

By: Cook

H.B. No. 5696

A BILL TO BE ENTITLED

AN ACT

relating to the creation of The Reserve Municipal Management District; providing authority to issue bonds; providing authority to impose assessments, fees, and 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 4026 to read as follows:

CHAPTER 4026. THE RESERVE MUNICIPAL MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 4026.0101. DEFINITIONS. In this chapter:

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

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

(3) "Director" means a board member.

(4) "District" means The Reserve Municipal Management District.

Sec. 4026.0102. NATURE OF DISTRICT. The Reserve Municipal Management District is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 4026.0103. 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 chapter.

(b) By creating the district and in authorizing the city and

other political subdivisions to contract with the district, the legislature has established a program to accomplish the public purposes set out in Section 52-a, Article III, Texas Constitution.

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

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

Sec. 4026.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

(a) All land and other property included in the district will benefit from the improvements and services to be provided by 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.

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

(c) The creation 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

1 (3) developing or expanding transportation and
2 commerce.

3 (d) The district will:

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

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

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

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

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

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

25 Sec. 4026.0105. INITIAL DISTRICT TERRITORY. (a) The
26 district is initially composed of the territory described by
27 Section 2 of the Act enacting this chapter.

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

5 (1) organization, existence, or validity;

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

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

10 (4) legality or operation.

11 Sec. 4026.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
12 All or any part of the area of the district is eligible to be
13 included in:

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

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

18 Sec. 4026.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
19 DISTRICTS LAW. Except as otherwise provided by this chapter,
20 Chapter 375, Local Government Code, applies to the district.

21 Sec. 4026.0108. CONSTRUCTION OF CHAPTER. This chapter
22 shall be liberally construed in conformity with the findings and
23 purposes stated in this chapter.

24 SUBCHAPTER B. BOARD OF DIRECTORS

25 Sec. 4026.0201. GOVERNING BODY; TERMS. (a) The district is
26 governed by a board of five elected directors who serve staggered
27 terms of four years.

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

Sec. 4026.0202. 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.

(c) Sections 375.069 and 375.070, Local Government Code, do not apply to the board.

Sec. 4026.0203. INITIAL DIRECTORS. (a) The initial board consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Clay Roby</u>
<u>2</u>	<u>Jimmy O'Neal</u>
<u>3</u>	<u>Dan White</u>
<u>4</u>	<u>Joe Smolinski</u>
<u>5</u>	<u>Jason Moore</u>

(b) Of the initial directors, the terms of directors appointed for positions one through three expire June 1, 2027, and the terms of directors appointed for positions four and five expire June 1, 2029.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 4026.0301. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

1 Sec. 4026.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
2 district, using any money available to the district for the
3 purpose, may provide, design, construct, acquire, improve,
4 relocate, operate, maintain, or finance an improvement project or
5 service authorized under this chapter or Chapter 375, Local
6 Government Code, including a canal, waterway, bulkhead, or dock,
7 inside or outside the district's boundaries, that is necessary to,
8 incidental to, or in aid of the navigation of inland water for the
9 purposes of the district.

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

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

15 Sec. 4026.0303. NONPROFIT CORPORATION. (a) The board by
16 resolution may authorize the creation of a nonprofit corporation to
17 assist and act for the district in implementing a project or
18 providing a service authorized by this chapter.

19 (b) The nonprofit corporation:

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

23 (2) may implement any project and provide any service
24 authorized by this chapter.

25 (c) The board shall appoint the board of directors of the
26 nonprofit corporation. The board of directors of the nonprofit
27 corporation shall serve in the same manner as the board of directors

1 of a local government corporation created under Subchapter D,
2 Chapter 431, Transportation Code, except that a board member is not
3 required to reside in the district.

4 Sec. 4026.0304. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
5 The district may join and pay dues to a charitable or nonprofit
6 organization that performs a service or provides an activity
7 consistent with the furtherance of a district purpose.

8 Sec. 4026.0305. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
9 district may engage in activities that accomplish the economic
10 development purposes of the district.

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

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

16 (2) provide district personnel and services.

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

20 (1) Chapter 380, Local Government Code; and

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

22 Sec. 4026.0306. PARKING FACILITIES. (a) The district may
23 acquire, lease as lessor or lessee, construct, develop, own,
24 operate, and maintain parking facilities or a system of parking
25 facilities, including lots, garages, parking terminals, or other
26 structures or accommodations for parking motor vehicles off the
27 streets and related appurtenances.

1 (b) The district's parking facilities serve the public
2 purposes of the district and are owned, used, and held for a public
3 purpose even if leased or operated by a private entity for a term of
4 years.

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

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

10 Sec. 4026.0307. DISBURSEMENTS AND TRANSFERS OF MONEY. The
11 board by resolution shall establish the number of directors'
12 signatures and the procedure required for a disbursement or
13 transfer of district money.

14 Sec. 4026.0308. ADDING OR EXCLUDING LAND. Except as
15 provided by Section 4026.0309, the district may add or exclude land
16 in the manner provided by Subchapter J, Chapter 49, Water Code, or
17 by Subchapter H, Chapter 54, Water Code.

18 Sec. 4026.0309. DIVISION OF DISTRICT. (a) The district may
19 be divided into two or more new districts only if the district:

20 (1) has no outstanding bonded debt; and

21 (2) is not imposing ad valorem taxes.

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

25 (c) Any new district created by the division of the district
26 may not, at the time the new district is created, contain any land
27 outside the area described by Section 2 of the Act enacting this

1 chapter.

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

6 (e) An order dividing the district must:

7 (1) name each new district;

8 (2) include the metes and bounds description of the
9 territory of each new district;

10 (3) appoint initial directors for each new district;
11 and

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

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

19 (g) Municipal consent to the creation of the district and to
20 the inclusion of land in the district granted under Section
21 4026.0506 acts as municipal consent to the creation of any new
22 district created by the division of the district and to the
23 inclusion of land in the new district.

24 Sec. 4026.0310. NO EMINENT DOMAIN POWER. The district may
25 not exercise the power of eminent domain.

26 SUBCHAPTER D. ASSESSMENTS

27 Sec. 4026.0401. PETITION REQUIRED FOR FINANCING SERVICES

1 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
2 service or improvement project with assessments under this chapter
3 unless a written petition requesting that service or improvement
4 has been filed with the board.

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

9 Sec. 4026.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
10 The board by resolution may impose and collect an assessment for any
11 purpose authorized by this chapter in all or any part of the
12 district.

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

18 (1) are a first and prior lien against the property
19 assessed;

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

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

26 (c) The lien is effective from the date of the board's
27 resolution imposing the assessment until the date the assessment is

1 paid. The board may enforce the lien in the same manner that the
2 board may enforce an ad valorem tax lien against real property.

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

7 SUBCHAPTER E. TAXES AND BONDS

8 Sec. 4026.0501. TAX ELECTION REQUIRED. (a) The district
9 must hold an election in the manner provided by Chapter 49, Water
10 Code, or, if applicable, Chapter 375, Local Government Code, to
11 obtain voter approval before the district may impose an ad valorem
12 tax.

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

15 Sec. 4026.0502. OPERATION AND MAINTENANCE TAX. (a) If
16 authorized by a majority of the district voters voting at an
17 election under Section 4026.0501, the district may impose an
18 operation and maintenance tax on taxable property in the district
19 in the manner provided by Section 49.107, Water Code, for any
20 district purpose, including to:

21 (1) maintain and operate the district;

22 (2) construct or acquire improvements; or

23 (3) provide a service.

24 (b) The board shall determine the operation and maintenance
25 tax rate. The rate may not exceed the rate approved at the
26 election.

27 Sec. 4026.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE

1 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
2 terms determined by the board.

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

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

17 Sec. 4026.0504. BONDS SECURED BY REVENUE OR CONTRACT
18 PAYMENTS. The district may issue, without an election, bonds
19 secured by:

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

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

24 Sec. 4026.0505. BONDS SECURED BY AD VALOREM TAXES;
25 ELECTIONS. (a) If authorized at an election under Section
26 4026.0501, the district may issue bonds payable from ad valorem
27 taxes.

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

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

11 Sec. 4026.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The
12 board may not issue bonds until each municipality in whose
13 corporate limits or extraterritorial jurisdiction the district is
14 located has consented by ordinance or resolution to the creation of
15 the district and to the inclusion of land in the district as
16 required by applicable law.

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

19 SUBCHAPTER I. DISSOLUTION

20 Sec. 4026.0901. DISSOLUTION. (a) The board shall dissolve
21 the district on written petition filed with the board by the owners
22 of:

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

26 (2) at least two-thirds of the surface area of the
27 district, excluding roads, streets, highways, utility

1 rights-of-way, other public areas, and other property exempt from
2 assessment by the district according to the most recent certified
3 county property tax rolls.

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

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

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

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

14 (3) owns, operates, or maintains public works,
15 facilities, or improvements unless the district contracts with
16 another person for the ownership, operation, or maintenance of the
17 public works, facilities, or improvements.

18 (d) Sections [375.261](#), [375.262](#), and [375.264](#), Local
19 Government Code, do not apply to the district.

20 SECTION 2. The Reserve Municipal Management District
21 initially includes all territory contained in the following area:

22 BEGINNING, at the west line of Matlock Road having a Texas State
23 Plane Coordinate System, NAD 83, North Central Zone (4202) grid
24 coordinate of North 6,892,348.42, East 2,400,693.84;

25 THENCE, South 29 degrees, 55 minutes, 44.23 seconds East, a
26 distance of 567.590 feet to a point for corner;

27 THENCE, South 33 degrees, 06 minutes, 30.23 seconds East, a

1 distance of 90.140 feet to a point for corner;
2 THENCE, South 29 degrees, 55 minutes, 43.23 seconds East, a
3 distance of 85.000 feet to a point for corner; said point being the
4 beginning of a curve to the right;
5 THENCE, Along said curve, having a central angle of 30 degrees, 33
6 minutes, 43.20 seconds, a radius of 995.000 feet, a chord bearing
7 and distance of South 14 degrees, 38 minutes, 52.23 seconds East,
8 524.470 feet, an arc distance of 530.740 feet to a point at the end
9 of said curve;
10 THENCE, South 00 degrees, 38 minutes, 00.77 seconds West, a
11 distance of 129.510 feet to a point for corner; said point being the
12 beginning of a non-tangent curve to the left;
13 THENCE, Along said curve, having a central angle of 110 degrees, 30
14 minutes, 03.96 seconds, a radius of 115.000 feet, a chord bearing
15 and distance of South 05 degrees, 13 minutes, 08.77 seconds West,
16 188.980 feet, an arc distance of 221.790 feet to a point at the end
17 of said curve;
18 THENCE, South 29 degrees, 51 minutes, 36.23 seconds East, a
19 distance of 78.956 feet to a point for corner; said point being the
20 beginning of a non-tangent curve to the left;
21 THENCE, Along said curve, having a central angle of 18 degrees, 08
22 minutes, 03.84 seconds, a radius of 1105.000 feet, a chord bearing
23 and distance of South 20 degrees, 37 minutes, 21.23 seconds East,
24 348.280 feet, an arc distance of 349.738 feet to a point at the end
25 of said curve;
26 THENCE, South 29 degrees, 41 minutes, 23.23 seconds East, a
27 distance of 177.850 feet to a point for corner; said point being the

1 beginning of a non-tangent curve to the right;
2 THENCE, Along said curve, having a central angle of 5 degrees, 07
3 minutes, 57.36 seconds, a radius of 500.610 feet, a chord bearing
4 and distance of South 27 degrees, 07 minutes, 18.23 seconds East,
5 44.830 feet, an arc distance of 44.845 feet to a point at the end of
6 said curve; said point being the beginning of a non-tangent curve to
7 the left;
8 THENCE, Along said curve, having a central angle of 6 degrees, 22
9 minutes, 12.72 seconds, a radius of 527.610 feet, a chord bearing
10 and distance of South 27 degrees, 44 minutes, 32.23 seconds East,
11 58.630 feet, an arc distance of 58.660 feet to a point at the end of
12 said curve;
13 THENCE, South 29 degrees, 41 minutes, 27.23 seconds East, a
14 distance of 81.270 feet to a point for corner; said point being the
15 beginning of a non-tangent curve to the right;
16 THENCE, Along said curve, having a central angle of 88 degrees, 46
17 minutes, 15.60 seconds, a radius of 58.000 feet, a chord bearing and
18 distance of South 14 degrees, 41 minutes, 29.77 seconds West,
19 81.140 feet, an arc distance of 89.862 feet to a point at the end of
20 said curve;
21 THENCE, South 59 degrees, 04 minutes, 23.77 seconds West, a
22 distance of 1606.253 feet to a point for corner;
23 THENCE, North 75 degrees, 40 minutes, 33.00 seconds West, a
24 distance of 36.018 feet to a point for corner;
25 THENCE, North 30 degrees, 28 minutes, 34.00 seconds West, a
26 distance of 25.140 feet to a point for corner;
27 THENCE, North 30 degrees, 22 minutes, 19.00 seconds West, a

1 distance of 51.590 feet to a point for corner; said point being the
2 beginning of a non-tangent curve to the left;
3 THENCE, Along said curve, having a central angle of 17 degrees, 48
4 minutes, 18.00 seconds, a radius of 914.000 feet, a chord bearing
5 and distance of North 39 degrees, 17 minutes, 25.00 seconds West,
6 282.890 feet, an arc distance of 284.031 feet to a point at the end
7 of said curve; said point being the beginning of a compound curve to
8 the left;
9 THENCE, Along said curve, having a central angle of 30 degrees, 33
10 minutes, 24.84 seconds, a radius of 914.000 feet, a chord bearing
11 and distance of North 63 degrees, 28 minutes, 16.85 seconds West,
12 481.697 feet, an arc distance of 487.454 feet to a point at the end
13 of said curve;
14 THENCE, North 29 degrees, 15 minutes, 04.00 seconds West, a
15 distance of 1147.565 feet to a point for corner;
16 THENCE, North 29 degrees, 26 minutes, 33.00 seconds West, a
17 distance of 839.410 feet to a point for corner;
18 THENCE, North 30 degrees, 07 minutes, 05.99 seconds West, a
19 distance of 667.664 feet to a point for corner;
20 THENCE, North 30 degrees, 07 minutes, 05.00 seconds West, a
21 distance of 599.046 feet to a point for corner;
22 THENCE, North 59 degrees, 34 minutes, 19.00 seconds East, a
23 distance of 602.393 feet to a point for corner; said point being the
24 beginning of a non-tangent curve to the right;
25 THENCE, Along said curve, having a central angle of 46 degrees, 33
26 minutes, 12.60 seconds, a radius of 145.000 feet, a chord bearing
27 and distance of North 82 degrees, 50 minutes, 53.00 seconds East,

1 114.600 feet, an arc distance of 117.814 feet to a point at the end
2 of said curve;
3 THENCE, South 73 degrees, 44 minutes, 12.00 seconds East, a
4 distance of 164.490 feet to a point for corner; said point being the
5 beginning of a non-tangent curve to the right;
6 THENCE, Along said curve, having a central angle of 14 degrees, 56
7 minutes, 32.64 seconds, a radius of 785.370 feet, a chord bearing
8 and distance of South 66 degrees, 04 minutes, 21.00 seconds East,
9 204.240 feet, an arc distance of 204.820 feet to a point at the end
10 of said curve;
11 THENCE, North 28 degrees, 27 minutes, 50.00 seconds East, a
12 distance of 339.780 feet to a point for corner;
13 THENCE, North 74 degrees, 40 minutes, 12.00 seconds East, a
14 distance of 20.780 feet to a point for corner; said point being the
15 beginning of a non-tangent curve to the right;
16 THENCE, Along said curve, having a central angle of 11 degrees, 33
17 minutes, 58.68 seconds, a radius of 1140.000 feet, a chord bearing
18 and distance of South 52 degrees, 57 minutes, 45.68 seconds East,
19 229.741 feet, an arc distance of 230.132 feet to a point at the end
20 of said curve;
21 THENCE, South 47 degrees, 10 minutes, 47.17 seconds East, a
22 distance of 302.870 feet to a point for corner; said point being the
23 beginning of a non-tangent curve to the left;
24 THENCE, Along said curve, having a central angle of 50 degrees, 36
25 minutes, 33.84 seconds, a radius of 1060.000 feet, a chord bearing
26 and distance of South 72 degrees, 29 minutes, 03.06 seconds East,
27 906.156 feet, an arc distance of 936.299 feet to a point at the end

1 of said curve;

2 THENCE, South 06 degrees, 24 minutes, 37.23 seconds East, a
3 distance of 73.347 feet to a point for corner; said point being the
4 beginning of a non-tangent curve to the left;

5 THENCE, Along said curve, having a central angle of 23 degrees, 41
6 minutes, 22.20 seconds, a radius of 115.000 feet, a chord bearing
7 and distance of South 18 degrees, 15 minutes, 09.23 seconds East,
8 47.210 feet, an arc distance of 47.548 feet to a point at the end of
9 said curve;

10 THENCE, South 30 degrees, 06 minutes, 00.23 seconds East, a
11 distance of 218.970 feet to a point for corner;

12 THENCE, North 60 degrees, 04 minutes, 59.77 seconds East, a
13 distance of 348.680 feet to the POINT OF BEGINNING;

14 CONTAINING: 7,564,921 square feet or 173.667 acres of land, more or
15 less.

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

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

26 (c) The Texas Commission on Environmental Quality has filed
27 its recommendations relating to this Act with the governor,

1 lieutenant governor, and speaker of the house of representatives
2 within the required time.

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

7 SECTION 4. This Act takes effect immediately if it receives
8 a vote of two-thirds of all the members elected to each house, as
9 provided by Section 39, Article III, Texas Constitution. If this
10 Act does not receive the vote necessary for immediate effect, this
11 Act takes effect September 1, 2025.