

1-1 By: Cole (Senate Sponsor - Zaffirini) H.B. No. 5677
 1-2 (In the Senate - Received from the House May 19, 2025;
 1-3 May 21, 2025, read first time and referred to Committee on Local
 1-4 Government; May 23, 2025, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 6, Nays 0, 1
 1-6 present not voting; May 23, 2025, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8 Bettencourt	X			
1-9 Middleton				X
1-10 Cook	X			
1-11 Gutierrez	X			
1-12 Nichols	X			
1-13 Paxton	X			
1-14 West	X			

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 5677 By: Cook

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

1-19 relating to the creation of the Pura Vida Municipal Management
 1-20 District No. 1; providing authority to issue bonds; providing
 1-21 authority to impose assessments, fees, and taxes; granting a
 1-22 limited power of 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 4013 to read as follows:

1-26 CHAPTER 4013. PURA VIDA MUNICIPAL MANAGEMENT DISTRICT NO. 1

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 4013.0101. DEFINITIONS. In this chapter:

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

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

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

1-32 (4) "District" means the Pura Vida Municipal
 1-33 Management District No. 1.

1-34 Sec. 4013.0102. NATURE OF DISTRICT. The Pura Vida
 1-35 Municipal Management District No. 1 is a special district created
 1-36 under Section 59, Article XVI, Texas Constitution.

1-37 Sec. 4013.0103. 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. 4013.0104. 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

2-1 III, and Section 59, Article XVI, Texas Constitution, and other
2-2 powers granted under this chapter.

2-3 (b) The district is created to serve a public use and
2-4 benefit.

2-5 (c) The creation of the district is in the public interest
2-6 and is essential to further the public purposes of:

2-7 (1) developing and diversifying the economy of the
2-8 state;

2-9 (2) eliminating unemployment and underemployment; and

2-10 (3) developing or expanding transportation and
2-11 commerce.

2-12 (d) The district will:

2-13 (1) promote the health, safety, and general welfare of
2-14 residents, employers, potential employees, employees, visitors,
2-15 and consumers in the district, and of the public;

2-16 (2) provide needed funding for the district to
2-17 preserve, maintain, and enhance the economic health and vitality of
2-18 the district territory as a community and business center;

2-19 (3) promote the health, safety, welfare, and enjoyment
2-20 of the public by providing pedestrian ways and by landscaping and
2-21 developing certain areas in the district, which are necessary for
2-22 the restoration, preservation, and enhancement of scenic beauty;
2-23 and

2-24 (4) provide for water, wastewater, drainage, road, and
2-25 recreational facilities for the district.

2-26 (e) Pedestrian ways along or across a street, whether at
2-27 grade or above or below the surface, and street lighting, street
2-28 landscaping, parking, and street art objects are parts of and
2-29 necessary components of a street and are considered to be a street
2-30 or road improvement.

2-31 (f) The district will not act as the agent or
2-32 instrumentality of any private interest even though the district
2-33 will benefit many private interests as well as the public.

2-34 Sec. 4013.0105. INITIAL DISTRICT TERRITORY. (a) The
2-35 district is initially composed of the territory described by
2-36 Section 2 of the Act enacting this chapter.

2-37 (b) The boundaries and field notes contained in Section 2 of
2-38 the Act enacting this chapter form a closure. A mistake in the
2-39 field notes or in copying the field notes in the legislative process
2-40 does not affect the district's:

2-41 (1) organization, existence, or validity;

2-42 (2) right to issue any type of bonds for the purposes
2-43 for which the district is created or to pay the principal of and
2-44 interest on the bonds;

2-45 (3) right to impose or collect an assessment or tax; or

2-46 (4) legality or operation.

2-47 Sec. 4013.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
2-48 All or any part of the area of the district is eligible to be
2-49 included in:

2-50 (1) a tax increment reinvestment zone created under
2-51 Chapter 311, Tax Code; or

2-52 (2) a tax abatement reinvestment zone created under
2-53 Chapter 312, Tax Code.

2-54 Sec. 4013.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-55 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-56 Chapter 375, Local Government Code, applies to the district.

2-57 Sec. 4013.0108. CONSTRUCTION OF CHAPTER. This chapter
2-58 shall be liberally construed in conformity with the findings and
2-59 purposes stated in this chapter.

2-60 SUBCHAPTER B. BOARD OF DIRECTORS

2-61 Sec. 4013.0201. GOVERNING BODY; TERMS. (a) The district is
2-62 governed by a board of five elected directors who serve staggered
2-63 terms of four years.

2-64 (b) Directors are elected in the manner provided by
2-65 Subchapter D, Chapter 49, Water Code.

2-66 Sec. 4013.0202. COMPENSATION; EXPENSES. (a) The district
2-67 may compensate each director in an amount not to exceed \$150 for
2-68 each board meeting. The total amount of compensation for each
2-69 director in one year may not exceed \$7,200.

3-1 (b) A director is entitled to reimbursement for necessary
3-2 and reasonable expenses incurred in carrying out the duties and
3-3 responsibilities of the board.

3-4 (c) Sections 375.069 and 375.070, Local Government Code, do
3-5 not apply to the board.

3-6 Sec. 4013.0203. TEMPORARY DIRECTORS. (a) On or after the
3-7 effective date of the Act enacting this chapter, the owner or owners
3-8 of a majority of the assessed value of the real property in the
3-9 district according to the most recent certified county tax
3-10 appraisal roll may submit a petition to the Texas Commission on
3-11 Environmental Quality requesting that the commission appoint as
3-12 temporary directors the five persons named in the petition. The
3-13 commission shall appoint as temporary directors the five persons
3-14 named in the petition.

3-15 (b) The temporary or successor temporary directors shall
3-16 hold an election to elect five permanent directors as provided by
3-17 Section 4013.0201.

3-18 (c) Temporary directors serve until the earlier of:

3-19 (1) the date permanent directors are elected under
3-20 Subsection (b); or

3-21 (2) the fourth anniversary of the effective date of
3-22 the Act enacting this chapter.

3-23 (d) If permanent directors have not been elected under
3-24 Subsection (b) and the terms of the temporary directors have
3-25 expired, successor temporary directors shall be appointed or
3-26 reappointed as provided by Subsection (e) to serve terms that
3-27 expire on the earlier of:

3-28 (1) the date permanent directors are elected under
3-29 Subsection (b); or

3-30 (2) the fourth anniversary of the date of the
3-31 appointment or reappointment.

3-32 (e) If Subsection (d) applies, the owner or owners of a
3-33 majority of the assessed value of the real property in the district
3-34 according to the most recent certified county tax appraisal roll
3-35 may submit a petition to the Texas Commission on Environmental
3-36 Quality requesting that the commission appoint as successor
3-37 temporary directors the five persons named in the petition. The
3-38 commission shall appoint as successor temporary directors the five
3-39 persons named in the petition.

3-40 SUBCHAPTER C. POWERS AND DUTIES

3-41 Sec. 4013.0301. GENERAL POWERS AND DUTIES. The district
3-42 has the powers and duties necessary to accomplish the purposes for
3-43 which the district is created.

3-44 Sec. 4013.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
3-45 district, using any money available to the district for the
3-46 purpose, may provide, design, construct, acquire, improve,
3-47 relocate, operate, maintain, or finance an improvement project or
3-48 service authorized under this chapter or Chapter 375, Local
3-49 Government Code.

3-50 (b) The district may contract with a governmental or private
3-51 entity to carry out an action under Subsection (a).

3-52 (c) The implementation of a district project or service is a
3-53 governmental function or service for the purposes of Chapter 791,
3-54 Government Code.

3-55 Sec. 4013.0303. NONPROFIT CORPORATION. (a) The board by
3-56 resolution may authorize the creation of a nonprofit corporation to
3-57 assist and act for the district in implementing a project or
3-58 providing a service authorized by this chapter.

3-59 (b) The nonprofit corporation:

3-60 (1) has each power of and is considered to be a local
3-61 government corporation created under Subchapter D, Chapter 431,
3-62 Transportation Code; and

3-63 (2) may implement any project and provide any service
3-64 authorized by this chapter.

3-65 (c) The board shall appoint the board of directors of the
3-66 nonprofit corporation. The board of directors of the nonprofit
3-67 corporation shall serve in the same manner as the board of directors
3-68 of a local government corporation created under Subchapter D,
3-69 Chapter 431, Transportation Code, except that a board member is not

4-1 required to reside in the district.

4-2 Sec. 4013.0304. LAW ENFORCEMENT SERVICES. To protect the
 4-3 public interest, the district may contract with a qualified party,
 4-4 including the city, to provide additional law enforcement services
 4-5 in the district for a fee.

4-6 Sec. 4013.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
 4-7 The district may join and pay dues to a charitable or nonprofit
 4-8 organization that performs a service or provides an activity
 4-9 consistent with the furtherance of a district purpose.

4-10 Sec. 4013.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
 4-11 district may engage in activities that accomplish the economic
 4-12 development purposes of the district.

4-13 (b) The district may establish and provide for the
 4-14 administration of one or more programs to promote state or local
 4-15 economic development and to stimulate business and commercial
 4-16 activity in the district, including programs to:

4-17 (1) make loans and grants of public money; and

4-18 (2) provide district personnel and services.

4-19 (c) The district may create economic development programs
 4-20 and exercise the economic development powers provided to
 4-21 municipalities by:

4-22 (1) Chapter 380, Local Government Code; and

4-23 (2) Subchapter A, Chapter 1509, Government Code.

4-24 Sec. 4013.0307. PARKING FACILITIES. (a) The district may
 4-25 acquire, lease as lessor or lessee, construct, develop, own,
 4-26 operate, and maintain parking facilities or a system of parking
 4-27 facilities, including lots, garages, parking terminals, or other
 4-28 structures or accommodations for parking motor vehicles off the
 4-29 streets and related appurtenances.

4-30 (b) The district's parking facilities serve the public
 4-31 purposes of the district and are owned, used, and held for a public
 4-32 purpose even if leased or operated by a private entity for a term of
 4-33 years.

4-34 (c) The district's parking facilities are parts of and
 4-35 necessary components of a street and are considered to be a street
 4-36 or road improvement.

4-37 (d) The development and operation of the district's parking
 4-38 facilities may be considered an economic development program.

4-39 Sec. 4013.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 4-40 board by resolution shall establish the number of directors'
 4-41 signatures and the procedure required for a disbursement or
 4-42 transfer of district money.

4-43 Sec. 4013.0309. ADDING OR EXCLUDING LAND. Except as
 4-44 provided by Section 4013.0310, the district may add or exclude land
 4-45 in the manner provided by Subchapter J, Chapter 49, Water Code, or
 4-46 by Subchapter H, Chapter 54, Water Code.

4-47 Sec. 4013.0310. DIVISION OF DISTRICT. (a) The district may
 4-48 be divided into two or more new districts only if the district:

4-49 (1) has no outstanding bonded debt; and

4-50 (2) is not imposing ad valorem taxes.

4-51 (b) This chapter applies to any new district created by the
 4-52 division of the district, and a new district has all the powers and
 4-53 duties of the district.

4-54 (c) Any new district created by the division of the district
 4-55 may not, at the time the new district is created, contain any land
 4-56 outside the area described by Section 2 of the Act enacting this
 4-57 chapter.

4-58 (d) The board, on its own motion or on receipt of a petition
 4-59 signed by the owner or owners of a majority of the assessed value of
 4-60 the real property in the district, may adopt an order dividing the
 4-61 district.

4-62 (e) An order dividing the district must:

4-63 (1) name each new district;

4-64 (2) include the metes and bounds description of the
 4-65 territory of each new district;

4-66 (3) appoint initial directors for each new district;
 4-67 and

4-68 (4) provide for the division of assets and liabilities
 4-69 between or among the new districts.

5-1 (f) On or before the 30th day after the date of adoption of
 5-2 an order dividing the district, the district shall file the order
 5-3 with the Texas Commission on Environmental Quality and record the
 5-4 order in the real property records of each county in which the
 5-5 district is located.

5-6 (g) Any new district created by the division of the district
 5-7 must hold an election as required by this chapter to obtain voter
 5-8 approval before the district may impose a maintenance tax or issue
 5-9 bonds payable wholly or partly from ad valorem taxes.

5-10 (h) Municipal consent to the creation of the district and to
 5-11 the inclusion of land in the district granted under Section
 5-12 4013.0506 acts as municipal consent to the creation of any new
 5-13 district created by the division of the district and to the
 5-14 inclusion of land in the new district.

5-15 Sec. 4013.0311. EMINENT DOMAIN. Subject to the limitations
 5-16 provided by Section 54.209, Water Code, the district may exercise
 5-17 the power of eminent domain in the manner provided by Section
 5-18 49.222, Water Code.

5-19 SUBCHAPTER D. ASSESSMENTS

5-20 Sec. 4013.0401. PETITION REQUIRED FOR FINANCING SERVICES
 5-21 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
 5-22 service or improvement project with assessments under this chapter
 5-23 unless a written petition requesting that service or improvement
 5-24 has been filed with the board.

5-25 (b) A petition filed under Subsection (a) must be signed by
 5-26 the owners of a majority of the assessed value of real property in
 5-27 the district subject to assessment according to the most recent
 5-28 certified county tax appraisal roll.

5-29 Sec. 4013.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
 5-30 The board by resolution may impose and collect an assessment for any
 5-31 purpose authorized by this chapter in all or any part of the
 5-32 district.

5-33 (b) An assessment, a reassessment, or an assessment
 5-34 resulting from an addition to or correction of the assessment roll
 5-35 by the district, penalties and interest on an assessment or
 5-36 reassessment, an expense of collection, and reasonable attorney's
 5-37 fees incurred by the district:

5-38 (1) are a first and prior lien against the property
 5-39 assessed;

5-40 (2) are superior to any other lien or claim other than
 5-41 a lien or claim for county, school district, or municipal ad valorem
 5-42 taxes; and

5-43 (3) are the personal liability of and a charge against
 5-44 the owners of the property even if the owners are not named in the
 5-45 assessment proceedings.

5-46 (c) The lien is effective from the date of the board's
 5-47 resolution imposing the assessment until the date the assessment is
 5-48 paid. The board may enforce the lien in the same manner that the
 5-49 board may enforce an ad valorem tax lien against real property.

5-50 (d) The board may make a correction to or deletion from the
 5-51 assessment roll that does not increase the amount of assessment of
 5-52 any parcel of land without providing notice and holding a hearing in
 5-53 the manner required for additional assessments.

5-54 SUBCHAPTER E. TAXES AND BONDS

5-55 Sec. 4013.0501. TAX ELECTION REQUIRED. (a) The district
 5-56 must hold an election in the manner provided by Chapter 49, Water
 5-57 Code, or, if applicable, Chapter 375, Local Government Code, to
 5-58 obtain voter approval before the district may impose an ad valorem
 5-59 tax.

5-60 (b) Section 375.243, Local Government Code, does not apply
 5-61 to the district.

5-62 Sec. 4013.0502. OPERATION AND MAINTENANCE TAX. (a) If
 5-63 authorized by a majority of the district voters voting at an
 5-64 election under Section 4013.0501, the district may impose an
 5-65 operation and maintenance tax on taxable property in the district
 5-66 in the manner provided by Section 49.107, Water Code, for any
 5-67 district purpose, including to:

5-68 (1) maintain and operate the district;

5-69 (2) construct or acquire improvements; or

6-1 (3) provide a service.

6-2 (b) The board shall determine the operation and maintenance
6-3 tax rate. The rate may not exceed the rate approved at the
6-4 election.

6-5 Sec. 4013.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
6-6 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
6-7 terms determined by the board.

6-8 (b) The district may issue, by public or private sale,
6-9 bonds, notes, or other obligations payable wholly or partly from ad
6-10 valorem taxes, assessments, impact fees, revenue, contract
6-11 payments, grants, or other district money, or any combination of
6-12 those sources of money, to pay for any authorized district purpose.

6-13 (c) The limitation on the outstanding principal amount of
6-14 bonds, notes, or other obligations provided by Section 49.4645,
6-15 Water Code, does not apply to the district.

6-16 Sec. 4013.0504. BONDS SECURED BY REVENUE OR CONTRACT
6-17 PAYMENTS. The district may issue, without an election, bonds
6-18 secured by:

6-19 (1) revenue other than ad valorem taxes, including
6-20 contract revenues; or

6-21 (2) contract payments, provided that the requirements
6-22 of Section 49.108, Water Code, have been met.

6-23 Sec. 4013.0505. BONDS SECURED BY AD VALOREM TAXES;
6-24 ELECTIONS. (a) If authorized at an election under Section
6-25 4013.0501, the district may issue bonds payable from ad valorem
6-26 taxes.

6-27 (b) At the time the district issues bonds payable wholly or
6-28 partly from ad valorem taxes, the board shall provide for the annual
6-29 imposition of a continuing direct annual ad valorem tax, without
6-30 limit as to rate or amount, for each year that all or part of the
6-31 bonds are outstanding as required and in the manner provided by
6-32 Sections 54.601 and 54.602, Water Code.

6-33 (c) All or any part of any facilities or improvements that
6-34 may be acquired by a district by the issuance of its bonds may be
6-35 submitted as a single proposition or as several propositions to be
6-36 voted on at the election.

6-37 Sec. 4013.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The
6-38 board may not issue bonds until each municipality in whose
6-39 corporate limits or extraterritorial jurisdiction the district is
6-40 located has consented by ordinance or resolution to the creation of
6-41 the district and to the inclusion of land in the district as
6-42 required by applicable law.

6-43 (b) This section applies only to the district's first
6-44 issuance of bonds payable from ad valorem taxes.

6-45 SUBCHAPTER F. SALES AND USE TAX

6-46 Sec. 4013.0601. MEANINGS OF WORDS AND PHRASES. A word or
6-47 phrase used in this subchapter that is defined by Chapter 151 or
6-48 321, Tax Code, has the meaning assigned by Chapter 151 or 321, Tax
6-49 Code.

6-50 Sec. 4013.0602. APPLICABILITY OF CERTAIN TAX CODE
6-51 PROVISIONS. (a) The provisions of Subchapters C, D, E, and F,
6-52 Chapter 323, Tax Code, relating to county sales and use taxes apply
6-53 to the application, collection, and administration of a sales and
6-54 use tax imposed under this subchapter to the extent consistent with
6-55 this chapter, as if references in Chapter 323, Tax Code, to a county
6-56 referred to the district and references to a commissioners court
6-57 referred to the board.

6-58 (b) Sections 323.401-323.404 and 323.505, Tax Code, do not
6-59 apply to a tax imposed under this subchapter.

6-60 Sec. 4013.0603. AUTHORIZATION; ELECTION. (a) The district
6-61 shall adopt, reduce, or repeal the sales and use tax authorized by
6-62 this subchapter at an election in which a majority of the voters of
6-63 the district voting in the election approve the adoption,
6-64 reduction, or repeal of the tax, as applicable.

6-65 (b) The board by order shall call an election to adopt,
6-66 reduce, or repeal a sales and use tax. The election shall be held on
6-67 the first authorized uniform election date that occurs after the
6-68 time required by Section 3.005, Election Code.

6-69 (c) The district shall provide notice of the election and

7-1 shall hold the election in the manner prescribed by Chapter 54,
7-2 Water Code, for bond elections for municipal utility districts.

7-3 (d) The ballots shall be printed to provide for voting for
7-4 or against the following appropriate proposition:

7-5 (1) "Adoption of a ___ percent district sales and use
7-6 tax in the district";

7-7 (2) "Reduction of the district sales and use tax in the
7-8 district from ___ percent to ___ percent"; or

7-9 (3) "Repeal of the district sales and use tax in the
7-10 district."

7-11 Sec. 4013.0604. EFFECTIVE DATE OF TAX. A tax imposed under
7-12 this subchapter or the repeal or reduction of a tax under this
7-13 subchapter takes effect on the first day of the first calendar
7-14 quarter that occurs after the date the comptroller receives the
7-15 copy of the resolution as required by Section 323.405(b), Tax Code.

7-16 Sec. 4013.0605. SALES AND USE TAX RATE. (a) On adoption
7-17 of the tax authorized by this subchapter, there is imposed a tax of
7-18 two percent, or the maximum rate at which the combined tax rate of
7-19 all local sales and use taxes in any location in the district does
7-20 not exceed two percent, on the receipts from the sale at retail of
7-21 taxable items in the district, and an excise tax on the use,
7-22 storage, or other consumption in the district of taxable items
7-23 purchased, leased, or rented from a retailer in the district during
7-24 the period that the tax is in effect.

7-25 (b) The rate of the excise tax is the same as the rate of the
7-26 sales tax portion of the tax and is applied to the sales price of the
7-27 taxable item.

7-28 Sec. 4013.0606. EXAMINATION AND RECEIPT OF
7-29 INFORMATION. The district may examine and receive information
7-30 related to the imposition of a sales and use tax to the same extent
7-31 as if the district were a municipality.

7-32 Sec. 4013.0607. ALTERNATIVE METHOD OF IMPOSITION.
7-33 Notwithstanding any other provision of this subchapter, the
7-34 district may impose the sales and use tax as provided by Subchapter
7-35 F, Chapter 383, Local Government Code, instead of as provided by the
7-36 other provisions of this subchapter.

7-37 SUBCHAPTER I. DISSOLUTION

7-38 Sec. 4013.0901. DISSOLUTION. (a) The board shall dissolve
7-39 the district on written petition filed with the board by the owners
7-40 of:

7-41 (1) at least two-thirds of the assessed value of the
7-42 property subject to assessment by the district based on the most
7-43 recent certified county property tax rolls; or

7-44 (2) at least two-thirds of the surface area of the
7-45 district, excluding roads, streets, highways, utility
7-46 rights-of-way, other public areas, and other property exempt from
7-47 assessment by the district according to the most recent certified
7-48 county property tax rolls.

7-49 (b) The board by majority vote may dissolve the district at
7-50 any time.

7-51 (c) The district may not be dissolved by its board under
7-52 Subsection (a) or (b) if the district:

7-53 (1) has any outstanding bonded indebtedness until that
7-54 bonded indebtedness has been repaid or defeased in accordance with
7-55 the order or resolution authorizing the issuance of the bonds;

7-56 (2) has a contractual obligation to pay money until
7-57 that obligation has been fully paid in accordance with the
7-58 contract; or

7-59 (3) owns, operates, or maintains public works,
7-60 facilities, or improvements unless the district contracts with
7-61 another person for the ownership, operation, or maintenance of the
7-62 public works, facilities, or improvements.

7-63 (d) Sections 375.261, 375.262, and 375.264, Local
7-64 Government Code, do not apply to the district.

7-65 SECTION 2. The Pura Vida Municipal Management District
7-66 No. 1 initially includes all territory contained in the following
7-67 area:

7-68 211.348 ACRES LAND OUT THE WILLIAM LEWIS, SR. SURVEY,
7-69 ABSTRACT NO. 479 AND THE AUGUSTAS KINCHELOE SURVEY NUMBER 2,

8-1 ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS, BEING ALL OR A PORTION OF
8-2 THE FOLLOWING EIGHT (8) TRACTS:
8-3 TRACT 1: A 70.887 ACRE PORTION OF THAT CERTAIN 141.321 ACRE
8-4 TRACT CALLED FIRST TRACT CONVEYED TO MUSTANG RIDGE, LLC BY DEED
8-5 RECORDED IN DOCUMENT NUMBER 2019142513, OFFICIAL PUBLIC RECORDS
8-6 TRAVIS COUNTY, TEXAS;
8-7 TRACT 2: ALL OF THAT CERTAIN 23.625 ACRE TRACT DESCRIBED IN A
8-8 DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2020003359,
8-9 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
8-10 TRACT 3: ALL OF THAT CERTAIN 0.892 ACRE TRACT CALLED SECOND
8-11 TRACT DESCRIBED IN A DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT
8-12 NUMBER 2019142513, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS;
8-13 TRACT 4: ALL OF THAT CERTAIN 19.283 ACRE TRACT DESCRIBED IN A
8-14 DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2023073358,
8-15 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
8-16 TRACT 5: ALL OF THAT CERTAIN 2.986 ACRE TRACT DESCRIBED IN A
8-17 DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2022052056,
8-18 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
8-19 TRACT 6: ALL OF THAT CERTAIN 16.383 ACRE TRACT DESCRIBED IN A
8-20 DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2021040262,
8-21 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
8-22 TRACT 7: ALL OF THAT CERTAIN 74.555 ACRE TRACT, CALLED 74.557
8-23 ACRES, DESCRIBED IN A DEED TO MUSTANG RIDGE, LLC RECORDED IN
8-24 DOCUMENT NUMBER 2022039968 OFFICIAL PUBLIC RECORDS OF TRAVIS
8-25 COUNTY, TEXAS;
8-26 TRACT 8: ALL OF THAT CERTAIN 2.737 ACRE TRACT DESCRIBED IN A
8-27 DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2020099394,
8-28 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
8-29 THE SAID 211.348 ACRES BEING MORE PARTICULARLY DESCRIBED BY
8-30 METES AND BOUNDS AS FOLLOWS:
8-31 BEGINNING AT A 1/2 INCH DIAMETER STEEL PIN FOUND WITH CAP
8-32 MARKED LENZ & ASSOC ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY
8-33 183 AT THE NORTHERLY MOST CORNER OF THE SAID TRACT 3;
8-34 THENCE, S 04°08'59" E, A DISTANCE OF 1924.31 FEET ALONG THE
8-35 WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183, THE SAME BEING THE EAST
8-36 LINE OF THE SAID TRACT 3, TRACT 2 AND TRACT 6, TO A 1/2 INCH DIAMETER
8-37 STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC AT THE SOUTHEAST CORNER
8-38 OF THE SAID TRACT 6;
8-39 THENCE, S 85°47'49" W, A DISTANCE OF 825.12 FEET TO A 1/2 INCH
8-40 DIAMETER STEEL PIN FOUND WITH CAP MARKED HINKLE AT THE SOUTHWEST
8-41 CORNER OF THE SAID TRACT 6, THE SAME BEING THE SOUTHEAST CORNER OF
8-42 THE SAID TRACT 5;
8-43 THENCE S 71°51'32" W, A DISTANCE OF 668.21 FEET TO A COMPUTED
8-44 POINT AT THE SOUTHWEST CORNER OF THE SAID TRACT 5 ON THE NORTHEAST
8-45 LINE OF THE SAID TRACT 7;
8-46 THENCE, S 47°08'40" E, A DISTANCE OF 630.54 FEET TO A 1/2 INCH
8-47 DIAMETER STEEL IN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF F.M.
8-48 HIGHWAY 1327 AT THE SOUTHEAST CORNER OF THE SAID TRACT 7;
8-49 THENCE, S 73°47'17" W, A DISTANCE OF 1483.54 FEET ALONG THE
8-50 NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1327 TO A COMPUTED POINT AT
8-51 AN EXTERIOR CORNER OF THE SAID TRACT 7;
8-52 THENCE, N 47°25'48" W, A DISTANCE OF 478.19 FEET TO A 1/2 INCH
8-53 DIAMETER STEEL PIN FOUND AT AN INTERIOR CORNER OF THE SAID TRACT 7;
8-54 THENCE, S 42°24'52" W, A DISTANCE OF 313.00 FEET TO A 1/2 INCH
8-55 DIAMETER STEEL PIN FOUND AT AN EXTERIOR CORNER OF THE SAID TRACT 7;
8-56 THENCE, N 62°17'17" W, A DISTANCE OF 1295.87 FEET TO A 1/2 INCH
8-57 DIAMETER STEEL PIN FOUND AT THE MOST WESTERLY OR SOUTHWEST CORNER OF
8-58 THE SAID TRACT 7;
8-59 THENCE, N 28°02'48" E, A DISTANCE OF 1393.50 FEET TO A 1/2 INCH
8-60 DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC AT THE
8-61 NORTHWEST CORNER OF THE SAID TRACT 7, THE SAME BEING THE SOUTHWEST
8-62 CORNER OF THE SAID TRACT 8;
8-63 THENCE, N 27°41'52" E A DISTANCE OF 1635.14 FEET ALONG THE
8-64 WEST LINE OF THE SAID TRACT 8 AND TRACT 1, CROSSING THE SAID 141.321
8-65 ACRE MUSTANG RIDGE, LLC TRACT, TO A 1/2 INCH DIAMETER STEEL PIN
8-66 FOUND AT THE SOUTHWEST CORNER OF THE SAID TRACT 4;
8-67 THENCE, N 27°30'40" E, A DISTANCE OF 378.90 FEET TO A 1/2 INCH
8-68 DIAMETER STEEL PIN FOUND WITH CAP MARKED CHAPARRAL AT THE NORTHWEST
8-69 CORNER OF THE SAID TRACT 4;

