

1-1 By: Richardson (Senate Sponsor - Paxton) H.B. No. 5682
 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. 5682 By: West

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

1-19 relating to the creation of the Colmena Ranch Municipal Management
 1-20 District No. 1; granting a limited power of eminent domain;
 1-21 providing authority to issue bonds; providing authority to impose
 1-22 assessments and fees.

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 4019 to read as follows:

1-26 CHAPTER 4019. COLMENA RANCH MUNICIPAL MANAGEMENT DISTRICT NO. 1

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 4019.0101. DEFINITIONS. In this chapter:

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

1-30 (2) "County" means Collin County.

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

1-32 (4) "District" means the Colmena Ranch Municipal

1-33 Management District No. 1.

1-34 Sec. 4019.0102. NATURE OF DISTRICT. The Colmena Ranch
 1-35 Municipal Management District No. 1 is a special district created
 1-36 under Section 59, Article XVI, Texas Constitution.

1-37 Sec. 4019.0103. 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 political
 1-43 subdivisions to contract with the district, the legislature has
 1-44 established a program to accomplish the public purposes set out in
 1-45 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 county 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 county services provided in the
 1-56 district.

1-57 Sec. 4019.0104. 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. 4019.0105. 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

2-46 (4) legality or operation.

2-47 Sec. 4019.0106. 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. 4019.0107. 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. 4019.0108. 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. 4019.0201. 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. 4019.0202. 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. 4019.0203. INITIAL DIRECTORS. (a) The initial board
3-7 consists of the following directors:

Pos. No.	Name of Director
1	Eric Burton
2	Mike Alley
3	Jacob Thompson
4	Rodney Price
5	David Medis

3-14 (b) Of the initial directors, the terms of directors
3-15 appointed for positions one through three expire June 1, 2027, and
3-16 the terms of directors appointed for positions four and five expire
3-17 June 1, 2029.

3-18 SUBCHAPTER C. POWERS AND DUTIES

3-19 Sec. 4019.0301. GENERAL POWERS AND DUTIES. The district
3-20 has the powers and duties necessary to accomplish the purposes for
3-21 which the district is created.

3-22 Sec. 4019.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
3-23 district, using any money available to the district for the
3-24 purpose, may provide, design, construct, acquire, improve,
3-25 relocate, operate, maintain, or finance an improvement project or
3-26 service authorized under this chapter or Chapter 375, Local
3-27 Government Code.

3-28 (b) The district may contract with a governmental or private
3-29 entity to carry out an action under Subsection (a).

3-30 (c) The implementation of a district project or service is a
3-31 governmental function or service for the purposes of Chapter 791,
3-32 Government Code.

3-33 Sec. 4019.0303. NONPROFIT CORPORATION. (a) The board by
3-34 resolution may authorize the creation of a nonprofit corporation to
3-35 assist and act for the district in implementing a project or
3-36 providing a service authorized by this chapter.

3-37 (b) The nonprofit corporation:

3-38 (1) has each power of and is considered to be a local
3-39 government corporation created under Subchapter D, Chapter 431,
3-40 Transportation Code; and

3-41 (2) may implement any project and provide any service
3-42 authorized by this chapter.

3-43 (c) The board shall appoint the board of directors of the
3-44 nonprofit corporation. The board of directors of the nonprofit
3-45 corporation shall serve in the same manner as the board of directors
3-46 of a local government corporation created under Subchapter D,
3-47 Chapter 431, Transportation Code, except that a board member is not
3-48 required to reside in the district.

3-49 Sec. 4019.0304. LAW ENFORCEMENT SERVICES. To protect the
3-50 public interest, the district may contract with a qualified party,
3-51 including the county or a municipality with territory in the
3-52 district, to provide law enforcement services in the district for a
3-53 fee.

3-54 Sec. 4019.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
3-55 The district may join and pay dues to a charitable or nonprofit
3-56 organization that performs a service or provides an activity
3-57 consistent with the furtherance of a district purpose.

3-58 Sec. 4019.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
3-59 district may engage in activities that accomplish the economic
3-60 development purposes of the district.

3-61 (b) The district may establish and provide for the
3-62 administration of one or more programs to promote state or local
3-63 economic development and to stimulate business and commercial
3-64 activity in the district, including programs to:

3-65 (1) make loans and grants of public money; and

3-66 (2) provide district personnel and services.

3-67 (c) The district may create economic development programs
3-68 and exercise the economic development powers provided to
3-69 municipalities by:

4-1 (1) Chapter 380, Local Government Code; and
 4-2 (2) Subchapter A, Chapter 1509, Government Code.

4-3 Sec. 4019.0307. PARKING FACILITIES. (a) The district may
 4-4 acquire, lease as lessor or lessee, construct, develop, own,
 4-5 operate, and maintain parking facilities or a system of parking
 4-6 facilities, including lots, garages, parking terminals, or other
 4-7 structures or accommodations for parking motor vehicles off the
 4-8 streets and related appurtenances.

4-9 (b) The district's parking facilities serve the public
 4-10 purposes of the district and are owned, used, and held for a public
 4-11 purpose even if leased or operated by a private entity for a term of
 4-12 years.

4-13 (c) The district's parking facilities are parts of and
 4-14 necessary components of a street and are considered to be a street
 4-15 or road improvement.

4-16 (d) The development and operation of the district's parking
 4-17 facilities may be considered an economic development program.

4-18 Sec. 4019.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 4-19 board by resolution shall establish the number of directors'
 4-20 signatures and the procedure required for a disbursement or
 4-21 transfer of district money.

4-22 Sec. 4019.0309. ADDING OR EXCLUDING LAND. Except as
 4-23 provided by Section 4019.0310, the district may add or exclude land
 4-24 in the manner provided by Subchapter J, Chapter 49, Water Code, or
 4-25 by Subchapter H, Chapter 54, Water Code.

4-26 Sec. 4019.0310. DIVISION OF DISTRICT. (a) The district may
 4-27 be divided into two or more new districts only if the district has
 4-28 no outstanding bonded debt.

4-29 (b) This chapter applies to any new district created by the
 4-30 division of the district, and a new district has all the powers and
 4-31 duties of the district.

4-32 (c) Any new district created by the division of the district
 4-33 may not, at the time the new district is created, contain any land
 4-34 outside the area described by Section 2 of the Act enacting this
 4-35 chapter.

4-36 (d) The board, on its own motion or on receipt of a petition
 4-37 signed by the owner or owners of a majority of the assessed value of
 4-38 the real property in the district, may adopt an order dividing the
 4-39 district.

4-40 (e) An order dividing the district must:

4-41 (1) name each new district;

4-42 (2) include the metes and bounds description of the
 4-43 territory of each new district;

4-44 (3) appoint initial directors for each new district;
 4-45 and

4-46 (4) provide for the division of assets and liabilities
 4-47 between or among the new districts.

4-48 (f) On or before the 30th day after the date of adoption of
 4-49 an order dividing the district, the district shall file the order
 4-50 with the Texas Commission on Environmental Quality and record the
 4-51 order in the real property records of each county in which the
 4-52 district is located.

4-53 Sec. 4019.0311. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT.
 4-54 Section 375.161, Local Government Code, does not apply to the
 4-55 district.

4-56 Sec. 4019.0312. NO AD VALOREM TAX. The district may not
 4-57 impose an ad valorem tax.

4-58 Sec. 4019.0313. EMINENT DOMAIN. Subject to the limitations
 4-59 provided by Section 54.209, Water Code, the district may exercise
 4-60 the power of eminent domain in the manner provided by Section
 4-61 49.222, Water Code.

4-62 SUBCHAPTER D. ASSESSMENTS

4-63 Sec. 4019.0401. PETITION REQUIRED FOR FINANCING SERVICES
 4-64 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
 4-65 service or improvement project with assessments under this chapter
 4-66 unless a written petition requesting that service or improvement
 4-67 has been filed with the board.

4-68 (b) A petition filed under Subsection (a) must be signed by
 4-69 the owners of a majority of the assessed value of real property in

5-1 the district subject to assessment according to the most recent
 5-2 certified tax appraisal roll for the county.

5-3 Sec. 4019.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
 5-4 The board by resolution may impose and collect an assessment for any
 5-5 purpose authorized by this chapter in all or any part of the
 5-6 district.

5-7 (b) An assessment, a reassessment, or an assessment
 5-8 resulting from an addition to or correction of the assessment roll
 5-9 by the district, penalties and interest on an assessment or
 5-10 reassessment, an expense of collection, and reasonable attorney's
 5-11 fees incurred by the district:

5-12 (1) are a first and prior lien against the property
 5-13 assessed;

5-14 (2) are superior to any other lien or claim other than
 5-15 a lien or claim for county, school district, or municipal ad valorem
 5-16 taxes; and

5-17 (3) are the personal liability of and a charge against
 5-18 the owners of the property even if the owners are not named in the
 5-19 assessment proceedings.

5-20 (c) The lien is effective from the date of the board's
 5-21 resolution imposing the assessment until the date the assessment is
 5-22 paid. The board may enforce the lien in the same manner that a
 5-23 taxing unit, as that term is defined by Section 1.04, Tax Code, may
 5-24 enforce an ad valorem tax lien against real property.

5-25 (d) The board may make a correction to or deletion from the
 5-26 assessment roll that does not increase the amount of assessment of
 5-27 any parcel of land without providing notice and holding a hearing in
 5-28 the manner required for additional assessments.

5-29 SUBCHAPTER E. BONDS

5-30 Sec. 4019.0501. AUTHORITY TO BORROW MONEY AND TO ISSUE
 5-31 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
 5-32 terms determined by the board.

5-33 (b) The district may issue, by public or private sale,
 5-34 bonds, notes, or other obligations payable wholly or partly from
 5-35 assessments, impact fees, revenue, contract payments, grants, or
 5-36 other district money, or any combination of those sources of money,
 5-37 to pay for any authorized district purpose.

5-38 (c) The district may issue, by public or private sale,
 5-39 bonds, notes, or other obligations payable wholly or partly from
 5-40 assessments in the manner provided by Subchapter A, Chapter 372,
 5-41 Local Government Code, if the improvement financed by the
 5-42 obligation issued under this section will be conveyed to or
 5-43 operated and maintained by a municipality or other retail utility
 5-44 provider pursuant to an agreement with the district entered into
 5-45 before the issuance of the obligation.

5-46 Sec. 4019.0502. BONDS SECURED BY REVENUE OR CONTRACT
 5-47 PAYMENTS. The district may issue, without an election, bonds
 5-48 secured by:

5-49 (1) revenue, including contract revenues; or

5-50 (2) contract payments, provided that the requirements
 5-51 of Section 49.108, Water Code, have been met.

5-52 Sec. 4019.0503. CONDITION PRECEDENT TO ISSUING
 5-53 OBLIGATIONS. (a) The district may not issue bonds, notes, or other
 5-54 obligations under this subchapter unless the district has entered
 5-55 into a contract with a municipality, the county, or another entity
 5-56 that:

5-57 (1) provides for adequate supplemental police, fire,
 5-58 and emergency services for the district; and

5-59 (2) is approved by the commissioners court of the
 5-60 county under Subsection (c).

5-61 (b) A contract under Subsection (a) may include a provision
 5-62 that the contract takes effect only on the approval of the
 5-63 commissioners court of the county and the voters in the district
 5-64 voting in an election held for that purpose.

5-65 (c) The commissioners court of the county shall review a
 5-66 contract under Subsection (a) and evaluate the supplemental police,
 5-67 fire, and emergency services provided for in the contract. If the
 5-68 commissioners court determines that the contract provides for
 5-69 adequate services, the commissioners court shall adopt a resolution

6-1 stating that the contract has met the requirements of Subsection
6-2 (a).

6-3 SUBCHAPTER I. DISSOLUTION

6-4 Sec. 4019.0901. DISSOLUTION. (a) The board shall dissolve
6-5 the district on written petition filed with the board by the owners
6-6 of:

6-7 (1) at least two-thirds of the assessed value of the
6-8 property subject to assessment by the district based on the most
6-9 recent certified county property tax rolls; or

6-10 (2) at least two-thirds of the surface area of the
6-11 district, excluding roads, streets, highways, utility
6-12 rights-of-way, other public areas, and other property exempt from
6-13 assessment by the district according to the most recent certified
6-14 county property tax rolls.

6-15 (b) The board by majority vote may dissolve the district at
6-16 any time.

6-17 (c) The district may not be dissolved by its board under
6-18 Subsection (a) or (b) if the district:

6-19 (1) has any outstanding bonded indebtedness until that
6-20 bonded indebtedness has been repaid or defeased in accordance with
6-21 the order or resolution authorizing the issuance of the bonds;

6-22 (2) has a contractual obligation to pay money until
6-23 that obligation has been fully paid in accordance with the
6-24 contract; or

6-25 (3) owns, operates, or maintains public works,
6-26 facilities, or improvements unless the district contracts with
6-27 another person for the ownership, operation, or maintenance of the
6-28 public works, facilities, or improvements.

6-29 (d) Sections [375.261](#), [375.262](#), and [375.264](#), Local
6-30 Government Code, do not apply to the district.

6-31 SECTION 2. The Colmena Ranch Municipal Management District
6-32 No. 1 initially includes all territory contained in the following
6-33 area:

6-34 METES AND BOUNDS DESCRIPTION

6-35 Tract 1

6-36 BEING a tract of land situated in the J. Wilson Survey, Abstract
6-37 No. 994 in Collin County, Texas, being part of a tract conveyed to
6-38 BFJ Land, LLC, by deed recorded in Document No. 20130913001293160
6-39 of the Official Public Records, Collin County, Texas (OPRCCT), with
6-40 the subject tract being more particularly described as follows:

6-41 BEGINNING at a PK nail set at the intersection of the east line of
6-42 Farm to Market Road 543, a variable width public right-of-way, with
6-43 the approximate center of County Road 205, a public road;

6-44 THENCE along County Road 205, the following:

6-45 N 89°26'47" E, 1169.87 feet to a MAG nail found;

6-46 N 89°20'19" E, 788.96 feet to a MAG nail found;

6-47 N 89°36'12" E, 904.70 feet;

6-48 N 88°40'44" E, 1224.72 feet to a MAG nail found;

6-49 And N 89°18'20" E, 1177.86 feet to a 1/2" iron rod with plastic cap
6-50 found at the intersection of County Road 205 and County Road 204;

6-51 THENCE S 00°04'46" E, 822.78 feet along said road to a 5/8" iron rod
6-52 found at the intersection thereof with the north line of the Collin
6-53 County Outer Loop, conveyed as Parcel No. 56 to Collin County,
6-54 Texas, recorded in Document No. 20201228002329490 OPRCCT;

6-55 THENCE along the north line of Parcel No. 56, the following:

6-56 S 65°15'29" W, 131.00 feet;

6-57 A tangent curve to the right having a central angle of 24°08'07", a
6-58 radius of 2800.00 feet, a chord of S 77°19'32" W - 1170.77 feet, an
6-59 arc length of 1179.47 feet to a 5/8" iron rod found;

6-60 S 89°23'36" W, 1506.29 feet;

6-61 N 45°37'27" W, 49.51 feet;

6-62 S 89°23'36" W, 77.70 feet;

6-63 S 54°39'17" W, 61.42 feet;

6-64 And S 89°23'36" W, 2336.13 feet to the east line of Farm to Market
6-65 Road 543;

6-66 THENCE N 00°00'17" W, 1107.71 feet along the east line thereof to the
6-67 POINT OF BEGINNING with the subject tract containing 5,722,211
6-68 square feet or 131.364 acres of land.

6-69 Tract 2

7-1 BEING a tract of land situated in the J. Wilson Survey, Abstract
7-2 No. 994 in Collin County, Texas, being part of a tract conveyed to
7-3 BFJ Land, LLC, by deed recorded in Document No. 20130913001293160
7-4 of the Official Public Records, Collin County, Texas (OPRCCT), with
7-5 the subject tract being more particularly described as follows:
7-6 BEGINNING at a 1/2" iron rod with plastic cap found on the east line
7-7 of Farm to Market Road 543, a variable width public right-of-way,
7-8 for the northwest corner of a tract conveyed to Bitted H, LLC,
7-9 recorded in Document No. 20150617000723180 OPRCCT;
7-10 THENCE along the east line of Farm to Market Road 543, the
7-11 following:
7-12 N 00°25'17" W, 1227.59 feet;
7-13 N 00°16'17" W, 922.58 feet;
7-14 And N 01°21'17" W, 370.16 feet to a 5/8" iron rod with plastic cap
7-15 found for the intersection thereof with the south line of the Collin
7-16 County Outer Loop, conveyed as Parcel No. 56 to Collin County,
7-17 Texas, recorded in Document No. 20201228002329490 OPRCCT;
7-18 THENCE along the south line of Parcel No. 56, the following:
7-19 N 89°23'36" E, 1920.31 feet;
7-20 S 45°38'15" E, 28.30 feet to a 5/8" iron rod with plastic cap found;
7-21 N 89°23'36" E, 254.67 feet;
7-22 N 44°21'45" E, 28.27 feet;
7-23 And N 89°23'36" E, 1362.93 feet to the intersection thereof with the
7-24 west line of a tract conveyed to RMWD Limited Partnership, recorded
7-25 in Volume 5579, Page 4415, Deed Records, Collin County, Texas
7-26 (DRCCT);
7-27 THENCE along the west line thereof, the following:
7-28 S 13°35'50" W, 260.67 feet;
7-29 S 07°06'13" W, 1157.12 feet to a 3/8" iron rod found;
7-30 And S 89°51'29" E, 34.00 feet to a point being the northwest corner
7-31 of a tract conveyed to William Donald West and James Edwin West,
7-32 recorded in Volume 3291, Page 864 DRCCT;
7-33 THENCE S 08°28'41" W, 349.66 feet along the west line thereof;
7-34 THENCE S 00°31'19" E, 191.99 feet continuing along the west line of
7-35 said West tract to a 3/8" iron rod found for the northeast corner of
7-36 Honey Creek Country Estates, an addition recorded in Cabinet F,
7-37 Page 261, Plat Records, Collin County, Texas;
7-38 THENCE along the common line thereof, the following:
7-39 S 89°48'07" W, 842.55 feet to a 60d nail found;
7-40 S 89°42'02" W, 805.11 feet to a 1" iron pipe found;
7-41 S 03°11'09" E, 165.88 feet;
7-42 S 00°13'13" W, 548.06 feet to a 1/2" iron rod found;
7-43 And N 86°15'57" W, 619.60 feet to a 1/2" iron rod found for the
7-44 northeast corner of said Bitted H tract;
7-45 THENCE N 86°42'36" W, 1078.33 feet along the north line thereof to
7-46 the POINT OF BEGINNING with the subject tract containing 7,713,276
7-47 square feet or 177.072 acres of land.
7-48 Tract 3
7-49 BEING a tract of land situated in the J. Wilson Survey, Abstract
7-50 No. 994, the E.S. Burge Survey, Abstract No. 1082, the W. Wilhite
7-51 Survey, Abstract No. 1003, the W. Clement Survey, Abstract No. 225,
7-52 the G. Key Survey, Abstract No. 507, the W. Smith Survey, Abstract
7-53 No. 844, and the J. Brown Survey, Abstract No. 101, in Collin
7-54 County, Texas, being part of a tract conveyed to BFJ Land, LLC, by
7-55 deed recorded in Document No. 20130913001293160 of the Official
7-56 Public Records, Collin County, Texas (OPRCCT), with the subject
7-57 tract being more particularly described as follows:
7-58 BEGINNING at a MAG nail found in County Road 167, a public road, for
7-59 the northeast corner of a tract conveyed to Stanley Eugene Partee,
7-60 recorded in Document No. 20160314000302020 OPRCCT;
7-61 THENCE S 89°54'50" W, 1242.43 feet along the north line thereof;
7-62 THENCE S 89°35'36" W, 367.48 feet continuing along the north line of
7-63 said Partee tract to a 1/2" iron rod found for the northeast corner
7-64 of a tract conveyed to Back Nine Partners, L.P., recorded in
7-65 Document No. 20201109001983980 OPRCCT;
7-66 THENCE N 89°39'59" W, 166.01 feet along the north line thereof;
7-67 THENCE S 89°21'13" W, 1790.64 feet along the north line thereof;
7-68 THENCE S 89°30'07" W, 1589.20 feet along the north line of said Back
7-69 Nine tract to a 1/2" iron rod found on the east line of a tract

8-1 conveyed to Vakuna, LLC, recorded in Document
8-2 No. 20131022001448360 OPRCCT;
8-3 THENCE N 00°24'06" E, along the east line thereof, and of a tract
8-4 conveyed to Ronald W. Leeper and Diane Inez Sharp, recorded in
8-5 Volume 5220, Page 3293, Deed Records, Collin County, Texas (DRCCT),
8-6 and of a tract conveyed to Chad and Rachel Leeper, recorded in
8-7 Volume 4714, Page 2686 DRCCT, and of the Dahl/Norris Homestead
8-8 Addition, recorded in Cabinet 2022, Page 569, Plat Records, Collin
8-9 County, Texas (PRCCT), and of a tract conveyed to Ommid John
8-10 Ghaemmaghami, recorded in Document No. 20140814000869570 OPRCCT,
8-11 and of a tract conveyed to Ommid J. and Courtney Ghaemmaghami,
8-12 recorded in Document No. 20110509000475310 OPRCCT, passing at
8-13 2588.07 feet a MAG nail found for the southeast corner of Parcel
8-14 No. 55A of the Collin County Outer Loop, conveyed to Collin County,
8-15 Texas, recorded in Document No. 20201228002329480 OPRCCT, and
8-16 continuing along the east line of Parcel No. 55A a total distance
8-17 3171.04 feet to a point for the northeast corner of Parcel No. 55A,
8-18 being on the south line of Parcel No. 55, Collin County Outer Loop,
8-19 recorded in Document No. 20201228002329490 OPRCCT;
8-20 THENCE along the south line of the Collin County Outer Loop, the
8-21 following:
8-22 N 89°13'13" E, 210.13 feet;
8-23 S 79°26'37" E, 203.49 feet;
8-24 N 89°13'13" E, 150.98 feet;
8-25 N 75°19'16" E, 166.52 feet to a 5/8" iron rod with plastic cap found;
8-26 N 89°13'13" E, 1517.28 feet to a 5/8" iron rod with plastic cap
8-27 found;
8-28 S 49°42'24" E, 75.55 feet;
8-29 N 89°13'13" E, 50.84 feet;
8-30 N 64°17'53" E, 117.79 feet;
8-31 N 89°13'13" E, 2360.92 feet to a 5/8" iron rod with plastic cap
8-32 found;
8-33 A tangent curve to the left having a central angle of 42°35'32", a
8-34 radius of 3300.00 feet, a chord of N 67°55'27" E - 2397.04 feet, an
8-35 arc length of 2453.13 feet to a 5/8" iron rod found;
8-36 N 46°37'41" E, 1578.39 feet;
8-37 S 43°25'57" E, 47.76 feet;
8-38 N 46°34'03" E, 33.51 feet;
8-39 N 36°25'33" E, 269.46 feet;
8-40 N 46°37'41" E, 223.76 feet;
8-41 A tangent curve to the right having a central angle of 37°32'15", a
8-42 radius of 2800.00 feet, a chord of N 65°23'49" E - 1801.80 feet, an
8-43 arc length of 1834.43 feet;
8-44 S 48°14'54" E, 40.82 feet to a 5/8" iron rod with plastic cap found;
8-45 And a non-tangent curve to the right having a central angle of
8-46 05°26'22", a radius of 2770.00 feet, a chord of N 87°27'17" E - 262.88
8-47 feet, an arc length of 262.98 feet to a point being the intersection
8-48 of said Loop with the west line of Farm to Market Road 543, a
8-49 variable width public right-of-way;
8-50 THENCE along the west line of said road, the following:
8-51 S 01°21'17" E, 340.17 feet;
8-52 S 00°16'17" E, 921.92 feet;
8-53 S 00°25'17" E, 1490.69 feet to a 5/8" iron rod with plastic cap
8-54 found, being the north corner of the right-of-way tract for said
8-55 road, known as TxDOT Parcel No. P00054369, recorded in Document
8-56 No. 2022000163906 OPRCCT;
8-57 S 29°46'59" W, 60.17 feet to a 5/8" iron rod with plastic cap found;
8-58 S 03°25'17" E, 207.30 feet to a 5/8" iron rod with plastic cap found;
8-59 S 07°40'22" E, 108.15 feet;
8-60 S 14°33'57" E, 108.75 feet to a 5/8" iron rod with plastic cap found;
8-61 And S 26°42'17" E, 51.14 feet to the north northerly corner of Lot 1,
8-62 Block A, Wild H Cattle Co. Addition, recorded in Cabinet 2020, Page
8-63 325 PRCCT;
8-64 THENCE along the west line of Lot 1, the following:
8-65 S 00°54'03" E, 228.04 feet to a 1/2" iron rod found;
8-66 S 02°50'39" W, 243.00 feet to a 1/2" iron rod with plastic cap found;
8-67 S 80°56'23" W, 57.64 feet;
8-68 And S 01°49'09" E, 594.11 feet to a 1/2" iron rod found on the north
8-69 line of a tract conveyed to Wild H Cattle Company, recorded in

9-1 Document No. 20150617000722860 OPRCCT;
 9-2 THENCE S 89°51'08" W, 749.10 feet along the north line thereof to a
 9-3 1/2" iron rod with plastic cap found;
 9-4 THENCE N 89°46'02" W, 547.81 feet continuing along the north line of
 9-5 said Wild H Cattle tract, and of Lot 23, Block A, Hidden Hills, an
 9-6 addition recorded in Cabinet E, Page 83 PRCCT, to a point for a
 9-7 southeast corner of a tract conveyed to John A. and Jill A. Johnson,
 9-8 recorded in Document No. 20070720001003670 OPRCCT, and being in
 9-9 Honey Creek;
 9-10 THENCE along said creek, the following:
 9-11 N 25°50'12" W, 77.44 feet;
 9-12 N 46°42'19" W, 88.32 feet;
 9-13 N 10°30'52" E, 70.89 feet;
 9-14 N 06°50'58" E, 561.41 feet;
 9-15 N 13°37'41" E, 45.31 feet;
 9-16 N 20°33'21" W, 30.25 feet;
 9-17 N 48°39'21" W, 243.09 feet;
 9-18 N 18°07'57" W, 175.52 feet;
 9-19 N 47°56'08" W, 87.04 feet;
 9-20 N 84°35'39" W, 71.96 feet;
 9-21 S 21°05'45" W, 73.38 feet;
 9-22 S 68°55'51" W, 49.82 feet;
 9-23 N 55°08'17" W, 54.01 feet;
 9-24 N 66°07'05" W, 167.64 feet;
 9-25 N 35°57'13" W, 106.70 feet;
 9-26 N 00°25'38" E, 213.24 feet;
 9-27 N 33°48'14" W, 78.62 feet;
 9-28 S 87°36'23" E, 37.26 feet;
 9-29 N 65°18'48" W, 66.81 feet;
 9-30 S 68°28'16" W, 167.76 feet;
 9-31 S 58°21'05" W, 121.29 feet;
 9-32 S 69°40'26" W, 65.98 feet;
 9-33 N 63°10'19" W, 122.11 feet;
 9-34 N 49°14'23" W, 117.55 feet;
 9-35 And N 15°30'39" W, 13.23 feet;
 9-36 THENCE N 87°36'23" W, 459.19 feet departing said creek, continuing
 9-37 along the common line of said Johnson tract, to a 1/2" iron rod with
 9-38 plastic cap found;
 9-39 THENCE S 01°44'48" W, 663.61 feet continuing along the common line
 9-40 thereof to a point in an unnamed creek;
 9-41 THENCE along said creek, the following:
 9-42 N 23°57'03" W, 40.32 feet;
 9-43 N 55°55'46" W, 47.76 feet;
 9-44 S 84°36'26" W, 99.42 feet;
 9-45 S 38°38'28" W, 25.00 feet;
 9-46 S 01°46'17" E, 14.75 feet;
 9-47 S 41°44'49" E, 134.33 feet;
 9-48 S 10°59'20" E, 11.55 feet;
 9-49 S 11°12'25" E, 20.52 feet;
 9-50 S 73°02'42" W, 45.95 feet;
 9-51 N 59°20'41" W, 57.93 feet;
 9-52 S 30°03'36" W, 37.36 feet;
 9-53 S 16°32'48" E, 49.17 feet;
 9-54 S 46°51'57" W, 50.38 feet;
 9-55 N 63°00'21" W, 160.17 feet;
 9-56 S 26°39'55" W, 47.04 feet;
 9-57 S 23°03'17" E, 30.60 feet;
 9-58 S 65°57'23" E, 47.63 feet;
 9-59 S 23°00'56" E, 53.96 feet;
 9-60 S 14°32'15" W, 62.64 feet;
 9-61 S 60°50'12" W, 65.93 feet;
 9-62 S 82°47'26" W, 65.53 feet;
 9-63 N 66°02'45" W, 72.17 feet;
 9-64 S 89°11'57" W, 47.00 feet;
 9-65 S 55°07'38" W, 90.07 feet;
 9-66 S 22°33'42" E, 41.09 feet;
 9-67 And S 14°03'27" W, 121.64 feet to a point in said creek, being a
 9-68 northerly corner of a tract conveyed to Javier R. and Margaret E.
 9-69 Villareal, recorded in Document No. 20130730001064390 OPRCCT;

10-1 THENCE N 89°38'12" W, 212.34 feet along the north line thereof to a
10-2 point being the northeast corner of a tract conveyed to Cielo's Lake
10-3 Homeowner Association, recorded in Volume 5309, Page 7239 DRCCT;
10-4 THENCE S 45°35'48" W, 222.00 feet along the north line thereof to a
10-5 5/8" iron rod found;
10-6 THENCE S 84°55'46" W, 1251.88 feet continuing along the north line
10-7 of said Homeowner tract to a point for the northwest corner thereof;
10-8 THENCE S 01°10'19" W, along the west line thereof, and of a tract
10-9 conveyed to JPR Land, LLC, recorded in Document
10-10 No. 20190924001182240 OPRCCT, passing at 188.30 feet a 3/4" iron
10-11 pipe for witness, continuing along the west line of said JPR
10-12 tract, passing into and along County Road 167, a total distance of
10-13 1138.21;
10-14 THENCE S 01°09'14" W, 954.03 feet continuing along County Road 167
10-15 to the POINT OF BEGINNING with the subject tract containing
10-16 28,563,347 square feet or 655.724 acres of land.
10-17 Tract 4
10-18 BEING a tract of land situated in the J. Brown Survey, Abstract
10-19 No. 101, the J. Brown Survey, Abstract No. 82, the B. Thayer
10-20 Survey, Abstract No. 915, the T. & P.R.R. Co. Survey, Abstract
10-21 No. 930, and the C. Gilman Survey, Abstract No. 345, in Collin
10-22 County, Texas, being part of a tract conveyed to BFJ Land, LLC, by
10-23 deed recorded in Document No. 20130913001293160 of the Official
10-24 Public Records, Collin County, Texas (OPRCCT), with the subject
10-25 tract being more particularly described as follows:
10-26 BEGINNING at a MAG nail found in County Road 125, a public road, for
10-27 the southeast corner of a tract conveyed to the Larry and Carolyn
10-28 Smith Irrevocable Trust, recorded in Document
10-29 No. 20220321000448030 OPRCCT;
10-30 THENCE N 00°43'02" W, 444.24 feet departing said road, along the
10-31 east line of said Smith tract to a 5/8" iron rod with plastic cap
10-32 found for the southwest corner of Parcel No. 55 of the Collin County
10-33 Outer Loop, conveyed to Collin County, Texas, recorded in Document
10-34 No. 20201228002329490 OPRCCT;
10-35 THENCE along the south line of Parcel No. 55, the following:
10-36 N 89°13'13" E, 1847.93 feet;
10-37 S 75°42'54" E, 83.36 feet;
10-38 N 89°29'18" E, 575.84 feet to a 5/8" iron rod with plastic cap found;
10-39 N 77°50'04" E, 123.39 feet;
10-40 And N 89°13'13" E, 1179.82 feet to the intersection thereof with
10-41 Parcel No. 55A, Collin County Outer Loop, recorded in Document
10-42 No. 20201228002329480 OPRCCT;
10-43 THENCE along the west line of Parcel No. 55A, the following:
10-44 S 00°24'06" W, 518.61 feet;
10-45 S 46°23'53" W, 36.07 feet;
10-46 And S 00°29'10" W, 36.57 feet to a point in County Road 125, from
10-47 which a MAG nail found for the southeast corner of Parcel No. 55A
10-48 bears S 88°36'07" E, 86.01 feet;
10-49 THENCE generally along County Road 125, the following:
10-50 N 88°36'07" W, 1021.75 feet;
10-51 N 89°21'02" W, 349.12 feet;
10-52 N 78°33'01" W, 250.03 feet;
10-53 N 89°09'30" W, 961.79 feet;
10-54 And S 89°35'13" W, 1191.81 feet to the POINT OF BEGINNING with the
10-55 subject tract containing 1,865,734 square feet or 42.831 acres of
10-56 land.
10-57 Tract 5
10-58 BEING a tract of land situated in the G. Key Survey, Abstract
10-59 No. 507, the G. Kenneday Survey, Abstract No. 498, the J. Brown
10-60 Survey, Abstract No. 101, the J. Brown Survey, Abstract No. 82, the
10-61 T. & P.R.R. Co. Survey, Abstract No. 930, the C. Gilman Survey,
10-62 Abstract No. 345, the A. Chandler Survey, Abstract No. 199, and the
10-63 T. Culwell Survey, Abstract No. 207, in Collin County, Texas, being
10-64 part of a tract conveyed to BFJ Land, LLC, by deed recorded in
10-65 Document No. 20130913001293160 of the Official Public Records,
10-66 Collin County, Texas (OPRCCT), with the subject tract being more
10-67 particularly described as follows:
10-68 BEGINNING at a MAG nail found at the intersection of the west line
10-69 of Farm to Market Road 543, a variable width public right-of-way,

11-1 with the approximate centerline of County Road 170, a public road;
 11-2 THENCE along the west line of Farm to Market Road 543, the
 11-3 following:
 11-4 S 00°00'17" E, 256.98 feet;
 11-5 S 89°59'43" W, 10.00 feet;
 11-6 And S 00°00'17" E, 810.56 feet to a 5/8" iron rod with plastic cap
 11-7 found for the northeast corner of Parcel No. 55 of the Collin County
 11-8 Outer Loop, conveyed to Collin County, Texas, recorded in Document
 11-9 No. 20201228002329490 OPRCCT;
 11-10 THENCE along the north line of the Collin County Outer Loop, the
 11-11 following:
 11-12 N 89°53'41" W, 313.33 feet;
 11-13 A non-tangent curve to the left having a central angle of 01°35'48",
 11-14 a radius of 3330.00 feet, a chord of S 83°55'22" W - 92.80 feet, an
 11-15 arc length of 92.80 feet to a 5/8" iron rod with plastic cap found;
 11-16 S 64°20'13" W, 97.13 feet;
 11-17 A non-tangent curve to the left having a central angle of 22°50'56",
 11-18 a radius of 3300.00 feet, a chord of S 70°06'12" W - 1307.30 feet, an
 11-19 arc length of 1316.00 feet;
 11-20 S 63°14'13" W, 196.76 feet;
 11-21 S 56°59'48" W, 309.75 feet to a 5/8" iron rod with plastic cap found;
 11-22 A non-tangent curve to the left having a central angle of 03°21'16",
 11-23 a radius of 3345.00 feet, a chord of S 48°18'19" W - 195.81 feet, an
 11-24 arc length of 195.84 feet;
 11-25 S 46°37'41" W, 121.56 feet;
 11-26 S 43°03'59" E, 45.00 feet;
 11-27 S 46°37'41" W, 1979.12 feet;
 11-28 A tangent curve to the right having a central angle of 32°26'57", a
 11-29 radius of 2800.00 feet, a chord of S 62°51'10" W - 1564.66 feet, an
 11-30 arc length of 1585.77 feet;
 11-31 N 10°55'22" W, 20.00 feet;
 11-32 A non-tangent curve to the right having a central angle of
 11-33 09°45'20", a radius of 2780.00 feet, a chord of S 83°57'18" W - 472.77
 11-34 feet, an arc length of 473.34 feet;
 11-35 S 42°21'15" W, 27.49 feet;
 11-36 S 89°13'13" W, 714.00 feet to a 5/8" iron rod with plastic cap found;
 11-37 N 76°44'37" W, 82.46 feet;
 11-38 S 89°13'13" W, 280.00 feet;
 11-39 S 75°11'03" W, 82.46 feet;
 11-40 S 89°13'13" W, 307.30 feet;
 11-41 N 82°15'37" W, 202.50 feet;
 11-42 S 89°13'13" W, 246.60 feet;
 11-43 S 75°00'42" W, 122.22 feet to a 5/8" iron rod with plastic cap found;
 11-44 S 89°13'13" W, 1970.64 feet to a 5/8" iron rod with plastic cap
 11-45 found;
 11-46 N 73°27'52" W, 134.40 feet to a 5/8" iron rod with plastic cap found;
 11-47 S 89°13'13" W, 123.90 feet;
 11-48 S 78°50'55" W, 222.18 feet;
 11-49 S 89°13'13" W, 1680.55 feet to a 5/8" iron rod found;
 11-50 N 72°20'58" W, 158.15 feet;
 11-51 S 89°13'13" W, 232.53 feet;
 11-52 S 82°45'07" W, 443.83 feet;
 11-53 And S 89°13'13" W, 1708.36 feet to the east line of a tract conveyed
 11-54 to the Larry and Carolyn Smith Irrevocable Trust, recorded in
 11-55 Document No. 20220321000448030 OPRCCT, and from which a 5/8" iron
 11-56 rod with plastic cap found for the southwest corner of Parcel No. 55
 11-57 bears S 00°49'29" E, 500.00 feet;
 11-58 THENCE along the east line thereof, the following:
 11-59 N 01°07'40" W, 435.57 feet;
 11-60 N 01°18'23" W, 387.98 feet;
 11-61 And N 02°26'05" W, 106.54 feet to the southeast corner of a tract
 11-62 conveyed to Virgil Dean and Patsy Marie Lassiter, recorded in
 11-63 Document No. 19941222001121230 OPRCCT;
 11-64 THENCE N 00°56'54" E, 156.43 feet along the common line thereof to
 11-65 the southeast corner of a tract conveyed to Dewayne L. Connel and
 11-66 Michelle A. Sutherland, recorded in Volume 3812, Page 213 DRCCT;
 11-67 THENCE N 00°10'24" W, 295.02 feet along the common line thereof to
 11-68 the southeast corner of a tract conveyed to Nacid Limited
 11-69 Partnership II, recorded in Document No. 20081016001233460 OPRCCT;

12-1 THENCE N 01°22'54" W, 646.59 feet along the common line thereof to
 12-2 the southerly southeast corner of a tract conveyed to the Charles
 12-3 and Judith Frisk Revocable Trust, recorded in Document
 12-4 No. 20210311000489230 OPRCCT;
 12-5 THENCE N 01°21'12" E, 20.49 feet along the common line thereof;
 12-6 THENCE N 01°02'06" W, 286.18 feet continuing along the common line
 12-7 thereof to the southeast corner of a tract conveyed to Erik A.
 12-8 Frisk, recorded in Volume 4729, Page 2171 DRCCT;
 12-9 THENCE N 01°03'26" W, 311.32 feet along the common line thereof to
 12-10 the northerly southeast corner of said Charles and Judith Frisk
 12-11 Revocable Trust tract;
 12-12 THENCE N 00°59'52" W, 663.21 feet continuing along the common line
 12-13 thereof to a 1/2" iron rod with plastic cap found on the south line
 12-14 of a private drive, and being the south line of those tracts
 12-15 conveyed to Craig and Amy Teague, recorded in Volume 4877, Page
 12-16 2565, and Volume 5007, Page 3138 DRCCT;
 12-17 THENCE along the south line thereof, the following:
 12-18 N 89°01'36" E, 553.52 feet to a 1/2" iron rod found;
 12-19 N 88°40'13" E, 447.30 feet to a 1/2" iron rod found;
 12-20 N 89°20'48" E, 404.48 feet;
 12-21 And N 88°30'22" E, 357.82 feet to the southwest corner of a tract
 12-22 conveyed to the William E. and Barbara Vollweiler Revocable Living
 12-23 Trust, recorded in Document No. 20080221000205330 OPRCCT;
 12-24 THENCE S 88°47'05" E, 819.32 feet along the south line thereof;
 12-25 THENCE N 00°18'05" W, 2596.78 feet along the east line of said
 12-26 Vollweiler tract to the northeast corner thereof, being on the
 12-27 south line of County Road 170;
 12-28 THENCE along the south line of County Road 170, the following:
 12-29 S 89°36'52" E, 2265.75 feet to a 5/8" iron rod with plastic cap
 12-30 found;
 12-31 N 84°29'56" E, 595.90 feet;
 12-32 N 53°59'54" E, 105.45 feet to a 5/8" iron rod with plastic cap found;
 12-33 S 88°08'32" E, 1050.49 feet;
 12-34 And N 81°21'01" E, 193.41 feet to a point being the intersection of
 12-35 said road with the south line of the Ninth Tract, conveyed to Frisby
 12-36 Farms, Ltd., recorded in Volume 4944, Page 637 DRCCT;
 12-37 THENCE S 88°17'50" E, 432.78 feet along the south line of said
 12-38 remainder, to a point in the approximate center of Honey Creek;
 12-39 THENCE along said creek, the following:
 12-40 S 04°23'54" E, 66.95 feet;
 12-41 S 31°44'39" E, 101.65 feet;
 12-42 S 87°27'00" E, 152.99 feet;
 12-43 S 77°08'23" E, 101.41 feet;
 12-44 S 64°59'58" E, 180.84 feet;
 12-45 S 59°31'22" E, 186.47 feet;
 12-46 S 87°17'31" E, 118.78 feet;
 12-47 S 68°57'40" E, 84.18 feet;
 12-48 S 42°05'54" E, 58.19 feet;
 12-49 S 21°37'37" E, 94.16 feet;
 12-50 S 07°01'51" E, 248.93 feet;
 12-51 S 16°21'00" E, 142.80 feet;
 12-52 S 34°20'12" E, 262.52 feet;
 12-53 S 12°27'30" E, 88.32 feet;
 12-54 S 22°55'26" W, 77.02 feet;
 12-55 S 55°47'23" W, 123.79 feet;
 12-56 S 33°58'18" W, 104.89 feet;
 12-57 S 08°33'45" W, 66.59 feet;
 12-58 S 09°33'25" E, 54.44 feet;
 12-59 S 35°06'15" E, 122.33 feet;
 12-60 S 69°27'25" E, 79.39 feet;
 12-61 S 85°59'57" E, 131.66 feet;
 12-62 S 81°05'37" E, 209.83 feet;
 12-63 S 45°06'29" E, 230.63 feet;
 12-64 And S 30°27'32" E, 107.90 feet, a point being the southwest corner of
 12-65 a tract conveyed to Nina Dowell Ringley, recorded in Document
 12-66 No. 20200928001659290 OPRCCT;
 12-67 THENCE S 88°43'17" E, 1048.46 feet along the common line thereof to a
 12-68 1/2" iron rod found;
 12-69 THENCE S 88°40'31" E, 466.85 feet continuing along the common line

13-1 thereof;
 13-2 THENCE N 01°03'47" E, 1526.96 feet continuing along the common line
 13-3 of said Ringley tract to a 3/8" iron rod found for the southeast
 13-4 corner of a tract conveyed to Corbin Dowell Ringley, recorded in
 13-5 Document No. 20210917001902070 OPRCCT;
 13-6 THENCE N 01°40'38" E, 838.60 feet along the common line thereof to a
 13-7 1/2" iron rod found on the south line of a tract conveyed to The 58
 13-8 Land Group, LLC, recorded in Document No. 20120419000457790
 13-9 OPRCCT;
 13-10 THENCE S 88°48'30" E, 1065.04 feet along the south line thereof, and
 13-11 of a tract conveyed to Evans McKee Living Trust, recorded in
 13-12 Document No. 2024000027076 OPRCCT;
 13-13 THENCE S 88°34'45" E, 1000.00 feet along the south line thereof;
 13-14 THENCE S 89°32'45" E, 211.00 feet continuing along the south line
 13-15 thereof;
 13-16 THENCE S 89°52'45" E, 342.33 feet continuing along the south line of
 13-17 said McKee tract to a 1/2" iron rod with plastic cap found in County
 13-18 Road 170;
 13-19 THENCE S 01°38'07" W, 1997.66 feet along said road to a 1/2" iron rod
 13-20 with plastic cap found for a bend point thereof;
 13-21 THENCE S 89°52'07" E, 1464.59 feet continuing along County Road 170
 13-22 to the POINT OF BEGINNING with the subject tract containing
 13-23 62,892,029 square feet or 1443.802 acres of land.

13-24 SECTION 3. (a) The legal notice of the intention to
 13-25 introduce this Act, setting forth the general substance of this
 13-26 Act, has been published as provided by law, and the notice and a
 13-27 copy of this Act have been furnished to all persons, agencies,
 13-28 officials, or entities to which they are required to be furnished
 13-29 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 13-30 Government Code.

13-31 (b) The governor, one of the required recipients, has
 13-32 submitted the notice and Act to the Texas Commission on
 13-33 Environmental Quality.

13-34 (c) The Texas Commission on Environmental Quality has filed
 13-35 its recommendations relating to this Act with the governor,
 13-36 lieutenant governor, and speaker of the house of representatives
 13-37 within the required time.

13-38 (d) All requirements of the constitution and laws of this
 13-39 state and the rules and procedures of the legislature with respect
 13-40 to the notice, introduction, and passage of this Act have been
 13-41 fulfilled and accomplished.

13-42 SECTION 4. (a) Section 4019.0313, Special District Local
 13-43 Laws Code, as added by Section 1 of this Act, takes effect only if
 13-44 this Act receives a two-thirds vote of all the members elected to
 13-45 each house.

13-46 (b) If this Act does not receive a two-thirds vote of all the
 13-47 members elected to each house, Subchapter C, Chapter 4019, Special
 13-48 District Local Laws Code, as added by Section 1 of this Act, is
 13-49 amended by adding Section 4019.0313 to read as follows:

13-50 Sec. 4019.0313. NO EMINENT DOMAIN POWER. The district may
 13-51 not exercise the power of eminent domain.

13-52 SECTION 5. This Act takes effect immediately if it receives
 13-53 a vote of two-thirds of all the members elected to each house, as
 13-54 provided by Section 39, Article III, Texas Constitution. If this
 13-55 Act does not receive the vote necessary for immediate effect, this
 13-56 Act takes effect September 1, 2025.

13-57

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