County, Texas, said corner also  
9-4 being at the intersection of the center of Collin County Road  
9-5 No. 177 and the center of Collin County Road No. 173;  
9-6 THENCE S 00°12'55" E along Collin County Road No. 173, a distance of  
9-7 2632.09 feet to a 1/2 inch iron rod found for a corner, said corner  
9-8 being at the existing southwest corner of a 30.000 acre tract as  
9-9 conveyed to Clyde and Barbara Butler, Jr. as recorded in/under  
9-10 Clerk's File No. 96-0012846 of Collin County, Texas;  
9-11 THENCE S 89°16'14" E along the south line of said 30.000 acre tract  
9-12 and the center of Collin County Road No. 173, a distance of 151.77  
9-13 feet to a 1/2 inch iron rod found for a corner, said corner being at  
9-14 the intersection of the Collin County Road No. 173 and the center of  
9-15 Collin County Road No. 174, said corner also being at the existing  
9-16 northwest corner of a 64.487 acre tract as conveyed to Rene and  
9-17 Sheryl Bates as recorded in/under Clerk's File  
9-18 No. 20120409000410660 of Collin County, Texas;  
9-19 THENCE S 00°02'01" E along the west line of said 64.487 acre tract  
9-20 and the center of Collin County Road No. 174, a distance of 2639.95  
9-21 feet to a 1/2 inch iron rod found for a corner at the southwest  
9-22 corner of said 64.487 acre tract, on the north line of Collin County  
9-23 Road No. 134;  
9-24 THENCE N 89°17'44" W along the south line of said 175.770 acre tract  
9-25 and the north line of Collin County Road No. 134, a distance of  
9-26 2527.62 feet to a 1/2 inch iron rod found for a corner at the  
9-27 southwest corner of said 175.770 acre tract;  
9-28 THENCE N 05°02'38" E a distance of 507.52 feet to a point in a pond,  
9-29 said corner being further marked by a 1/2 inch iron rod found  
9-30 bearing S 05°02'38" W at a distance of 67.01 feet;  
9-31 THENCE S 86°17'31" E a distance of 111.87 feet to a point;  
9-32 THENCE N 05°51'57" E a distance of 150.00 feet to a point;  
9-33 THENCE N 33°06'59" E a distance of 556.03 feet to a point;  
9-34 THENCE N 16°54'21" E a distance of 1583.98 feet to a fence post for a  
9-35 corner;  
9-36 THENCE S 89°15'12" E along a fence, a distance of 586.91 feet to a  
9-37 1/2 inch iron rod found for a corner, said corner being at the  
9-38 existing southeast corner of a 58.020 acre tract as conveyed to  
9-39 Chelly and Steve Sandler as recorded in Volume 4407 at Page 3460 of  
9-40 the Official Records of Collin County, Texas;  
9-41 THENCE N 00°12'54" W along the east line of said 58.020 acre tract, a  
9-42 distance of 2631.07 feet to a 1/2 inch iron rod set for a corner at  
9-43 the northeast corner of said 58.020 acre tract in the center of  
9-44 Collin County Road No. 135;  
9-45 THENCE N 89°22'27" W along the center of Collin County Road No. 135,  
9-46 a distance of 1031.23 feet to a 1/2 inch iron rod found for a corner;  
9-47 THENCE N 89°09'51" W along the center of Collin County Road No. 135,  
9-48 a distance of 1409.75 feet to a 1/2 inch iron rod found for a corner,  
9-49 said corner being at the existing southeast corner of a 6.000 acre  
9-50 tract as conveyed to Russell and Kayla Verden as recorded in/under  
9-51 Clerk's File No. 20150406000378640 of Collin County, Texas;  
9-52 THENCE N 00°39'02" E a distance of 626.13 feet to a 1/2 inch iron rod  
9-53 found for a corner;  
9-54 THENCE N 89°11'43" W a distance of 418.18 feet to a 1/2 inch iron rod  
9-55 found for a corner, said corner being at the existing northeast  
9-56 corner of a 6.000 acre tract as conveyed to Russell and Kayla Verden  
9-57 as recorded in/under Clerk's File No. 20130802001088960 of Collin  
9-58 County, Texas;  
9-59 THENCE N 89°11'46" W a distance of 419.87 feet to a 1/2 inch iron rod  
9-60 found for a corner, said corner being at the existing northeast  
9-61 corner of a 5.998 acre tract as conveyed to 4E Prosper, LLC as  
9-62 recorded in/under Clerk's File No. 20121005001267230 of Collin  
9-63 County, Texas;  
9-64 THENCE N 89°11'16" W along the north line of said 5.998 acre tract, a  
9-65 distance of 420.76 feet to a 1/2 inch iron rod found for a corner at  
9-66 the northwest corner of said 5.998 acre tract, said corner being at  
9-67 the existing northeast corner of a 6.000 acre tract as conveyed to  
9-68 Matthew and Laura Edgemon as recorded in/under Clerk's File  
9-69 No. 20061117001644590 of Collin County, Texas;

10-1 THENCE N 89°11'43" W a distance of 420.15 feet to a 1/2 inch iron rod  
 10-2 found for a corner, said corner being at the existing northeast  
 10-3 corner of a 6.000 (Tract Three) acre tract as conveyed to LDJ  
 10-4 Properties, LTD as recorded in/under Clerk's File  
 10-5 No. 20060608000781540 of Collin County, Texas;  
 10-6 THENCE N 89°11'41" W a distance of 420.93 feet to a 1/2 inch iron rod  
 10-7 found for a corner, said corner being at the existing northeast  
 10-8 corner of a 6.000 (Tract Two) acre tract as conveyed to LDJ  
 10-9 Properties, LTD as recorded in/under Clerk's File  
 10-10 No. 20060608000781540 of Collin County, Texas;  
 10-11 THENCE N 89°11'44" W a distance of 421.28 feet to a 1/2 inch iron rod  
 10-12 found for a corner at the northeast corner of subject 6.000 acre  
 10-13 tract;  
 10-14 THENCE S 00°39'02" W along the east line of subject 6.000 acre tract,  
 10-15 a distance of 621.94 feet to a 1/2 inch iron rod found for a corner  
 10-16 at the southeast corner of subject 6.000 acre tract in the center of  
 10-17 Collin County Road No. 135;  
 10-18 THENCE N 89°37'19" W along the south line of subject 6.000 acre tract  
 10-19 and the center of Collin County Road No. 135, a distance of 400.52  
 10-20 feet to a 1/2 inch iron rod found for a corner at the southwest  
 10-21 corner of subject 6.000 acre tract, said corner being at the  
 10-22 intersection of the center of Collin County Road No. 135 and the  
 10-23 center of Collin County Road No. 136;  
 10-24 THENCE N 02°46'14" W along the west line of subject 6.000 acre tract  
 10-25 and the center of Collin County Road No. 136, a distance of 626.14  
 10-26 feet to a 1/2 inch iron rod found for a corner at the northwest  
 10-27 corner of subject 6.000 acre tract;  
 10-28 THENCE N 04°05'44" W along the center of Collin County Road No. 136,  
 10-29 a distance of 648.96 feet to a 1/2 inch iron rod found for a corner;  
 10-30 THENCE N 00°14'21" W along the center of Collin County Road No. 136,  
 10-31 a distance of 770.86 feet to a 1/2 inch iron rod found for a corner;  
 10-32 THENCE N 07°32'51" E along the center of Collin County Road No. 136,  
 10-33 a distance of 50.97 feet to a 1/2 inch iron rod found for a corner;  
 10-34 THENCE N 20°00'19" E along the center of Collin County Road No. 136,  
 10-35 a distance of 85.29 feet to a 1/2 inch iron rod found for a corner;  
 10-36 THENCE N 02°31'13" E along the center of Collin County Road No. 136,  
 10-37 a distance of 56.53 feet to a 1/2 inch iron rod found for a corner;  
 10-38 THENCE N 00°13'08" E along the center of Collin County Road No. 136,  
 10-39 a distance of 1035.95 feet to a 1/2 inch iron rod found for a corner;  
 10-40 THENCE N 89°04'40" E a distance of 66.00 feet to a 1/2 inch iron rod  
 10-41 found for a corner;  
 10-42 THENCE N 00°23'55" W a distance of 241.11 feet to a 1/2 inch iron rod  
 10-43 found for a corner;  
 10-44 THENCE S 89°00'06" W a distance of 66.00 feet to a 1/2 inch iron rod  
 10-45 found for a corner in the center of Collin County Road No. 136;  
 10-46 THENCE N 00°05'18" E along the center of Collin County Road No. 136,  
 10-47 a distance of 1791.04 feet returning to the Point of Beginning and  
 10-48 containing 732.528 acres of land.  
 10-49 Tract No. 3:  
 10-50 BEING a tract of land situated in the Benjamin Haile Survey,  
 10-51 Abstract No. 398. Collin County, Texas, and being all of three  
 10-52 tracts conveyed to J T Nevill Partnership as recorded in Instrument  
 10-53 No. 20160724001035170, Land Records of Collin County, Texas and  
 10-54 being more particularly described by metes and bounds as follows:  
 10-55 BEGINNING at a mag nail set for corner at the northeast corner of  
 10-56 tract 2 of said J T Nevill Partnership Tract, said nail being at the  
 10-57 northwest corner of a tract conveyed to Shelly and Steve Sandler as  
 10-58 recorded in Volume 4407, Page 3460, L.R.C.C.T., said nail being in  
 10-59 County Road No. 135;  
 10-60 THENCE S 00°00'31" E following the west line of said Sandler Tract  
 10-61 passing at 30.32' a 1/2" iron rod found and continuing in all a  
 10-62 distance of 2626.23' to a 1/2" iron rod found for corner in a east -  
 10-63 west fence;  
 10-64 THENCE N 89°21'18" W a distance of 145.24' to a 1/2" iron rod found  
 10-65 for corner;  
 10-66 THENCE S 89°59'08" W following the fence line a distance of 53.94' to  
 10-67 a 1/2" iron rod found for corner;  
 10-68 THENCE N 89°18'49" W following the fence line a distance of 54.06' to  
 10-69 a 1/2" iron rod found for corner;

11-1 THENCE N 89°53'42" W following the fence line a distance of 133.44'  
 11-2 to a point for corner;  
 11-3 THENCE N 88°47'48" W following the fence line a distance of 80.29' to  
 11-4 a point for corner;  
 11-5 THENCE S 87°22'47" W following the fence line a distance of 45.08' to  
 11-6 a point for corner;  
 11-7 THENCE N 88°24'04" W following the fence line a distance of 64.54' to  
 11-8 a point for corner;  
 11-9 THENCE S 88°35'18" W following the fence line a distance of 193.31'  
 11-10 to a point for corner;  
 11-11 THENCE N 87°28'55" W following the fence line a distance of 93.58' to  
 11-12 a point for corner;  
 11-13 THENCE S 89°28'12" W following the fence line a distance of 138.33'  
 11-14 to a point for corner;  
 11-15 THENCE S 89°59'56" W following the fence line a distance of 344.45'  
 11-16 to a point for corner;  
 11-17 THENCE S 88°43'28" W following the fence line a distance of 233.09'  
 11-18 to a point for corner;  
 11-19 THENCE S 89°12'29" W following the fence line a distance of 119.79'  
 11-20 to a point for corner;  
 11-21 THENCE N 89°33'37" W following the fence line a distance of 134.34'  
 11-22 to a point for corner;  
 11-23 THENCE N 89°19'16" W following the fence line a distance of 81.71' to  
 11-24 a point for corner;  
 11-25 THENCE N 86°52'17" W following the fence line a distance of 111.83'  
 11-26 to a point for corner;  
 11-27 THENCE S 87°26'57" W following the fence line a distance of 89.95' to  
 11-28 a point for corner;  
 11-29 THENCE S 86°33'46" W following the fence line passing at 57.06' a  
 11-30 3/8" iron rod found for a reference corner and continuing in all a  
 11-31 distance of 85.59' to a point for corner in Honey Creek Tributary  
 11-32 14;  
 11-33 THENCE following Honey Creek Tributary 14 the following calls:  
 11-34 N 07°58'39" E a distance of 50.94' to a point for corner;  
 11-35 NORTH a distance of 42.58' to a point for corner;  
 11-36 N 10°22'08" W a distance of 56.70' to a point for corner;  
 11-37 N 18°14'25" W a distance of 74.05' to a point for corner;  
 11-38 N 51°50'02" W a distance of 84.87' to a point for corner;  
 11-39 N 28°52'48" W a distance of 149.72' to a point for corner;  
 11-40 N 07°11'54" E a distance of 56.80' to a point for corner;  
 11-41 N 70°43'40" E a distance of 63.72' to a point for corner;  
 11-42 S 75°56'12" E a distance of 44.41' to a point for corner;  
 11-43 N 76°57'20" E a distance of 75.98' to a point for corner;  
 11-44 N 49°49'38" E a distance of 111.08' to a point for corner;  
 11-45 N 12°14'15" E a distance of 117.55' to a point for corner;  
 11-46 N 45°42'04" E a distance of 83.67' to a point for corner;  
 11-47 N 22°03'14" E a distance of 74.48' to a point for corner;  
 11-48 N 08°50'37" W a distance of 181.62' to a point for corner;  
 11-49 N 34°21'35" E a distance of 206.11' to a point for corner;  
 11-50 N 26°50'13" E a distance of 113.87' to a point for corner;  
 11-51 N 63°25'17" W a distance of 192.15' to a point for corner;  
 11-52 N 70°59'23" E a distance of 171.94' to a point for corner;  
 11-53 N 16°03'59" E a distance of 37.44' to a point for corner;  
 11-54 N 15°59'17" W a distance of 45.18' to a point for corner;  
 11-55 N 76°58'28" W a distance of 29.32' to a point for corner;  
 11-56 N 25°52'50" W a distance of 297.74' to a point for corner;  
 11-57 N 44°09'23" W a distance of 75.26' to a point for corner;  
 11-58 N 23°29'30" W a distance of 56.72' to a point for corner;  
 11-59 N 52°48'31" E a distance of 102.97' to a point for corner;  
 11-60 N 24°49'05" E a distance of 131.62' to a point for corner;  
 11-61 N 31°13'53" W a distance of 33.86' to a point for corner;  
 11-62 S 70°02'51" W a distance of 36.94' to a point for corner;  
 11-63 S 12°35'40" W a distance of 61.00' to a point for corner;  
 11-64 S 82°34'47" W a distance of 38.69' to a point for corner;  
 11-65 N 63°14'05" W a distance of 114.06' to a point for corner;  
 11-66 N 38°50'14" E a distance of 80.45' to a point for corner;  
 11-67 N 38°06'00" E a distance of 111.06' to a point for corner;  
 11-68 N 05°07'50" E a distance of 108.27' to a point for corner;  
 11-69 N 27°39'30" W a distance of 54.42' to a point for corner;

12-1 N 46°56'20" W a distance of 104.90' to a point for corner;  
 12-2 N 10°29'12" W a distance of 60.59' to a point for corner;  
 12-3 N 30°18'05" W a distance of 50.06' to a point for corner;  
 12-4 N 80°48'21" E a distance of 65.28' to a point for corner;  
 12-5 N 54°32'37" E a distance of 74.36' to a point for corner;  
 12-6 N 29°03'50" E a distance of 68.89' to a mag nail set for corner  
 12-7 in County Road No. 135;  
 12-8 THENCE S 89°57'36" E following County Road No. 135 a distance of  
 12-9 1911.17' to a mag nail set for corner in County Road No. 135;  
 12-10 THENCE N 89°34'27" E following County Road No. 135 a distance of  
 12-11 98.28' to the POINT OF BEGINNING and containing 5,404,588 Square  
 12-12 Feet or 124.072 Acres of land.  
 12-13 Tract No. 4:  
 12-14 BEING a 24.061 acre tract of land situated in the John H. Wilson  
 12-15 Survey, Abstract No. 964 of Collin County, Texas and being all of  
 12-16 the called 24.105 acre tract of land as conveyed in Affidavit of  
 12-17 Heirship to Diana Jean Litchford Herrin in County Clerk  
 12-18 No. 20180926001207030 of the Official Public Records of Collin  
 12-19 County, Texas, being more particularly described by metes and  
 12-20 bounds as follows:  
 12-21 BEGINNING in County Road 138 at a Mag Nail set for the southeast  
 12-22 earner of the called 24.105 acre tract and said Mag Nail being in  
 12-23 the north line of a 30' public street dedication as shown on the  
 12-24 Honey Creek Forms Addition, an addition to Collin County and  
 12-25 recorded in Volume L, Page 409 of the Map or Plat Records of Collin  
 12-26 County, Texas;  
 12-27 THENCE S 89°10'25" W with the north line of the called 30' public  
 12-28 street dedication a distance of 1232.77' to a point for corner in the  
 12-29 center of a creek;  
 12-30 THENCE the following calls with the meanderings of the creek;  
 12-31 THENCE N 14°18'37" E a distance of 77.28' to a point for corner;  
 12-32 THENCE N 42°49'4J" E a distance of 144.96' to a point for corner;  
 12-33 THENCE N 52°39'36" E a distance of 80.85' to a point for corner;  
 12-34 THENCE N 16°12'06" E a distance of 208.79' to a point for corner;  
 12-35 THENCE N 09°34'50" E a distance of 379.02' to a point for corner;  
 12-36 THENCE N 20°32'02" E a distance of 143.72' to a point for corner;  
 12-37 THENCE N 06°40'20" E o distance of 110.84' to a point for corner in  
 12-38 the south line of a called 90.931 acre tract of as conveyed to the  
 12-39 Ronald McCutchin Family Partnership, LTD., in Volume 3258, Page 442  
 12-40 of the Deed Records of GRAYSON County;  
 12-41 THENCE N 88°29'25" E leaving the creek continuing down the south  
 12-42 line of the called 90.931 acre tract and passing a 60D Nail at a  
 12-43 distance of 74.60', and said 60D Nail being north 1.29' from a wire  
 12-44 fence, and continuing for a total distance of 864.56' to an iron  
 12-45 pipe found for the northwest corner of a called 10.001 acres of land  
 12-46 of conveyed to Kelly M. Guest in Volume 6061, Page 1427 of the  
 12-47 Official Public Records of Real Property of Coffin County, Texas;  
 12-48 THENCE S 00°05'58" E with the west line of the said 10.001 acre tract  
 12-49 a distance of 1054.14' to the POINT OF BEGINNING, and containing  
 12-50 1,048,126 Square Feet or 24.062 Acres of land.  
 12-51 Tract No. 5:  
 12-52 BEING a tract of land situated in the Leonidas Wilson Survey,  
 12-53 Abstract No. 974, Collin County, Texas and being all of a called  
 12-54 75.335-acre tract of land described in a deed to E Real Estate, LLC,  
 12-55 recorded in Instrument No. 20200212000196510, Official Public  
 12-56 Records, Collin County, Texas, and being all of a called  
 12-57 81.321-acre tract of land described in a deed to E Real Estate, LLC,  
 12-58 recorded in Instrument No. 20200212000196520, said Official Public  
 12-59 Records, and being more particularly described by metes and bounds  
 12-60 as follows:  
 12-61 BEGINNING at a 1/2-inch iron rod found for the southwest corner of  
 12-62 said 81.321-acre tract, said iron rod being on the approximate  
 12-63 centerline of County Road No. 136;  
 12-64 THENCE North 0°37'09" West, along the westerly line of said  
 12-65 81.321-acre tract and generally along the centerline of said County  
 12-66 Road No. 136, a distance of 1267.90 feet to a 1/2-inch iron rod  
 12-67 found for the northwest corner of said 81.321-acre tract, common to  
 12-68 the southwest corner of said 75.335-acre tract;  
 12-69 THENCE North 0°46'31" West, continuing generally along the

13-1 centerline of said County Road No. 136 and along the westerly line  
 13-2 of said 75.335-acre tract, a distance of 1136.92 feet to the  
 13-3 northwest corner of said 75.335-acre tract, said corner being the  
 13-4 intersection of the centerline of said County Road No. 136 and the  
 13-5 centerline of County Road No. 138;  
 13-6 THENCE North 89°07'35" East, along the northerly line of said  
 13-7 75.335-acre tract and generally along the centerline of said County  
 13-8 Road No. 138, a distance of 667.88 feet to a point for corner;  
 13-9 THENCE North 88°36'18" East, continuing along the northerly line of  
 13-10 said 75.335-acre tract and generally along the centerline of said  
 13-11 County Road No. 138, a distance of 2155.33 feet to the northeast  
 13-12 corner of said 75.335-acre tract;  
 13-13 THENCE South 0°35'25" East, departing the centerline of said County  
 13-14 Road No. 138 and along the easterly line of said 75.335-acre tract,  
 13-15 a distance of 1188.27 feet to a 12-inch wood fence corner post found  
 13-16 for the southeast corner of said 75.335-acre tract, common to the  
 13-17 northeast corner of said 81.321-acre tract;  
 13-18 THENCE South 1°05'41" West, along the easterly line of said  
 13-19 81.321-acre tract, a distance of 1268.20 feet to a 1/2-inch iron rod  
 13-20 found for the southeast corner of said 81.321-acre tract;  
 13-21 THENCE South 89°46'15" West, along the southerly line of said  
 13-22 81.321-acre tract, a distance of 2781.44 feet to the POINT OF  
 13-23 BEGINNING and containing 156.654 acres (6,823,862 sq. ft.) of land,  
 13-24 more or less.

13-25 SECTION 3. (a) The legal notice of the intention to  
 13-26 introduce this Act, setting forth the general substance of this  
 13-27 Act, has been published as provided by law, and the notice and a  
 13-28 copy of this Act have been furnished to all persons, agencies,  
 13-29 officials, or entities to which they are required to be furnished  
 13-30 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 13-31 Government Code.

13-32 (b) The governor, one of the required recipients, has  
 13-33 submitted the notice and Act to the Texas Commission on  
 13-34 Environmental Quality.

13-35 (c) The Texas Commission on Environmental Quality has filed  
 13-36 its recommendations relating to this Act with the governor, the  
 13-37 lieutenant governor, and the speaker of the house of  
 13-38 representatives within the required time.

13-39 (d) All requirements of the constitution and laws of this  
 13-40 state and the rules and procedures of the legislature with respect  
 13-41 to the notice, introduction, and passage of this Act are fulfilled  
 13-42 and accomplished.

13-43 SECTION 4. (a) If this Act does not receive a two-thirds  
 13-44 vote of all the members elected to each house, Subchapter C, Chapter  
 13-45 7909, Special District Local Laws Code, as added by Section 1 of  
 13-46 this Act, is amended by adding Section 7909.0307 to read as follows:  
 13-47 Sec. 7909.0307. NO EMINENT DOMAIN POWER. The district may  
 13-48 not exercise the power of eminent domain.

13-49 (b) This section is not intended to be an expression of a  
 13-50 legislative interpretation of the requirements of Section 17(c),  
 13-51 Article I, Texas Constitution.

13-52 SECTION 5. This Act takes effect immediately if it receives  
 13-53 a vote of two-thirds of all the members elected to each house, as  
 13-54 provided by Section 39, Article III, Texas Constitution. If this  
 13-55 Act does not receive the vote necessary for immediate effect, this  
 13-56 Act takes effect September 1, 2021.

13-57 \* \* \* \* \*