

By: Raymond

H.B. No. 5405

A BILL TO BE ENTITLED

AN ACT

relating to the conversion of the Legacy Water Control and Improvement District to the Legacy Municipal Management District; providing authority to issue bonds; providing authority to impose assessments, fees, or taxes.

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 4000 to read as follows:

CHAPTER 4000. \_\_\_\_\_

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 4000.0101. DEFINITIONS. In this chapter:

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

(2) "County" means Webb County.

(3) "Director" means a board member.

(4) "District" means the Legacy Municipal Management District, formerly the Legacy Water Control and Improvement District.

Sec. 4000.0102. NATURE OF DISTRICT; CONVERSION. The Legacy Municipal Management District is a special district created originally under Section 59, Article XVI, Texas Constitution, as the Legacy Water Control and Improvement District. The district is converted to a municipal management district known as the Legacy Municipal Management District under the same constitutional authority.

1       Sec. 4000.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
2 conversion and operation of the district are essential to  
3 accomplish the purposes of Sections 52 and 52-a, Article III, and  
4 Section 59, Article XVI, Texas Constitution, and other public  
5 purposes stated in this chapter.

6       (b) By converting the district to a municipal management  
7 district and in authorizing the county and other political  
8 subdivisions to contract with the district, the legislature has  
9 established a program to accomplish the public purposes set out in  
10 Section 52-a, Article III, Texas Constitution.

11       (c) The conversion and operation of the district are  
12 necessary to promote, develop, encourage, and maintain employment,  
13 commerce, transportation, housing, tourism, recreation, the arts,  
14 entertainment, economic development, safety, and the public  
15 welfare in the district.

16       (d) This chapter and the conversion or operation of the  
17 district may not be interpreted to relieve the county from  
18 providing the level of services provided as of the effective date of  
19 the Act enacting this chapter to the area in the district. The  
20 district is created to supplement and not to supplant county  
21 services provided in the district.

22       Sec. 4000.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

23       (a) The district is converted to a municipal management district to  
24 serve a public use and benefit.

25       (b) All land and other property included in the district  
26 will benefit from the improvements and services to be provided by  
27 the district under powers conferred by Sections 52 and 52-a,

Article III, and Section 59, Article XVI, Texas Constitution, and other powers granted under this chapter.

(c) The conversion and operation of the district is to serve a public use and benefit.

(d) The conversion and operation of the district is in the public interest and is essential to further the public purposes of:

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

(2) eliminating unemployment and underemployment; and

(3) developing or expanding transportation and commerce.

(e) The district will:

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

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

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

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

(f) Pedestrian ways along or across a street, whether at grade or above or below the surface, and street lighting, street

1 landscaping, parking, and street art objects are parts of and  
2 necessary components of a street and are considered to be a street  
3 or road improvement.

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

7 Sec. 4000.0105. INITIAL DISTRICT TERRITORY. (a) The  
8 district is initially composed of the territory described by  
9 Section 2 of the Act enacting this chapter.

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

14 (1) organization, existence, or validity;

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

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

19 (4) legality or operation.

20 Sec. 4000.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
21 All or any part of the area of the district is eligible to be  
22 included in:

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

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

27 Sec. 4000.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT

DISTRICTS LAW. Except as otherwise provided by this chapter,  
Chapter 375, Local Government Code, applies to the district.

Sec. 4000.0108. CONSTRUCTION OF CHAPTER. This chapter  
shall be liberally construed in conformity with the findings and  
purposes stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 4000.0201. GOVERNING BODY; TERMS. (a) The district is  
governed by a board of five directors.

(b) Directors serve staggered four-year terms.

Sec. 4000.0202. QUORUM. For purposes of determining the  
requirements for a quorum of the board, the following are not  
counted:

(1) a board position vacant for any reason, including  
death, resignation, or disqualification; or

(2) a director who is abstaining from participation in  
a vote because of a conflict of interest.

Sec. 4000.0203. COMPENSATION. A director is entitled to  
receive fees of office and reimbursement for actual expenses as  
provided by Section 49.060, Water Code. Sections 375.069 and  
375.070, Local Government Code, do not apply to the board.

Sec. 4000.0204. INITIAL DIRECTORS ON CONVERSION TO  
MANAGEMENT DISTRICT. (a) On the conversion of the district to a  
management district the initial board consists of the following  
directors:

Pos. No. Name of Director

1. Richard Jones

2. Michael Olson

1 3. Melissa Johnson

2 4. Kathleen Walker

3 5. William Baize

4 (b) Of the initial directors, the terms of directors  
5 appointed for positions one, two, and three expire May 14, 2024, and  
6 the terms of directors appointed for positions four and five expire  
7 May 12, 2026.

8 (c) This section expires September 1, 2026.

9 Sec. 4000.0205. RECOMMENDATIONS FOR SUCCEEDING BOARD. (a)  
10 the initial and each succeeding board of directors shall, and the  
11 owners of a majority of the assessed value of property subject to  
12 assessment by the district may, recommend to the governing body of  
13 the county persons to serve on the succeeding board.

14 (b) After reviewing the recommendations, the governing body  
15 shall approve or disapprove the directors recommended under  
16 Subsection (a).

17 (c) If the governing body is not satisfied with the  
18 recommendations submitted under Subsection (a), the board, on the  
19 request of the governing body, shall submit to the governing body  
20 additional recommendations.

21 (d) Board members may serve successive terms.

22 Sec. 4000.0206. ADDITIONAL DIRECTOR REQUIREMENTS. (a) The  
23 provisions of Sections 375.063, 375.066 through 375.072 apply to  
24 the board.

25 (b) Section 49.052, Water Code, does not apply to the  
26 district

SUBCHAPTER C. POWERS AND DUTIES

Sec. 4000.0301. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 4000.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The district, using any money available to the district for the purpose, may provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under this chapter or Chapter 375, Local Government Code.

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

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

Sec. 4000.0303. LAW ENFORCEMENT SERVICES. To protect the public interest, the district may contract with a qualified party, including the county, to provide law enforcement services in the district for a fee.

Sec. 4000.0304. 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. 4000.0305. ECONOMIC DEVELOPMENT. (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. 4000.0306. 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. 4000.0307. 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. 4000.0308. 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. 4000.0309. NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

SUBCHAPTER D. ASSESSMENTS

Sec. 4000.0401. PETITION REQUIRED FOR FINANCING SERVICES AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a service or improvement project with assessments under this chapter unless a written petition requesting that service or improvement has been filed with the board.

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

Sec. 4000.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a) The board by resolution may impose and collect an assessment for any purpose authorized by this chapter in all or any part of the district.

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

(1) are a first and prior lien against the property

1 assessed;

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

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

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

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

16 SUBCHAPTER E. TAXES AND BONDS

17 Sec. 4000.0501. TAX ELECTION REQUIRED. (a) The district  
18 must hold an election in the manner provided by Chapter 49, Water  
19 Code, or, if applicable, Chapter 375, Local Government Code, to  
20 obtain voter approval before the district may impose an ad valorem  
21 tax.

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

24 Sec. 4000.0502. OPERATION AND MAINTENANCE TAX. (a) If  
25 authorized by a majority of the district voters voting at an  
26 election held in accordance with Section \_\_\_\_\_.0501, the district  
27 may impose an operation and maintenance tax on taxable property in

the district in accordance with Section 49.107, Water Code, for any district purpose, including to:

(1) maintain and operate the district;

(2) construct or acquire improvements; or

(3) provide a service.

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

(c) The district is authorized to impose an operation and maintenance tax previously approved by the voters of the Legacy Water Control and Improvement District. Sec. 3995.204. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on terms determined by the board. Section 375.205, Local Government Code, does not apply to a loan, line of credit, or other borrowing from a bank or financial institution secured by revenue other than ad valorem taxes.

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

(c) The limitation on the outstanding principal amount of bonds, notes, and other obligations provided by Section 49.4645, Water Code, does not apply to the district.

Sec. 4000.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on terms determined by the board.

(b) The district may issue bonds, notes, or other

obligations payable wholly or partly from ad valorem taxes, assessments, impact fees, revenue, contract payments, grants, or other district money, or any combination of those sources of money, to pay for any authorized district purpose.

(c) The limitation on the outstanding principal amount of bonds, notes, and other obligations provided by Section 49.4645, Water Code, does not apply to the district.

Sec. 4000.0504. BONDS SECURED BY REVENUE OR CONTRACT PAYMENTS. (a) The district may issue, without an election, bonds, notes, and other obligations secured by:

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

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

Sec. 4000.0505. BONDS SECURED BY AD VALOREM TAXES; ELECTIONS. (a) If authorized at an election under Section \_\_\_\_\_.0501, the district may issue bonds payable from ad valorem taxes.

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

(c) All or any part of any facilities or improvements that may be acquired by a district by the issuance of its bonds may be submitted as a single proposition or as several propositions to be

1 voted on at the election.

2 Sec. 4000.0506. CONSENT OF COUNTY REQUIRED. (a) The board  
3 may not issue bonds until the county has consented by ordinance or  
4 resolution to the conversion of the Legacy Water Control and  
5 Improvement District to the district.

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

8 SUBCHAPTER I. DISSOLUTION

9 Sec. 4000.0901. DISSOLUTION. (a) The board shall dissolve  
10 the district on written petition filed with the board by the owners  
11 of:

12 (1) at least two-thirds of the assessed value of the  
13 property subject to assessment by the district based on the most  
14 recent certified county property tax rolls; or

15 (2) at least two-thirds of the surface area of the  
16 district, excluding roads, streets, highways, utility  
17 rights-of-way, other public areas, and other property exempt from  
18 assessment by the district according to the most recent certified  
19 county property tax rolls.

20 (b) The board by majority vote may dissolve the district at  
21 any time.

22 (c). The district may not be dissolved by its board under  
23 Subsection (a) or (b) if the district:

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

27 (2) has a contractual obligation to pay money until

1 that obligation has been fully paid in accordance with the  
2 contract; or

3 (3) owns, operates, or maintains public works,  
4 facilities, or improvements unless the district contracts with  
5 another person for the ownership, operation, or maintenance of the  
6 public works, facilities, or improvements.

7 (d) Sections 375.261, 375.262, and 375.264, Local  
8 Government Code, do not apply to the district.

9 (e) The district is a "water or sewer district" under  
10 Section 43.071, Local Government Code.

11 SECTION 2. The Webb County Groundwater Conservation  
12 District initially includes all the territory contained in the  
13 following area:

14 Pilas Tract: Being a tract or parcel containing 3,971.307  
15 acres (172,990,131 square feet) of land situated in Webb County,  
16 Texas and being all of a called 1,613.545 acre tract described in  
17 deed to Huisache Cattle Company, Ltd. recorded in Volume 645, Page,  
18 72 of the Webb County Deed Records (having 9.217 acres (401,478  
19 square feet) within the right-of-way of U.S. Highway 83 per  
20 right-of-way map of State Highway No.(4) U.S. 83, File Number  
21 SP718F - Control 37-10-1 and being combined with all of a called  
22 2,357.64 acres described in deed to Huisache Cattle Company, Ltd.  
23 recorded in Volume 87, Page 876 of the Webb County Deed Records,  
24 said 3,971.307 acres tract being more particularly described by  
25 metes and bounds as follows: (Bearings cited herein are based on the  
26 Texas State Plane Coordinate System, South Zone, NAD 83, are  
27 surface and may be converted to grid applying a combined scale

1 factor of 1.00003144444054)

2 BEGINNING at a point in the centerline of U.S. Highway 83,  
3 north line of Section 1712 and the south line of Section 1932 for  
4 the northwest corner of the herein described tract;

5 THENCE, North 89°57'16" East, along the north line of Section  
6 1712 and the south line of Section 1932, at a distance of 50.21 feet  
7 passing a fence on the east right-of-way line of said U.S. Highway  
8 83, continuing for a total distance of 1,520.63 feet to a point for  
9 corner;

10 THENCE, North 89°53'33" East, a distance of 10,741.46 feet to  
11 a point in the west line of Section Number 161 for the southeast  
12 corner of Section Number 1864, the northwest corner of said called  
13 2,357.64 acre tract, the northeast corner of Section Number 1711  
14 and said called 1,613.545 acre tract and an angle corner of the  
15 herein described tract;

16 THENCE, North 65°39'04" East, a distance of 30.49 feet to a  
17 point for corner;

18 THENCE, North 89°33'48" East, a distance of 4,238.72 feet to a  
19 found 1/2-inch iron rod marking an angle corner of the herein  
20 described tract;

21 THENCE, South 01°13'56" West, a distance of 218.76 feet to a  
22 point for corner;

23 THENCE, South 16°54'50" East, a distance of 1,161.67 feet to a  
24 found 1/2-inch iron rod marking an angle corner of the herein  
25 described tract;

26 THENCE, South 88°10'20" East, a distance of 5,602.88 feet to a  
27 fence corner in the west line of the Missouri Railroad right-of-way

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1 line marking the northeast corner of said called 2,357.64 acre  
2 tract and of the herein described tract;

3       THENCE, South 04°24'06" West, a distance of 1,545.87 feet to a  
4 point for corner;

5       THENCE, South 06°21'24" West, a distance of 401.86 feet to a  
6 point for corner;

7       THENCE, South 10°41'28" West, a distance of 415.71 feet to a  
8 point for corner;

9       THENCE, South 13°24'58" West, a distance of 258.75 feet to a  
10 point for corner;

11       THENCE, South 15°19'45" West, a distance of 8,091.98 feet to a  
12 found magnail in fence line marking the southeast corner of said  
13 called 2,357.64 acre tract and of the herein described tract;

14       THENCE, South 89°57'45" West, a distance of 2,483.67 feet to a  
15 1/2-inch iron rod in the east line of Section Number 1321 marking  
16 the northwest corner of Section Number 302, the southwest corner of  
17 Section Number 301 and an angle corner of the herein described  
18 tract;

19       THENCE, South 00°31'20" East, along the east line of Section  
20 Number 1321 and the west line of Section Number 302, a distance of  
21 1,202.46 feet to a fence corner marking the northeast corner of  
22 Section Number 1322, the southeast corner of Section Number 1321  
23 and an angle corner of the herein described tract;

24       THENCE, South 89°32'30" West, along the north line of Section  
25 Number 1322, the south line of Section Number 1321, a distance of  
26 4,733.14 feet to a fence corner marking the most southeasterly  
27 northeast corner of Section Number 2311, the southwest corner of



1 Section Number 1321 and an angle corner of the herein described  
2 tract;

3       THENCE, North 00°15'07" West, along the east line of Section  
4 Number 2311 and the west line of Section Number 1321, a distance of  
5 762.70 feet to a found 2-inch iron pipe marking the northeast corner  
6 of Section Number 2311, the southeast corner of Section Number 739  
7 and an angle corner of the herein described tract;

8       THENCE, North 09°40'01" East, along the east line of Section  
9 Number 739 and the west line of Section Number 1321, a distance of  
10 5,475.68 feet to a fence corner in the south line of Section Number  
11 162 marking the northeast corner of Section Number 739, the  
12 northwest corner of Section Number 1321 and an angle corner of the  
13 herein described tract;

14       THENCE, South 89°47'03" West, along the south line of Section  
15 Number 162 and the north line of Section Number 739, a distance of  
16 1,428.41 feet to a fence corner marking the southwest corner of  
17 Section Number 162 and an angle corner of the herein described  
18 tract;

19       THENCE, North 00°10'20" West, a distance of 71.90 feet to a  
20 fence corner marking the southeast corner of Section Number 1711  
21 and an angle corner of the herein described tract;

22       THENCE, North 80°11'08" West, along the south line of Section  
23 Numbers 1711 and 1712, along the north line of Section Numbers 739,  
24 1711 and 430, a distance of 11,354.62 feet to a found 5/8-inch iron  
25 rod with plastic cap stamped "Howland Survey" marking the northwest  
26 corner of Section Number 430, the northeast corner of Section  
27 Number 429 and an angle corner of the herein described tract;

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1       THENCE, North 80°01'11" West, along the north line of Section  
2 Number 429 and the south line of Section Number 1712, a distance of  
3 693.31 feet to a point in the centerline of U.S. Highway 83 for the  
4 southwest corner of the herein described tract;

5       THENCE, North 05°09'04" West, along the centerline of U.S.  
6 Highway 83, a distance of 4,835.30 feet to the POINT OF BEGINNING  
7 and containing 3,971.307 acres (172,990,131 square feet) of land.

8       Colorados Tract: Being a tract or parcel containing 2809.853  
9 acres (122,397,204 square feet) of land situated in Webb County,  
10 Texas and being the remainder of a called 6,354.8676 acre tract  
11 described in deed to Huisache Cattle Company, Ltd. Recorded in  
12 Volume 1109, Page, 632 of the Webb County Deed Records (having 7.474  
13 acres (325,559 square feet) within the right-of-way of U.S. Highway  
14 83 per right-of-way map of State Highway No.(4) U.S. 83, File Number  
15 SP718F - Control 37-10-1), said 2809.853 acres tract being more  
16 particularly described by metes and bounds as follows: (Bearings  
17 cited herein are based on the Texas State Plane Coordinate System,  
18 South Zone, NAD 83, are surface and may be converted to grid  
19 applying a combined scale factor of 1.00003144444054)

20       BEGINNING at a fence corner in the west line of Section Number  
21 429, the northeast corner of Section Number 431, the southeast  
22 corner of Section Number 432, the southwest corner of a 60 foot wide  
23 access lane connecting with U.S. Highway 83, an angle corner and  
24 POINT OF BEGINNING of the herein described tract;

25       THENCE, North 09°59'17" East, along the east line of Section  
26 Number 432 and the west line of Section Number 429, a distance of  
27 30.00 feet to a point for corner;

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1           THENCE, South 79°48'51" East, along the center of said 60 foot  
2 wide access lane, a distance of 5,442.91 feet to a point in the west  
3 right-of-way line of U.S. Highway 83 for the northeast corner of the  
4 herein described tract;

5           THENCE with the west right-of-way line of U.S. Highway 83 the  
6 following seven (7) courses and distances:

7           South 05°07'37" East, a distance of 130.69 feet to a point for  
8 corner;

9           South 84°52'23" West, a distance of 100.00 feet to a point for  
10 corner;

11          South 05°07'37" East, a distance of 700.00 feet to a point for  
12 corner;

13          North 84°52'23" East, a distance of 100.00 feet to a point of  
14 corner;

15          South 05°07'37" East, a distance of 300.00 feet to a point for  
16 corner;

17          South 84°52'23" West, a distance of 10.00 feet to a point for  
18 corner;

19          South 05°07'37" East, a distance of 857.39 feet to a point in  
20 the south line of Section 430 and the north line of Section Number  
21 427 for corner;

22          THENCE, South 80°03'43" East, along the south line of Section  
23 430 and the north line of Section Number 427, a distance of 113.92  
24 feet to a point in the east right-of-way line of U.S. Highway 83 for  
25 corner;

26          THENCE with the east right-of-way line of U.S. Highway 83 the  
27 following five (5) courses and distances:

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1           South 05°07'37" East, a distance of 1,213.00 feet to a point  
2 for corner;  
3           North 84°52'23" East, a distance of 100.00 feet to a point for  
4 corner;  
5           South 05°07'37" East, a distance of 600.00 feet to a point for  
6 corner;  
7           South 84°52'23" West, a distance of 100.00 feet to a point for  
8 corner;  
9           South 05°07'37" East, a distance of 509.15 feet to a point of  
10 intersection with the east line of Section Number 427 and the west  
11 line of Section Number 428 for corner;  
12           THENCE, South 09°56'17" West, crossing U.S. Highway 83 with  
13 the east line of Section Number 427 and the west line of Section  
14 Number 428, a distance of 384.74 feet to a point in the west  
15 right-of-way line of U.S. Highway 83 for corner;  
16           THENCE with the west right-of-way line of U.S. Highway 83 the  
17 following five (5) courses and distances:  
18           South 05°07'37" East, a distance of 3,709.34 feet to a point  
19 for corner;  
20           South 84°52'23" West, a distance of 200.00 feet to a point for  
21 corner;  
22           South 05°07'37" East, a distance of 20.00 feet to a point for  
23 corner;  
24           North 84°52'23" East, a distance of 200.00 feet to a point for  
25 corner;  
26           South 05°14'13" East, a distance of 1,851.67 feet to a point  
27 in the north right-of-way line of State Highway 255 (Camino

1 Colombia Toll Road) for the southeast corner of the herein  
2 described tract;

3       THENCE with the north right-of-way line of State Highway 255  
4 (Camino Colombia Toll Road) the following three (3) courses and  
5 distances:

6       South  $66^{\circ}09'45''$  West, a distance of 1,170.41 feet to a point  
7 for corner;

8       South  $69^{\circ}13'50''$  West, a distance of 5,500.00 feet to a point  
9 for corner;

10       South  $73^{\circ}38'56''$  West, a distance of 1009.82 feet to a point in  
11 the west right-of-way line of Jefferies Road (40 foot wide) for the  
12 southwest corner of the herein described tract;

13       THENCE, North  $21^{\circ}46'40''$  West, along the west right-of-way  
14 line of Jefferies Road, a distance of 2,101.65 feet to a point for  
15 corner;

16       THENCE, North  $21^{\circ}46'40''$  West, continuing along the west  
17 right-of-way line of Jefferies Road, a distance of 5,282.14 feet to  
18 a point for corner;

19       THENCE, North  $21^{\circ}44'42''$  West, a distance of 39.79 feet to a  
20 point for corner;

21       THENCE, North  $68^{\circ}10'39''$  East, a distance of 41.03 feet to a  
22 point for corner;

23       THENCE, North  $21^{\circ}15'49''$  West, a distance of 5,690.77 feet to a  
24 fence corner in the west line of Section 431 and for the southeast  
25 corner of Section Number 433, the northeast corner of Section  
26 Number 437, the most southerly corner of Section Number 2148, and an  
27 angle corner of the herein described tract;

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1       THENCE, North 10°08'29" East, along the east line of Section  
2 Number 2148 and the west line of Section Number 431, a distance of  
3 2,654.82 feet to a point for corner;

4       THENCE, South 79°44'21" East, along the south line of Section  
5 Number 432 and the north line of Section Number 431, a distance of  
6 2,670.37 feet to a point for corner;

7       THENCE, South 79°55'39" East, continuing along the south line  
8 of Section Number 432 and the north line of Section Number 431, a  
9 distance of 2,621.70 feet to the POINT OF BEGINNING and containing  
10 2809.853 acres (122,397,204 square feet) of land.

11       Mary Kay Tract: Being a tract or parcel containing 2,828.368  
12 acres (123,203,717 square feet) of land situated in Webb County,  
13 Texas and being all of a called 2,827.868 acre tract described in  
14 deed to Simeon Escondido, LLC recorded in Volume 5058, Page, 145 of  
15 the Official Public Records of Webb County (having 8.764 acres  
16 (381,751 square feet) within the right-of-way of U.S. Highway 83  
17 per right-of-way map of State Highway No.(4) U.S. 83, File Number  
18 SP718F - Control 37-10-1), said 2,828.37 acres tract being more  
19 particularly described by metes and bounds as follows: (Bearings  
20 cited herein are based on the Texas State Plane Coordinate System,  
21 South Zone, NAD 83, are surface and may be converted to grid  
22 applying a combined scale factor of 1.00003144444054)

23       BEGINNING at a fence corner marking the northwest corner of a  
24 called 2,079.865 acre tract described in deed to Huisache Cattle  
25 Company, Ltd. recorded in Volume 166, Page 832 of the Webb County  
26 Deed Records and the northwest corner of Section Number 365;

27       THENCE, North 89°46'52" East, a distance of 4,226.45 feet to a

1 fence corner marking the northeast corner of Section Number 365;

2       THENCE, North 00°15'28" West, a distance of 1,766.62 feet to a  
3 found 1/2-inch iron rod marking the northwest corner of Section  
4 Number 364;

5       THENCE, North 89°49'03" East, a distance of 6,325.20 feet to a  
6 found 1/2-inch iron rod in the west right-of-way line of Missouri  
7 Pacific Railway and marking the northwest corner of Section Number  
8 364 and the northeast corner of said called 2,079.865 acre tract;

9       THENCE along said west right-of-way line of Missouri Pacific  
10 Railway the following three (3) courses and distances:

11       South 15°15'10" West, a distance of 975.41 feet to a fence  
12 corner;

13       South 15°22'36" West, a distance of 5,850.97 feet to a fence  
14 corner;

15       South 15°14'37" West, a distance of 4,422.42 feet to a found  
16 1/2-inch iron rod marking the intersection of said west  
17 right-of-way line of Missouri Pacific Railway and the north  
18 right-of-way line of Webb Road (variable width) marking the  
19 southeast corner of said called 2,079.865 acre tract;

20       THENCE along said north right-of-way line of Webb Road the  
21 following sixteen (16) courses and distances:

22       South 89°09'29" West, a distance of 1,193.75 feet to a point  
23 for corner;

24       North 58°07'19" West, a distance of 103.62 feet to a point for  
25 corner;

26       South 89°39'12" West, a distance of 2,146.38 feet to a point  
27 for corner;

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1 North 50°14'54" West, a distance of 17.15 feet to a point for  
2 corner;  
3 North 66°50'21" West, a distance of 190.16 feet to a point for  
4 corner;  
5 North 61°02'47" West, a distance of 784.40 feet to a point for  
6 corner;  
7 North 59°54'12" West, a distance of 852.49 feet to a point for  
8 corner;  
9 North 55°19'56" West, a distance of 298.30 feet to a point for  
10 corner;  
11 North 85°28'43" West, a distance of 130.46 feet to a point for  
12 corner;  
13 South 82°11'14" West, a distance of 370.50 feet to a point for  
14 corner;  
15 North 86°09'22" West, a distance of 93.50 feet to a point for  
16 corner;  
17 North 78°36'04" West, a distance of 493.77 feet to a point for  
18 corner;  
19 North 71°50'14" West, a distance of 76.42 feet to a point for  
20 corner;  
21 North 61°10'29" West, a distance of 446.90 feet to a point for  
22 corner;  
23 North 47°43'13" West, a distance of 623.92 feet to a fence  
24 corner;  
25 North 86°18'49" West, a distance of 1,355.92 feet to a point  
26 in an east line of a called 748.003 acre tract described in deed to  
27 Huisache Cattle Company, Ltd. recorded in Volume 166, Page 832 of



the Webb County Deed Records and the southwest corner of said called 2,079.865 acre tract;

THENCE, South 02°36'57" West, over and across said Webb Road, a distance of 47.72 feet to a point in the south right-of-way line of said Webb Road;

THENCE along said south right-of-way line of Webb Road the following three (3) courses and distances:

North 80°08'21" West, a distance of 1,032.58 feet;

North 80°13'29" West, a distance of 32.50 feet;

North 73°38'40" West, a distance of 3,821.11 feet to a point for the intersection of said Webb Road and the centerline of U.S. Highway 83 (variable width) for the southwest corner of said called 748.003 acre tract;

THENCE, North 05°10'00" West, along said centerline of U.S. Highway 83, a distance of 5,896.54 feet to a point for the northwest corner of said called 748.003 acre tract;

THENCE, South 80°01'13" East, a distance of 6,230.95 feet to a fence corner;

THENCE, North 08°49'51" East, a distance of 1,159.98 feet to the POINT OF BEGINNING and containing 2,828.368 acres (123,203,717 square feet) of land.

Webb Tract: Being a tract or parcel containing 1,696.848 acres (73,914,677 square feet) of land situated in Webb County, Texas and being out of and a part of a called 1,822.50 acre tract described in deed to Huisache Cattle Company, Ltd. recorded in Volume 841, Page, 814 of the Webb County Deed Records, said 1,696.848 acres tract being more particularly described by metes

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1 and bounds as follows: (Bearings cited herein are based on the Texas  
2 State Plane Coordinate System, South Zone, NAD 83, are surface and  
3 may be converted to grid applying a combined scale factor of  
4 1.00003144444054)

5 BEGINNING at a fence corner marking the common corners of  
6 Section Number 362, 363, 1606, 1593 and an angle corner of the  
7 herein described tract;

8 THENCE, North 89°25'08" West, a distance of 1,318.28 feet to a  
9 found 1/2-inch iron rod in the east right-of-way line of Interstate  
10 Highway 35 (variable width) marking the southwest corner of the  
11 herein described tract;

12 THENCE with said east right-of-way line of Interstate Highway  
13 35 the following nine (9) courses and distances:

14 North 12°32'12" East, a distance of 1,260.55 feet to a fence  
15 post for corner and beginning of a curve to the left;

16 Northeasterly, along a non-tangent curve to the left, having  
17 a radius of 1,948.57 feet, with an arc length of 422.06 feet, a  
18 chord bearing and distance of North 06°18'36" East, 421.24 feet to a  
19 fence post for corner;

20 North 00°00'40" East, a distance of 296.40 feet to a fence  
21 post for corner;

22 North 66°59'21" East, a distance of 40.19 feet to a fence post  
23 for corner;

24 North 12°08'53" East, a distance of 70.85 feet to a fence post  
25 for corner;

26 North 48°56'46" West, a distance of 64.62 feet to a fence post  
27 for corner and the beginning of a curve to the right;

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1           Northeasterly, along a non-tangent curve to the right, having  
2   a radius of 1,888.99 feet, with an arc length of 374.29 feet, a  
3   chord bearing and distance of North 09°43'00" East, 373.68 feet to a  
4   fence post for corner;

5           North 15°17'07" East, a distance of 610.18 feet to a fence  
6   post for corner;

7           North 15°18'24" East, a distance of 495.69 feet to a fence  
8   post for the northwest corner of the herein described tract;

9           THENCE, North 89°29'54" East, a distance of 15,726.16 feet to  
10   a fence post for the northeast corner of the herein described tract;

11          THENCE, South 00°32'58" East, a distance of 1,914.30 feet to a  
12   fence post for corner;

13          THENCE, South 89°29'51" West, a distance of 6,231.04 feet to a  
14   fence post for corner;

15          THENCE, South 00°12'48" East, a distance of 5,187.59 feet to a  
16   fence post for the southeast corner of Section Number 1963 and the  
17   herein described tract;

18          THENCE, North 89°46'59" West, a distance of 1,927.01 feet to a  
19   fence post for corner;

20          THENCE, South 00°26'24" East, a distance of 187.62 feet to a  
21   fence post for corner;

22          THENCE, North 89°57'49" West, a distance of 1,596.00 feet to a  
23   fence post for corner;

24          THENCE, North 69°14'50" West, a distance of 5,746.17 feet to a  
25   fence post for corner;

26          THENCE, North 00°05'46" East, a distance of 1,640.56 feet to  
27   the POINT OF BEGINNING and containing 1,696.848 acres (73,914,677

1 square feet) of land.

2           SECTION 3. The Legacy Municipal Management District retains  
3 all rights, powers, privileges, authority, duties, and functions  
4 that the Legacy Water Control and Improvement District had before  
5 the effective date of this Act, except as otherwise expressly  
6 provided by Chapter 4000, Special District Local Laws Code, as  
7 added by this Act.

8           SECTION 4. (a) The legislature validates and confirms all  
9 governmental acts and proceedings of the Legacy Water Control and  
10 Improvement District that were taken before the effective date of  
11 this Act.

12           (b) This section does not apply to any matter that on the  
13 effective date of this Act:

14                   (1) is involved in litigation if the litigation  
15 ultimately results in the matter being held invalid by a final court  
16 judgment; or

17                   (2) has been held invalid by a final court judgment.

18           SECTION 5. (a) The legal notice of the intention to  
19 introduce this Act, setting forth the general substance of this  
20 Act, has been published as provided by law, and the notice and a  
21 copy of this Act have been furnished to all persons, agencies,  
22 officials, or entities to which they are required to be furnished  
23 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
24 Government Code.

25           (b) The governor, one of the required recipients, has  
26 submitted the notice and Act to the Texas Commission on  
27 Environmental Quality.

1           (c) The Texas Commission on Environmental Quality has filed  
2 its recommendations relating to this Act with the governor,  
3 lieutenant governor, and speaker of the house of representatives  
4 within the required time.

5           (d) All requirements of the constitution and laws of this  
6 state and the rules and procedures of the legislature with respect  
7 to the notice, introduction, and passage of this Act have been  
8 fulfilled and accomplished.

9           SECTION 6. This Act takes effect immediately if it receives  
10 a vote of two-thirds of all the members elected to each house, as  
11 provided by Section 39, Article III, Texas Constitution. If this  
12 Act does not receive the vote necessary for immediate effect, this  
13 Act takes effect September 1, 2023.