

1-1 By: Birdwell S.B. No. 3048  
 1-2 (In the Senate - Filed April 16, 2025; May 22, 2025, read  
 1-3 first time and referred to Committee on Local Government;  
 1-4 May 6, 2025, reported favorably by the following vote: Yeas 5,  
 1-5 Nays 0, 1 present not voting; May 6, 2025, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Middleton				X
1-9 Cook	X			
1-10 Gutierrez	X			
1-11 Nichols	X			
1-12 Paxton	X			
1-13 West			X	

1-15 A BILL TO BE ENTITLED  
 1-16 AN ACT

1-17 relating to the creation of the Bluebonnet Hills Municipal  
 1-18 Management District No. 1; providing authority to issue bonds;  
 1-19 providing authority to impose assessments, fees, and taxes;  
 1-20 granting a limited power of eminent domain.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-22 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
 1-23 Code, is amended by adding Chapter 4016 to read as follows:

1-24 CHAPTER 4016. BLUEBONNET HILLS MUNICIPAL MANAGEMENT DISTRICT NO. 1  
 1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 4016.0101. DEFINITIONS. In this chapter:

- 1-27 (1) "Board" means the district's board of directors.
- 1-28 (2) "City" means the City of Midlothian.
- 1-29 (3) "Director" means a board member.
- 1-30 (4) "District" means the Bluebonnet Hills Municipal  
 1-31 Management District No. 1.

1-32 Sec. 4016.0102. NATURE OF DISTRICT. The Bluebonnet Hills  
 1-33 Municipal Management District No. 1 is a special district created  
 1-34 under Section 59, Article XVI, Texas Constitution.

1-35 Sec. 4016.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
 1-36 creation of the district is essential to accomplish the purposes of  
 1-37 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
 1-38 Texas Constitution, and other public purposes stated in this  
 1-39 chapter.

1-40 (b) By creating the district and in authorizing the city and  
 1-41 other political subdivisions to contract with the district, the  
 1-42 legislature has established a program to accomplish the public  
 1-43 purposes set out in Section 52-a, Article III, Texas Constitution.

1-44 (c) The creation of the district is necessary to promote,  
 1-45 develop, encourage, and maintain employment, commerce,  
 1-46 transportation, housing, tourism, recreation, the arts,  
 1-47 entertainment, economic development, safety, and the public  
 1-48 welfare in the district.

1-49 (d) This chapter and the creation of the district may not be  
 1-50 interpreted to relieve the city from providing the level of  
 1-51 services provided as of the effective date of the Act enacting this  
 1-52 chapter to the area in the district. The district is created to  
 1-53 supplement and not to supplant city services provided in the  
 1-54 district.

1-55 Sec. 4016.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.  
 1-56 (a) All land and other property included in the district will  
 1-57 benefit from the improvements and services to be provided by the  
 1-58 district under powers conferred by Sections 52 and 52-a, Article  
 1-59 III, and Section 59, Article XVI, Texas Constitution, and other  
 1-60 powers granted under this chapter.

1-61 (b) The district is created to serve a public use and  
 1-62 benefit.

1-63 (c) The creation of the district is in the public interest  
 1-64 and is essential to further the public purposes of:

2-1 (1) developing and diversifying the economy of the  
2-2 state;  
2-3 (2) eliminating unemployment and underemployment; and  
2-4 (3) developing or expanding transportation and  
2-5 commerce.

2-6 (d) The district will:  
2-7 (1) promote the health, safety, and general welfare of  
2-8 residents, employers, potential employees, employees, visitors,  
2-9 and consumers in the district, and of the public;

2-10 (2) provide needed funding for the district to  
2-11 preserve, maintain, and enhance the economic health and vitality of  
2-12 the district territory as a community and business center;

2-13 (3) promote the health, safety, welfare, and enjoyment  
2-14 of the public by providing pedestrian ways and by landscaping and  
2-15 developing certain areas in the district, which are necessary for  
2-16 the restoration, preservation, and enhancement of scenic beauty;  
2-17 and

2-18 (4) provide for water, wastewater, drainage, road, and  
2-19 recreational facilities for the district.

2-20 (e) Pedestrian ways along or across a street, whether at  
2-21 grade or above or below the surface, and street lighting, street  
2-22 landscaping, parking, and street art objects are parts of and  
2-23 necessary components of a street and are considered to be a street  
2-24 or road improvement.

2-25 (f) The district will not act as the agent or  
2-26 instrumentality of any private interest even though the district  
2-27 will benefit many private interests as well as the public.

2-28 Sec. 4016.0105. INITIAL DISTRICT TERRITORY. (a) The  
2-29 district is initially composed of the territory described by  
2-30 Section 2 of the Act enacting this chapter.

2-31 (b) The boundaries and field notes contained in Section 2 of  
2-32 the Act enacting this chapter form a closure. A mistake in the  
2-33 field notes or in copying the field notes in the legislative process  
2-34 does not affect the district's:

2-35 (1) organization, existence, or validity;

2-36 (2) right to issue any type of bonds for the purposes  
2-37 for which the district is created or to pay the principal of and  
2-38 interest on the bonds;

2-39 (3) right to impose or collect an assessment or tax; or  
2-40 (4) legality or operation.

2-41 Sec. 4016.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
2-42 All or any part of the area of the district is eligible to be  
2-43 included in:

2-44 (1) a tax increment reinvestment zone created under  
2-45 Chapter 311, Tax Code; or

2-46 (2) a tax abatement reinvestment zone created under  
2-47 Chapter 312, Tax Code.

2-48 Sec. 4016.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
2-49 DISTRICTS LAW. Except as otherwise provided by this chapter,  
2-50 Chapter 375, Local Government Code, applies to the district.

2-51 Sec. 4016.0108. CONSTRUCTION OF CHAPTER. This chapter  
2-52 shall be liberally construed in conformity with the findings and  
2-53 purposes stated in this chapter.

2-54 SUBCHAPTER B. BOARD OF DIRECTORS

2-55 Sec. 4016.0201. GOVERNING BODY; TERMS. (a) The district is  
2-56 governed by a board of five elected directors who serve staggered  
2-57 terms of four years.

2-58 (b) Directors are elected in the manner provided by  
2-59 Subchapter D, Chapter 49, Water Code.

2-60 Sec. 4016.0202. COMPENSATION; EXPENSES. (a) The district  
2-61 may compensate each director in an amount not to exceed \$150 for  
2-62 each board meeting. The total amount of compensation for each  
2-63 director in one year may not exceed \$7,200.

2-64 (b) A director is entitled to reimbursement for necessary  
2-65 and reasonable expenses incurred in carrying out the duties and  
2-66 responsibilities of the board.

2-67 (c) Sections 375.069 and 375.070, Local Government Code, do  
2-68 not apply to the board.

2-69 Sec. 4016.0203. INITIAL DIRECTORS. (a) The initial board  
2-70 consists of the following directors:

2-71 Pos. No. Name of Director

- 3-1 1 Jake Weaver
- 3-2 2 Cassie Wagner
- 3-3 3 Dylan Suhy
- 3-4 4 Melanie Wright
- 3-5 5 Haley Sheffield

3-6 (b) Of the initial directors, the terms of directors  
 3-7 appointed for positions one through three expire June 1, 2027, and  
 3-8 the terms of directors appointed for positions four and five expire  
 3-9 June 1, 2029.

3-10 SUBCHAPTER C. POWERS AND DUTIES

3-11 Sec. 4016.0301. GENERAL POWERS AND DUTIES. The district  
 3-12 has the powers and duties necessary to accomplish the purposes for  
 3-13 which the district is created.

3-14 Sec. 4016.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
 3-15 district, using any money available to the district for the  
 3-16 purpose, may provide, design, construct, acquire, improve,  
 3-17 relocate, operate, maintain, or finance an improvement project or  
 3-18 service authorized under this chapter or under Chapter 375, Local  
 3-19 Government Code.

3-20 (b) The district may contract with a governmental or private  
 3-21 entity to carry out an action under Subsection (a).

3-22 (c) The implementation of a district project or service is a  
 3-23 governmental function or service for the purposes of Chapter 791,  
 3-24 Government Code.

3-25 Sec. 4016.0303. NONPROFIT CORPORATION. (a) The board by  
 3-26 resolution may authorize the creation of a nonprofit corporation to  
 3-27 assist and act for the district in implementing a project or  
 3-28 providing a service authorized by this chapter.

3-29 (b) The nonprofit corporation:  
 3-30 (1) has each power of and is considered to be a local  
 3-31 government corporation created under Subchapter D, Chapter 431,  
 3-32 Transportation Code; and

3-33 (2) may implement any project and provide any service  
 3-34 authorized by this chapter.

3-35 (c) The board shall appoint the board of directors of the  
 3-36 nonprofit corporation. The board of directors of the nonprofit  
 3-37 corporation shall serve in the same manner as the board of directors  
 3-38 of a local government corporation created under Subchapter D,  
 3-39 Chapter 431, Transportation Code, except that a board member is not  
 3-40 required to reside in the district.

3-41 Sec. 4016.0304. LAW ENFORCEMENT SERVICES. To protect the  
 3-42 public interest, the district may contract with a qualified party,  
 3-43 including the city, to provide law enforcement services in the  
 3-44 district for a fee.

3-45 Sec. 4016.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
 3-46 The district may join and pay dues to a charitable or nonprofit  
 3-47 organization that performs a service or provides an activity  
 3-48 consistent with the furtherance of a district purpose.

3-49 Sec. 4016.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
 3-50 district may engage in activities that accomplish the economic  
 3-51 development purposes of the district.

3-52 (b) The district may establish and provide for the  
 3-53 administration of one or more programs to promote state or local  
 3-54 economic development and to stimulate business and commercial  
 3-55 activity in the district, including programs to:

- 3-56 (1) make loans and grants of public money; and
- 3-57 (2) provide district personnel and services.

3-58 (c) The district may create economic development programs  
 3-59 and exercise the economic development powers provided to  
 3-60 municipalities by:

- 3-61 (1) Chapter 380, Local Government Code; and
- 3-62 (2) Subchapter A, Chapter 1509, Government Code.

3-63 Sec. 4016.0307. PARKING FACILITIES. (a) The district may  
 3-64 acquire, lease as lessor or lessee, construct, develop, own,  
 3-65 operate, and maintain parking facilities or a system of parking  
 3-66 facilities, including lots, garages, parking terminals, or other  
 3-67 structures or accommodations for parking motor vehicles off the  
 3-68 streets and related appurtenances.

3-69 (b) The district's parking facilities serve the public  
 3-70 purposes of the district and are owned, used, and held for a public  
 3-71 purpose even if leased or operated by a private entity for a term of

4-1 years.

4-2 (c) The district's parking facilities are parts of and  
4-3 necessary components of a street and are considered to be a street  
4-4 or road improvement.

4-5 (d) The development and operation of the district's parking  
4-6 facilities may be considered an economic development program.

4-7 Sec. 4016.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
4-8 board by resolution shall establish the number of directors'  
4-9 signatures and the procedure required for a disbursement or  
4-10 transfer of district money.

4-11 Sec. 4016.0309. ADDING OR EXCLUDING LAND. Except as  
4-12 provided by Section 4016.0310, the district may add or exclude land  
4-13 in the manner provided by Subchapter J, Chapter 49, Water Code, or  
4-14 by Subchapter H, Chapter 54, Water Code.

4-15 Sec. 4016.0310. DIVISION OF DISTRICT. (a) The district may  
4-16 be divided into two or more new districts only if the district:

4-17 (1) has no outstanding bonded debt; and

4-18 (2) is not imposing ad valorem taxes.

4-19 (b) This chapter applies to any new district created by the  
4-20 division of the district, and a new district has all the powers and  
4-21 duties of the district.

4-22 (c) Any new district created by the division of the district  
4-23 may not, at the time the new district is created, contain any land  
4-24 outside the area described by Section 2 of the Act enacting this  
4-25 chapter.

4-26 (d) The board, on its own motion or on receipt of a petition  
4-27 signed by the owner or owners of a majority of the assessed value of  
4-28 the real property in the district, may adopt an order dividing the  
4-29 district.

4-30 (e) An order dividing the district must:

4-31 (1) name each new district;

4-32 (2) include the metes and bounds description of the  
4-33 territory of each new district;

4-34 (3) appoint initial directors for each new district;  
4-35 and

4-36 (4) provide for the division of assets and liabilities  
4-37 between or among the new districts.

4-38 (f) On or before the 30th day after the date of adoption of  
4-39 an order dividing the district, the district shall file the order  
4-40 with the Texas Commission on Environmental Quality and record the  
4-41 order in the real property records of each county in which the  
4-42 district is located.

4-43 (g) Any new district created by the division of the district  
4-44 must hold an election as required by this chapter to obtain voter  
4-45 approval before the district may impose a maintenance tax or issue  
4-46 bonds payable wholly or partly from ad valorem taxes.

4-47 (h) Municipal consent to the creation of the district and to  
4-48 the inclusion of land in the district granted under Section  
4-49 4016.0506 acts as municipal consent to the creation of any new  
4-50 district created by the division of the district and to the  
4-51 inclusion of land in the new district.

4-52 Sec. 4016.0311. EMINENT DOMAIN. The district may exercise  
4-53 the power of eminent domain in the manner provided by Section  
4-54 49.222, Water Code.

#### 4-55 SUBCHAPTER D. ASSESSMENTS

4-56 Sec. 4016.0401. PETITION REQUIRED FOR FINANCING SERVICES  
4-57 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
4-58 service or improvement project with assessments under this chapter  
4-59 unless a written petition requesting that service or improvement  
4-60 has been filed with the board.

4-61 (b) A petition filed under Subsection (a) must be signed by  
4-62 the owners of a majority of the assessed value of real property in  
4-63 the district subject to assessment according to the most recent  
4-64 certified tax appraisal roll for the county.

4-65 Sec. 4016.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
4-66 The board by resolution may impose and collect an assessment for any  
4-67 purpose authorized by this chapter in all or any part of the  
4-68 district.

4-69 (b) An assessment, a reassessment, or an assessment  
4-70 resulting from an addition to or correction of the assessment roll  
4-71 by the district, penalties and interest on an assessment or

5-1 reassessment, an expense of collection, and reasonable attorney's  
 5-2 fees incurred by the district:  
 5-3 (1) are a first and prior lien against the property  
 5-4 assessed;  
 5-5 (2) are superior to any other lien or claim other than  
 5-6 a lien or claim for county, school district, or municipal ad valorem  
 5-7 taxes; and  
 5-8 (3) are the personal liability of and a charge against  
 5-9 the owners of the property even if the owners are not named in the  
 5-10 assessment proceedings.

5-11 (c) The lien is effective from the date of the board's  
 5-12 resolution imposing the assessment until the date the assessment is  
 5-13 paid. The board may enforce the lien in the same manner that the  
 5-14 board may enforce an ad valorem tax lien against real property.

5-15 (d) The board may make a correction to or deletion from the  
 5-16 assessment roll that does not increase the amount of assessment of  
 5-17 any parcel of land without providing notice and holding a hearing in  
 5-18 the manner required for additional assessments.

5-19 SUBCHAPTER E. TAXES AND BONDS

5-20 Sec. 4016.0501. TAX ELECTION REQUIRED. (a) The district  
 5-21 must hold an election in the manner provided by Chapter 49, Water  
 5-22 Code, or, if applicable, Chapter 375, Local Government Code, to  
 5-23 obtain voter approval before the district may impose an ad valorem  
 5-24 tax.

5-25 (b) Section 375.243, Local Government Code, does not apply  
 5-26 to the district.

5-27 Sec. 4016.0502. OPERATION AND MAINTENANCE TAX. (a) If  
 5-28 authorized by a majority of the district voters voting at an  
 5-29 election under Section 4016.0501, the district may impose an  
 5-30 operation and maintenance tax on taxable property in the district  
 5-31 in the manner provided by Section 49.107, Water Code, for any  
 5-32 district purpose, including to:

- 5-33 (1) maintain and operate the district;
- 5-34 (2) construct or acquire improvements; or
- 5-35 (3) provide a service.

5-36 (b) The board shall determine the operation and maintenance  
 5-37 tax rate. The rate may not exceed the rate approved at the  
 5-38 election.

5-39 Sec. 4016.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE  
 5-40 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
 5-41 terms determined by the board.

5-42 (b) The district may issue, by public or private sale,  
 5-43 bonds, notes, or other obligations payable wholly or partly from ad  
 5-44 valorem taxes, assessments, impact fees, revenue, contract  
 5-45 payments, grants, or other district money, or any combination of  
 5-46 those sources of money, to pay for any authorized district purpose.

5-47 (c) The district may issue, by public or private sale,  
 5-48 bonds, notes, or other obligations payable wholly or partly from  
 5-49 assessments in the manner provided by Subchapter A, Chapter 372,  
 5-50 Local Government Code, if the improvement financed by the  
 5-51 obligation issued under this section will be conveyed to or  
 5-52 operated and maintained by a municipality or other retail utility  
 5-53 provider pursuant to an agreement with the district entered into  
 5-54 before the issuance of the obligation.

5-55 Sec. 4016.0504. BONDS SECURED BY REVENUE OR CONTRACT  
 5-56 PAYMENTS. The district may issue, without an election, bonds  
 5-57 secured by:

- 5-58 (1) revenue other than ad valorem taxes, including  
 5-59 contract revenues; or
- 5-60 (2) contract payments, provided that the requirements  
 5-61 of Section 49.108, Water Code, have been met.

5-62 Sec. 4016.0505. BONDS SECURED BY AD VALOREM TAXES;  
 5-63 ELECTIONS. (a) If authorized at an election under Section  
 5-64 4016.0501, the district may issue bonds payable from ad valorem  
 5-65 taxes.

5-66 (b) At the time the district issues bonds payable wholly or  
 5-67 partly from ad valorem taxes, the board shall provide for the annual  
 5-68 imposition of a continuing direct annual ad valorem tax, without  
 5-69 limit as to rate or amount, for each year that all or part of the  
 5-70 bonds are outstanding as required and in the manner provided by  
 5-71 Sections 54.601 and 54.602, Water Code.

6-1 (c) All or any part of any facilities or improvements that  
6-2 may be acquired by a district by the issuance of its bonds may be  
6-3 submitted as a single proposition or as several propositions to be  
6-4 voted on at the election.

6-5 Sec. 4016.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
6-6 board may not issue bonds until each municipality in whose  
6-7 corporate limits or extraterritorial jurisdiction the district is  
6-8 located has consented by ordinance or resolution to the creation of  
6-9 the district and to the inclusion of land in the district as  
6-10 required by applicable law.

6-11 (b) This section applies only to the district's first  
6-12 issuance of bonds payable from ad valorem taxes.

6-13 SUBCHAPTER I. DISSOLUTION

6-14 Sec. 4016.0901. DISSOLUTION. (a) The board shall dissolve  
6-15 the district on written petition filed with the board by the owners  
6-16 of:

6-17 (1) at least two-thirds of the assessed value of the  
6-18 property subject to assessment by the district based on the most  
6-19 recent certified county property tax rolls; or

6-20 (2) at least two-thirds of the surface area of the  
6-21 district, excluding roads, streets, highways, utility  
6-22 rights-of-way, other public areas, and other property exempt from  
6-23 assessment by the district according to the most recent certified  
6-24 county property tax rolls.

6-25 (b) The board by majority vote may dissolve the district at  
6-26 any time.

6-27 (c) The district may not be dissolved by its board under  
6-28 Subsection (a) or (b) if the district:

6-29 (1) has any outstanding bonded indebtedness until that  
6-30 bonded indebtedness has been repaid or defeased in accordance with  
6-31 the order or resolution authorizing the issuance of the bonds;

6-32 (2) has a contractual obligation to pay money until  
6-33 that obligation has been fully paid in accordance with the  
6-34 contract; or

6-35 (3) owns, operates, or maintains public works,  
6-36 facilities, or improvements unless the district contracts with  
6-37 another person for the ownership, operation, or maintenance of the  
6-38 public works, facilities, or improvements.

6-39 (d) Sections 375.261, 375.262, and 375.264, Local  
6-40 Government Code, do not apply to the district.

6-41 SECTION 2. The Bluebonnet Hills Municipal Management  
6-42 District No. 1 initially includes all territory contained in the  
6-43 following area:

6-44 TRACT 1:

6-45 Being a tract of land situated in the John Chamblee Survey, Abstract  
6-46 No. 192, in the M.E.P. & P. Railroad Survey, Abstract No. 761 and in  
6-47 the Allen Reeves Survey, Abstract No. 939, Ellis County, Texas, and  
6-48 being part of a called 367.8751 acre tract of land conveyed to  
6-49 Fulson Midlothian Partners I, LP by deed recorded in Volume 2220,  
6-50 Page 194, Official Public Records, Ellis County, Texas and part of a  
6-51 145.15 acre tract of land conveyed to Fulson Midlothian Partners I,  
6-52 LP by deed recorded in Volume 2214, Page 2136, Deed Records, Ellis  
6-53 County, Texas and being more particularly described as follows:

6-54 Beginning at a 1/2" iron pin found with orange cap stamped  
6-55 "8172753361" on the northwest line of said 367.8751 acre tract, on  
6-56 the southeast line of a 406.638 acre tract of land conveyed to One  
6-57 Windsor Hills, LP by deed recorded in Volume 2206, Page 1415, Deed  
6-58 Records, Ellis County, Texas and being the north corner of Tract 4,  
6-59 a 9.607 acre tract of land conveyed to Kruthin, LLC by deed recorded  
6-60 in Instrument No. 2136939, Official Public Records, Ellis County,  
6-61 Texas;

6-62 Thence, North 58°46'14" East, along the northwest line of said  
6-63 367.8751 acre tract and the southeast line of said 406.638 acre  
6-64 tract, a distance of 3299.91 feet to a 1/2" iron pin set with yellow  
6-65 cap stamped "CCG INC RPLS 5129" for an east corner of said 406.638  
6-66 acre tract and a re-entrant corner of said 367.8751 acre tract;

6-67 Thence, North 30°05'16" West, along an easterly line of said 406.638  
6-68 acre tract and a westerly line of said 367.8751 acre tract, a  
6-69 distance of 291.53 feet to a 1/2" iron pin set with yellow cap  
6-70 stamped "CCG INC RPLS 5129" for the northwest corner of said  
6-71 367.8751 acre tract and being on the south line of Kimble Road (no

7-1 recorded R.O.W.);  
7-2 Thence, North 73°16'08" East, along the northerly line of said  
7-3 367.8751 acre tract and the southerly line of said Kimble Road, a  
7-4 distance of 1043.50 feet to a 1/2" iron pin set with yellow cap  
7-5 stamped "CCG INC RPLS 5129" for the northeast corner of said  
7-6 367.8751 acre tract and the northwest corner of Tract II, a 239.022  
7-7 acre tract of land conveyed to Cann Real Estates, LTD. By deed  
7-8 recorded in Volume 1659, Page 719, Deed Records, Ellis County,  
7-9 Texas, said point being South 44°38'47" East, a distance of 6.30  
7-10 feet from a 1/2" iron pin found;  
7-11 Thence, South 28°18'19" East, along the easterly line of said  
7-12 367.8751 acre tract and the westerly line of said 239.022 acre  
7-13 tract, a distance of 1164.51 feet to a mag nail found in wood post  
7-14 for corner;  
7-15 Thence, South 23°33'43" East, along the easterly line of said  
7-16 367.8751 acre tract and the westerly line of said 239.022 acre  
7-17 tract, passing at a distance of 2774.10 feet to a 1/2" iron pin  
7-18 found with red cap stamped "GEER RPLS 4117" for a northeast corner  
7-19 of said 145.15 acre tract and continuing for a total distance of  
7-20 2820.97 feet to a 1/2" iron pin found for the southwest corner of  
7-21 said 239.022 acre tract and a re-entrant corner of said 145.15 acre  
7-22 tract;  
7-23 Thence, North 55°33'31" West, a distance of 802.05 feet to a 1/2"  
7-24 iron pin found with pink cap stamped "8172753361" for corner;  
7-25 Thence, South 49°51'21" West, a distance of 1279.89 feet to a 1/2"  
7-26 iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner  
7-27 on the northwest line of Tract 8, a 26.698 acre tract of land  
7-28 conveyed to Kruthin, LLC by deed recorded in Instrument  
7-29 No. 2136939, Official Public Records, Ellis County, Texas;  
7-30 Thence, North 45°24'41" West, a distance of 39.61 feet to a 1/2" iron  
7-31 pin set with yellow cap stamped "CCG INC RPLS 5129" for the south  
7-32 corner of a 26.861 acre tract of land conveyed to Canvas Midlothian  
7-33 I Owner, LLC by deed recorded in Instrument No. 2156284, Official  
7-34 Public Records, Ellis County, Texas;  
7-35 Thence, North 44°35'09" East, along the southeast line of said  
7-36 26.861 acre tract, a distance of 78.68 feet to a 1/2" iron pin set  
7-37 with yellow cap stamped "CCG INC RPLS 5129" for the beginning of a  
7-38 curve to the left having a central angle of 82°02'57", a radius of  
7-39 955.00 feet and a chord bearing of North 03°33'51" East, a distance  
7-40 of 1253.69 feet;  
7-41 Thence, northeasterly, along the easterly line of said 26.861 acre  
7-42 tract and said curve to the left, an arc distance of 1367.59 feet to  
7-43 a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for  
7-44 the end of said curve;  
7-45 Thence, North 37°27'37" West, along the easterly line of said 26.861  
7-46 acre tract, a distance of 16.23 feet to a 1/2" iron pin set with  
7-47 yellow cap stamped "CCG INC RPLS 5129" for the northeast corner of  
7-48 said 26.861 acre tract;  
7-49 Thence, South 82°50'47" West, along the north line of said 26.861  
7-50 acre tract, a distance of 1059.46 feet to a 1/2" iron pin set with  
7-51 yellow cap stamped "CCG INC RPLS 5129" for the northwest corner of  
7-52 said 26.861 acre tract;  
7-53 Thence, South 07°09'13" East, along the west line of said 26.861  
7-54 acre tract, a distance of 763.01 feet to a 1/2" iron pin set with  
7-55 yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of  
7-56 said 26.861 acre tract;  
7-57 Thence, North 74°43'29" West, a distance of 86.40 feet to a 1/2" iron  
7-58 pin set with yellow cap stamped "CCG INC RPLS 5129" for the  
7-59 beginning of a curve to the left having a central angle of 16°12'38",  
7-60 a radius of 850.00 feet and a chord bearing of North 82°49'43" West,  
7-61 a distance of 239.69 feet;  
7-62 Thence, northwesterly, along said curve to the left, an arc  
7-63 distance of 240.49 feet to a 1/2" iron pin set with yellow cap  
7-64 stamped "CCG INC RPLS 5129" for corner on the east line of Tract  
7-65 III, a 2.599 acre tract of land conveyed to Shiloh C.C., Inc. by  
7-66 deed recorded in Instrument No. 1926898, Official Public Records,  
7-67 Ellis County, Texas;  
7-68 Thence, North 07°32'48" West, along the east line of said Tract III  
7-69 and the east line of Tract II, a 5.002 acre tract of land conveyed to  
7-70 Shiloh C.C., Inc. by deed recorded in Instrument No. 1926898,  
7-71 Official Public Records, Ellis County, Texas, a distance of 715.95

8-1 feet to a 1/2" iron pin found for the northeast corner of said Tract  
8-2 II;  
8-3 Thence, South 82°27'14" West, along the north line of said Tract II  
8-4 and the north line of Tract I, a 0.931 acre tract of land conveyed to  
8-5 Shiloh C.C., Inc. by deed recorded in Instrument No. 1926898,  
8-6 Official Public Records, Ellis County, Texas, a distance of 869.58  
8-7 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS  
8-8 5129" for the west corner of said Tract I and on the northeast line  
8-9 of Padera Lakeside Addition, an addition to the City of Midlothian,  
8-10 Texas, according to the plat thereof recorded in Cabinet J, Page  
8-11 335, Plat Records, Ellis County, Texas;  
8-12 Thence, North 60°16'52" West, along the northeast line of said  
8-13 Padera Lakeside Addition, a distance of 130.64 feet to a 1/2" iron  
8-14 pin set with yellow cap stamped "CCG INC RPLS 5129" for the north  
8-15 corner of said Padera Lakeside Addition;  
8-16 Thence, North 60°28'03" West, a distance of 31.09 feet to a 1/2" iron  
8-17 pin found with pink cap stamped "DTS 8172753361" for corner;  
8-18 Thence, North 72°02'20" West, a distance of 601.32 feet to a 1/2"  
8-19 iron pin found with pink cap stamped "DTS 8172753361" for corner;  
8-20 Thence, South 62°49'32" West, a distance of 458.28 feet to a 1/2"  
8-21 iron pin found with pink cap stamped "DTS 8172753361" for corner;  
8-22 Thence, South 06°55'23" East, a distance of 559.76 feet to a 1/2"  
8-23 iron pin found for corner on the northeast right-of-way line of U.S.  
8-24 Highway No. 287 (variable width R.O.W.);  
8-25 Thence, North 63°21'02" West, along the northeast right-of-way line  
8-26 of U.S. Highway No. 287 (variable width R.O.W.), a distance of  
8-27 79.31 feet to a concrete monument found for corner;  
8-28 Thence, North 60°52'22" West, along the northeast right-of-way line  
8-29 of U.S. Highway No. 287 (variable width R.O.W.), a distance of  
8-30 66.98 feet to a 1/2" iron pin found with orange cap stamped  
8-31 "8172753361" for the southeast corner of said Tract 4, a 9.607 acre  
8-32 tract;  
8-33 Thence, North 07°06'20" West, along the east line of said Tract 4, a  
8-34 distance of 493.69 feet to a 1/2" iron pin found with orange cap  
8-35 stamped "8172753361" for corner;  
8-36 Thence, North 50°07'14" West, along the northeast line of said Tract  
8-37 4, a distance of 431.52 feet to a 1/2" iron pin found with orange cap  
8-38 stamped "8172753361" for corner;  
8-39 Thence, North 00°27'34" West, along the east line of said Tract 4, a  
8-40 distance of 276.56 feet to the Point of Beginning and containing  
8-41 8,974,410 square feet or 206.024 acres of land.  
8-42 TRACT 2:  
8-43 BEING a tract of land situated in the Allen Reeves Survey, Abstract  
8-44 Number 939, the John Chamblee Survey, Abstract Number 192 and the  
8-45 J.B. Littlepage Survey, Abstract Number 643, Ellis County, Texas  
8-46 and being all of a tract of land described by deed to Cann Real  
8-47 Estate, LTD. recorded in Volume 1659, Page 719 (Tract II) of the  
8-48 Deed Records Ellis County, Texas, and being more particularly  
8-49 described as follows:  
8-50 BEGINNING at a Flat iron blade found in a field for the southwest  
8-51 corner of said Cann tract, said point also lying on the northerly  
8-52 line of a tract of land to Fulsom Midlothian Partners, L.P. recorded  
8-53 in Volume 2214, Page 2136 of said Deed Records at an inner ell  
8-54 corner of same;  
8-55 THENCE North 23 degrees 33 minutes 29 seconds West along the west  
8-56 line of said Cann tract passing a 1/2 inch iron rod with cap stamped  
8-57 "R.P.L.S. 4117" found for a northerly corner of said Fulsom tract,  
8-58 same being the most northerly southeast corner of a tract of land to  
8-59 Fulsom Midlothian Partners, L.P. recorded in Volume 2220, Page 194  
8-60 of said Deed Records at a distance of 46.53 feet, and continuing  
8-61 along the common line of said Cann tract and said Fulsom tract  
8-62 recorded in Volume 2220, Page 194, a total a distance of 2820.45  
8-63 feet to a MAG NAIL found in a wood fence post at an angle point on  
8-64 said common line;  
8-65 THENCE North 28 degrees 23 minutes 56 seconds West continuing along  
8-66 said common line and generally along a barbed wire fence, a distance  
8-67 of 1170.80 feet to 5/8 inch iron rod found in a dirt drive at the  
8-68 general projection of the near center of Auger Road for the  
8-69 northwest corner of said Cann tract, the northeast corner of said  
8-70 Fulsom tract recorded in Volume 2220, Page 194 and lying on the  
8-71 south line of a tract of land to One Windsor Hills, L.P. recorded in

9-1 Volume 2181, Page 1640 of said Deed Records;  
9-2 THENCE along the northerly line of said Cann tract and generally  
9-3 along Auger Road the following courses and distances;  
9-4 North 74 degrees 39 minutes 18 seconds East, a distance of 8.56 feet  
9-5 to 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for  
9-6 corner;  
9-7 THENCE North 77 degrees 59 minutes 17 seconds East passing the  
9-8 southwest corner of a tract of land to One Windsor Hills, L.P.  
9-9 recorded in Volume 2202, Page 1293 of said Deed Records, and  
9-10 continuing a total distance of 497.21 feet to 1/2 inch iron rod  
9-11 found for corner:  
9-12 South 84 degrees 33 minutes 17 seconds East, a distance of 619.13  
9-13 feet to 1/2 inch iron rod found for corner;  
9-14 North 81 degrees 34 minutes 16 seconds East, a distance of 521.44  
9-15 feet to 1/2 inch iron rod found for the southeast corner of said One  
9-16 Windsor Hills, L.P. recorded in Volume 2202, Page 1293 and the  
9-17 southwest corner of a tract of land to The City of Midlothian  
9-18 recorded in Volume 491, Page 81 of said Deed Records;  
9-19 North 84 degrees 21 minutes 49 seconds East along the common line of  
9-20 said Cann tract and said City tract, a distance of 205.64 feet to  
9-21 1/2 inch iron rod found for corner;  
9-22 North 88 degrees 25 minutes 58 seconds East continuing along said  
9-23 common line, a distance of 829.02 feet to a 5/8 inch iron rod with  
9-24 cap stamped "R.P.L.S. 5430" set for the northeast corner of said  
9-25 Cann tract and the southeast corner of said City tract;  
9-26 South 00 degrees 46 minutes 10 seconds East a distance of 976.31  
9-27 feet to 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for  
9-28 corner;  
9-29 South 89 degrees 57 minutes 42 seconds East a distance of 142.80  
9-30 feet to 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for  
9-31 corner;  
9-32 THENCE South 58 degrees 00 minutes 17 seconds East departing Auger  
9-33 Road and passing the northwest corner of Overlook Estates IV an  
9-34 addition to The City of Midlothian as recorded in Cabinet F, Page  
9-35 187 of the Plat Records of Ellis County, Texas, a total distance of  
9-36 301.58 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-37 THENCE along the common line of said Cann tract and said Overlook  
9-38 Estates the following courses and distances;  
9-39 South 63 degrees 43 minutes 33 seconds East, a distance of 214.61  
9-40 feet to 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for  
9-41 corner;  
9-42 South 41 degrees 22 minutes 28 seconds East, a distance of 66.05  
9-43 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-44 South 24 degrees 18 minutes 05 seconds West, a distance of 90.50  
9-45 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-46 South 24 degrees 57 minutes 58 seconds East, a distance of 23.23  
9-47 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-48 North 80 degrees 48 minutes 32 seconds East, a distance of 68.55  
9-49 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-50 South 30 degrees 52 minutes 50 seconds East, a distance of 252.81  
9-51 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-52 North 72 degrees 27 minutes 37 seconds East, a distance of 54.51  
9-53 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-54 South 37 degrees 16 minutes 38 seconds East, a distance of 80.19  
9-55 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-56 South 01 degrees 09 minutes 54 seconds East, a distance of 97.03  
9-57 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-58 South 29 degrees 02 minutes 50 seconds East, a distance of 224.48  
9-59 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-60 South 08 degrees 17 minutes 52 seconds West, a distance of 53.22  
9-61 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-62 South 71 degrees 58 minutes 49 seconds East, a distance of 42.96  
9-63 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-64 South 68 degrees 32 minutes 23 seconds East, a distance of 79.06  
9-65 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-66 South 42 degrees 51 minutes 10 seconds East, a distance of 280.02  
9-67 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-68 North 77 degrees 23 minutes 36 seconds East, a distance of 57.39  
9-69 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;  
9-70 South 23 degrees 51 minutes 49 seconds East, a distance of 79.75  
9-71 feet to 1/2 inch iron rod stamped "N.D.M." found for corner;

10-1 South 70 degrees 56 minutes 56 seconds East, a distance of 20.25  
 10-2 feet to 1/2 inch iron rod found for the north corner of a tract of  
 10-3 land to Highway 67 28 Acre Partners, LTD. as recorded in Volume  
 10-4 2500, Page 1322 of said Deed Records;  
 10-5 THENCE South 60 degrees 23 minutes 41 seconds West along the common  
 10-6 line of said Cann tract and said Highway 67 tract a, distance of  
 10-7 50.72 feet to 1/2 inch iron rod found for corner;  
 10-8 THENCE South 32 degrees 36 minutes 05 seconds East continuing along  
 10-9 the common line of said Cann tract and said Highway 67 tract, a  
 10-10 distance of 1729.77 feet to 1/2 inch iron rod found for the  
 10-11 southeast corner of said Cann tract;  
 10-12 THENCE North 89 degrees 36 minutes 46 seconds West along the south  
 10-13 line of said Cann tract, a distance of 986.95 feet to 1/2 inch iron  
 10-14 rod found for corner at an angle point in same;  
 10-15 THENCE South 89 degrees 48 minutes 13 seconds West, a distance of  
 10-16 2310.83 feet to the POINT OF BEGINNING containing 10,557,874 square  
 10-17 Feet, or 242.375 acres of land.

10-18 SECTION 3. (a) The legal notice of the intention to  
 10-19 introduce this Act, setting forth the general substance of this  
 10-20 Act, has been published as provided by law, and the notice and a  
 10-21 copy of this Act have been furnished to all persons, agencies,  
 10-22 officials, or entities to which they are required to be furnished  
 10-23 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 10-24 Government Code.

10-25 (b) The governor, one of the required recipients, has  
 10-26 submitted the notice and Act to the Texas Commission on  
 10-27 Environmental Quality.

10-28 (c) The Texas Commission on Environmental Quality has filed  
 10-29 its recommendations relating to this Act with the governor,  
 10-30 lieutenant governor, and speaker of the house of representatives  
 10-31 within the required time.

10-32 (d) All requirements of the constitution and laws of this  
 10-33 state and the rules and procedures of the legislature with respect  
 10-34 to the notice, introduction, and passage of this Act have been  
 10-35 fulfilled and accomplished.

10-36 SECTION 4. (a) Section 4016.0311, Special District Local  
 10-37 Laws Code, as added by Section 1 of this Act, takes effect only if  
 10-38 this Act receives a two-thirds vote of all the members elected to  
 10-39 each house.

10-40 (b) If this Act does not receive a two-thirds vote of all the  
 10-41 members elected to each house, Subchapter C, Chapter 4016, Special  
 10-42 District Local Laws Code, as added by Section 1 of this Act, is  
 10-43 amended by adding Section 4016.0311 to read as follows:

10-44 Sec. 4016.0311. NO EMINENT DOMAIN POWER. The district may  
 10-45 not exercise the power of eminent domain.

10-46 SECTION 5. This Act takes effect immediately if it receives  
 10-47 a vote of two-thirds of all the members elected to each house, as  
 10-48 provided by Section 39, Article III, Texas Constitution. If this  
 10-49 Act does not receive the vote necessary for immediate effect, this  
 10-50 Act takes effect September 1, 2025.

10-51 \* \* \* \* \*