

By: Harris of Anderson

H.B. No. 5398

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the West Lake Ranch Municipal Management District; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes; granting a limited power of eminent domain.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3942 to read as follows:

CHAPTER 3942. WEST LAKE RANCH MUNICIPAL MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3942.0101. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Corsicana.

(3) "County" means Navarro County.

(4) "Director" means a board member.

(5) "District" means the West Lake Ranch Municipal Management District.

Sec. 3942.0102. NATURE OF DISTRICT. The West Lake Ranch Municipal Management District is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3942.0103. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this

1 chapter.

2 (b) By creating the district and in authorizing the county,  
3 the city, and other political subdivisions to contract with the  
4 district, the legislature has established a program to accomplish  
5 the public purposes set out in Section 52-a, Article III, Texas  
6 Constitution.

7 (c) The creation of the district is necessary to promote,  
8 develop, encourage, and maintain employment, commerce,  
9 transportation, housing, tourism, recreation, the arts,  
10 entertainment, economic development, safety, and the public  
11 welfare in the district.

12 (d) This chapter and the creation of the district may not be  
13 interpreted to relieve the county or the city from providing the  
14 level of services provided as of the effective date of the Act  
15 enacting this chapter to the area in the district. The district is  
16 created to supplement and not to supplant county or city services  
17 provided in the district.

18 Sec. 3942.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

19 (a) All land and other property included in the district will  
20 benefit from the improvements and services to be provided by the  
21 district under powers conferred by Sections 52 and 52-a, Article  
22 III, and Section 59, Article XVI, Texas Constitution, and other  
23 powers granted under this chapter.

24 (b) The district is created to serve a public use and  
25 benefit.

26 (c) The creation of the district is in the public interest  
27 and is essential to further the public purposes of:

1           (1) developing and diversifying the economy of the  
2 state;

3           (2) eliminating unemployment and underemployment; and

4           (3) developing or expanding transportation and  
5 commerce.

6           (d) The district will:

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

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

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

18           (4) provide for water, wastewater, drainage, road, and  
19 recreational facilities for the district.

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

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

1       Sec. 3942.0105. INITIAL DISTRICT TERRITORY. (a) The  
2 district is initially composed of the territory described by  
3 Section 2 of the Act enacting this chapter.

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

8               (1) organization, existence, or validity;

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

12              (3) right to impose or collect an assessment or tax; or

13              (4) legality or operation.

14       Sec. 3942.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
15 All or any part of the area of the district is eligible to be  
16 included in:

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

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

21       Sec. 3942.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
22 DISTRICTS LAW. Except as otherwise provided by this chapter,  
23 Chapter 375, Local Government Code, applies to the district.

24       Sec. 3942.0108. CONSTRUCTION OF CHAPTER. This chapter  
25 shall be liberally construed in conformity with the findings and  
26 purposes stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 3942.0201. GOVERNING BODY; TERMS. (a) The district is governed by a board of five elected directors who serve staggered terms of four years.

(b) Directors are elected in the manner provided by Subchapter D, Chapter 49, Water Code.

Sec. 3942.0202. COMPENSATION; EXPENSES. (a) The district may compensate each director in an amount not to exceed \$150 for each board meeting. The total amount of compensation for each director in one year may not exceed \$7,200.

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

Sec. 3942.0203. TEMPORARY DIRECTORS. (a) On or after the effective date of the Act creating this chapter, the owner or owners of a majority of the assessed value of the real property in the district according to the most recent certified tax appraisal roll for the county may submit a petition to the Texas Commission on Environmental Quality requesting that the commission appoint as temporary directors the five persons named in the petition. The commission shall appoint as temporary directors the five persons named in the petition.

(b) The temporary or successor temporary directors shall hold an election to elect five permanent directors as provided by Section 49.102, Water Code.

(c) Temporary directors serve until the earlier of:

(1) the date permanent directors are elected under

1 Subsection (b); or

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

4 (d) If permanent directors have not been elected under  
5 Subsection (b) and the terms of the temporary directors have  
6 expired, successor temporary directors shall be appointed or  
7 reappointed as provided by Subsection (e) to serve terms that  
8 expire on the earlier of:

9 (1) the date permanent directors are elected under  
10 Subsection (b); or

11 (2) the fourth anniversary of the date of the  
12 appointment or reappointment.

13 (e) If Subsection (d) applies, the owner or owners of a  
14 majority of the assessed value of the real property in the district  
15 according to the most recent certified tax appraisal roll for the  
16 county may submit a petition to the Texas Commission on  
17 Environmental Quality requesting that the commission appoint as  
18 successor temporary directors the five persons named in the  
19 petition. The commission shall appoint as successor temporary  
20 directors the five persons named in the petition.

21 SUBCHAPTER C. POWERS AND DUTIES

22 Sec. 3942.0301. GENERAL POWERS AND DUTIES. The district  
23 has the powers and duties necessary to accomplish the purposes for  
24 which the district is created.

25 Sec. 3942.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
26 district, using any money available to the district for the  
27 purpose, may provide, design, construct, acquire, improve,

1 relocate, operate, maintain, or finance an improvement project or  
2 service authorized under this chapter or Chapter 375, Local  
3 Government Code.

4 (b) The district may contract with a governmental or private  
5 entity to carry out an action under Subsection (a).

6 (c) The implementation of a district project or service is a  
7 governmental function or service for the purposes of Chapter 791,  
8 Government Code.

9 Sec. 3942.0303. NONPROFIT CORPORATION. (a) The board by  
10 resolution may authorize the creation of a nonprofit corporation to  
11 assist and act for the district in implementing a project or  
12 providing a service authorized by this chapter.

13 (b) The nonprofit corporation:

14 (1) has each power of and is considered to be a local  
15 government corporation created under Subchapter D, Chapter 431,  
16 Transportation Code; and

17 (2) may implement any project and provide any service  
18 authorized by this chapter.

19 (c) The board shall appoint the board of directors of the  
20 nonprofit corporation. The board of directors of the nonprofit  
21 corporation shall serve in the same manner as the board of directors  
22 of a local government corporation created under Subchapter D,  
23 Chapter 431, Transportation Code, except that a board member is not  
24 required to reside in the district.

25 Sec. 3942.0304. LAW ENFORCEMENT SERVICES. To protect the  
26 public interest, the district may contract with a qualified party,  
27 including the county or the city, to provide additional law

enforcement services in the district for a fee.

Sec. 3942.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

The district may join and pay dues to a charitable or nonprofit organization that performs a service or provides an activity consistent with the furtherance of a district purpose.

Sec. 3942.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The district may engage in activities that accomplish the economic development purposes of the district.

(b) The district may establish and provide for the administration of one or more programs to promote state or local economic development and to stimulate business and commercial activity in the district, including programs to:

(1) make loans and grants of public money; and

(2) provide district personnel and services.

(c) The district may create economic development programs and exercise the economic development powers provided to municipalities by:

(1) Chapter 380, Local Government Code; and

(2) Subchapter A, Chapter 1509, Government Code.

Sec. 3942.0307. PARKING FACILITIES. (a) The district may acquire, lease as lessor or lessee, construct, develop, own, operate, and maintain parking facilities or a system of parking facilities, including lots, garages, parking terminals, or other structures or accommodations for parking motor vehicles off the streets and related appurtenances.

(b) The district's parking facilities serve the public purposes of the district and are owned, used, and held for a public



purpose even if leased or operated by a private entity for a term of years.

(c) The district's parking facilities are parts of and necessary components of a street and are considered to be a street or road improvement.

(d) The development and operation of the district's parking facilities may be considered an economic development program.

Sec. 3942.0308. ADDING OR EXCLUDING LAND. The district may add or exclude land in the manner provided by Subchapter J, Chapter 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

Sec. 3942.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The board by resolution shall establish the number of directors' signatures and the procedure required for a disbursement or transfer of district money.

Sec. 3942.0310. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT. Section 375.161, Local Government Code, does not apply to the district.

Sec. 3942.0311. EMINENT DOMAIN. The district may exercise the power of eminent domain in the manner provided by Section 49.222, Water Code.

Sec. 3942.0312. DIVISION OF DISTRICT. (a) The district may be divided into two or more new districts only if the district:

(1) has no outstanding bonded debt; and

(2) is not imposing ad valorem taxes.

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

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

5        (d) The board, on its own motion or on receipt of a petition  
6 signed by the owner or owners of a majority of the assessed value of  
7 the real property in the district, may adopt an order dividing the  
8 district.

9        (e) An order dividing the district must:

10            (1) name each new district;  
11            (2) include the metes and bounds description of the  
12 territory of each new district;

13            (3) appoint initial directors for each new district;  
14 and

15            (4) provide for the division of assets and liabilities  
16 between or among the new districts.

17        (f) On or before the 30th day after the date of adoption of  
18 an order dividing the district, the district shall file the order  
19 with the Texas Commission on Environmental Quality and record the  
20 order in the real property records of each county in which the  
21 district is located.

22        (g) Any new district created by the division of the district  
23 must hold an election as required by this chapter to obtain voter  
24 approval before the district may impose a maintenance tax or issue  
25 bonds payable wholly or partly from ad valorem taxes.

26        (h) Municipal or county consent to the creation of the  
27 district and to the inclusion of land in the district granted under

1 Section 3942.0506 acts as municipal or county consent to the  
2 creation of any new district created by the division of the district  
3 and to the inclusion of land in the new district.

4 SUBCHAPTER D. ASSESSMENTS

5 Sec. 3942.0401. PETITION REQUIRED FOR FINANCING SERVICES  
6 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
7 service or improvement project with assessments under this chapter  
8 unless a written petition requesting that service or improvement  
9 has been filed with the board.

10 (b) A petition filed under Subsection (a) must be signed by  
11 the owners of a majority of the assessed value of real property in  
12 the district subject to assessment according to the most recent  
13 certified tax appraisal roll for the county.

14 Sec. 3942.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
15 The board by resolution may impose and collect an assessment for any  
16 purpose authorized by this chapter in all or any part of the  
17 district.

18 (b) An assessment, a reassessment, or an assessment  
19 resulting from an addition to or correction of the assessment roll  
20 by the district, penalties and interest on an assessment or  
21 reassessment, an expense of collection, and reasonable attorney's  
22 fees incurred by the district:

23 (1) are a first and prior lien against the property  
24 assessed;

25 (2) are superior to any other lien or claim other than  
26 a lien or claim for county, school district, or municipal ad valorem  
27 taxes; and

1           (3) are the personal liability of and a charge against  
2 the owners of the property even if the owners are not named in the  
3 assessment proceedings.

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

8           (d) The board may make a correction to or deletion from the  
9 assessment roll that does not increase the amount of assessment of  
10 any parcel of land without providing notice and holding a hearing in  
11 the manner required for additional assessments.

12                   SUBCHAPTER E. TAXES AND BONDS

13           Sec. 3942.0501. TAX ELECTION REQUIRED. (a) The district  
14 must hold an election in the manner provided by Chapter 49, Water  
15 Code, or, if applicable, Chapter 375, Local Government Code, to  
16 obtain voter approval before the district may impose an ad valorem  
17 tax.

18           (b) Section 375.243, Local Government Code, does not apply  
19 to the district.

20           Sec. 3942.0502. OPERATION AND MAINTENANCE TAX. (a) If  
21 authorized by a majority of the district voters voting at an  
22 election under Section 3942.0501, the district may impose an  
23 operation and maintenance tax on taxable property in the district  
24 in the manner provided by Section 49.107, Water Code, for any  
25 district purpose, including to:

26                   (1) maintain and operate the district;

27                   (2) construct or acquire improvements; or

1           (3) provide a service.

2           (b) The board shall determine the operation and maintenance  
3 tax rate. The rate may not exceed the rate approved at the  
4 election.

5           Sec. 3942.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE  
6 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
7 terms determined by the board.

8           (b) The district may issue, by public or private sale,  
9 bonds, notes, or other obligations payable wholly or partly from ad  
10 valorem taxes, assessments, impact fees, revenue, contract  
11 payments, grants, or other district money, or any combination of  
12 those sources of money, to pay for any authorized district purpose.

13           (c) The district may issue, by public or private sale,  
14 bonds, notes, or other obligations payable wholly or partly from  
15 assessments in the manner provided by Subchapter A, Chapter 372,  
16 Local Government Code, if the improvements financed by an  
17 obligation issued under this section will be conveyed to or  
18 operated and maintained by a municipality or other retail utility  
19 provider pursuant to an agreement with the district entered into  
20 before the issuance of the obligation.

21           Sec. 3942.0504. BONDS SECURED BY REVENUE OR CONTRACT  
22 PAYMENTS. The district may issue, without an election, bonds  
23 secured by:

24           (1) revenue other than ad valorem taxes, including  
25 contract revenues; or

26           (2) contract payments, provided that the requirements  
27 of Section 49.108, Water Code, have been met.

1       Sec. 3942.0505. BONDS SECURED BY AD VALOREM TAXES;  
2 ELECTIONS. (a) If authorized at an election under Section  
3 3942.0501, the district may issue bonds payable from ad valorem  
4 taxes.

5       (b) At the time the district issues bonds payable wholly or  
6 partly from ad valorem taxes, the board shall provide for the annual  
7 imposition of a continuing direct annual ad valorem tax, without  
8 limit as to rate or amount, for each year that all or part of the  
9 bonds are outstanding as required and in the manner provided by  
10 Sections 54.601 and 54.602, Water Code.

11       (c) All or any part of any facilities or improvements that  
12 may be acquired by a district by the issuance of its bonds may be  
13 submitted as a single proposition or as several propositions to be  
14 voted on at the election.

15       Sec. 3942.0506. CONSENT OF CITY OR COUNTY REQUIRED. (a)  
16 The board may not issue bonds until the governing body of either the  
17 city or county has consented by ordinance, resolution, or order to  
18 the creation of the district and to the inclusion of land in the  
19 district.

20       (b) This section applies only to the district's first  
21 issuance of bonds payable from ad valorem taxes.

22                       SUBCHAPTER I. DISSOLUTION

23       Sec. 3942.0901. DISSOLUTION. (a) Except as limited by  
24 Section 375.264, Local Government Code, the board shall dissolve  
25 the district on written petition filed with the board by the owners  
26 of:

27               (1) a simple majority of the assessed value subject to

assessment by the district of the property in the district based on the most recent certified county property tax rolls; or

(2) a simple majority of the surface area of the district, excluding roads, streets, highways, utility rights-of-way, other public areas, and other property exempt from assessment by the district according to the most recent certified county property tax rolls.

(b) The district may not be dissolved if the district:

(1) has any outstanding bonded or other indebtedness until that bonded or other indebtedness has been repaid or defeased in accordance with the order or resolution authorizing the issuance of the bonded or other indebtedness;

(2) has a contractual obligation to pay money until that obligation has been fully paid in accordance with the contract; or

(3) owns, operates, or maintains public works, facilities, or improvements unless the district has contracted with another party for the ownership and operation or maintenance of the public works, facilities, or improvements.

(c) Section 375.262, Local Government Code, does not apply to the district.

SECTION 2. The West Lake Ranch Municipal Management District initially includes all territory contained in the following area:

Tract 1

BEING A TRACT OF LAND SITUATED IN THE JOSEPH BUNCH SURVEY, ABSTRACT NO. 130; THE RADFORD ELLIS SURVEY, ABSTRACT NO. 252; THE JACOB

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1 ALLBRACHET SURVEY, ABSTRACT NO. 39; THE ELIJAH SANDERS SURVEY,  
2 ABSTRACT NO. 755; THE RICHARD SANDERS SURVEY, ABSTRACT NO. 754; THE  
3 JONAS DEARMAN SURVEY, ABSTRACT NO. 212; THE HICKMAN M. SHULTS  
4 SURVEY, ABSTRACT NO. 756; THE WILLIAM HAGGARD SURVEY, ABSTRACT NO.  
5 370; THE EVAN LOWERY SURVEY, ABSTRACT NO. 476; THE JEREMIAH DAY  
6 SURVEY, ABSTRACT NO. 202; THE ROBERT B. LONGBOTHAM SURVEY, ABSTRACT  
7 NO. 79; AND THE FENWICK R. KENDALL SURVEY, ABSTRACT NO. 460, NAVARRO  
8 COUNTY, TEXAS, BEING A PORTION OF A CALLED 2,220.14 ACRE TRACT (PART  
9 1), ALL OF A CALLED 355.06 ACRE TRACT (PART 2), ALL OF A CALLED  
10 798.583 ACRE TRACT (PART 3), AND ALL OF A CALLED 45.147 ACRE TRACT  
11 (PART 7) DESCRIBED IN THE DEED TO WP LEGACY, LTD. RECORDED IN  
12 DOCUMENT NO. 2009-004255 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY,  
13 TEXAS (O.R.N.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES  
14 AND BOUNDS AS FOLLOWS:

15 BEGINNING AT THE EAST CORNER OF A CALLED 121.29 ACRE TRACT DESCRIBED  
16 IN THE DEED TO JUAN F. ALVARADO RECORDED IN DOCUMENT NO. 2007-002345  
17 (AND CORRECTED BY DOCUMENT NO. 2015-006151) O.R.N.C.T., AND THE  
18 EASTERLY NORTH CORNER OF SAID PART 3, IN THE SOUTHWESTERLY  
19 RIGHT-OF-WAY LINE OF THE B.N.S.F. RAILROAD;

20 THENCE SOUTH 43° 06' 25" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY  
21 LINE OF THE B.N.S.F. RAILROAD AND A NORTHEASTERLY LINE OF SAID PART  
22 3, 451.15 FEET;

23 THENCE SOUTH 33° 09' 22" EAST, CONTINUING ALONG THE SOUTHWESTERLY  
24 RIGHT-OF-WAY LINE OF THE B.N.S.F. RAILROAD AND A NORTHEASTERLY LINE  
25 OF SAID PART 3, 1829.65 FEET TO THE NORTH CORNER OF A CALLED 2.14  
26 ACRE TRACT DESCRIBED IN THE DEED TO VERNON WESLEY ECK ET AL.  
27 RECORDED IN DOCUMENT NO. 2021-004994 O.R.N.C.T. AND A NORTHERLY



1 EAST CORNER OF SAID PART 3;  
2 THENCE SOUTH  $56^{\circ} 50' 38''$  WEST, ALONG THE NORTHWEST LINE OF SAID 2.14  
3 ACRE TRACT AND A SOUTHEASTERLY LINE OF SAID PART 3, 80.00 FEET TO  
4 THE WEST CORNER OF SAID 2.14 ACRE TRACT AND AN INTERIOR CORNER OF  
5 SAID PART 3;  
6 THENCE SOUTH  $33^{\circ} 09' 22''$  EAST, ALONG THE SOUTHWEST LINE OF SAID 2.14  
7 ACRE TRACT AND A NORTHEASTERLY LINE OF SAID PART 3, 637.02 FEET TO  
8 THE BEGINNING OF A CURVE TO THE LEFT;  
9 THENCE WITH SAID CURVE TO THE LEFT, CONTINUING ALONG THE SOUTHWEST  
10 LINE OF SAID 2.14 ACRE TRACT AND A NORTHEASTERLY LINE OF SAID PART  
11 3, AN ARC DISTANCE OF 609.12 FEET, THROUGH A CENTRAL ANGLE OF  $16^{\circ} 46'$   
12  $44''$ , HAVING A RADIUS OF 2080.00 FEET, AND A LONG CHORD WHICH BEARS  
13 SOUTH  $41^{\circ} 32' 44''$  EAST, 606.95 FEET, TO THE SOUTH CORNER OF SAID 2.14  
14 ACRE TRACT AND AN INTERIOR CORNER OF SAID PART 3;  
15 THENCE NORTH  $63^{\circ} 34' 43''$  EAST, ALONG THE SOUTHEAST LINE OF SAID 2.14  
16 ACRE TRACT AND A NORTHWESTERLY LINE OF SAID PART 3, 30.35 FEET TO A  
17 NORTHERLY CORNER OF SAID PART 3 IN THE SOUTHWESTERLY MARGIN OF NW  
18 COUNTY ROAD 1060;  
19 THENCE ALONG THE SOUTHWESTERLY MARGIN OF NW COUNTY ROAD 1060,  
20 NORTHEASTERLY LINES OF SAID PART 3 AND NORTHEASTERLY LINES OF SAID  
21 PART 1, THE FOLLOWING COURSES AND DISTANCES:  
22 SOUTH  $56^{\circ} 05' 45''$  EAST, 338.56 FEET;  
23 SOUTH  $61^{\circ} 34' 26''$  EAST, 381.78 FEET;  
24 SOUTH  $70^{\circ} 56' 09''$  EAST, 259.08 FEET;  
25 SOUTH  $74^{\circ} 02' 24''$  EAST, 663.90 FEET;  
26 SOUTH  $73^{\circ} 46' 32''$  EAST, 1180.00 FEET;  
27 SOUTH  $74^{\circ} 20' 22''$  EAST, 1010.01 FEET;

1 SOUTH 73° 25' 24" EAST, 299.21 FEET;  
2 SOUTH 67° 10' 16" EAST, 455.76 FEET;  
3 SOUTH 64° 53' 55" EAST, 1546.40 FEET;  
4 SOUTH 60° 09' 18" EAST, 299.69 FEET;  
5 THENCE SOUTH 47° 51' 02" EAST, CONTINUING ALONG A NORTHEASTERLY LINE  
6 OF SAID PART 1, 315.41 FEET;  
7 THENCE SOUTH 45° 13' 51" EAST, CONTINUING ALONG A NORTHEASTERLY LINE  
8 OF SAID PART 1, THE SOUTHEAST LINE OF NORTHVIEW ADDITION PHASE IV,  
9 AN ADDITION TO THE CITY OF CORSICANA AS SHOWN ON THE PLAT RECORDED  
10 IN VOLUME 6, PAGE 110 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS  
11 (P.R.N.C.T.), THE SOUTHEAST LINE OF NORTHVIEW ADDITION PHASE III,  
12 AN ADDITION TO THE CITY OF CORSICANA AS SHOWN ON THE PLAT RECORDED  
13 IN VOLUME 6, PAGE 4 P.R.N.C.T., AND THE SOUTHEAST LINE OF NORTHVIEW  
14 ADDITION PHASE I & II, AN ADDITION TO THE CITY OF CORSICANA AS SHOWN  
15 ON THE PLAT RECORDED IN VOLUME 6, PAGE 4 P.R.N.C.T., 3987.26 FEET TO  
16 THE NORTH CORNER OF A CALLED 9.93 ACRE TRACT DESCRIBED IN THE DEED  
17 TO JEFFREY J. DREES AND MARISSA D. DREES RECORDED IN DOCUMENT NO.  
18 2017-003183 O.R.N.C.T. AND THE NORTHERLY EAST CORNER OF SAID PART  
19 1;  
20 THENCE SOUTH 61° 04' 29" WEST, ALONG THE NORTHWEST LINE OF SAID 9.93  
21 ACRE TRACT, THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN THE  
22 DEED TO RONALD A. WILLIS RECORDED IN VOLUME 1067, PAGE 102  
23 O.R.N.C.T., AND A SOUTHEASTERLY LINE OF SAID PART 1, 587.80 FEET TO  
24 AN INTERIOR CORNER OF SAID PART 1;  
25 THENCE SOUTH 30° 02' 02" EAST, ALONG A SOUTHWEST LINE OF SAID WILLIS  
26 TRACT AND A NORTHEASTERLY LINE OF SAID PART 1, 1733.93 FEET TO THE  
27 NORTH CORNER OF DOBBINS CROSSING, AN ADDITION TO THE CITY OF

1 CORSICANA AS SHOWN ON THE PLAT RECORDED IN VOLUME 7, PAGE 281  
2 P.R.N.C.T. AND THE SOUTHERLY EAST CORNER OF SAID PART 1;  
3 THENCE SOUTH  $61^{\circ} 01' 50''$  WEST, ALONG THE NORTHWEST LINE OF DOBBINS  
4 CROSSING AND A SOUTHEASTERLY LINE OF SAID PART 1, AT 271.79 FEET  
5 PASSING THE NORTHWEST CORNER OF DOBBINS CROSSING AND AN INTERIOR  
6 CORNER OF SAID PART 1, CONTINUING ACROSS SAID PART 1, A TOTAL  
7 DISTANCE OF 579.91 FEET TO A POINT 500-FEET OFFSET FROM THE  
8 NORTHWESTERLY RIGHT-OF-WAY LINE OF DOBBINS ROAD, AS SHOWN ON A MAP  
9 OF ANNEXATION FOR THE CITY OF CORSICANA, DATED MAY 2006;  
10 THENCE CONTINUING ACROSS SAID PART 1, 500 FEET OFFSET FROM AND  
11 PARALLEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINES OF DOBBINS ROAD,  
12 AS SHOWN ON SAID MAP OF ANNEXATION, THE FOLLOWING COURSES AND  
13 DISTANCES:  
14 SOUTH  $31^{\circ} 55' 42''$  WEST, 852.28 FEET TO THE BEGINNING OF A CURVE TO  
15 THE RIGHT;  
16 WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 4.13 FEET, THROUGH  
17 A CENTRAL ANGLE OF  $11^{\circ} 54' 24''$ , HAVING A RADIUS OF 19.85 FEET, AND A  
18 LONG CHORD WHICH BEARS SOUTH  $37^{\circ} 52' 54''$  WEST, 4.12 FEET;  
19 SOUTH  $43^{\circ} 50' 06''$  WEST, 430.30 FEET TO THE BEGINNING OF A CURVE TO  
20 THE LEFT;  
21 WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 352.80 FEET, THROUGH  
22 A CENTRAL ANGLE OF  $18^{\circ} 00' 00''$ , HAVING A RADIUS OF 1123.00 FEET, AND  
23 A LONG CHORD WHICH BEARS SOUTH  $34^{\circ} 50' 06''$  WEST, 351.35 FEET;  
24 SOUTH  $25^{\circ} 50' 06''$  WEST, 2649.09 FEET TO THE BEGINNING OF A  
25 NON-TANGENT CURVE TO THE RIGHT;  
26 WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 92.36 FEET, THROUGH  
27 A CENTRAL ANGLE OF  $17^{\circ} 38' 22''$ , HAVING A RADIUS OF 300.00 FEET, AND A

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1 LONG CHORD WHICH BEARS SOUTH 34° 25' 04" WEST, 92.00 FEET TO A POINT  
2 IN THE NORTHEAST LINE OF A CALLED 5 ACRE TRACT 2 DESCRIBED IN THE  
3 DEED TO INDUSTRIAL OIL, GAS & DEVELOPMENT, INC. RECORDED IN VOLUME  
4 1187, PAGE 27 O.R.N.C.T. AND A SOUTHWESTERLY LINE OF SAID PART 1;  
5 THENCE NORTH 28° 41' 37" WEST, ALONG A NORTHEASTERLY LINE OF SAID  
6 TRACT 2 AND THE NORTHEAST LINE OF A CALLED 43.156 ACRE TRACT 1  
7 DESCRIBED IN THE DEED TO INDUSTRIAL OIL, GAS & DEVELOPMENT, INC.  
8 RECORDED IN VOLUME 1187, PAGE 27 O.R.N.C.T., 1013.53 FEET TO AN  
9 INTERIOR CORNER OF SAID TRACT 1 AND A WESTERLY CORNER OF SAID PART  
10 1;  
11 THENCE NORTH 23° 55' 00" EAST, ALONG A NORTHERLY SOUTHEAST LINE OF  
12 SAID TRACT 1 AND A NORTHWESTERLY LINE OF SAID PART 1, 621.58 FEET TO  
13 THE NORTHEAST CORNER OF SAID TRACT 1 AND AN INTERIOR CORNER OF SAID  
14 PART 1;  
15 THENCE SOUTH 59° 48' 37" WEST, ALONG A NORTHWESTERLY LINE OF SAID  
16 TRACT 1 AND A SOUTHEASTERLY LINE OF SAID PART 1, 2089.72 FEET TO A  
17 POINT;  
18 THENCE SOUTH 83° 34' 56" WEST, ALONG A WESTERLY NORTH LINE OF SAID  
19 TRACT 1, A NORTHERLY LINE OF A CALLED 16.50 ACRE TRACT DESCRIBED IN  
20 THE DEED TO SCOTT BUTLER RECORDED IN DOCUMENT NO. 2007-005269  
21 O.R.N.C.T. AND A SOUTHERLY LINE OF SAID PART 1, 515.92 FEET TO AN  
22 INTERIOR CORNER OF SAID PART 1 AND AN EASTERLY NORTHWEST CORNER OF  
23 SAID 16.50 ACRE TRACT;  
24 THENCE SOUTH 30° 00' 00" EAST, ALONG AN EASTERLY LINE OF SAID PART 1  
25 AND A WESTERLY LINE OF SAID 16.50 ACRE TRACT, 27.80 FEET TO AN  
26 INTERIOR CORNER OF SAID 16.50 ACRE TRACT AND A SOUTHEASTERLY CORNER  
27 OF SAID PART 1;

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1 THENCE SOUTH 85° 57' 50" WEST, ALONG A NORTHERLY LINE OF SAID 16.50  
2 ACRE TRACT, A NORTHERLY LINE OF A CALLED 17.63 ACRE TRACT DESCRIBED  
3 IN THE DEED TO NAEEM UDDIN MOHAMMED RECORDED IN DOCUMENT NO.  
4 2021-007061 O.R.N.C.T., A NORTHERLY LINE OF A CALLED 10.525 ACRE  
5 TRACT DESCRIBED IN THE DEED TO BILLYE JANE HICKS RECORDED IN VOLUME  
6 1501, PAGE 8 O.R.N.C.T., AND A SOUTHERLY LINE OF SAID PART 1,  
7 1999.34 FEET TO THE SOUTHEAST CORNER OF A CALLED 51.829 ACRE TRACT  
8 DESCRIBED IN THE DEED TO JODY MCSPADDEN AND CHRISTOPHER MCSPADDEN  
9 RECORDED IN DOCUMENT NO. 2018-000887 O.R.N.C.T. AND A SOUTHWESTERLY  
10 CORNER OF SAID PART 1;  
11 THENCE NORTH 29° 47' 33" WEST, ALONG THE NORTHEAST LINE OF SAID  
12 51.829 ACRE TRACT AND A SOUTHWESTERLY LINE OF SAID PART 1, 2349.84  
13 FEET TO THE NORTH CORNER OF SAID 51.829 ACRE TRACT AND AN INTERIOR  
14 CORNER OF SAID PART 1;  
15 THENCE SOUTH 60° 47' 43" WEST, ALONG THE NORTHERLY NORTHWEST LINE OF  
16 SAID 51.829 ACRE TRACT AND A SOUTHEASTERLY LINE OF SAID PART 1,  
17 710.97 FEET;  
18 THENCE SOUTH 59° 19' 31" WEST, CONTINUING ALONG THE NORTHERLY  
19 NORTHWEST LINE OF SAID 51.829 ACRE TRACT AND A SOUTHEASTERLY LINE OF  
20 SAID PART 1, 88.09 FEET TO THE NORTH CORNER OF SAID PART 7 AND THE  
21 NORTHERLY WEST CORNER OF SAID 51.829 ACRE TRACT;  
22 THENCE SOUTH 31° 15' 35" EAST, ALONG THE NORTHERLY SOUTHWEST LINE OF  
23 SAID 51.829 ACRE TRACT AND THE NORTHEAST LINE OF SAID PART 7,  
24 1010.43 FEET TO THE EAST CORNER OF SAID PART 7 AND AN INTERIOR  
25 CORNER OF SAID 51.829 ACRE TRACT;  
26 THENCE SOUTH 57° 56' 58" WEST, ALONG THE SOUTHERLY NORTHWEST LINE OF  
27 SAID 51.829 ACRE TRACT AND A SOUTHEAST LINE OF SAID PART 7, 523.43

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1 FEET TO THE NORTH CORNER OF LOT 4 OF THE LUTHER C. BOSWELL SUB  
2 DIVISION, AN ADDITION TO NAVARRO COUNTY AS SHOWN ON THE PLAT  
3 RECORDED IN VOLUME 4, PAGE 50 P.R.N.C.T. AND THE SOUTHERLY WEST  
4 CORNER OF SAID 51.829 ACRE TRACT;  
5 THENCE SOUTH 58° 28' 11" WEST, ALONG THE NORTHWEST LINE OF SAID LOT 4  
6 AND A SOUTHEAST LINE OF SAID PART 7, 356.78 FEET TO THE NORTH CORNER  
7 OF A CALLED 4.987 ACRE TRACT DESCRIBED IN THE DEED TO JEFFREY GRAY  
8 AND SPOUSE, ALICIA GRAY, RECORDED IN DOCUMENT NO. 2018-005616  
9 O.R.N.C.T., AND THE WEST CORNER OF SAID LOT 4;  
10 THENCE SOUTH 59° 41' 23" WEST, ALONG THE NORTHWEST LINE OF SAID 4.987  
11 ACRE TRACT AND A SOUTHEAST LINE OF SAID PART 7, 172.30 FEET TO THE  
12 EAST CORNER OF A CALLED 6.073 ACRE TRACT DESCRIBED IN THE DEED TO  
13 JOSHUA JONES AND ASHLEY JONES RECORDED IN DOCUMENT NO. 2019-009547  
14 O.R.N.C.T. AND THE EASTERLY SOUTH CORNER OF SAID PART 7;  
15 THENCE ALONG NORTHERLY LINES OF SAID 6.073 ACRE TRACT AND SOUTHERLY  
16 LINES OF SAID PART 7, THE FOLLOWING COURSES AND DISTANCES:  
17 NORTH 29° 17' 17" WEST, 435.74 FEET;  
18 SOUTH 59° 41' 23" WEST, 310.12 FEET;  
19 SOUTH 03° 02' 38" EAST, 355.13 FEET;  
20 SOUTH 59° 41' 23" WEST, 432.64 FEET;  
21 SOUTH 74° 07' 01" WEST, 232.95 FEET TO THE WESTERLY SOUTH CORNER OF  
22 SAID PART 7, IN THE NORTHEAST LINE OF CHAPEL HILL ESTATES, AN  
23 ADDITION TO NAVARRO COUNTY AS SHOWN ON THE PLAT RECORDED IN VOLUME  
24 3, PAGE 28 P.R.N.C.T.;  
25 THENCE ALONG THE NORTHEAST LINE OF CHAPEL HILL ESTATES, THE  
26 NORTHEAST LINES OF CHAPEL HILL ESTATES NO. 2, AN ADDITION TO NAVARRO  
27 COUNTY, AS SHOWN ON THE PLAT RECORDED IN VOLUME 4, PAGE 9

1 P.R.N.C.T., AND SOUTHWEST LINES OF SAID PART 7, THE FOLLOWING  
2 COURSES AND DISTANCES:  
3 NORTH 30° 29' 33" WEST, 662.98 FEET;  
4 NORTH 72° 18' 34" WEST, 178.38 FEET;  
5 NORTH 33° 28' 34" WEST, 45.75 FEET TO THE WEST CORNER OF SAID PART 7  
6 IN A SOUTHEASTERLY LINE OF SAID PART 1;  
7 THENCE SOUTH 59° 19' 31" WEST, ALONG THE NORTHWEST LINE OF CHAPEL  
8 HILL ESTATES NO. 2 AND A SOUTHEASTERLY LINE OF SAID PART 1, 2444.53  
9 FEET TO THE WESTERLY SOUTH CORNER OF SAID PART 1 IN THE  
10 NORTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 1839;  
11 THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 1839,  
12 SOUTHWESTERLY LINES OF SAID PART 1 AND THE SOUTHWEST LINE OF SAID  
13 PART 2, THE FOLLOWING COURSES AND DISTANCES:  
14 NORTH 27° 15' 54" WEST, 242.41 FEET;  
15 NORTH 24° 53' 37" WEST, 168.57 FEET TO THE BEGINNING OF A NON-TANGENT  
16 CURVE TO THE LEFT;  
17 WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 462.72 FEET, THROUGH  
18 A CENTRAL ANGLE OF 09° 05' 44", HAVING A RADIUS OF 2914.79 FEET, AND  
19 A LONG CHORD WHICH BEARS NORTH 25° 10' 36" WEST, 462.23 FEET;  
20 NORTH 28° 59' 27" WEST, 2864.67 FEET;  
21 NORTH 30° 36' 08" WEST, 2434.75 FEET TO THE SOUTH CORNER OF A CALLED  
22 19.99 ACRE TRACT DESCRIBED IN THE DEED TO JOSE LUNA AND LETICIA  
23 LOPEZ RECORDED IN DOCUMENT NO. 2017-004693 O.R.N.C.T. AND THE WEST  
24 CORNER OF SAID PART 2;  
25 THENCE NORTH 61° 07' 09" EAST, ALONG THE SOUTHEAST LINE OF SAID 19.99  
26 ACRE TRACT AND THE WESTERLY NORTHWEST LINE OF SAID PART 2, 1322.71  
27 FEET TO THE EAST CORNER OF SAID 19.99 ACRE TRACT AND THE WESTERLY

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1 NORTH CORNER OF SAID PART 2, IN A SOUTHWESTERLY LINE OF SAID PART 1;  
2 THENCE NORTH 29° 36' 24" WEST, ALONG THE NORTHEAST LINE OF SAID 19.99  
3 ACRE TRACT, THE NORTHEAST LINE OF A CALLED 14.844 ACRE TRACT  
4 DESCRIBED IN THE DEED TO KEVIN PETTY AND WIFE, TRACY L. PETTY,  
5 RECORDED IN DOCUMENT NO. 2013-003151 O.R.N.C.T., AND A  
6 SOUTHWESTERLY LINE OF SAID PART 1, 1148.06 FEET TO THE NORTH CORNER  
7 OF SAID 14.844 ACRE TRACT AND AN INTERIOR CORNER OF SAID PART 1;  
8 THENCE SOUTH 60° 58' 59" WEST, ALONG THE NORTHWEST LINE OF SAID  
9 14.844 ACRE TRACT AND A SOUTHEASTERLY LINE OF SAID PART 1, 1319.09  
10 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 1839,  
11 FOR THE WEST CORNER OF SAID 14.844 ACRE TRACT AND A NORTHERLY SOUTH  
12 CORNER OF SAID PART 1;  
13 THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINES OF F.M. 1839 AND  
14 SOUTHWESTERLY LINES OF SAID PART 1, THE FOLLOWING COURSES AND  
15 DISTANCES:  
16 NORTH 29° 24' 22" WEST, 372.28 FEET TO THE BEGINNING OF A CURVE TO  
17 THE LEFT;  
18 WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 200.33 FEET, THROUGH  
19 A CENTRAL ANGLE OF 11° 25' 16", HAVING A RADIUS OF 1005.00 FEET, AND  
20 A LONG CHORD WHICH BEARS NORTH 35° 07' 00" WEST, 200.00 FEET;  
21 THENCE NORTH 30° 43' 15" WEST, DEPARTING THE NORTHEASTERLY  
22 RIGHT-OF-WAY LINE OF F.M. 1839, ALONG THE NORTHEAST LINE OF A CALLED  
23 4.87 ACRE TRACT DESCRIBED IN THE DEED TO HECTOR HUGO GALINDO  
24 RECORDED IN DOCUMENT NO. 2017-007014 O.R.N.C.T. AND A SOUTHWESTERLY  
25 LINE OF SAID PART 1, 855.93 FEET TO A POINT WITHIN THE MARGINS OF NW  
26 COUNTY ROAD 1080, FOR THE NORTHERLY WEST CORNER OF SAID PART 1;  
27 THENCE NORTH 61° 22' 58" EAST, WITHIN THE MARGINS OF NW COUNTY ROAD



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1 1080, ALONG A NORTHWEST LINE OF SAID PART 1, 3403.35 FEET TO A POINT  
2 IN A SOUTHWESTERLY LINE OF SAID PART 3, FOR THE WESTERLY NORTH  
3 CORNER OF SAID PART 1;  
4 THENCE NORTH 29° 03' 54" WEST, ALONG THE NORTHEAST LINE OF A CALLED  
5 108.5 ACRE TRACT DESCRIBED IN THE DEED TO DANNY MICHAEL BOOK  
6 RECORDED IN VOLUME 1821, PAGE 662 O.R.N.C.T. AND A SOUTHWESTERLY  
7 LINE OF SAID PART 3, 2280.90 FEET TO THE SOUTH CORNER OF A CALLED  
8 201.547 ACRE TRACT TWO DESCRIBED IN THE DEED TO ELEAZAR CLEMENTE  
9 RECORDED IN DOCUMENT NO. 2016-008256 O.R.N.C.T. AND THE WESTERNMOST  
10 WEST CORNER OF SAID PART 3;  
11 THENCE NORTH 59° 37' 14" EAST, ALONG THE SOUTHEAST LINE OF SAID  
12 201.547 ACRE TRACT AND A NORTHWESTERLY LINE OF SAID PART 3, 1250.14  
13 FEET TO THE SOUTHERLY EAST CORNER OF SAID 201.547 ACRE TRACT AND AN  
14 INTERIOR CORNER OF SAID PART 3;  
15 THENCE NORTH 30° 22' 46" WEST, ALONG A NORTHEASTERLY LINE OF SAID  
16 201.547 ACRE TRACT AND A SOUTHWESTERLY LINE OF SAID PART 3, 701.00  
17 FEET TO AN INTERIOR CORNER OF SAID 201.547 ACRE TRACT AND A WESTERLY  
18 CORNER OF SAID PART 3, ON THE CENTERLINE OF BRIAR CREEK;  
19 THENCE ALONG THE CENTERLINE OF BRIAR CREEK, SOUTHEASTERLY LINES OF  
20 SAID 201.547 ACRE TRACT, SOUTHEASTERLY LINES OF A CALLED 160.000  
21 ACRE TRACT DESCRIBED IN THE DEED TO ELEAZAR CLEMENTE RECORDED IN  
22 DOCUMENT NO. 2016-008256 O.R.N.C.T. AND NORTHWESTERLY LINES OF SAID  
23 PART 3, THE FOLLOWING COURSES AND DISTANCES:  
24 NORTH 75° 25' 56" EAST, 84.60 FEET;  
25 NORTH 52° 42' 43" EAST, 201.04 FEET;  
26 SOUTH 55° 32' 21" EAST, 160.88 FEET;  
27 SOUTH 26° 26' 14" EAST, 153.06 FEET;

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1 SOUTH 86° 19' 12" EAST, 81.97 FEET;  
2 NORTH 64° 40' 54" EAST, 75.54 FEET;  
3 NORTH 45° 37' 24" EAST, 294.98 FEET;  
4 NORTH 02° 17' 57" EAST, 209.19 FEET;  
5 NORTH 06° 31' 32" WEST, 209.60 FEET;  
6 NORTH 28° 03' 32" WEST, 181.00 FEET;  
7 SOUTH 70° 29' 28" WEST, 33.20 FEET;  
8 NORTH 52° 57' 32" WEST, 153.18 FEET;  
9 NORTH 16° 07' 28" EAST, 189.22 FEET;  
10 NORTH 83° 57' 28" EAST, 183.74 FEET;  
11 NORTH 23° 04' 28" EAST, 112.50 FEET;  
12 NORTH 79° 04' 28" EAST, 211.00 FEET;  
13 NORTH 12° 29' 28" EAST, 101.36 FEET;  
14 NORTH 29° 44' 22" EAST, 412.02 FEET TO A SOUTHERLY CORNER OF SAID  
15 121.29 ACRE TRACT AND THE WESTERLY NORTH CORNER OF SAID PART 3, IN  
16 THE SOUTHWEST LINE OF A CALLED 640 ACRE TRACT DESCRIBED IN THE DEED  
17 TO CRH INVESTMENT COMPANY, LTD. RECORDED IN VOLUME 1487, PAGE 833  
18 O.R.N.C.T.;  
19 THENCE SOUTH 30° 39' 19" EAST, DEPARTING BRIAR CREEK, ALONG THE  
20 SOUTHWEST LINE OF SAID 640 ACRE TRACT AND A NORTHEASTERLY LINE OF  
21 SAID PART 3, 602.85 FEET TO THE SOUTH CORNER OF SAID 640 ACRE TRACT  
22 AND AN INTERIOR CORNER OF SAID PART 3;  
23 THENCE NORTH 59° 44' 13" EAST, ALONG THE SOUTHEAST LINE OF SAID 640  
24 ACRE TRACT, A SOUTHEAST LINE OF SAID 121.29 ACRE TRACT, AND A  
25 NORTHWESTERLY LINE OF SAID PART 3, 2141.76 FEET TO THE POINT OF  
26 BEGINNING AND CONTAINING 3,367.49 ACRES OF LAND, MORE OR LESS.  
27 TRACT 2

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1 BEING A TRACT OF LAND SITUATED IN THE JEREMIAH DAY SURVEY, ABSTRACT  
2 NO. 202, AND THE BENJAMIN BRAGG SURVEY, ABSTRACT NO. 92, NAVARRO  
3 COUNTY, TEXAS, BEING PART OF A CALLED 55.516 ACRE TRACT (PART 4  
4 TRACT ONE), ALL OF A CALLED 61.429 ACRE TRACT (PART 4 TRACT TWO),  
5 AND ALL OF A CALLED 1.291 ACRE TRACT (PART 5) DESCRIBED IN THE DEED  
6 TO WP LEGACY, LTD. RECORDED IN DOCUMENT NO. 2009-004255 OF THE  
7 OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS (O.R.N.C.T.), AND BEING  
8 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

9 BEGINNING AT THE SOUTH CORNER OF A CALLED 4.523 ACRE TRACT THREE  
10 DESCRIBED IN THE DEED TO SONIA CAROLINA LOPEZ RECORDED IN DOCUMENT  
11 NO. 2021-002233 O.R.N.C.T. AND THE WEST CORNER OF SAID PART 4 TRACT  
12 ONE, IN THE NORTHEAST LINE OF A CALLED 108.821 ACRE TRACT DESCRIBED  
13 IN THE DEED TO FRANKLIN D. NEAL RECORDED IN VOLUME 1786, PAGE 294  
14 O.R.N.C.T.;

15 THENCE NORTH 60° 31' 30" EAST, ALONG THE SOUTHEAST LINE OF SAID 4.523  
16 ACRE TRACT THREE, THE SOUTHEAST LINE OF A CALLED 4.523 ACRE TRACT  
17 TWO DESCRIBED IN THE DEED TO JORGE AMAYA AND MARIA E. MELENDEZ AMAYA  
18 RECORDED IN DOCUMENT NO. 2019-001141 O.R.N.C.T., AND THE NORTHWEST  
19 LINE OF SAID PART 4 TRACT ONE, 1008.90 FEET TO THE SOUTH CORNER OF A  
20 CALLED 4.523 ACRE TRACT ONE DESCRIBED IN THE DEED TO MARIANO D.  
21 MELENDEZ AND ROSA E. AMAYA MELENDEZ RECORDED IN DOCUMENT NO.  
22 2019-001143 O.R.N.C.T. AND THE EAST CORNER OF SAID 4.523 ACRE TRACT  
23 TWO;

24 THENCE NORTH 60° 42' 03" EAST, ALONG THE SOUTHEAST LINE OF SAID 4.523  
25 ACRE TRACT ONE AND THE NORTHWEST LINE OF SAID PART 4 TRACT ONE,  
26 344.06 FEET TO THE WEST CORNER OF A CALLED 2.000 ACRE TRACT  
27 DESCRIBED IN THE DEED TO JOE TOMAS MEDINA AND WIFE, LETICIA MEDINA,

1 RECORDED IN DOCUMENT NO. 2012-007147 O.R.N.C.T;  
2 THENCE SOUTH 28° 57' 17" EAST, ACROSS SAID PART 4 TRACT ONE, ALONG  
3 THE SOUTHWEST LINE OF SAID 2.000 ACRE TRACT, 180.00 FEET TO THE  
4 SOUTH CORNER OF SAID 2.000 ACRE TRACT;  
5 THENCE NORTH 60° 42' 03" EAST, CONTINUING ACROSS SAID PART 4 TRACT  
6 ONE, ALONG THE SOUTHEAST LINE OF SAID 2.000 ACRE TRACT, 484.01 FEET  
7 TO THE EAST CORNER OF SAID 2.000 ACRE TRACT, IN THE NORTHEAST LINE  
8 OF SAID PART 4 TRACT ONE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF  
9 F.M. 1839;  
10 THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINES OF F.M. HIGHWAY  
11 1839, AND THE NORTHEASTERLY LINES OF SAID PART 4 TRACT ONE, PART 4  
12 TRACT TWO AND PART 5, THE FOLLOWING COURSES AND DISTANCES:  
13 SOUTH 28° 57' 17" EAST, 374.31 FEET;  
14 SOUTH 29° 01' 00" EAST, 998.33 FEET TO THE BEGINNING OF A NON-TANGENT  
15 CURVE TO THE RIGHT;  
16 WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 449.96 FEET,  
17 THROUGH A CENTRAL ANGLE OF 09° 09' 30", HAVING A RADIUS OF 2815.00  
18 FEET, AND A LONG CHORD WHICH BEARS SOUTH 24° 28' 38" EAST, 449.48  
19 FEET;  
20 SOUTH 20° 00' 07" EAST, 235.22 FEET TO THE BEGINNING OF A NON-TANGENT  
21 CURVE TO THE LEFT;  
22 WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 539.12 FEET, THROUGH  
23 A CENTRAL ANGLE OF 10° 35' 48", HAVING A RADIUS OF 2915.00 FEET, AND  
24 A LONG CHORD WHICH BEARS SOUTH 24° 38' 16" EAST, 538.35 FEET;  
25 SOUTH 30° 31' 00" EAST, 457.50 FEET;  
26 SOUTH 30° 00' 44" EAST, 304.40 FEET TO THE EAST CORNER OF SAID PART  
27 5, AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF

1 F.M. 1839 AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 22;  
2 THENCE NORTH 80° 35' 14" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE  
3 OF STATE HIGHWAY 22, THE SOUTH LINE OF SAID PART 5 AND THE SOUTH LINE  
4 OF SAID PART 4 TRACT TWO, 2276.11 FEET TO THE EAST CORNER OF A CALLED  
5 8.158 ACRE TRACT TWO DESCRIBED IN THE DEED TO JAMES MARK MCCABE  
6 EXEMPT TRUST RECORDED IN DOCUMENT NO. 2010-005330 O.R.N.C.T. AND  
7 THE SOUTHWEST CORNER OF SAID PART 4 TRACT TWO;  
8 THENCE NORTH 30° 22' 40" WEST, ALONG THE NORTHEAST LINE OF SAID 8.158  
9 ACRE TRACT AND THE SOUTHWEST LINE OF SAID PART 4 TRACT TWO, 787.32  
10 FEET TO THE NORTH CORNER OF SAID 8.158 ACRE TRACT, THE WEST CORNER  
11 OF SAID PART 4 TRACT TWO, IN THE SOUTHEAST LINE OF SAID 108.821 ACRE  
12 TRACT;  
13 THENCE NORTH 59° 51' 10" EAST, ALONG THE SOUTHEAST LINE OF SAID  
14 108.821 ACRE TRACT AND THE NORTHWEST LINE OF SAID PART 4 TRACT TWO  
15 82.65 FEET TO THE EAST CORNER OF SAID 108.821 ACRE TRACT AND THE  
16 SOUTH CORNER OF SAID PART 4 TRACT ONE;  
17 THENCE NORTH 29° 55' 43" WEST, ALONG THE NORTHEAST LINE OF SAID  
18 108.821 ACRE TRACT AND THE SOUTHWEST LINE OF SAID PART 4 TRACT ONE,  
19 1316.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 116.25 ACRES  
20 OF LAND, MORE OR LESS.  
21 TRACT 3  
22 BEING A TRACT OF LAND LOCATED IN THE JEREMIAH DAY SURVEY, ABSTRACT  
23 202, NAVARRO COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER FROM A  
24 CALLED 129.656 ACRE TRACT SAVE AND EXCEPT A CALLED 15.000 ACRE TRACT  
25 (PART 6) DESCRIBED IN THE DEED TO WP LEGACY, LTD. RECORDED IN  
26 DOCUMENT NO. 2009-004255 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY,  
27 TEXAS (O.R.N.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES

1 AND BOUNDS AS FOLLOWS:  
2 BEGINNING AT A POINT FOR THE EAST CORNER OF A CALLED 114.200 ACRE  
3 TRACT DESCRIBED IN THE DEED TO C & C BUILDERS LLC RECORDED IN  
4 DOCUMENT NO. 2022-008422 O.R.N.C.T. AND THE SOUTH CORNER OF SAID  
5 PART 6, IN THE NORTHWEST LINE OF A CALLED 10.00 ACRE TRACT DESCRIBED  
6 IN THE DEED TO SHANNON R. DYER RECORDED IN DOCUMENT NO. 2009-001399  
7 O.R.N.C.T.;  
8 THENCE NORTH 29° 59' 05" WEST, ALONG THE NORTHEAST LINE OF SAID  
9 114.200 ACRE TRACT AND THE SOUTHWEST LINE OF SAID PART 6, 1674.75  
10 FEET;  
11 THENCE NORTH 30° 22' 40" WEST, CONTINUING ALONG THE NORTHEAST LINE  
12 OF SAID 114.200 ACRE TRACT AND THE SOUTHWEST LINE OF SAID PART 6,  
13 693.95 FEET TO THE SOUTH CORNER OF A CALLED 15.000 ACRE TRACT  
14 DESCRIBED IN THE DEED TO THE LONE STAR COWBOY CHURCH OF THE NAZARENE  
15 OF NAVARRO COUNTY RECORDED IN DOCUMENT NO. 2020-005200 O.R.N.C.T.;  
16 THENCE ALONG THE EASTERLY LINES OF SAID 15.000 ACRE TRACT, THE  
17 FOLLOWING COURSES AND DISTANCES:  
18 NORTH 57° 11' 33" EAST, 620.95 FEET;  
19 NORTH 40° 31' 51" WEST, 517.13 FEET;  
20 NORTH 40° 27' 20" WEST, 293.72 FEET;  
21 NORTH 41° 18' 47" WEST, 185.26 FEET;  
22 NORTH 43° 45' 18" WEST, 124.77 FEET TO THE NORTHEAST CORNER OF SAID  
23 15.000 ACRE TRACT, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE  
24 HIGHWAY 22;  
25 THENCE SOUTH 80° 35' 14" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY  
26 LINE OF STATE HIGHWAY 22 AND THE NORTH LINE OF SAID PART 6, 1837.94  
27 FEET TO THE NORTHEAST CORNER OF SAID PART 6, IN THE SOUTHWESTERLY

1 MARGIN OF NW COUNTY ROAD 2010;  
2 THENCE SOUTH 30° 04' 25" EAST, ALONG THE SOUTHERLY MARGIN OF NW  
3 COUNTY ROAD 2010 AND THE NORTHEAST LINE OF SAID PART 6, 2349.72 FEET  
4 TO THE NORTH CORNER OF A CALLED 60.51 ACRE TRACT DESCRIBED IN THE  
5 DEED TO STEPHENIE STORY GRUVER RECORDED IN VOLUME 1483, PAGE 265  
6 O.R.N.C.T. AND THE EAST CORNER OF SAID PART 6;  
7 THENCE SOUTH 60° 32' 48" WEST, ALONG THE NORTHWEST LINE OF SAID 60.51  
8 ACRE TRACT, THE NORTHWEST LINE OF SAID 10.00 ACRE TRACT AND THE  
9 SOUTHEAST LINE OF SAID PART 6, 1825.33 FEET TO THE POINT OF  
10 BEGINNING AND CONTAINING 114.66 ACRES OF LAND, MORE OR LESS.

11 SECTION 3. (a) The legal notice of the intention to  
12 introduce this Act, setting forth the general substance of this  
13 Act, has been published as provided by law, and the notice and a  
14 copy of this Act have been furnished to all persons, agencies,  
15 officials, or entities to which they are required to be furnished  
16 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
17 Government Code.

18 (b) The governor, one of the required recipients, has  
19 submitted the notice and Act to the Texas Commission on  
20 Environmental Quality.

21 (c) The Texas Commission on Environmental Quality has filed  
22 its recommendations relating to this Act with the governor,  
23 lieutenant governor, and speaker of the house of representatives  
24 within the required time.

25 (d) All requirements of the constitution and laws of this  
26 state and the rules and procedures of the legislature with respect  
27 to the notice, introduction, and passage of this Act have been

fulfilled and accomplished.

SECTION 4. (a) Section 3942.0311, Special District Local Laws Code, as added by Section 1 of this Act, takes effect only if this Act receives a two-thirds vote of all the members elected to each house.

(b) If this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 3942, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 3942.0311 to read as follows:

Sec. 3942.0311. NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

SECTION 5. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2023.