

1-1 By: Parker S.B. No. 2613
 1-2 (In the Senate - Filed April 21, 2023; April 25, 2023, read
 1-3 first time and referred to Committee on Local Government;
 1-4 May 2, 2023, reported favorably by the following vote: Yeas 9,
 1-5 Nays 0; May 2, 2023, sent to printer.)

1-6 COMMITTEE VOTE

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

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

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

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

1-24 SECTION 1. Subtitle C, Title 4, Special District Local Laws
 1-25 Code, is amended by adding Chapter 4000 to read as follows:

1-26 CHAPTER 4000. TABOR RANCH MUNICIPAL MANAGEMENT DISTRICT

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 4000.0101. DEFINITIONS. In this chapter:

1-29 (1) "Board" means the district's board of directors.

1-30 (2) "City" means the City of Denton.

1-31 (3) "Director" means a board member.

1-32 (4) "District" means the Tabor Ranch Municipal
 1-33 Management District.

1-34 Sec. 4000.0102. NATURE OF DISTRICT. The Tabor Ranch
 1-35 Municipal Management District is a special district created under
 1-36 Section 59, Article XVI, Texas Constitution.

1-37 Sec. 4000.0103. PURPOSE; DECLARATION OF INTENT. (a) The
 1-38 creation of the district is essential to accomplish the purposes of
 1-39 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-40 Texas Constitution, and other public purposes stated in this
 1-41 chapter.

1-42 (b) By creating the district and in authorizing the city and
 1-43 other political subdivisions to contract with the district, the
 1-44 legislature has established a program to accomplish the public
 1-45 purposes set out in Section 52-a, Article III, Texas Constitution.

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

1-51 (d) This chapter and the creation of the district may not be
 1-52 interpreted to relieve the city from providing the level of
 1-53 services provided as of the effective date of the Act enacting this
 1-54 chapter to the area in the district. The district is created to
 1-55 supplement and not to supplant city services provided in the
 1-56 district.

1-57 Sec. 4000.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-58 (a) All land and other property included in the district will
 1-59 benefit from the improvements and services to be provided by the
 1-60 district under powers conferred by Sections 52 and 52-a, Article
 1-61 III, and Section 59, Article XVI, Texas Constitution, and other
 1-62 powers granted under this chapter.

1-63 (b) The district is created to serve a public use and

2-1 benefit.
2-2 (c) The creation of the district is in the public interest
2-3 and is essential to further the public purposes of:
2-4 (1) developing and diversifying the economy of the
2-5 state;
2-6 (2) eliminating unemployment and underemployment; and
2-7 (3) developing or expanding transportation and
2-8 commerce.
2-9 (d) The district will:
2-10 (1) promote the health, safety, and general welfare of
2-11 residents, employers, potential employees, employees, visitors,
2-12 and consumers in the district, and of the public;
2-13 (2) provide needed funding for the district to
2-14 preserve, maintain, and enhance the economic health and vitality of
2-15 the district territory as a community and business center;
2-16 (3) promote the health, safety, welfare, and enjoyment
2-17 of the public by providing pedestrian ways and by landscaping and
2-18 developing certain areas in the district, which are necessary for
2-19 the restoration, preservation, and enhancement of scenic beauty;
2-20 and
2-21 (4) provide for water, wastewater, drainage, road, and
2-22 recreational facilities for the district.
2-23 (e) Pedestrian ways along or across a street, whether at
2-24 grade or above or below the surface, and street lighting, street
2-25 landscaping, parking, and street art objects are parts of and
2-26 necessary components of a street and are considered to be a street
2-27 or road improvement.
2-28 (f) The district will not act as the agent or
2-29 instrumentality of any private interest even though the district
2-30 will benefit many private interests as well as the public.
2-31 Sec. 4000.0105. INITIAL DISTRICT TERRITORY. (a) The
2-32 district is initially composed of the territory described by
2-33 Section 2 of the Act enacting this chapter.
2-34 (b) The boundaries and field notes contained in Section 2 of
2-35 the Act enacting this chapter form a closure. A mistake in the
2-36 field notes or in copying the field notes in the legislative process
2-37 does not affect the district's:
2-38 (1) organization, existence, or validity;
2-39 (2) right to issue any type of bonds for the purposes
2-40 for which the district is created or to pay the principal of and
2-41 interest on the bonds;
2-42 (3) right to impose or collect an assessment; or
2-43 (4) legality or operation.
2-44 Sec. 4000.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
2-45 All or any part of the area of the district is eligible to be
2-46 included in:
2-47 (1) a tax increment reinvestment zone created under
2-48 Chapter 311, Tax Code; or
2-49 (2) a tax abatement reinvestment zone created under
2-50 Chapter 312, Tax Code.
2-51 Sec. 4000.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-52 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-53 Chapter 375, Local Government Code, applies to the district.
2-54 Sec. 4000.0108. PRECONDITION. (a) The district may not
2-55 exercise any powers granted to the district by this chapter or other
2-56 law unless a development agreement between the city and the primary
2-57 landowner in the district that establishes the standards that apply
2-58 to development in the district, in addition to those contained in
2-59 zoning, subdivision, and other applicable ordinances of the city,
2-60 has been executed.
2-61 (b) If a development agreement described by Subsection (a)
2-62 has not been executed before September 1, 2025, the board shall
2-63 dissolve the district in the manner provided by Subchapter I as soon
2-64 as possible after September 1, 2025.
2-65 Sec. 4000.0109. CONSTRUCTION OF CHAPTER. This chapter
2-66 shall be liberally construed in conformity with the findings and
2-67 purposes stated in this chapter.
2-68 SUBCHAPTER B. BOARD OF DIRECTORS
2-69 Sec. 4000.0201. GOVERNING BODY; TERMS. (a) The district is
2-70 governed by a board of five elected directors who serve staggered
2-71 terms of four years.

3-1 (b) Directors are elected in the manner provided by
 3-2 Subchapter D, Chapter 49, Water Code.

3-3 Sec. 4000.0202. COMPENSATION; EXPENSES. (a) The district
 3-4 may compensate each director in an amount not to exceed \$150 for
 3-5 each board meeting. The total amount of compensation for each
 3-6 director in one year may not exceed \$7,200.

3-7 (b) A director is entitled to reimbursement for necessary
 3-8 and reasonable expenses incurred in carrying out the duties and
 3-9 responsibilities of the board.

3-10 Sec. 4000.0203. INITIAL DIRECTORS. (a) The initial board
 3-11 consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>James Johnston</u>
<u>2</u>	<u>Felix Wong</u>
<u>3</u>	<u>Damian Perez</u>
<u>4</u>	<u>Buck Nguyen</u>
<u>5</u>	<u>Anna Stewart</u>

3-18 (b) Of the initial directors, the terms of directors
 3-19 appointed for positions one through three expire June 1, 2025, and
 3-20 the terms of directors appointed for positions four and five expire
 3-21 June 1, 2027.

3-22 SUBCHAPTER C. POWERS AND DUTIES

3-23 Sec. 4000.0301. GENERAL POWERS AND DUTIES. The district
 3-24 has the powers and duties necessary to accomplish the purposes for
 3-25 which the district is created.

3-26 Sec. 4000.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
 3-27 district, using any money available to the district for the
 3-28 purpose, may provide, design, construct, acquire, improve,
 3-29 relocate, operate, maintain, or finance an improvement project or
 3-30 service authorized under this chapter or under Chapter 375, Local
 3-31 Government Code.

3-32 (b) The district may contract with a governmental or private
 3-33 entity to carry out an action under Subsection (a).

3-34 (c) The implementation of a district project or service is a
 3-35 governmental function or service for the purposes of Chapter 791,
 3-36 Government Code.

3-37 Sec. 4000.0303. NONPROFIT CORPORATION. (a) The board by
 3-38 resolution may authorize the creation of a nonprofit corporation to
 3-39 assist and act for the district in implementing a project or
 3-40 providing a service authorized by this chapter.

3-41 (b) The nonprofit corporation:
 3-42 (1) has each power of and is considered to be a local
 3-43 government corporation created under Subchapter D, Chapter 431,
 3-44 Transportation Code; and

3-45 (2) may implement any project and provide any service
 3-46 authorized by this chapter.

3-47 (c) The board shall appoint the board of directors of the
 3-48 nonprofit corporation. The board of directors of the nonprofit
 3-49 corporation shall serve in the same manner as the board of directors
 3-50 of a local government corporation created under Subchapter D,
 3-51 Chapter 431, Transportation Code, except that a board member is not
 3-52 required to reside in the district.

3-53 Sec. 4000.0304. LAW ENFORCEMENT SERVICES. To protect the
 3-54 public interest, the district may contract with a qualified party,
 3-55 including the city, to provide law enforcement services in the
 3-56 district for a fee.

3-57 Sec. 4000.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
 3-58 The district may join and pay dues to a charitable or nonprofit
 3-59 organization that performs a service or provides an activity
 3-60 consistent with the furtherance of a district purpose.

3-61 Sec. 4000.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
 3-62 district may engage in activities that accomplish the economic
 3-63 development purposes of the district.

3-64 (b) The district may establish and provide for the
 3-65 administration of one or more programs to promote state or local
 3-66 economic development and to stimulate business and commercial
 3-67 activity in the district, including programs to:

- 3-68 (1) make loans and grants of public money; and
- 3-69 (2) provide district personnel and services.

3-70 (c) The district may create economic development programs
 3-71 and exercise the economic development powers provided to

4-1 municipalities by:
 4-2 (1) Chapter 380, Local Government Code; and
 4-3 (2) Subchapter A, Chapter 1509, Government Code.
 4-4 Sec. 4000.0307. PARKING FACILITIES. (a) The district may
 4-5 acquire, lease as lessor or lessee, construct, develop, own,
 4-6 operate, and maintain parking facilities or a system of parking
 4-7 facilities, including lots, garages, parking terminals, or other
 4-8 structures or accommodations for parking motor vehicles off the
 4-9 streets and related appurtenances.
 4-10 (b) The district's parking facilities serve the public
 4-11 purposes of the district and are owned, used, and held for a public
 4-12 purpose even if leased or operated by a private entity for a term of
 4-13 years.
 4-14 (c) The district's parking facilities are parts of and
 4-15 necessary components of a street and are considered to be a street
 4-16 or road improvement.
 4-17 (d) The development and operation of the district's parking
 4-18 facilities may be considered an economic development program.
 4-19 Sec. 4000.0308. ADDING OR EXCLUDING LAND. The district may
 4-20 add or exclude land in the manner provided by Subchapter J, Chapter
 4-21 49, Water Code, or by Subchapter H, Chapter 54, Water Code.
 4-22 Sec. 4000.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 4-23 board by resolution shall establish the number of directors'
 4-24 signatures and the procedure required for a disbursement or
 4-25 transfer of district money.
 4-26 Sec. 4000.0310. DIVISION OF DISTRICT. (a) The district may
 4-27 be divided into two or more new districts only if the district:
 4-28 (1) has no outstanding bonded debt; and
 4-29 (2) is not imposing ad valorem taxes.
 4-30 (b) This chapter applies to any new district created by the
 4-31 division of the district, and a new district has all the powers and
 4-32 duties of the district.
 4-33 (c) Any new district created by the division of the district
 4-34 may not, at the time the new district is created, contain any land
 4-35 outside the area described by Section 2 of the Act enacting this
 4-36 chapter.
 4-37 (d) The board, on its own motion or on receipt of a petition
 4-38 signed by the owner or owners of a majority of the assessed value of
 4-39 the real property in the district, may adopt an order dividing the
 4-40 district.
 4-41 (e) An order dividing the district must:
 4-42 (1) name each new district;
 4-43 (2) include the metes and bounds description of the
 4-44 territory of each new district;
 4-45 (3) appoint initial directors for each new district;
 4-46 and
 4-47 (4) provide for the division of assets and liabilities
 4-48 between or among the new districts.
 4-49 (f) On or before the 30th day after the date of adoption of
 4-50 an order dividing the district, the district shall file the order
 4-51 with the Texas Commission on Environmental Quality and record the
 4-52 order in the real property records of each county in which the
 4-53 district is located.
 4-54 (g) Any new district created by the division of the district
 4-55 must hold an election as required by this chapter to obtain voter
 4-56 approval before the district may impose a maintenance tax or issue
 4-57 bonds payable wholly or partly from ad valorem taxes.
 4-58 (h) Municipal consent to the creation of the district and to
 4-59 the inclusion of land in the district granted under Section
 4-60 4000.0506 acts as municipal consent to the creation of any new
 4-61 district created by the division of the district and to the
 4-62 inclusion of land in the new district.
 4-63 Sec. 4000.0311. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT.
 4-64 Section 375.161, Local Government Code, does not apply to the
 4-65 district.
 4-66 Sec. 4000.0312. EMINENT DOMAIN. The district may exercise
 4-67 the power of eminent domain in the manner provided by Section
 4-68 49.222, Water Code.
 4-69 SUBCHAPTER D. ASSESSMENTS
 4-70 Sec. 4000.0401. PETITION REQUIRED FOR FINANCING SERVICES
 4-71 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a

5-1 service or improvement project with assessments under this chapter
 5-2 unless a written petition requesting that service or improvement
 5-3 has been filed with the board.

5-4 (b) A petition filed under Subsection (a) must be signed by
 5-5 the owners of a majority of the assessed value of real property in
 5-6 the district subject to assessment according to the most recent
 5-7 certified tax appraisal roll for the county.

5-8 Sec. 4000.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
 5-9 The board by resolution may impose and collect an assessment for any
 5-10 purpose authorized by this chapter in all or any part of the
 5-11 district.

5-12 (b) An assessment, a reassessment, or an assessment
 5-13 resulting from an addition to or correction of the assessment roll
 5-14 by the district, penalties and interest on an assessment or
 5-15 reassessment, an expense of collection, and reasonable attorney's
 5-16 fees incurred by the district:

5-17 (1) are a first and prior lien against the property
 5-18 assessed;

5-19 (2) are superior to any other lien or claim other than
 5-20 a lien or claim for county, school district, or municipal ad valorem
 5-21 taxes; and

5-22 (3) are the personal liability of and a charge against
 5-23 the owners of the property even if the owners are not named in the
 5-24 assessment proceedings.

5-25 (c) The lien is effective from the date of the board's
 5-26 resolution imposing the assessment until the date the assessment is
 5-27 paid. The board may enforce the lien in the same manner that the
 5-28 board may enforce an ad valorem tax lien against real property.

5-29 (d) The board may make a correction to or deletion from the
 5-30 assessment roll that does not increase the amount of assessment of
 5-31 any parcel of land without providing notice and holding a hearing in
 5-32 the manner required for additional assessments.

5-33 SUBCHAPTER E. TAXES AND BONDS

5-34 Sec. 4000.0501. TAX ELECTION REQUIRED. (a) The district
 5-35 must hold an election in the manner provided by Chapter 49, Water
 5-36 Code, or, if applicable, Chapter 375, Local Government Code, to
 5-37 obtain voter approval before the district may impose an ad valorem
 5-38 tax.

5-39 (b) Section 375.243, Local Government Code, does not apply
 5-40 to the district.

5-41 Sec. 4000.0502. OPERATION AND MAINTENANCE TAX. (a) If
 5-42 authorized by a majority of the district voters voting at an
 5-43 election under Section 4000.0501, the district may impose an
 5-44 operation and maintenance tax on taxable property in the district
 5-45 in the manner provided by Section 49.107, Water Code, for any
 5-46 district purpose, including to:

5-47 (1) maintain and operate the district;

5-48 (2) construct or acquire improvements; or

5-49 (3) provide a service.

5-50 (b) The board shall determine the operation and maintenance
 5-51 tax rate. The rate may not exceed the rate approved at the
 5-52 election.

5-53 Sec. 4000.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
 5-54 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
 5-55 terms determined by the board.

5-56 (b) The district may issue bonds, notes, or other
 5-57 obligations payable wholly or partly from ad valorem taxes,
 5-58 assessments, impact fees, revenue, contract payments, grants, or
 5-59 other district money, or any combination of those sources of money,
 5-60 to pay for any authorized district purpose.

5-61 (c) The district may issue, by public or private sale,
 5-62 bonds, notes, or other obligations payable wholly or partly from
 5-63 assessments in the manner provided by Subchapter A, Chapter 372,
 5-64 Local Government Code, if the improvement financed by the
 5-65 obligation issued under this section will be conveyed to or
 5-66 operated and maintained by a municipality or other retail utility
 5-67 provider pursuant to an agreement with the district entered into
 5-68 before the issuance of the obligation.

5-69 Sec. 4000.0504. BONDS SECURED BY REVENUE OR CONTRACT
 5-70 PAYMENTS. The district may issue, without an election, bonds
 5-71 secured by:

6-1 (1) revenue other than ad valorem taxes, including
6-2 contract revenues; or

6-3 (2) contract payments, provided that the requirements
6-4 of Section 49.108, Water Code, have been met.

6-5 Sec. 4000.0505. BONDS SECURED BY AD VALOREM TAXES;
6-6 ELECTIONS. (a) If authorized at an election under Section
6-7 4000.0501, the district may issue bonds payable from ad valorem
6-8 taxes.

6-9 (b) At the time the district issues bonds payable wholly or
6-10 partly from ad valorem taxes, the board shall provide for the annual
6-11 imposition of a continuing direct annual ad valorem tax, without
6-12 limit as to rate or amount, for each year that all or part of the
6-13 bonds are outstanding as required and in the manner provided by
6-14 Sections 54.601 and 54.602, Water Code.

6-15 (c) All or any part of any facilities or improvements that
6-16 may be acquired by a district by the issuance of its bonds may be
6-17 submitted as a single proposition or as several propositions to be
6-18 voted on at the election.

6-19 Sec. 4000.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The
6-20 board may not issue bonds until each municipality in whose
6-21 corporate limits or extraterritorial jurisdiction the district is
6-22 located has consented by ordinance or resolution to the creation of
6-23 the district and to the inclusion of land in the district.

6-24 (b) This section applies only to the district's first
6-25 issuance of bonds payable from ad valorem taxes.

6-26 SUBCHAPTER I. DISSOLUTION

6-27 Sec. 4000.0901. DISSOLUTION. (a) The board shall dissolve
6-28 the district on written petition filed with the board by the owners
6-29 of:

6-30 (1) 66 percent or more of the assessed value subject to
6-31 assessment by the district of the property in the district based on
6-32 the most recent certified county property tax rolls; or

6-33 (2) 66 percent or more of the surface area of the
6-34 district, excluding roads, streets, highways, utility
6-35 rights-of-way, other public areas, and other property exempt from
6-36 assessment by the district according to the most recent certified
6-37 county property tax rolls.

6-38 (b) The district may not be dissolved if the district:

6-39 (1) has any outstanding bonded or other indebtedness
6-40 until that bonded or other indebtedness has been repaid or defeased
6-41 in accordance with the order or resolution authorizing the issuance
6-42 of the bonded or other indebtedness;

6-43 (2) has a contractual obligation to pay money until
6-44 that obligation has been fully paid in accordance with the
6-45 contract; or

6-46 (3) owns, operates, or maintains public works,
6-47 facilities, or improvements unless the district has contracted with
6-48 another party for the ownership and operation or maintenance of the
6-49 public works, facilities, or improvements.

6-50 (c) Section 375.262, Local Government Code, does not apply
6-51 to the district.

6-52 SECTION 2. The Tabor Ranch Municipal Management District
6-53 initially includes all territory contained in the following area:

6-54 BEING, 599.392 ACRES OF LAND LOCATED IN THE S. WINFREY SURVEY,
6-55 ABSTRACT NUMBER 1319, DENTON COUNTY, TEXAS, BEING ALL OF THE TABOR
6-56 RANCH, LLC. CALLED 105.888 ACRE TRACT, ALL OF THE TABOR RANCH, LLC.
6-57 CALLED 21 ACRE TRACT, ALL OF THE TABOR RANCH, LLC. CALLED 52.437
6-58 ACRE TRACT, ALL OF THE TABOR RANCH, LLC. CALLED 177-1/2 ACRE TRACT
6-59 AND ALL OF THE TABOR RANCH, LLC. CALLED 173.93 ACRE TRACT AS
6-60 DESCRIBED IN DOCUMENT NUMBER 2010-12029 DEED RECORDS DENTON COUNTY,
6-61 TEXAS (D.R.D.C.T.), AND BEING A PART OF THE CALLED 70.892 ACRE
6-62 TRACT, DESCRIBED IN A DEED TO BEALL LEGACY PARTNERS, LP, RECORDED IN
6-63 INSTRUMENT NUMBER 148598, (D.R.D.C.T.) AND BEING MORE PARTICULARLY
6-64 DESCRIBED AS FOLLOWS BY METES AND BOUNDS:

6-65 BEGINNING AT A 1/2" IRON ROD FOUND IN THE APPROXIMATE INTERSECTION
6-66 OF THE CENTERLINE OF GEORGE OWENS (NO RECORD FOUND BY SURVEYOR) AND
6-67 THE SOUTH LINE OF OLD STONEY ROAD (NO RECORD FOUND BY SURVEYOR), IN
6-68 THE NORTH LINE OF THE BRYAN ANDERSON CALLED 125 ACRE TRACT RECORDED
6-69 IN VOLUME 358, PAGE 88 (D.R.D.C.T.) AND AT THE SOUTHEAST CORNER OF
6-70 SAID 52.437 ACRE TRACT);

6-71 THENCE SOUTH 89 DEGREES 53 MINUTES 21 SECONDS WEST, AT A DISTANCE OF

7-1 1710.80 FEET PASS A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID OLD
7-2 STONEY ROAD, AT THE NORTHWEST CORNER OF SAID 125 ACRE TRACT AND
7-3 BEING THE COMMON NORTHEAST CORNER OF THE FRED E. KENNEDY AND MARSHA
7-4 A. KENNEDY, CALLED 5.322 ACRE TRACT RECORDED IN INSTRUMENT NUMBER
7-5 1993-42458 (D.R.D.C.T.) CONTINUING ALONG THE SOUTH LINE OF OLD
7-6 STONEY ROAD AND THE NORTH LINE OF SAID 5.322 A TOTAL DISTANCE OF
7-7 1792.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET AT
7-8 THE SOUTHWEST CORNER OF SAID 52.437 ACRE TRACT SAME BEING THE COMMON
7-9 SOUTHEAST CORNER OF SAID 177-1/2 ACRE TRACT;
7-10 THENCE SOUTH 89 DEGREES 48 MINUTES 14 SECONDS WEST CONTINUING ALONG
7-11 THE SOUTH LINE OF SAID OLD STONEY ROAD, THE NORTH LINE OF SAID 5.322
7-12 ACRE TRACT, THE NORTH LINE OF THE MORADI ADDITION, AN ADDITION
7-13 RECORDED IN CABINET D, PAGE 69 PLAT RECORDS DENTON COUNTY, TEXAS,
7-14 THE NORTH LINE OF THE ANDREA BENNINGTON CALLED 5.286 ACRE TRACT
7-15 RECORDED IN VOLUME 5166, PAGE 3845 (D.R.D.C.T.), AND THE NORTH LINE
7-16 OF THE CAROL THOMAS CALLED 100 ACRE TRACT RECORDED IN DOCUMENT
7-17 NUMBER 95-0027698 (D.R.D.C.T.), A DISTANCE OF 1780.41 FEET TO A
7-18 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST
7-19 CORNER OF SAID 177-1/2 ACRE TRACT FROM WHICH AN AXLE FOUND IN THE
7-20 SOUTH LINE OF SAID OLD STONEY ROAD, AT THE NORTHWEST CORNER OF SAID
7-21 100 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF THE PAUL S. NULL
7-22 AND JULIE K. NULL CALLED 4.005 ACRE TRACT RECORDED IN VOLUME 4186,
7-23 PAGE 315, (D.R.D.C.T.) BEARS SOUTH 89 DEGREES 48 MINUTES 14 SECONDS
7-24 WEST, A DISTANCE OF 1018.37 FEET;
7-25 THENCE NORTH 00 DEGREES 11 MINUTES 46 SECONDS WEST, ALONG THE WEST
7-26 LINE OF SAID 177-1/2 ACRE TRACT A DISTANCE OF 50.33 FEET TO A 3/8
7-27 IRON ROD FOUND (SLICK) IN THE NORTH LINE OF SAID OLD STONEY ROAD AND
7-28 AT THE SOUTHEAST CORNER OF SAID 173.93 ACRE TRACT;
7-29 THENCE SOUTH 89 DEGREES 55 MINUTES 21 SECONDS WEST ALONG THE SAID
7-30 NORTH LINE OF OLD STONEY ROAD A DISTANCE OF 1819.38 FEET TO A PIPE
7-31 FENCE CORNER (WITH FLAGGING) FOUND AT THE SOUTHWEST CORNER OF SAID
7-32 173.93 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE J.
7-33 YOUNG LAND & CATTLE, LTD CALLED 153.86 ACRE TRACT RECORDED IN
7-34 INSTRUMENT NUMBER 2003-203076 (D.R.D.C.T.);
7-35 THENCE NORTH 00 DEGREES 02 MINUTES 53 SECONDS EAST, A DISTANCE OF
7-36 4165.36 FEET TO A 60D NAIL (FLAGGED) FOUND IN THE SOUTH LINE OF THE
7-37 DANIEL ROBERSON BYPASS TRUST SCHOOLFIELD CALLED 174.14 AC TRACT
7-38 RECORDED IN VOLUME 297, PG. 412 AT THE NORTHWEST CORNER OF SAID
7-39 173.93 ACRE TRACT SAME BEING THE COMMON NORTHEAST CORNER OF SAID
7-40 153.86 ACRE TRACT;
7-41 THENCE NORTH 89 DEGREES 45 MINUTES 22 SECONDS EAST, A DISTANCE OF
7-42 1818.76 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET IN
7-43 THE WEST LINE OF SAID 177-1/2 ACRE TRACT AT THE NORTHEAST CORNER OF
7-44 SAID 173.93 ACRE TRACT SAME BEING THE COMMON SOUTHEAST CORNER OF
7-45 SAID 174.14 ACRE TRACT;
7-46 THENCE NORTH 00 DEGREES 12 MINUTES 29 SECONDS EAST, A DISTANCE OF
7-47 153.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET IN
7-48 THE EAST LINE OF SAID 174.14 ACRE TRACT AT THE NORTHWEST CORNER OF
7-49 SAID 177-1/2 ACRE TRACT, AND BEING THE COMMON SOUTHWEST CORNER OF
7-50 THE RK & RK INVESTMENTS, INC. CALLED 79 ACRE TRACT RECORDED IN
7-51 INSTRUMENT NUMBER 2018-99798 (D.R.D.C.T.);
7-52 THENCE SOUTH 89 DEGREES 47 MINUTES 31 SECONDS EAST, A DISTANCE OF
7-53 1793.00 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF
7-54 SAID 79 ACRE TRACT, SAME BEING THE COMMON NORTHEAST CORNER OF SAID
7-55 177-1/2 ACRE TRACT, THE COMMON NORTHWEST CORNER OF SAID 105.888
7-56 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 70.892 ACRE
7-57 TRACT;
7-58 THENCE NORTH 00 DEGREES 11 MINUTES 14 SECONDS EAST ALONG THE WEST
7-59 LINE OF SAID 70.892 ACRE TRACT AND THE COMMON EAST LINE OF SAID 79
7-60 ACRE TRACT, A DISTANCE OF 1670.02 FEET TO A A 1/2" IRON ROD WITH CAP
7-61 STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF A CALLED 4.4425
7-62 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED IN
7-63 INSTRUMENT NUMBER 2008-33229, (D.R.D.C.T.), AND BEING THE SOUTH
7-64 RIGHT-OF-WAY LINE OF US HIGHWAY 380;
7-65 THENCE SOUTH 87 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG THE SOUTH
7-66 RIGHT-OF-WAY LINE, A DISTANCE OF 1798.32 FEET TO A PK NAIL SET AT
7-67 THE SOUTHEAST CORNER OF SAID 4.4425 ACRE TRACT AND BEING IN THE EAST
7-68 LINE OF SAID 70.892 ACRE TRACT, AND BEING WITHIN GEORGE OWENS ROAD.
7-69 THENCE SOUTH 00 DEGREES 58 MINUTES 08 SECONDS WEST, ALONG THE EAST
7-70 LINE OF SAID 70.892 ACRE TRACT, A DISTANCE OF 1592.60 FEET TO 1/2"
7-71 IRON ROD WITH YELLOW CAP STAMPED "METROPLEX 1849" FOUND AT THE

8-1 SOUTHEAST CORNER OF SAID 70.892 ACRE TRACT, AND BEING INN THE NORTH
8-2 LINE OF SAID 105.888 ACRE TRACT;
8-3 THENCE SOUTH 89 DEGREES 44 MINUTES 46 SECONDS EAST, ALONG THE NORTH
8-4 LINE OF SAID 105.888 ACRE TRACT, A DISTANCE OF 19.16 FEET TO A 1/2"
8-5 IRON ROD WITH CAP STAMPED "ONEAL 6570" SET IN THE APPROXIMATE
8-6 CENTERLINE OF SAID GEORGE OWENS ROAD, SAME BEING THE WEST LINE OF
8-7 THE FONDER PROPERTIES, LLC CALLED 104.290 ACRE TRACT RECORDED IN
8-8 INSTRUMENT NUMBER 12243 (D.R.D.C.T.) AND BEING AT THE NORTHEAST
8-9 CORNER OF SAID 105.888 ACRE TRACT;
8-10 THENCE SOUTH 00 DEGREES 14 MINUTES 19 SECONDS WEST ALONG THE EAST
8-11 LINE OF SAID 105.888 ACRE TRACT SAME BEING THE COMMON WEST LINE OF
8-12 SAID 104.290 ACRE TRACT AND THE COMMON WEST LINE OF THE JOE B.
8-13 TINDLE AND WIFE ORLAN TINDLE CALLED 272.67 ACRE TRACT RECORDED IN
8-14 VOLUME 616, PAGE 338, (D.R.D.C.T.), A DISTANCE OF 3075.71 FEET TO A
8-15 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 105.888 ACRE
8-16 TRACT SAME BEING THE COMMON NORTHEAST CORNER OF THE SAID 52.437 ACRE
8-17 TRACT;
8-18 THENCE SOUTH 00 DEGREES 13 MINUTES 28 SECONDS WEST, CONTINUING
8-19 ALONG THE EAST LINE OF SAID 52.437 ACRE TRACT AND THE COMMON WEST
8-20 LINE OF SAID 272.67 ACRE TRACT, A DISTANCE OF 1274.32 FEET TO THE
8-21 POINT OF BEGINNING AND CONTAINING 599.392 ACRES OF LAND, MORE OF
8-22 LESS BEARINGS RECITED HEREIN ARE BASED UPON THE TEXAS COORDINATE
8-23 SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE (4202).

8-24 SECTION 3. (a) The legal notice of the intention to
8-25 introduce this Act, setting forth the general substance of this
8-26 Act, has been published as provided by law, and the notice and a
8-27 copy of this Act have been furnished to all persons, agencies,
8-28 officials, or entities to which they are required to be furnished
8-29 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8-30 Government Code.

8-31 (b) The governor, one of the required recipients, has
8-32 submitted the notice and Act to the Texas Commission on
8-33 Environmental Quality.

8-34 (c) The Texas Commission on Environmental Quality has filed
8-35 its recommendations relating to this Act with the governor,
8-36 lieutenant governor, and speaker of the house of representatives
8-37 within the required time.

8-38 (d) All requirements of the constitution and laws of this
8-39 state and the rules and procedures of the legislature with respect
8-40 to the notice, introduction, and passage of this Act have been
8-41 fulfilled and accomplished.

8-42 SECTION 4. (a) Section 4000.0312, Special District Local
8-43 Laws Code, as added by Section 1 of this Act, takes effect only if
8-44 this Act receives a two-thirds vote of all the members elected to
8-45 each house.

8-46 (b) If this Act does not receive a two-thirds vote of all the
8-47 members elected to each house, Subchapter C, Chapter 4000, Special
8-48 District Local Laws Code, as added by Section 1 of this Act, is
8-49 amended by adding Section 4000.0312 to read as follows:

8-50 Sec. 4000.0312. NO EMINENT DOMAIN POWER. The district may
8-51 not exercise the power of eminent domain.

8-52 SECTION 5. This Act takes effect immediately if it receives
8-53 a vote of two-thirds of all the members elected to each house, as
8-54 provided by Section 39, Article III, Texas Constitution. If this
8-55 Act does not receive the vote necessary for immediate effect, this
8-56 Act takes effect September 1, 2023.

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