

1-1 By: Sanford (Senate Sponsor - Springer) H.B. No. 4627
 1-2 (In the Senate - Received from the House May 17, 2021;
 1-3 May 17, 2021, read first time and referred to Committee on Local
 1-4 Government; May 22, 2021, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 7, Nays 0;
 1-6 May 22, 2021, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
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	X			

1-18 COMMITTEE SUBSTITUTE FOR H.B. No. 4627 By: Springer

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to the creation of the Uptown Municipal Utility District
 1-22 No. 1 of Collin County; granting a limited power of eminent domain;
 1-23 providing authority to issue bonds; providing authority to impose
 1-24 assessments, fees, and taxes.

1-25 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-26 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-27 Code, is amended by adding Chapter 7909A to read as follows:

1-28 CHAPTER 7909A. UPTOWN MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN
 1-29 COUNTY

1-30 SUBCHAPTER A. GENERAL PROVISIONS

1-31 Sec. 7909A.0101. DEFINITIONS. In this chapter:

1-32 (1) "Board" means the district's board of directors.
 1-33 (2) "Commission" means the Texas Commission on
 1-34 Environmental Quality.

1-35 (3) "Director" means a board member.
 1-36 (4) "District" means the Uptown Municipal Utility
 1-37 District No. 1 of Collin County.

1-38 Sec. 7909A.0102. NATURE OF DISTRICT. The district is a
 1-39 municipal utility district created under Section 59, Article XVI,
 1-40 Texas Constitution.

1-41 Sec. 7909A.0103. CONFIRMATION AND DIRECTOR ELECTION
 1-42 REQUIRED. The temporary directors shall hold an election to
 1-43 confirm the creation of the district and to elect five permanent
 1-44 directors as provided by Section 49.102, Water Code.

1-45 Sec. 7909A.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-46 temporary directors may not hold an election under Section
 1-47 7909A.0103 until each municipality in whose corporate limits or
 1-48 extraterritorial jurisdiction the district is located has
 1-49 consented by ordinance or resolution to the creation of the
 1-50 district and to the inclusion of land in the district.

1-51 Sec. 7909A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.
 1-52 (a) The district is created to serve a public purpose and benefit.

1-53 (b) The district is created to accomplish the purposes of:

1-54 (1) a municipal utility district as provided by
 1-55 general law and Section 59, Article XVI, Texas Constitution; and

1-56 (2) Section 52, Article III, Texas Constitution, that
 1-57 relate to the construction, acquisition, improvement, operation,
 1-58 or maintenance of macadamized, graveled, or paved roads, or
 1-59 improvements, including storm drainage, in aid of those roads.

1-60 Sec. 7909A.0106. INITIAL DISTRICT TERRITORY. (a) The

2-1 district is initially composed of the territory described by
2-2 Section 2 of the Act enacting this chapter.

2-3 (b) The boundaries and field notes contained in Section 2 of
2-4 the Act enacting this chapter form a closure. A mistake made in the
2-5 field notes or in copying the field notes in the legislative process
2-6 does not affect the district's:

2-7 (1) organization, existence, or validity;

2-8 (2) right to issue any type of bond for the purposes
2-9 for which the district is created or to pay the principal of and
2-10 interest on a bond;

2-11 (3) right to impose a tax; or

2-12 (4) legality or operation.

2-13 SUBCHAPTER B. BOARD OF DIRECTORS

2-14 Sec. 7909A.0201. GOVERNING BODY; TERMS. (a) The district
2-15 is governed by a board of five elected directors.

2-16 (b) Except as provided by Section 7909A.0202, directors
2-17 serve staggered four-year terms.

2-18 Sec. 7909A.0202. TEMPORARY DIRECTORS. (a) The temporary
2-19 board consists of:

2-20 (1) Caleb Lavey;

2-21 (2) Cole Talley;

2-22 (3) Luke Brown;

2-23 (4) Zack Schneider; and

2-24 (5) Ben Hangartner.

2-25 (b) Temporary directors serve until the earlier of:

2-26 (1) the date permanent directors are elected under
2-27 Section 7909A.0103; or

2-28 (2) September 1, 2025.

2-29 (c) If permanent directors have not been elected under
2-30 Section 7909A.0103 and the terms of the temporary directors have
2-31 expired, successor temporary directors shall be appointed or
2-32 reappointed as provided by Subsection (d) to serve terms that
2-33 expire on the earlier of:

2-34 (1) the date permanent directors are elected under
2-35 Section 7909A.0103; or

2-36 (2) the fourth anniversary of the date of the
2-37 appointment or reappointment.

2-38 (d) If Subsection (c) applies, the owner or owners of a
2-39 majority of the assessed value of the real property in the district
2-40 may submit a petition to the commission requesting that the
2-41 commission appoint as successor temporary directors the five
2-42 persons named in the petition. The commission shall appoint as
2-43 successor temporary directors the five persons named in the
2-44 petition.

2-45 SUBCHAPTER C. POWERS AND DUTIES

2-46 Sec. 7909A.0301. GENERAL POWERS AND DUTIES. The district
2-47 has the powers and duties necessary to accomplish the purposes for
2-48 which the district is created.

2-49 Sec. 7909A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
2-50 DUTIES. The district has the powers and duties provided by the
2-51 general law of this state, including Chapters 49 and 54, Water Code,
2-52 applicable to municipal utility districts created under Section 59,
2-53 Article XVI, Texas Constitution.

2-54 Sec. 7909A.0303. AUTHORITY FOR ROAD PROJECTS. Under
2-55 Section 52, Article III, Texas Constitution, the district may
2-56 design, acquire, construct, finance, issue bonds for, improve,
2-57 operate, maintain, and convey to this state, a county, or a
2-58 municipality for operation and maintenance macadamized, graveled,
2-59 or paved roads, or improvements, including storm drainage, in aid
2-60 of those roads.

2-61 Sec. 7909A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
2-62 road project must meet all applicable construction standards,
2-63 zoning and subdivision requirements, and regulations of each
2-64 municipality in whose corporate limits or extraterritorial
2-65 jurisdiction the road project is located.

2-66 (b) If a road project is not located in the corporate limits
2-67 or extraterritorial jurisdiction of a municipality, the road
2-68 project must meet all applicable construction standards,
2-69 subdivision requirements, and regulations of each county in which

3-1 the road project is located.
 3-2 (c) If the state will maintain and operate the road, the
 3-3 Texas Transportation Commission must approve the plans and
 3-4 specifications of the road project.
 3-5 Sec. 7909A.0305. COMPLIANCE WITH MUNICIPAL CONSENT
 3-6 ORDINANCE OR RESOLUTION. The district shall comply with all
 3-7 applicable requirements of any ordinance or resolution that is
 3-8 adopted under Section 54.016 or 54.0165, Water Code, and that
 3-9 consents to the creation of the district or to the inclusion of land
 3-10 in the district.
 3-11 Sec. 7909A.0306. DIVISION OF DISTRICT. (a) The district
 3-12 may be divided into two or more new districts only if the district:
 3-13 (1) has no outstanding bonded debt; and
 3-14 (2) is not imposing ad valorem taxes.
 3-15 (b) This chapter applies to any new district created by
 3-16 division of the district, and a new district has all the powers and
 3-17 duties of the district.
 3-18 (c) A new district created by the division of the district
 3-19 may not, at the time the new district is created, contain any land
 3-20 outside the area described by Section 2 of the Act enacting this
 3-21 chapter.
 3-22 (d) The board, on its own motion or on receipt of a petition
 3-23 signed by the owner or owners of a majority of the assessed value of
 3-24 the real property in the district, may adopt an order dividing the
 3-25 district.
 3-26 (e) The board may adopt an order dividing the district
 3-27 before or after the date the board holds an election under Section
 3-28 7909A.0103 to confirm the district's creation.
 3-29 (f) An order dividing the district shall:
 3-30 (1) name each new district;
 3-31 (2) include the metes and bounds description of the
 3-32 territory of each new district;
 3-33 (3) appoint temporary directors for each new district;
 3-34 and
 3-35 (4) provide for the division of assets and liabilities
 3-36 between the new districts.
 3-37 (g) On or before the 30th day after the date of adoption of
 3-38 an order dividing the district, the district shall file the order
 3-39 with the commission and record the order in the real property
 3-40 records of each county in which the district is located.
 3-41 (h) Any new district created by the division of the district
 3-42 shall hold a confirmation and directors' election as required by
 3-43 Section 7909A.0103. If the voters of a new district do not confirm
 3-44 the creation of the new district, the assets, obligations,
 3-45 territory, and governance of the new district revert to the
 3-46 original district.
 3-47 (i) Municipal consent to the creation of the district and to
 3-48 the inclusion of land in the district granted under Section
 3-49 7909A.0104 acts as municipal consent to the creation of any new
 3-50 district created by the division of the district and to the
 3-51 inclusion of land in the new district.
 3-52 (j) Any new district created by the division of the district
 3-53 must hold an election as required by this chapter to obtain voter
 3-54 approval before the district may impose a maintenance tax or issue
 3-55 bonds payable wholly or partly from ad valorem taxes.
 3-56 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS
 3-57 Sec. 7909A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
 3-58 The district may issue, without an election, bonds and other
 3-59 obligations secured by:
 3-60 (1) revenue other than ad valorem taxes; or
 3-61 (2) contract payments described by Section
 3-62 7909A.0403.
 3-63 (b) The district must hold an election in the manner
 3-64 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 3-65 before the district may impose an ad valorem tax or issue bonds
 3-66 payable from ad valorem taxes.
 3-67 (c) The district may not issue bonds payable from ad valorem
 3-68 taxes to finance a road project unless the issuance is approved by a
 3-69 vote of a two-thirds majority of the district voters voting at an

4-1 election held for that purpose.

4-2 Sec. 7909A.0402. OPERATION AND MAINTENANCE TAX. (a) If
 4-3 authorized at an election held under Section 7909A.0401, the
 4-4 district may impose an operation and maintenance tax on taxable
 4-5 property in the district in accordance with Section 49.107, Water
 4-6 Code.

4-7 (b) The board shall determine the tax rate. The rate may not
 4-8 exceed the rate approved at the election.

4-9 Sec. 7909A.0403. CONTRACT TAXES. (a) In accordance with
 4-10 Section 49.108, Water Code, the district may impose a tax other than
 4-11 an operation and maintenance tax and use the revenue derived from
 4-12 the tax to make payments under a contract after the provisions of
 4-13 the contract have been approved by a majority of the district voters
 4-14 voting at an election held for that purpose.

4-15 (b) A contract approved by the district voters may contain a
 4-16 provision stating that the contract may be modified or amended by
 4-17 the board without further voter approval.

4-18 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-19 Sec. 7909A.0501. AUTHORITY TO ISSUE BONDS AND OTHER
 4-20 OBLIGATIONS. The district may issue bonds or other obligations
 4-21 payable wholly or partly from ad valorem taxes, impact fees,
 4-22 revenue, contract payments, grants, or other district money, or any
 4-23 combination of those sources, to pay for any authorized district
 4-24 purpose.

4-25 Sec. 7909A.0502. TAXES FOR BONDS. At the time the district
 4-26 issues bonds payable wholly or partly from ad valorem taxes, the
 4-27 board shall provide for the annual imposition of a continuing
 4-28 direct ad valorem tax, without limit as to rate or amount, while all
 4-29 or part of the bonds are outstanding as required and in the manner
 4-30 provided by Sections 54.601 and 54.602, Water Code.

4-31 Sec. 7909A.0503. BONDS FOR ROAD PROJECTS. At the time of
 4-32 issuance, the total principal amount of bonds or other obligations
 4-33 issued or incurred to finance road projects and payable from ad
 4-34 valorem taxes may not exceed one-fourth of the assessed value of the
 4-35 real property in the district.

4-36 SECTION 2. The Uptown Municipal Utility District No. 1 of
 4-37 Collin County initially includes all the territory contained in the
 4-38 following area:

4-39 Tract 1

4-40 BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT
 4-41 NO. 124 AND THE BENJAMIN BREWTON SURVEY, ABSTRACT NO. 125, COLLIN
 4-42 COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO
 4-43 MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430,
 4-44 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND
 4-45 ALL OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW DILLON KIRAN,
 4-46 RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T. AND
 4-47 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4-48 BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE
 4-49 OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST
 4-50 COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN
 4-51 DEED TO MARK A. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED
 4-52 RECORDS, COLLIN COUNTY, TEXAS;

4-53 THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A
 4-54 DISTANCE OF 831.92 FEET TO A 5/8-INCH IRON WITH A YELLOW CAP STAMPED
 4-55 "RPLS 5674" SET AT THE WEST COMMON CORNER OF SAID KIRAN TRACT AND A
 4-56 TRACT OF LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED
 4-57 IN INSTRUMENT NO. 20140606000572850, O.P.R.C.C.T.;

4-58 THENCE NORTH 89°16'45" EAST, ALONG THE COMMON LINE OF SAID KIRAN
 4-59 TRACT AND SAID MOODY RHINOCEROS TRACT, A DISTANCE OF 1,315.87 FEET
 4-60 TO A 5/8-INCH IRON WITH A YELLOW CAP STAMPED "RPLS 5674" SET FOR
 4-61 CORNER;

4-62 THENCE NORTH 89°21'36" EAST, CONTINUING ALONG SAID COMMON LINE, A
 4-63 DISTANCE OF 1,299.36 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST
 4-64 LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA
 4-65 STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED
 4-66 IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T., AT THE EAST
 4-67 COMMON CORNER OF SAID KIRAN TRACT AND SAID MOODY RHINOCEROS TRACT;

4-68 THENCE SOUTH 00°42'34" EAST, ALONG THE COMMON LINE OF SAID KIRAN
 4-69 TRACTS AND SAID STELZER TRACT, A DISTANCE OF 831.54 FEET TO A

5-1 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN
5-2 TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND
5-3 WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441,
5-4 O.P.R.C.C.T.;

5-5 THENCE SOUTH 89°19'06" WEST, ALONG THE COMMON LINE OF SAID KIRAN
5-6 TRACT AND SAID HACKNEY TRACT, A DISTANCE OF 900.24 FEET TO A
5-7 3/8-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID HACKNEY
5-8 TRACT AND SAID JOHNSON TRACT;

5-9 THENCE SOUTH 89°18'26" WEST, ALONG THE COMMON LINE OF SAID KIRAN
5-10 TRACT AND SAID JOHNSON TRACT, A DISTANCE OF 1,714.40 FEET TO THE
5-11 POINT OF BEGINNING AND CONTAINING 2,175,983 SQUARE FEET OR 49.954
5-12 ACRES OF LAND, MORE OR LESS.

5-13 Tract 2

5-14 BEING A TRACT OF LAND LOCATED IN THE T. & P. RAILWAY CO. SURVEY,
5-15 ABSTRACT NO. 932, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF
5-16 LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER,
5-17 CO-TRUSTEES OF THE STELZER REVOCABLE TRUST, RECORDED IN INSTRUMENT
5-18 NO. 20141006001089690, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY,
5-19 TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS
5-20 FOLLOWS:

5-21 BEGINNING AT AN 8-INCH WOOD FENCE POST FOUND IN THE EAST LINE OF A
5-22 TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN
5-23 INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T., AT THE SOUTHWEST
5-24 CORNER OF SAID STELZER TRACT AND THE NORTHWEST CORNER OF A TRACT OF
5-25 LAND DESCRIBED IN DEED TO JARRELL DWAIN GRAY, RECORDED IN
5-26 INSTRUMENT NO. 20090105000007700, O.P.R.C.C.T.;

5-27 THENCE NORTH 00°04'16" WEST, A DISTANCE OF 319.32 FEET TO A 3/8-INCH
5-28 IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID OLD CELINA TRACT
5-29 AND A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE,
5-30 HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441,
5-31 O.P.R.C.C.T.;

5-32 THENCE NORTH 00°31'51" WEST, A DISTANCE OF 479.09 FEET TO A 1/2-INCH
5-33 IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND A
5-34 TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN
5-35 INSTRUMENT NO. 20070418000520430, O.P.R.C.C.T.;

5-36 THENCE NORTH 00°42'34" WEST, ALONG THE EAST LINE OF SAID KIRAN TRACT
5-37 AND ANOTHER TRACT DESCRIBED IN DEED TO MATTHEW DILLON KIRAN,
5-38 RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., A
5-39 DISTANCE OF 831.54 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST
5-40 COMMON CORNER OF SAID KIRAN TRACT AND A TRACT OF LAND DESCRIBED IN
5-41 DEED TO MOODY RHINOCEROS, LLC, RECORDED IN INSTRUMENT NO.
5-42 20140606000572850, D.R.C.C.T.;

5-43 THENCE NORTH 00°07'00" EAST, ALONG THE EAST LINE OF SAID MOODY
5-44 RHINOCEROS TRACT, PASSING AT A DISTANCE OF 1,107.23 FEET A 3/4-INCH
5-45 IRON ROD FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED
5-46 IN DEED TO KIM CANNADY LEE, RECORDED IN VOLUME 4840, PAGE 1743, DEED
5-47 RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND CONTINUING FOR A
5-48 TOTAL DISTANCE OF 1,120.03 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW
5-49 CAP STAMPED "RPLS 5674" SET NEAR THE SOUTHWEST EDGE OF PAVING OF
5-50 COUNTY ROAD 57 AT THE NORTHWEST CORNER OF SAID STELZER TRACT AND THE
5-51 SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA,
5-52 LTD., RECORDED IN INSTRUMENT NO. 20140501000426500, O.P.R.C.C.T.,
5-53 FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID
5-54 LEE TRACT BEARS NORTH 01°02'23" WEST, A DISTANCE OF 570.99 FEET;

5-55 THENCE NORTH 89°35'24" EAST, ALONG SAID COUNTY ROAD 57 AND THE NORTH
5-56 LINE OF SAID STELZER TRACT, A DISTANCE OF 2,631.96 FEET TO A
5-57 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET FOR
5-58 CORNER IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO OLD
5-59 CELINA, LTD., RECORDED IN INSTRUMENT NO. 20060815001168150,
5-60 O.P.R.C.C.T., AT THE NORTH COMMON CORNER OF SAID STELZER TRACT AND A
5-61 TRACT OF LAND DESCRIBED AS TRACT III IN DEED TO G BAR 7, LTD.,
5-62 RECORDED IN VOLUME 5850, PAGE 990, D.R.C.C.T., FROM WHICH A
5-63 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID OLD CELINA
5-64 TRACT BEARS NORTH 89°35'24" EAST, A DISTANCE OF 682.05 FEET;

5-65 THENCE SOUTH 00°12'44" EAST, LEAVING THE SOUTH LINE OF SAID OLD
5-66 CELINA TRACT AND ALONG SAID COUNTY ROAD 57 AND THE EAST LINE OF SAID
5-67 STELZER TRACT, A DISTANCE OF 852.17 FEET TO A MAG NAIL SET AT THE
5-68 NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF
5-69 CELINA, TEXAS, RECORDED IN VOLUME 481, PAGE 230, D.R.C.C.T.;

6-1 THENCE NORTH 87°15'44" WEST, LEAVING SAID COUNTY ROAD 57 AND SAID
6-2 EAST LINE OF THE STELZER TRACT, A DISTANCE OF 450.00 FEET TO A
6-3 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE
6-4 NORTHWEST CORNER OF SAID CITY OF CELINA TRACT;
6-5 THENCE SOUTH 00°12'44" EAST, A DISTANCE OF 485.30 FEET TO A 5/8-INCH
6-6 IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE SOUTHWEST
6-7 CORNER OF SAID CITY OF CELINA TRACT;
6-8 THENCE SOUTH 87°15'44" EAST, A DISTANCE OF 450.00 FEET TO A MAG NAIL
6-9 SET IN SAID COUNTY ROAD 57 AND SAID EAST LINE OF THE STELZER TRACT AT
6-10 THE SOUTHEAST CORNER OF SAID CITY OF CELINA TRACT;
6-11 THENCE SOUTH 00°12'44" EAST, ALONG SAID COUNTY ROAD 57 AND SAID EAST
6-12 LINE OF THE STELZER TRACT, A DISTANCE OF 1,420.00 FEET TO A MAG NAIL
6-13 SET AT THE SOUTHEAST CORNER OF SAID STELZER TRACT;
6-14 THENCE SOUTH 89°56'13" WEST, LEAVING SAID COUNTY ROAD 57, PASSING AT
6-15 A DISTANCE OF 205.83 FEET A 5/8-INCH IRON ROD FOUND AT THE NORTH
6-16 COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO J.B. STELZER
6-17 AND WIFE FRANCES B. STELZER, RECORDED IN INSTRUMENT NO.
6-18 19710125077403730, D.R.C.C.T., AND LOT 23 OF WILLOCK HILL ADDITION
6-19 AMENDED PLAT, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY,
6-20 TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE
6-21 160, MAP RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING FOR A TOTAL
6-22 DISTANCE OF 605.83 FEET TO THE NORTH COMMON CORNER OF LOTS 11 AND 23
6-23 OF SAID ADDITION, FROM WHICH A 1/2-INCH IRON ROD FOUND WITH A CAP
6-24 STAMPED "RPLS 2818" BEARS SOUTH 09°19'53" EAST, A DISTANCE OF 0.46
6-25 FEET;
6-26 THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 358.80 FEET TO A 5/8-INCH
6-27 IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" SET AT THE NORTH
6-28 COMMON CORNER OF LOTS 10 AND 11 OF SAID ADDITION;
6-29 THENCE SOUTH 89°41'02" WEST, A DISTANCE OF 380.00 FEET TO A 1/2-INCH
6-30 IRON ROD WITH CAP STAMPED "RPLS 2818" FOUND AT THE NORTH COMMON
6-31 CORNER OF SAID ADDITION AND SAID GRAY TRACT;
6-32 THENCE SOUTH 89°39'42" WEST, A DISTANCE OF 1,284.65 FEET TO THE
6-33 POINT OF BEGINNING AND CONTAINING 7,029,841 SQUARE FEET OR 161.383
6-34 ACRES OF LAND, MORE OR LESS.
6-35 Tract 3
6-36 All that certain 143.93 acre tract or parcel of land situated in the
6-37 Collin County School Land Survey, Abstract Number 168, Thomas
6-38 Stayton Survey, Abstract Number 804 and the Henry Bentley Survey,
6-39 Abstract Number 124, County of Collin, State of Texas, said tract
6-40 being part of a called 26.030 acre tract as described in deed to
6-41 Crown S. Ltd., filed 14 December 2001, and recorded in volume 5066
6-42 page 4447 of the Official Public Records of said Collin County,
6-43 Texas, and said tract being part of Exhibit A, a called 193.825 acre
6-44 tract as described in deed to Crown S. Ltd., filed 31 July 1997, and
6-45 recorded in volume 3966 page 2598 of said official public records,
6-46 and being more particularly described as follows;
6-47 COMMENCING at a found iron rod by a pipe fence corner post, said rod
6-48 being the southwest corner of said Exhibit A, same being the
6-49 northwest corner of a called 35.286 acre tract as described in deed
6-50 to Sutton Field Investments, LLC, filed 10 February 2015, and
6-51 recorded in Collin County Clerks #D20150210000147450 of said
6-52 official public records, and said rod being on the east line of
6-53 Tract One a called 14.88 acre tract as described in deed to Dwight
6-54 Shewchuck et ux, Rebecca Shewchuk, 26 June 1998, and recorded in
6-55 Collin County Clerks #D98-0067003 of said official public records,
6-56 said rod also having NAD83 NCTZ grid coordinates of N-7169022.23,
6-57 E-2482005.62
6-58 THENCE: North 00 degrees 30 minutes 58 seconds West, with the west
6-59 line of said Exhibit A, and with the east line of said Shewchuk
6-60 tract, a distance of 852.21 feet a set 1/2 inch rebar for the POINT
6-61 OF BEGINNING and being the southwest corner of the tract being
6-62 described herein:
6-63 THENCE: North 00 degrees 30 minutes 58 seconds West, with the west
6-64 line of said Exhibit A, and generally along and near a barbed wire
6-65 fence, a distance of 690.83 feet to a found iron rod by a wood fence
6-66 corner post for an angle point in the west line of said Exhibit A,
6-67 same being the northeast corner of a called 10.253 acre tract as
6-68 described in deed to Jimmy D. Bennett and Katheleen J. Bennett,
6-69 filed 06 May 1997, and recorded in Collin County Clerks

7-1 #D97-0035479 of said official public records, same being the
7-2 southeast corner of Tract II, a called 7.605 acre tract as described
7-3 in deed to Glenn E. Hansen, filed 15 May 2008, and recorded in
7-4 Collin County Clerks #D20080515000592770 of said official public
7-5 records;
7-6 THENCE: North 00 degrees 32 minutes 00 seconds West, with the west
7-7 line of said Exhibit A, and generally along and near a barbed wire
7-8 fence, a distance of 1734.10 feet to a found 5/8 inch rebar by a pipe
7-9 fence corner post for the northwest corner of said Exhibit A, same
7-10 being the occupied southwest corner of said 26.030 acre tract, and
7-11 said rebar being the northeast corner of a called 7.004 acre tract
7-12 as described in deed to Greg Mims and Pam Mims, filed 04 June 2015,
7-13 and recorded in Collin County Clerks #D20150604000659940 of said
7-14 official public records, same being the southeast corner of a
7-15 called 10.012 acre tract as described in deed to W. G. Cullum &
7-16 Company Ltd. filed 15 December 2015, and recorded in Collin County
7-17 Clerks #D20151215001560240 of said official public records;
7-18 THENCE: North 00 degrees 31 minutes 54 seconds East, with the west
7-19 line of said 26.030 acre tract, and generally along and near a
7-20 barbed wire fence, a distance of 439.87 feet to a found capped iron
7-21 rod by a pipe fence corner post for the northwest corner of said
7-22 26.030 acre tract, same being the southwest corner of a called
7-23 16.090 acre tract as described in deed to Scot H. McDonald et ux,
7-24 Jill C. McDonald, filed 14 December 2001, and recorded in Collin
7-25 County Clerks #D2001-0161490 of said official public records;
7-26 THENCE: North 88 degrees 46 minutes 33 seconds East, with the north
7-27 line of said 26.030 acre tract, and with a barbed wire fence, and
7-28 passing at 2595.47 feet a pipe fence corner post on the west side of
7-29 Farm to Market Road Number 455, and continuing on said course a
7-30 total distance of 2597.47 feet to a found capped iron rod with a
7-31 plastic cap marked RPLS 1849 on the west right of way line of said
7-32 road for the northeast corner of this tract, same being the
7-33 northeast corner of said 26.030 acre tract, and said rod being the
7-34 southeast corner of a called 10.037 acre tract as described in deed
7-35 to Raju Gadirajy and Feng-Tzu Tsai, filed 14 June 2004, and recorded
7-36 in Collin County Clerks #D2004-0086243 of said official public
7-37 records;
7-38 THENCE: South 00 degrees 14 minutes 10 seconds East, with the west
7-39 line of said road, a distance of 417.70 feet to a set 1/2 inch rebar
7-40 for a corner of this tract;
7-41 THENCE: South 88 degrees 50 minutes 08 seconds West, and passing at
7-42 450.61 feet a set 1/2 inch rebar, and continuing on said course a
7-43 total distance of 633.56 feet to a set 1/2 inch rebar for an ell
7-44 corner of this tract;
7-45 THENCE: South 00 degrees 44 minutes 17 seconds East, a distance of
7-46 817.09 feet to a set 1/2 inch rebar for an ell corner of this tract;
7-47 THENCE: South 88 degrees 45 minutes 36 seconds East, and passing at
7-48 120.6 feet a set 1/2 inch rebar, and continuing on said course, and
7-49 passing at 140.6 feet a pipe fence corner post, and continuing on
7-50 said course with a pipe fence, and passing at 631.77 feet a pipe
7-51 fence corner post on the west side of said road, and continuing on
7-52 said course a total distance of 633.07 feet to a set 1/2 inch rebar
7-53 on the west right of way line of said road for a corner of this
7-54 tract;
7-55 THENCE: South 00 degrees 44 minutes 17 seconds East, with the west
7-56 line of said road, a distance of 719.40 feet to a found concrete
7-57 highway monument for a corner of this tract, said monument being the
7-58 north corner of a called 0.5112 acre tract as described in deed to
7-59 State of Texas, filed 03 April 2017, and recorded in Collin County
7-60 Clerks #D2017043000416890 of said official public records;
7-61 THENCE: South 06 degrees 53 minutes 35 seconds West, with the west
7-62 line of said road, and with the west line of said State of Texas
7-63 tract, a distance of 55.53 feet to a set 1/2 inch rebar for the most
7-64 easterly southeast corner of this tract, from said rebar a found
7-65 capped iron rod bears North 89 degrees 59 minutes 15 seconds East, a
7-66 distance of 7.4 feet;
7-67 THENCE: North 89 degrees 46 minutes 54 seconds West, and passing at
7-68 0.9 feet a pipe fence corner post, and continuing on said course,
7-69 with a barbed wire fence, a total distance of 571.78 feet to a pipe

8-1 fence corner post of an inner ell corner of this tract;
 8-2 THENCE: South 05 degrees 25 minutes 28 seconds West, with a barbed
 8-3 wire fence, a distance of 562.01 feet to a pipe fence corner post
 8-4 for the most southerly southeast corner of this tract;
 8-5 THENCE: South 73 degrees 44 minutes 30 seconds West, with a barbed
 8-6 wire fence, a distance of 982.13 feet to a pipe fence corner post
 8-7 for an angle point of this tract;
 8-8 THENCE: South 84 degrees 56 minutes 30 seconds West, with a barbed
 8-9 wire fence, a distance of 804.70 feet to a pipe fence corner post
 8-10 for an angle point of this tract;
 8-11 THENCE: North 85 degrees 09 minutes 45 seconds West, with a barbed
 8-12 wire fence, and passing at 221.95 feet a pipe fence corner post, and
 8-13 continuing on said course a total distance of 224.41 feet to the
 8-14 POINT OF BEGINNING and containing 143.93 acres of land.

8-15 Tract 4

8-16 LEGAL DESCRIPTION

8-17 BEING a tract of land situated in the Thomas Stayton Survey,
 8-18 Abstract No. 805 Collin county, Texas and being part of a called
 8-19 54.809 acre tract conveyed to Lewis Dickerson as recorded in County
 8-20 Clerks No. 2010051000463340, Land Records of Collin County, Texas,
 8-21 and being more particularly described by metes and bounds as
 8-22 follows:

8-23 BEGINNING at a 1/2" iron rod with yellow plastic capped
 8-24 stamped "4613" set for corner in the west line of said 54.809 acre
 8-25 tract, said iron rod being S 00°02'11" W a distance of 185.72' from a
 8-26 1/2" iron rod found for the northwest corner of said 54.809 acres;

8-27 THENCE N 89°04'55" E a distance of 1400.14' to a mag nail set
 8-28 for corner in the east line of said 54.809 acre tract, said nail
 8-29 being in Business No. 289;

8-30 THENCE S 00°44'54" W veering west from the road a distance of
 8-31 1770.34' to a point for corner;

8-32 THENCE 5 11°19'55" W a distance of 534.39' to a point for
 8-33 corner;

8-34 THENCE S 89°34'57" W a distance of 28.22' to a point for
 8-35 corner;

8-36 THENCE N 10°32'31" E a distance of 695.27' to a point for
 8-37 corner;

8-38 THENCE N 01°09'28" E a distance of 121.00' to a wood fence post
 8-39 found for corner;

8-40 THENCE S 89°10'28" W a distance of 1110.80' to a wood fence
 8-41 post found for corner;

8-42 THENCE N 57°00'00" W a distance of 300.66' to a wood fence post
 8-43 found for corner;

8-44 THENCE N 00°10'07" W a distance of 262.10' to a 1/2" iron rod
 8-45 with yellow plastic capped stamped "4613" set for corner;

8-46 THENCE N 00°39'54" W a distance of 843.67' to a wood fence post
 8-47 found for corner;

8-48 THENCE N 00°02'11" E a distance of 213.97' to the POINT OF
 8-49 BEGINNING and containing 2,060,807 Square Feet or 47.310 Acres of
 8-50 land.

8-51 Tract 5

8-52 Being a tract of land situated in the Thomas Stayton Survey,
 8-53 Abstract No. 805, Collin County, Texas and being the remainder of a
 8-54 called 79 acre tract of land (Tract III) described in Deed to G Bar
 8-55 7, LTD. as recorded in Document No. 2005-0015684 of the Official
 8-56 Public Real Property Records of Collin County, Texas, and being
 8-57 more particularly described herein as follows:

8-58 BEGINNING at a "Mag" spike set in County Road 57 (a public road) and
 8-59 in the East line of a called 160 acres tract of land described in
 8-60 Deed to Billy Stelzer and Julia Stelzer as recorded in Instrument
 8-61 No. 20141006001089690 of the Official Public Records of Collin
 8-62 County, Texas for the Southwest corner of said Tract III;

8-63 THENCE North 00 degrees 01 minutes 22 seconds East, with the West
 8-64 line of said Tract III, along said County Road 57, passing the
 8-65 Southeast corner of a called 5.00 acres tract of land described in
 8-66 Deed to the City of Celina as recorded in Volume 481, Page 230 of
 8-67 said Deed Records, continuing with the West line of said Tract III
 8-68 and the East line of said City of Celina tract, passing the
 8-69 Northeast corner thereof and continuing for a total distance of

9-1 2,484.46 feet to a 5/8 inch iron rod with plastic cap stamped "PLS,
 9-2 INC" (typical) set on the Northeast side of a bend in said County
 9-3 Road 57 for the Northwest corner of said Tract III, and being in the
 9-4 South line of a called 52.039 acre tract of land described in Deed
 9-5 to Old Celina, LTD. as recorded in Instrument No. 20060815001168150
 9-6 of said Official Public Records;
 9-7 THENCE North 89 degrees 45 minutes 53 seconds East, with the North
 9-8 line of said Tract III, passing the Southeast corner of said 52.039
 9-9 acre tract and the Southwest corner of a called 50.363 acres tract
 9-10 of land described in Deed to Celina 50, LLC as recorded in
 9-11 Instrument No. 20190610000659920 of said Official Public Records,
 9-12 and continuing for a total distance of 1,385.31 feet to a 3/8 inch
 9-13 iron rod found for the Northeast corner of said Tract III and the
 9-14 Northwest corner of a called 54.804 acres tract of land (Tract Two)
 9-15 described in Deed to Dorothy Stambaugh and Lewis Dickerson as
 9-16 recorded in Instrument No. 20100510000463340 of said Official
 9-17 Public Records;
 9-18 THENCE with the East line of said Tract III and the West line of said
 9-19 Stambaugh tract, along and near an established fence line, the
 9-20 following courses and distances:
 9-21 South 00 degrees 39 minutes 47 seconds East, a distance of
 9-22 174.67 feet to a 5/8 inch iron rod set for corner;
 9-23 South 02 degrees 33 minutes 05 seconds West, a distance of
 9-24 145.60 feet to a 5/8 inch iron rod set for corner;
 9-25 South 02 degrees 09 minutes 55 seconds East, a distance of
 9-26 198.50 feet to a 5/8 inch iron rod set for corner;
 9-27 South 00 degrees 24 minutes 55 seconds East, a distance of
 9-28 725.00 feet to a 5/8 inch iron rod set for corner;
 9-29 South 00 degrees 09 minutes 55 seconds East, a distance of
 9-30 262.10 feet to a cross-tie fence corner post found for the Southwest
 9-31 corner of said Stambaugh tract and the Northwest corner of Lot 1,
 9-32 Block A of Celina 22 Addition recorded in Instrument
 9-33 20200128010000450 of said Official Public Records;
 9-34 THENCE South 00 degrees 01 minutes 02 seconds West, with the East
 9-35 line of said Tract III and the West line of Lot 1, passing the
 9-36 Southwest corner of said Lot 1 and the Northwest corner of Lot 2,
 9-37 Block A of said Celina 22 Addition, and continuing for a total
 9-38 distance of 672.08 feet to a 1/2 inch iron rod found for the
 9-39 Southwest corner of said Lot 2 and the Northwest corner of Lot 1,
 9-40 Block 1 of Snyder Addition as recorded in Instrument
 9-41 No. 20060511010001920 of said Official Public Records;
 9-42 THENCE South 00 degrees 08 minutes 55 seconds West, with the East
 9-43 line of said Tract III and the West line of said Snyder Addition, a
 9-44 distance of 297.31 feet to a 1/2 inch iron rod found in the North
 9-45 line of a 30 foot alleyway for the Southeast corner of said Tract
 9-46 III and the Southwest corner of said Snyder Addition;
 9-47 THENCE South 89 degrees 29 minutes 39 seconds West, with the South
 9-48 line of said Tract III and the North line of said 30 foot alleyway, a
 9-49 distance of 100.03 feet to a 1/2 inch iron rod found for the
 9-50 Southeast corner of a called 3.00 acres tract of land described in
 9-51 Deed to Whitney Elliot and Marc Elliot as recorded in Instrument
 9-52 No. 20181228001576130 of said Official Public Records;
 9-53 THENCE North 00 degrees 31 minutes 41 seconds West, with the East
 9-54 line of said Elliot tract, a distance of 315.13 feet to a 1/2 inch
 9-55 capped iron rod found for the Northeast corner of said Elliot tract;
 9-56 THENCE South 89 degrees 20 minutes 47 seconds West, with the North
 9-57 line of said Elliot tract, a distance of 414.83 feet to a 5/8 inch
 9-58 iron rod set for the Northwest corner of said Elliot tract;
 9-59 THENCE South 00 degrees 31 minutes 41 seconds East, with the West
 9-60 line of said Elliot tract, a distance of 314.99 feet to a 5/8 inch
 9-61 iron rod set in the South line of said Tract III and the North line
 9-62 of said 30 foot alleyway for the Southwest corner of said Elliot
 9-63 tract;
 9-64 THENCE South 89 degrees 21 minutes 57 seconds West, with the South
 9-65 line of said Tract III, a distance of 879.59 feet to the POINT OF
 9-66 BEGINNING and containing, within the metes and bounds herein
 9-67 recited, 76.224 acres of land, more or less.
 9-68 Tract 6
 9-69 BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT

10-1 NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND
10-2 DESCRIBED IN DEED TO MARK S. JOHNSON, RECORDED IN VOLUME 5038, PAGE
10-3 7629, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE
10-4 PARTICULARLY DESCRIBED AS FOLLOWS:
10-5 BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EXISTING EAST
10-6 RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD (FM) 455, A VARIABLE WIDTH
10-7 RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID JOHNSON TRACT AND A
10-8 TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN
10-9 INSTRUMENT NO. 20070418000520430, OFFICIAL PUBLIC RECORDS, COLLIN
10-10 COUNTY, TEXAS (O.P.R.C.C.T.);
10-11 THENCE NORTH 89°18'26" EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE AND
10-12 ALONG THE COMMON LINE OF SAID JOHNSON TRACT AND SAID KIRAN TRACT, A
10-13 DISTANCE OF 1,714.40 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTH
10-14 COMMON CORNER OF SAID JOHNSON TRACT AND A TRACT OF LAND DESCRIBED IN
10-15 DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN
10-16 INSTRUMENT NO. 96-0063441, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON
10-17 ROD FOUND AT THE EAST COMMON CORNER OF SAID KIRAN TRACT AND SAID
10-18 HACKNEY TRACT BEARS NORTH 89°19'06" EAST, A DISTANCE OF 900.24 FEET;
10-19 THENCE SOUTH 00°39'47" WEST, ALONG THE COMMON LINE OF SAID JOHNSON
10-20 TRACT AND SAID HACKNEY TRACT, A DISTANCE OF 476.67 FEET TO A
10-21 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF A TRACT OF LAND
10-22 DESCRIBED IN DEED TO OLD CELINA, LTD., RECORDED IN INSTRUMENT NO.
10-23 20180323000355690, O.P.R.C.C.T., AT THE SOUTH COMMON CORNER OF SAID
10-24 JOHNSON TRACT AND SAID HACKNEY TRACT, FROM WHICH A 3/8-INCH IRON ROD
10-25 FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND SAID OLD
10-26 CELINA TRACT BEARS NORTH 89°28'43" EAST, A DISTANCE OF 910.17 FEET;
10-27 THENCE SOUTH 87°38'51" WEST, ALONG THE COMMON LINE OF SAID JOHNSON
10-28 TRACT AND THE OLD CELINA TRACT, A DISTANCE OF 58.03 FEET TO A
10-29 1/2-IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID OLD CELINA
10-30 TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO CELINA 428, L.P.,
10-31 RECORDED IN INSTRUMENT NO. 20070222000245920, O.P.R.C.C.T.;
10-32 THENCE SOUTH 88°35'59" WEST, ALONG THE COMMON LINE OF SAID JOHNSON
10-33 TRACT AND SAID CELINA 428 TRACT, A DISTANCE OF 589.16 FEET TO A
10-34 1/2-INCH IRON ROD WITH A YELLOW CAP (ILLEGIBLE) FOUND AT THE NORTH
10-35 COMMON CORNER OF SAID CELINA 428 TRACT AND TRACT OF LAND DESCRIBED
10-36 IN DEED TO JC GOODMA NINVESTMENT GROUP, INC., RECORDED IN
10-37 INSTRUMENT NO. 20200115000063450, O.P.R.C.C.T.;
10-38 THENCE SOUTH 88°39'24" WEST, ALONG THE COMMON LINE OF SAID JOHNSON
10-39 TRACT AND SAID JC GOODMAN INVESTMENT GROUP TRACT, A DISTANCE OF
10-40 1,015.89 FEET TO A 5/8 INCH IRON ROD WITH A PINK PLASTIC CAP STAMPED
10-41 "TXDOT" FOUND IN THE NEW EAST RIGHT-OF-WAY LINE OF SAID FM 455 AS
10-42 ESTABLISHED BY DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT
10-43 NO. 2017013000470220, O.P.R.C.C.T.;
10-44 THENCE NORTH 06°44'04" WEST, ALONG SAID NEW EAST RIGHT-OF-WAY LINE,
10-45 A DISTANCE OF 381.29 FEET TO A 5/8 INCH IRON ROD WITH A PINK PLASTIC
10-46 CAP STAMPED "TXDOT" FOUND FOR CORNER IN THE EXISTING EAST
10-47 RIGHT-OF-WAY LINE OF SAID FM 544;
10-48 THENCE NORTH 00°43'02" WEST, ALONG SAID EXISTING EAST RIGHT-OF-WAY
10-49 LINE, A DISTANCE OF 117.86 FEET TO THE POINT OF BEGINNING AND
10-50 CONTAINING 825,624 SQUARE FEET OR 18.954 ACRES OF LAND, MORE OR
10-51 LESS.
10-52 Tract 7
10-53 BEING A TRACT OF LAND LOCATED IN THE BENJAMIN BREWTON SURVEY,
10-54 ABSTRACT NO. 125, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF
10-55 LAND DESCRIBED IN DEED TO MOODY RHINOCEROS, LLC, RECORDED IN
10-56 INSTRUMENT NO. 20140606000572850, OFFICIAL PUBLIC RECORDS, COLLIN
10-57 COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED
10-58 AS FOLLOWS:
10-59 BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674"
10-60 FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A
10-61 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID MOODY TRACT
10-62 AND A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW DILLON KIRAN,
10-63 RECORDED IN INSTRUMENT NO. 20070418000524700, O.P.R.C.C.T., FROM
10-64 WHICH A WOOD RIGHT-OF-WAY MARKER BEARS NORTH 58°16'44" WEST, A
10-65 DISTANCE OF 1.45 FEET;
10-66 THENCE NORTH 00°45'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A
10-67 DISTANCE OF 498.59 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC
10-68 CAP STAMPED "RPLS 5674" SET FOR CORNER, FROM WHICH A WOOD
10-69 RIGHT-OF-WAY MARKER BEARS NORTH 02°35'45" WEST, A DISTANCE OF 26.41

11-1 FEET;
 11-2 THENCE NORTH 00°13'52" WEST, CONTINUING ALONG SAID EAST
 11-3 RIGHT-OF-WAY LINE, A DISTANCE OF 720.60 FEET TO A POINT FOR CORNER
 11-4 FROM WHICH A 3/4-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A
 11-5 TRACT OF LAND DESCRIBED IN DEED TO KIM CANNADY LEE, RECORDED IN
 11-6 VOLUME 4840, PAGE 1743, DEED RECORDS, COLLIN COUNTY, TEXAS, BEARS
 11-7 SOUTH 88°14'15" EAST, A DISTANCE OF 0.59 FEET AND FROM WHICH A
 11-8 3/8-INCH IRON ROD FOUND NEAR THE NORTHWEST CORNER OF SAID MOODY
 11-9 TRACT BEARS SOUTH 01°58'05" WEST, A DISTANCE OF 8.20 FEET AND FROM
 11-10 WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LEE
 11-11 TRACT BEARS NORTH 00°13'02" WEST, A DISTANCE OF 546.05 FEET;
 11-12 THENCE SOUTH 88°14'15" EAST, ALONG THE SOUTH LINE OF SAID LEE TRACT,
 11-13 A DISTANCE OF 2,627.99 FEET TO A 3/4-INCH IRON ROD FOUND IN THE WEST
 11-14 LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA
 11-15 STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST TRACT, RECORDED
 11-16 IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE SOUTHEAST
 11-17 CORNER OF SAID LEE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND NEAR
 11-18 THE NORTHEAST CORNER OF SAID MOODY TRACT BEARS NORTH 00°39'40" WEST,
 11-19 A DISTANCE OF 7.67 FEET AND FROM WHICH A 5/8-INCH IRON ROD WITH A CAP
 11-20 (ILLEGIBLE) FOUND AT THE NORTHEAST CORNER OF SAID LEE TRACT BEARS
 11-21 NORTH 01°00'52" WEST, A DISTANCE OF 583.77 FEET;
 11-22 THENCE SOUTH 00°07'00" WEST, ALONG THE COMMON LINE OF SAID MOODY
 11-23 TRACT AND SAID STELZER TRACT, A DISTANCE OF 1,107.25 FEET TO A
 11-24 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID MOODY
 11-25 TRACT AND SAID KIRAN TRACT;
 11-26 THENCE SOUTH 89°21'36" WEST, ALONG THE COMMON LINE OF SAID MOODY
 11-27 TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,299.36 FEET TO A
 11-28 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674"
 11-29 FOUND FOR CORNER;
 11-30 THENCE SOUTH 89°16'45" WEST, CONTINUING ALONG THE COMMON LINE OF
 11-31 SAID MOODY TRACT AND SAID KIRAN TRACT, A DISTANCE OF 1,315.87 FEET
 11-32 TO THE POINT OF BEGINNING AND CONTAINING 3,048,952 SQUARE FEET OR
 11-33 69.994 ACRES OF LAND, MORE OR LESS.

11-34 Tract 8

11-35 LEGAL DESCRIPTION

11-36 108.175 ACRES

11-37 BEING a tract of land in the J. HEATH SURVEY, ABSTRACT NO. 387 and
 11-38 the J. RAGDALE SURVEY, ABSTRACT NO. 735, Collin County, Texas, and
 11-39 being that tract of land conveyed in Deed to JASC Investments Inc.,
 11-40 according to the document of record filed in Document Number
 11-41 20160610000730460, Official Public Records, Collin County, Texas,
 11-42 and being more particularly described as follows;
 11-43 BEGINNING at a wooden fence post found for the common northwest
 11-44 corner of said JASC Investments Inc. tract and the southwest corner
 11-45 of that tract of land conveyed in Deed to Pair Of Dice Properties,
 11-46 LLC, according to the document of record filed in Document Number
 11-47 20181102001367960, Official Public Records, Collin County, Texas,
 11-48 and being in the east line of that tract of land conveyed in Deed to
 11-49 Dynavest Joint Venture, according to the document of record filed
 11-50 in Book 2288, Page 114, Deed Records, Collin County, Texas;
 11-51 THENCE N 89° 42' 34" E, with the common north line of said JASC
 11-52 Investments Inc. tract and the south line of said Pair Of Dice
 11-53 Properties, LLC tract, a distance of 1147.28 feet to a 1/2" iron rod
 11-54 found for the common southeast corner of said Pair Of Dice
 11-55 Properties, LLC tract and the southwest corner of that tract of land
 11-56 conveyed in Deed to Charles Ray Huddleston and Sherry Lynn
 11-57 Huddleston, according to the document filed of record in Volume
 11-58 1368, Page 368, Deed Records, Collin County, Texas;
 11-59 THENCE N 89° 56' 49" E, with the common north line said JASC
 11-60 Investments Inc. tract and the south line of said Charles Ray
 11-61 Huddleston and Sherry Lynn Huddleston tract, a distance of 269.47
 11-62 feet to a 3/8" iron rod found for the common southeast corner of
 11-63 said Charles Ray Huddleston and Sherry Lynn Huddleston tract and
 11-64 the southwest corner of that tract of land described as Tract I as
 11-65 conveyed in Deed to Rodney L. Steed and wife, Tommie S. Steed,
 11-66 according to the document of record filed in Book 4393. Page 0942,
 11-67 Official Public Records, Collin County, Texas, from which a 5/8"
 11-68 iron rod found bears N 05° 19' 33" W, 1.19';
 11-69 THENCE N 89° 06' 37" E, with the common north line said JASC

12-1 Investments Inc. tract and the south line of said Rodney L. Steed
12-2 and wife, Tommie S. Steed tract, a distance of 220.24 feet to a 1/2"
12-3 iron rod found for the common southeast corner of said Rodney L.
12-4 Steed and wife, Tommie S. Steed tract and the southwest corner of
12-5 that tract of land described as Tract I as conveyed in Deed to
12-6 Tommie S. Steed and Rodney L. Steed, according to the document of
12-7 record filed in Document Number 20071011001400330, Official Public
12-8 Records, Collin County, Texas;
12-9 THENCE N 89° 35' 00" E, with the common north line said JASC
12-10 Investments Inc. tract and the south line of said Tommie S. Steed
12-11 and Rodney L. Steed tract, a distance of 220.01 feet to a 1/2" iron
12-12 rod found for the common southeast corner of said Tommie S. Steed
12-13 and Rodney L. Steed tract and the southwest corner of that tract of
12-14 land described as Steed Tract I as conveyed in Deed to Frances L.
12-15 Steed, according to the documents of record filed in Document
12-16 Number 20160323000342400, in Document Number 20151124001478820,
12-17 and in Document Number 20150924001214890, Official Public Records,
12-18 Collin County, Texas;
12-19 THENCE N 89° 29' 11" E, with the common north line said JASC
12-20 Investments Inc. tract and the south line of said Frances L. Steed
12-21 tract, a distance of 220.84 feet to a 1/2" iron rod found for the
12-22 common southeast corner of said Frances L. Steed tract and the
12-23 southwest corner of that tract of land conveyed in Deed to Jacki
12-24 Cantrell, Co-Trustee of the Cantrell Family Trust; Kenny Cantrell,
12-25 Co-Trustee of the Cantrell Family Trust; and Debbie Cantrell,
12-26 Co-Trustee of the Cantrell Family Trust, according to the document
12-27 of record filed in Document Number 20071205001624610, Official
12-28 Public Records, Collin County, Texas;
12-29 THENCE N 89° 45' 20" E, with the common north line said JASC
12-30 Investments Inc. tract and the south line of said Cantrell Family
12-31 Trust tract, distance of 220.24 feet to a 1/2" iron rod found for
12-32 the common southeast corner of said Cantrell Family Trust tract and
12-33 the southwest corner of that tract of land conveyed in Deed to
12-34 Celina Parkway 28 Partners, LTD, according to the document of
12-35 record filed in Document Number 20170616000786060, Official Public
12-36 Records, Collin County, Texas;
12-37 THENCE N 89° 28' 39" E, with the common north line said JASC
12-38 Investments Inc. tract and the south line of said Celina Parkway 28
12-39 Partners, LTD, a distance of 161.26 feet to a 4" metal fence post
12-40 found for the common northeast of said JASC Investments Inc. tract
12-41 and the most southern southeast corner of said Celina Parkway 28
12-42 Partners, LTD and being in the west line of that tract of land
12-43 conveyed in Deed to Leslie C. Hall and Spouse, Barbara P. Hall,
12-44 according to the document of record filed in Document Number
12-45 19920408000221690, Official Public Records, Collin County, Texas,
12-46 from which a wooden fence post found for the common northwest corner
12-47 of said Leslie C. Hall and Spouse, Barbara P. Hall tract and an
12-48 interior ell corner of said Celina Parkway 28 Partners, LTD tract,
12-49 bears N 01° 01' 07" W, 145.26';
12-50 THENCE S 01° 00' 02" E, with the common east line of said JASC
12-51 Investments Inc. tract and the west line of said Leslie C. Hall and
12-52 Spouse, Barbara P. Hall tract, a distance of 199.15 feet to an 8"
12-53 wooden fence post found for the common southwest corner of said
12-54 Leslie C. Hall and Spouse, Barbara P. Hall tract and the northwest
12-55 corner of that tract of land conveyed in Deed to Jerry David Oaks,
12-56 according to the document of record filed in Document Number
12-57 20110217000181560, Official Public Records, Collin County, Texas,
12-58 from which a 1/2" iron rod found bears S 84° 26' 38" W, 2.58';
12-59 THENCE S 00° 23' 10" E, with the common east line of said JASC
12-60 Investments Inc. tract and the west line of said Jerry David Oaks
12-61 tract, a distance of 552.10 feet to a 1/2" iron rod found for the
12-62 common southwest corner of said Jerry David Oaks tract and the
12-63 northwest corner of that tract of land conveyed in Deed to Laddie
12-64 Garner and wife, Joan Garner, according to the document of record
12-65 filed in Book 3969, Page 3021, Official Public Records, Collin
12-66 County, Texas, from which a metal fence post bears S 89° 54' 43" E,
12-67 6.51';
12-68 THENCE S 00° 30' 47" E, with the common east line of said JASC
12-69 Investments Inc. tract and the west line of said to Laddie Garner

13-1 and wife, Joan Garner tract, a distance of 573.65 feet to a 1/2"
 13-2 iron rod with a yellow plastic cap stamped "DAA" set for the common
 13-3 interior ell corner of said JASC Investments Inc. tract and the
 13-4 southwest corner of said to Laddie Garner and wife, Joan Garner
 13-5 tract, from which a 1/2" iron pipe found bears S 88° 47' 55" W,
 13-6 2.61';
 13-7 THENCE N 88° 47' 55" E, with the common north line said JASC
 13-8 Investments Inc. tract and the south line of said Laddie Garner and
 13-9 wife, Joan Garner tract a distance of 756.71 feet to a 1/2" iron rod
 13-10 found;
 13-11 THENCE S 89° 25' 38" E, continuing with the common line of said JASC
 13-12 Investments Inc. tract and said Laddie Garner and wife, Joan Garner
 13-13 tract, a distance of 447.04 feet to a 6" wooden fence post found;
 13-14 THENCE S 51° 55' 44" E, a distance of 65.81 feet to a wooden fence
 13-15 post found for the most easterly northeast corner of said JASC
 13-16 Investments Inc. tract and being in the west line of Farm-to-Market
 13-17 Road (FM) 455, a 90' right-of-way;
 13-18 THENCE S 00° 17' 07" E, with the common east line of said JASC
 13-19 Investments Inc. tract and west line of said Farm-to-Market Road
 13-20 (FM) 455, a distance of 945.84 feet to a 1/2" iron rod with a yellow
 13-21 plastic cap stamped "DAA" set for the southeast corner of said JASC
 13-22 Investments Inc. tract, said being the intersection of the west
 13-23 line of said FM 455 and the north line of County Road (CR) 9, from
 13-24 which a 6" wooden fence post bears S 89° 16' 10" W, 2.65';
 13-25 THENCE S 89° 16' 10" W, with the common south line of said JASC
 13-26 Investments Inc. tract and the north line of said County Road (CR)
 13-27 9, a distance of 2,532.41 feet to a wooden fence post found for the
 13-28 southwest corner of said JASC Investments Inc. tract, said being in
 13-29 the east line of the above mentioned Dynavest Joint Venture tract;
 13-30 THENCE N 01° 29' 13" W, with the common west line of said JASC
 13-31 Investments Inc. tract and the east line of said Dynavest Joint
 13-32 Venture tract, a distance of 1,940.30 feet to a 1/2" iron rod with a
 13-33 red plastic cap stamped "PEISER-MANKIN" found for the common
 13-34 interior ell corner of said JASC Investments Inc. tract and the most
 13-35 easterly northeast corner of said Dynavest Joint Venture tract;
 13-36 THENCE S 88° 23' 39" W, with the common south line of said JASC
 13-37 Investments Inc. tract and the north line of said Dynavest Joint
 13-38 Venture tract, a distance of 1,140.47 feet to a 5/8" iron rod found
 13-39 the common most westerly southwest corner of said JASC Investments
 13-40 Inc. tract and an interior ell corner of said Dynavest Joint Venture
 13-41 tract;
 13-42 THENCE N 01° 16' 34" W, with the common west line of said JASC
 13-43 Investments Inc. tract and the east line of said Dynavest Joint
 13-44 Venture tract, a distance of 409.06 feet to the POINT OF BEGINNING,
 13-45 and containing 108.175 acres of land, more or less.
 13-46 Tract 9
 13-47 BEING a tract of land situated in the Collin County School Land
 13-48 Survey, Abstract No. 170, Collin County, Texas, Collin County,
 13-49 Texas, and being all of a called 114.889 acre tract of land
 13-50 described in a Special Warranty Deed with Vendor's Lien to
 13-51 RCI-Celina 115 LP, as recorded in Instrument No. 20200306000332040
 13-52 of the Official Public Records of Collin County, Texas, being all of
 13-53 a called 11.202 acre tract of land described in a Special Warranty
 13-54 Deed with Vendor's Lien to RCI-Celina 115 LP, as recorded in
 13-55 Instrument No. 20200306000332150 of the Official Public Records of
 13-56 Collin County, Texas, being all of a called 2.932 acre tract of land
 13-57 described in a General Warranty Deed with Vendor's Lien to
 13-58 RCI-Celina 115 LP, as recorded in Instrument No. 20200306000332120
 13-59 of the Official Public Records of Collin County, Texas, being all of
 13-60 a called 0.479 acre tract of land described in a General Warranty
 13-61 Deed with Vendor's Lien to RCI-Celina 115 LP, as recorded in
 13-62 Instrument No. 20200306000332180 of the Official Public Records of
 13-63 Collin County, Texas, and also being all of a called 0.868 acre
 13-64 tract of land described as Tract 1 and all of a called 0.438 acre
 13-65 tract of land described as Tract 2 in a General Warranty Deed with
 13-66 Vendor's Lien to RCI-Celina 115 LP, as recorded in Instrument
 13-67 No. 20200306000332190 of the Official Public Records of Collin
 13-68 County, Texas, and also being all of Lots 1 through 5, Block 1, Lots
 13-69 1 and 2, Block 2, and Lot 1, Block 4 of Malone Addition, an

14-1 unrecorded plat, and being more particularly described as follows:
 14-2 BEGINNING at the southeast corner of said 114.889 acre tract on the
 14-3 northerly right-of-way line of Malone Street, a variable width
 14-4 right-of-way, no record found;
 14-5 THENCE South 88°50'41" West, along the southerly line of said
 14-6 114.889 acre tract and the northerly right-of-way line of said
 14-7 Malone Street, a distance of 1212.59 feet to the southerly
 14-8 southwest corner of said 114.889 acre tract;
 14-9 THENCE departing the northerly right-of-way line of said Malone
 14-10 Street and continuing along the southerly line of said 114.889 acre
 14-11 tract, the following:
 14-12 North 2°00'20" West, a distance of 155.16 feet to an ell
 14-13 corner of said 114.889 acre tract;
 14-14 North 89°57'33" West, a distance of 457.72 feet to the
 14-15 northeast corner of said 0.479 acre tract;
 14-16 THENCE South 1°11'25" West, departing the southerly line of said
 14-17 114.889 acre tract and along the easterly line of said 0.479 acre
 14-18 tract, a distance of 208.88 feet to the southeast corner of said
 14-19 0.479 acre tract, being on the northerly right-of-way line of said
 14-20 Malone Street;
 14-21 THENCE North 89°56'31" West, along the southerly line of said 0.479
 14-22 acre tract and the northerly right-of-way line of said Malone
 14-23 Street, a distance of 100.00 feet to the southwest corner of said
 14-24 0.479 acre tract;
 14-25 THENCE North 1°11'25" East, departing the northerly right-of-way
 14-26 line of said Malone Street and along the westerly line of said 0.479
 14-27 acre tract, a distance of 208.85 feet to the northwest corner of
 14-28 said 0.479 acre tract, being on the southerly line of said 114.889
 14-29 acre tract;
 14-30 THENCE North 89°57'33" West, along the southerly line of said
 14-31 114.889 acre tract, a distance of 234.93 feet to the northeast
 14-32 corner of said Tract 1;
 14-33 THENCE South 1°15'19" West, departing the southerly line of said
 14-34 114.889 acre tract and along the easterly line of said Tract 1, a
 14-35 distance of 187.69 feet to the southeast corner of said Tract 1,
 14-36 being on the northerly right-of-way line of said Malone Street;
 14-37 THENCE North 89°29'53" West, along the southerly line of said Tract
 14-38 1 and the northerly right-of-way line of said Malone Street, a
 14-39 distance of 200.00 feet to the southwest corner of said Tract 1,
 14-40 being on the easterly right-of-way line of a 20 foot wide alley;
 14-41 THENCE North 1°15'01" East, departing the northerly right-of-way
 14-42 line of said Malone Street, along the westerly line of said Tract 1
 14-43 and the easterly right-of-way line of said 20 foot wide alley, a
 14-44 distance of 190.37 feet to the northwest corner of said Tract 1,
 14-45 common to the east end of the northerly terminus of said 20 foot
 14-46 wide alley, being on southerly line of aforesaid 2.932 acre tract;
 14-47 THENCE North 88°42'26" West, along the northerly terminus of said 20
 14-48 foot wide alley and the southerly line of said 2.932 acre tract, a
 14-49 distance of 20.00 feet to the west end of said terminus, common to
 14-50 the northeast corner of aforesaid Tract 2;
 14-51 THENCE South 1°15'01" West, departing the southerly line of said
 14-52 2.932 acre tract, along the easterly line of said Tract 2 and the
 14-53 westerly right-of-way line of said 20 foot wide alley, a distance of
 14-54 190.64 feet to the southeast corner of said Tract 2, being on the
 14-55 northerly right-of-way line of said Malone Street;
 14-56 THENCE North 89°29'53" West, departing the westerly right-of-way
 14-57 line of said 20 foot wide alley, along the southerly line of said
 14-58 Tract 2 and the northerly right-of-way line of said Malone Street, a
 14-59 distance of 99.86 feet to the southwest corner of said Tract 2,
 14-60 being on the easterly line of said 2.932 acre tract;
 14-61 THENCE South 1°16'58" West, continuing along the northerly
 14-62 right-of-way line of said Malone Street and along the easterly line
 14-63 of said 2.932 acre tract, a distance of 17.01 feet to the southerly
 14-64 southeast corner of said 2.932 acre tract;
 14-65 THENCE North 88°45'14" West, continuing along the northerly
 14-66 right-of-way line of said Malone Street and along the southerly
 14-67 line of said 2.932 acre tract, a distance of 230.05 feet to the
 14-68 southwest corner of said 2.932 acre tract, being on the easterly
 14-69 right-of-way line of the St. Louis and San Francisco Railroad, a

15-1 100 foot wide right-of-way;
 15-2 THENCE North 12°26'44" East, departing the northerly right-of-way
 15-3 line of said Malone Street, along the westerly line of said 2.932
 15-4 acre tract and the easterly right-of-way line of said St. Louis and
 15-5 San Francisco Railroad, a distance of 387.82 feet to the northwest
 15-6 corner of said 2.932 acre tract, common to the northerly southwest
 15-7 corner of said 114.889 acre tract;
 15-8 THENCE North 12°26'19" East, along the westerly line of aforesaid
 15-9 114.889 acre tract and continuing along the easterly right-of-way
 15-10 line of said St. Louis and San Francisco Railroad, a distance of
 15-11 2792.89 feet to the northwest corner of said 114.889 acre tract;
 15-12 THENCE North 88°55'09" East, departing the easterly right-of-way
 15-13 line of said St. Louis and San Francisco Railroad and along the
 15-14 northerly line of said 114.889 acre tract, a distance of 1315.73
 15-15 feet to the northeast corner of said 114.889 acre tract;
 15-16 THENCE along the easterly line of said 114.889 acre tract, the
 15-17 following:
 15-18 South 0°14'01" East, a distance of 915.38 feet to a point for
 15-19 corner;
 15-20 North 89°52'46" East, a distance of 70.06 feet to a point for
 15-21 corner;
 15-22 South 0°21'08" East, a distance of 416.20 feet to a point for
 15-23 corner;
 15-24 South 89°36'42" West, a distance of 133.06 feet to a point for
 15-25 corner;
 15-26 South 0°18'12" East, a distance of 245.29 feet to the
 15-27 northwest corner of aforesaid 11.202 acre tract;
 15-28 THENCE North 89°21'01" East, departing the easterly line of said
 15-29 114.889 acre tract and along the northerly line of said 11.202 acre
 15-30 tract, a distance of 321.10 feet to the northeast corner of said
 15-31 11.202 acre tract;
 15-32 THENCE along the easterly line of said 11.202 acre tract and the
 15-33 easterly line of said 114.889 acre tract, the following:
 15-34 South 1°16'12" East, a distance of 530.89 feet to a point for
 15-35 corner;
 15-36 North 88°43'48" East, a distance of 269.14 feet to a point for
 15-37 corner;
 15-38 South 2°04'32" East, a distance of 564.22 feet to a point for
 15-39 corner;
 15-40 South 0°24'08" West, a distance of 402.60 feet to the POINT OF
 15-41 BEGINNING and containing 130.809 acres (5,698,027 square feet) of
 15-42 land, more or less.
 15-43 SECTION 3. (a) The legal notice of the intention to
 15-44 introduce this Act, setting forth the general substance of this
 15-45 Act, has been published as provided by law, and the notice and a
 15-46 copy of this Act have been furnished to all persons, agencies,
 15-47 officials, or entities to which they are required to be furnished
 15-48 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 15-49 Government Code.
 15-50 (b) The governor, one of the required recipients, has
 15-51 submitted the notice and Act to the Texas Commission on
 15-52 Environmental Quality.
 15-53 (c) The Texas Commission on Environmental Quality has filed
 15-54 its recommendations relating to this Act with the governor, the
 15-55 lieutenant governor, and the speaker of the house of
 15-56 representatives within the required time.
 15-57 (d) All requirements of the constitution and laws of this
 15-58 state and the rules and procedures of the legislature with respect
 15-59 to the notice, introduction, and passage of this Act are fulfilled
 15-60 and accomplished.
 15-61 SECTION 4. (a) If this Act does not receive a two-thirds
 15-62 vote of all the members elected to each house, Subchapter C, Chapter
 15-63 7909A, Special District Local Laws Code, as added by Section 1 of
 15-64 this Act, is amended by adding Section 7909A.0307 to read as
 15-65 follows:
 15-66 Sec. 7909A.0307. NO EMINENT DOMAIN POWER. The district may
 15-67 not exercise the power of eminent domain.
 15-68 (b) This section is not intended to be an expression of a
 15-69 legislative interpretation of the requirements of Section 17(c),

16-1 Article I, Texas Constitution.

16-2 SECTION 5. This Act takes effect September 1, 2021.

16-3

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