

1-1 By: Hagenbuch S.B. No. 3056
 1-2 (In the Senate - Filed April 22, 2025; April 23, 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 6,
 1-5 Nays 0, one 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 Alluvium Ranch Municipal Management
 1-18 District No. 1; providing authority to issue bonds; providing
 1-19 authority to impose assessments, fees, and taxes; granting a
 1-20 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 4014 to read as follows:

1-24 CHAPTER 4014. ALLUVIUM RANCH MUNICIPAL MANAGEMENT DISTRICT NO. 1
 1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 4014.0101. DEFINITIONS. In this chapter:

- 1-27 (1) "Board" means the district's board of directors.
- 1-28 (2) "City" means the City of Sherman.
- 1-29 (3) "County" means Grayson County.
- 1-30 (4) "Director" means a board member.
- 1-31 (5) "District" means the Alluvium Ranch Municipal
 1-32 Management District No. 1.

1-33 Sec. 4014.0102. NATURE OF DISTRICT. The Alluvium Ranch
 1-34 Municipal Management District No. 1 is a special district created
 1-35 under Section 59, Article XVI, Texas Constitution.

1-36 Sec. 4014.0103. PURPOSE; DECLARATION OF INTENT. (a) The
 1-37 creation of the district is essential to accomplish the purposes of
 1-38 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-39 Texas Constitution, and other public purposes stated in this
 1-40 chapter.

1-41 (b) By creating the district and in authorizing the city,
 1-42 the county, or other political subdivisions to contract with the
 1-43 district, the legislature has established a program to accomplish
 1-44 the public purposes set out in Section 52-a, Article III, Texas
 1-45 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 or county from providing the level
 1-53 of services provided as of the effective date of the Act enacting
 1-54 this chapter to the area in the district. The district is created
 1-55 to supplement and not to supplant any city or county services
 1-56 provided in the district.

1-57 Sec. 4014.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

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

2-1 powers granted under this chapter.
2-2 (b) The district is created to serve a public use and
2-3 benefit.
2-4 (c) The creation of the district is in the public interest
2-5 and is essential to further the public purposes of:
2-6 (1) developing and diversifying the economy of the
2-7 state;
2-8 (2) eliminating unemployment and underemployment; and
2-9 (3) developing or expanding transportation and
2-10 commerce.
2-11 (d) The district will:
2-12 (1) promote the health, safety, and general welfare of
2-13 residents, employers, potential employees, employees, visitors,
2-14 and consumers in the district, and of the public;
2-15 (2) provide needed funding for the district to
2-16 preserve, maintain, and enhance the economic health and vitality of
2-17 the district territory as a community and business center;
2-18 (3) promote the health, safety, welfare, and enjoyment
2-19 of the public by providing pedestrian ways and by landscaping and
2-20 developing certain areas in the district, which are necessary for
2-21 the restoration, preservation, and enhancement of scenic beauty;
2-22 and
2-23 (4) provide for water, wastewater, drainage, road, and
2-24 recreational facilities for the district.
2-25 (e) Pedestrian ways along or across a street, whether at
2-26 grade or above or below the surface, and street lighting, street
2-27 landscaping, parking, and street art objects are parts of and
2-28 necessary components of a street and are considered to be a street
2-29 or road improvement.
2-30 (f) The district will not act as the agent or
2-31 instrumentality of any private interest even though the district
2-32 will benefit many private interests as well as the public.
2-33 Sec. 4014.0105. INITIAL DISTRICT TERRITORY. (a) The
2-34 district is initially composed of the territory described by
2-35 Section 2 of the Act enacting this chapter.
2-36 (b) The boundaries and field notes contained in Section 2 of
2-37 the Act enacting this chapter form a closure. A mistake in the
2-38 field notes or in copying the field notes in the legislative process
2-39 does not affect the district's:
2-40 (1) organization, existence, or validity;
2-41 (2) right to issue any type of bonds for the purposes
2-42 for which the district is created or to pay the principal of and
2-43 interest on the bonds;
2-44 (3) right to impose or collect an assessment or tax; or
2-45 (4) legality or operation.
2-46 Sec. 4014.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
2-47 All or any part of the area of the district is eligible to be
2-48 included in:
2-49 (1) a tax increment reinvestment zone created under
2-50 Chapter 311, Tax Code; or
2-51 (2) a tax abatement reinvestment zone created under
2-52 Chapter 312, Tax Code.
2-53 Sec. 4014.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-54 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-55 Chapter 375, Local Government Code, applies to the district.
2-56 Sec. 4014.0108. CONSTRUCTION OF CHAPTER. This chapter
2-57 shall be liberally construed in conformity with the findings and
2-58 purposes stated in this chapter.
2-59 SUBCHAPTER B. BOARD OF DIRECTORS
2-60 Sec. 4014.0201. GOVERNING BODY; TERMS. (a) The district is
2-61 governed by a board of five elected directors who serve staggered
2-62 terms of four years.
2-63 (b) Directors are elected in the manner provided by
2-64 Subchapter D, Chapter 49, Water Code.
2-65 Sec. 4014.0202. COMPENSATION; EXPENSES. (a) The district
2-66 may compensate each director in an amount not to exceed \$150 for
2-67 each board meeting. The total amount of compensation for each
2-68 director in one year may not exceed \$7,200.
2-69 (b) A director is entitled to reimbursement for necessary

3-1 and reasonable expenses incurred in carrying out the duties and
3-2 responsibilities of the board.

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

3-5 Sec. 4014.0203. INITIAL DIRECTORS. (a) The initial board
3-6 consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Tim McNutt</u>
<u>2</u>	<u>Buck Nguyen</u>
<u>3</u>	<u>Felix Wong</u>
<u>4</u>	<u>Darrell Rogers</u>
<u>5</u>	<u>Damian Perez</u>

3-13 (b) Of the initial directors, the terms of directors
3-14 appointed for positions one through three expire June 1, 2027, and
3-15 the terms of directors appointed for positions four and five expire
3-16 June 1, 2029.

3-17 SUBCHAPTER C. POWERS AND DUTIES

3-18 Sec. 4014.0301. GENERAL POWERS AND DUTIES. The district
3-19 has the powers and duties necessary to accomplish the purposes for
3-20 which the district is created.

3-21 Sec. 4014.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
3-22 district, using any money available to the district for the
3-23 purpose, may provide, design, construct, acquire, improve,
3-24 relocate, operate, maintain, or finance an improvement project or
3-25 service authorized under this chapter or under Chapter 375, Local
3-26 Government Code.

3-27 (b) The district may contract with a governmental or private
3-28 entity to carry out an action under Subsection (a).

3-29 (c) The implementation of a district project or service is a
3-30 governmental function or service for the purposes of Chapter 791,
3-31 Government Code.

3-32 Sec. 4014.0303. NONPROFIT CORPORATION. (a) The board by
3-33 resolution may authorize the creation of a nonprofit corporation to
3-34 assist and act for the district in implementing a project or
3-35 providing a service authorized by this chapter.

3-36 (b) The nonprofit corporation:
3-37 (1) has each power of and is considered to be a local
3-38 government corporation created under Subchapter D, Chapter 431,
3-39 Transportation Code; and

3-40 (2) may implement any project and provide any service
3-41 authorized by this chapter.

3-42 (c) The board shall appoint the board of directors of the
3-43 nonprofit corporation. The board of directors of the nonprofit
3-44 corporation shall serve in the same manner as the board of directors
3-45 of a local government corporation created under Subchapter D,
3-46 Chapter 431, Transportation Code, except that a board member is not
3-47 required to reside in the district.

3-48 Sec. 4014.0304. LAW ENFORCEMENT SERVICES. To protect the
3-49 public interest, the district may contract with a qualified party,
3-50 including the city or the county, to provide law enforcement
3-51 services in the district for a fee.

3-52 Sec. 4014.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
3-53 The district may join and pay dues to a charitable or nonprofit
3-54 organization that performs a service or provides an activity
3-55 consistent with the furtherance of a district purpose.

3-56 Sec. 4014.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
3-57 district may engage in activities that accomplish the economic
3-58 development purposes of the district.

3-59 (b) The district may establish and provide for the
3-60 administration of one or more programs to promote state or local
3-61 economic development and to stimulate business and commercial
3-62 activity in the district, including programs to:

- 3-63 (1) make loans and grants of public money; and
- 3-64 (2) provide district personnel and services.

3-65 (c) The district may create economic development programs
3-66 and exercise the economic development powers provided to
3-67 municipalities by:

- 3-68 (1) Chapter 380, Local Government Code; and
- 3-69 (2) Subchapter A, Chapter 1509, Government Code.

4-1 Sec. 4014.0307. PARKING FACILITIES. (a) The district may
 4-2 acquire, lease as lessor or lessee, construct, develop, own,
 4-3 operate, and maintain parking facilities or a system of parking
 4-4 facilities, including lots, garages, parking terminals, or other
 4-5 structures or accommodations for parking motor vehicles off the
 4-6 streets and related appurtenances.

4-7 (b) The district's parking facilities serve the public
 4-8 purposes of the district and are owned, used, and held for a public
 4-9 purpose even if leased or operated by a private entity for a term of
 4-10 years.

4-11 (c) The district's parking facilities are parts of and
 4-12 necessary components of a street and are considered to be a street
 4-13 or road improvement.

4-14 (d) The development and operation of the district's parking
 4-15 facilities may be considered an economic development program.

4-16 Sec. 4014.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 4-17 board by resolution shall establish the number of directors'
 4-18 signatures and the procedure required for a disbursement or
 4-19 transfer of district money.

4-20 Sec. 4014.0309. ADDING OR EXCLUDING LAND. Except as
 4-21 provided by Section 4014.0310, the district may add or exclude land
 4-22 in the manner provided by Subchapter J, Chapter 49, Water Code, or
 4-23 by Subchapter H, Chapter 54, Water Code.

4-24 Sec. 4014.0310. DIVISION OF DISTRICT. (a) The district may
 4-25 be divided into two or more new districts only if the district has
 4-26 no outstanding bonded debt.

4-27 (b) This chapter applies to any new district created by the
 4-28 division of the district, and a new district has all the powers and
 4-29 duties of the district.

4-30 (c) Any new district created by the division of the district
 4-31 may not, at the time the new district is created, contain any land
 4-32 outside the area described by Section 2 of the Act enacting this
 4-33 chapter.

4-34 (d) The board, on its own motion or on receipt of a petition
 4-35 signed by the owner or owners of a majority of the assessed value of
 4-36 the real property in the district, may adopt an order dividing the
 4-37 district.

4-38 (e) An order dividing the district must:

4-39 (1) name each new district;
 4-40 (2) include the metes and bounds description of the
 4-41 territory of each new district;

4-42 (3) appoint initial directors for each new district;
 4-43 and

4-44 (4) provide for the division of assets and liabilities
 4-45 between or among the new districts.

4-46 (f) On or before the 30th day after the date of adoption of
 4-47 an order dividing the district, the district shall file the order
 4-48 with the Texas Commission on Environmental Quality and record the
 4-49 order in the real property records of each county in which the
 4-50 district is located.

4-51 (g) A political subdivision's consent to the creation of the
 4-52 district and to the inclusion of land in the district granted under
 4-53 Section 4014.0505 acts as the political subdivision's consent to
 4-54 the creation of any new district created by the division of the
 4-55 district and to the inclusion of land in the new district.

4-56 (h) Any new district created by the division of the district
 4-57 must hold an election as required by this chapter to obtain voter
 4-58 approval before the district may impose a maintenance tax.

4-59 Sec. 4014.0311. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT.
 4-60 Section 375.161, Local Government Code, does not apply to the
 4-61 district.

4-62 Sec. 4014.0312. EMINENT DOMAIN. The district may exercise
 4-63 the power of eminent domain in the manner provided by Section
 4-64 49.222, Water Code.

4-65 SUBCHAPTER D. ASSESSMENTS

4-66 Sec. 4014.0401. PETITION REQUIRED FOR FINANCING SERVICES
 4-67 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
 4-68 service or improvement project with assessments under this chapter
 4-69 unless a written petition requesting that service or improvement

5-1 has been filed with the board.

5-2 (b) A petition filed under Subsection (a) must be signed by
 5-3 the owners of a majority of the assessed value of real property in
 5-4 the district subject to assessment according to the most recent
 5-5 certified tax appraisal roll for the county.

5-6 Sec. 4014.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
 5-7 The board by resolution may impose and collect an assessment for any
 5-8 purpose authorized by this chapter in all or any part of the
 5-9 district.

5-10 (b) An assessment, a reassessment, or an assessment
 5-11 resulting from an addition to or correction of the assessment roll
 5-12 by the district, penalties and interest on an assessment or
 5-13 reassessment, an expense of collection, and reasonable attorney's
 5-14 fees incurred by the district:

5-15 (1) are a first and prior lien against the property
 5-16 assessed;

5-17 (2) are superior to any other lien or claim other than
 5-18 a lien or claim for county, school district, or municipal ad valorem
 5-19 taxes; and

5-20 (3) are the personal liability of and a charge against
 5-21 the owners of the property even if the owners are not named in the
 5-22 assessment proceedings.

5-23 (c) The lien is effective from the date of the board's
 5-24 resolution imposing the assessment until the date the assessment is
 5-25 paid. The board may enforce the lien in the same manner that the
 5-26 board may enforce an ad valorem tax lien against real property.

5-27 (d) The board may make a correction to or deletion from the
 5-28 assessment roll that does not increase the amount of assessment of
 5-29 any parcel of land without providing notice and holding a hearing in
 5-30 the manner required for additional assessments.

5-31 SUBCHAPTER E. TAXES AND BONDS

5-32 Sec. 4014.0501. TAX ELECTION REQUIRED. (a) The district
 5-33 must hold an election in the manner provided by Chapter 49, Water
 5-34 Code, or, if applicable, Chapter 375, Local Government Code, to
 5-35 obtain voter approval before the district may impose an ad valorem
 5-36 tax.

5-37 (b) Section 375.243, Local Government Code, does not apply
 5-38 to the district.

5-39 Sec. 4014.0502. OPERATION AND MAINTENANCE TAX. (a) If
 5-40 authorized by a majority of the district voters voting at an
 5-41 election under Section 4014.0501, the district may impose an
 5-42 operation and maintenance tax on taxable property in the district
 5-43 in the manner provided by Section 49.107, Water Code, for any
 5-44 district purpose, including to:

5-45 (1) maintain and operate the district;

5-46 (2) construct or acquire improvements; or

5-47 (3) provide a service.

5-48 (b) The board shall determine the operation and maintenance
 5-49 tax rate. The rate may not exceed the rate approved at the
 5-50 election.

5-51 Sec. 4014.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
 5-52 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
 5-53 terms determined by the board.

5-54 (b) The district may issue, by public or private sale,
 5-55 bonds, notes, or other obligations payable wholly or partly from
 5-56 assessments, impact fees, revenue, contract payments, grants, or
 5-57 other district money, or any combination of those sources of money,
 5-58 to pay for any authorized district purpose.

5-59 (c) The district may not issue bonds, notes, or other
 5-60 obligations payable wholly or partly from ad valorem taxes.

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

5-69 Sec. 4014.0504. BONDS SECURED BY REVENUE OR CONTRACT

6-1 PAYMENTS. The district may issue, without an election, bonds
6-2 secured by:

6-3 (1) revenue other than ad valorem taxes, including
6-4 contract revenues; or

6-5 (2) contract payments, provided that the requirements
6-6 of Section 49.108, Water Code, have been met.

6-7 Sec. 4014.0505. CONSENT OF POLITICAL SUBDIVISION REQUIRED.

6-8 (a) The board may not issue bonds until each political subdivision
6-9 in which the district is located from which consent is required by
6-10 applicable general law has consented by ordinance or resolution to
6-11 the creation of the district and to the inclusion of land in the
6-12 district.

6-13 (b) This section applies only to the district's first
6-14 issuance of bonds.

6-15 SUBCHAPTER I. DISSOLUTION

6-16 Sec. 4014.0901. DISSOLUTION. (a) The board shall dissolve
6-17 the district on written petition filed with the board by the owners
6-18 of:

6-19 (1) at least two-thirds of the assessed value of the
6-20 property subject to assessment by the district based on the most
6-21 recent certified county property tax rolls; or

6-22 (2) at least two-thirds of the surface area of the
6-23 district, excluding roads, streets, highways, utility
6-24 rights-of-way, other public areas, and other property exempt from
6-25 assessment by the district according to the most recent certified
6-26 county property tax rolls.

6-27 (b) The board by majority vote may dissolve the district at
6-28 any time.

6-29 (c) The district may not be dissolved by its board under
6-30 Subsection (a) or (b) if the district:

6-31 (1) has any outstanding bonded indebtedness until that
6-32 bonded indebtedness has been repaid or defeased in accordance with
6-33 the order or resolution authorizing the issuance of the bonds;

6-34 (2) has a contractual obligation to pay money until
6-35 that obligation has been fully paid in accordance with the
6-36 contract; or

6-37 (3) owns, operates, or maintains public works,
6-38 facilities, or improvements unless the district contracts with
6-39 another person for the ownership, operation, or maintenance of the
6-40 public works, facilities, or improvements.

6-41 (d) Sections 375.261, 375.262, and 375.264, Local
6-42 Government Code, do not apply to the district.

6-43 SECTION 2. The Alluvium Ranch Municipal Management District
6-44 No. 1 initially includes all territory contained in the following
6-45 area:

6-46 BEING a tract of land situated in the Aaron Burleson Survey,
6-47 Abstract No. 61, James Blagg Survey, Abstract No. 63 and the James
6-48 Fox Survey, Abstract No. 425, Grayson County, Texas, and being all
6-49 of a called "First Tract", all of a called "Third Tract", and part
6-50 of a called "Second Tract", described in a deed to Gerald Eugene
6-51 Russell, as recorded in Volume 4450, Page 379, all of a called
6-52 "Third Tract", all of a called "Fourth Tract", all of a called
6-53 "Fifth Tract", and part of a called "First Tract", described in a
6-54 deed to Carolyn Washburn Russell and husband, Gerald Eugene
6-55 Russell, as recorded in Volume 4450, Page 386, and all of a called
6-56 49.884-acre tract of land, described in a deed to Gerald Eugene
6-57 Russell and Carolyn Washburn Russell, as recorded in Instrument
6-58 No. 2018-4763, all of the Official Records, Grayson County, Texas,
6-59 and being more particularly described by metes and bounds as
6-60 follows:

6-61 BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA"
6-62 set for the southeast corner of said "First Tract" (V4450/P386) and
6-63 the southwest corner of a called 1.2-acre tract of land described in
6-64 a deed to Christopher B. Robinson and Luanna Colette Robinson, as
6-65 recorded in Volume 5634, Page 832, said Official Records, same
6-66 being on the northerly right-of-way line of F. M. 697, a 100 foot
6-67 right of way;

6-68 THENCE North 83°50'59" West, along the southerly line of said "First
6-69 Tract" (V4450/P386) and along the northerly right-of-way line of

7-1 said F. M. 697, and generally along a barbed wire fence, a distance
7-2 of 467.07 feet to a point for corner from which a concrete monument
7-3 found for witness bears South 39°51'38" West, 1.65 feet, same being
7-4 at the beginning of a tangent curve to the right with a radius of
7-5 522.96 feet, a central angle of 02°04'00", and a chord bearing and
7-6 distance of North 82°49'00" West, 18.86 feet;
7-7 THENCE in a westerly direction, continuing along the southerly line
7-8 of said "First Tract" (V4450/P386) and the northerly right-of-way
7-9 line of said F. M. 697, and generally along a barbed wire fence, and
7-10 with said curve to the right, an arc distance of 18.86 feet to a
7-11 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the
7-12 northerly right of way line of said F. M. 697;
7-13 THENCE North 09°06'10" East, departing the northerly right of way
7-14 line of said F. M. 697, over and across said "First Tract"
7-15 (V4450/P386), a distance of 848.30 feet to a 5/8-inch iron rod with
7-16 a red plastic cap, stamped "KHA" set for corner;
7-17 THENCE North 75°29'11" West, continuing across said "First Tract"
7-18 (V4450/P386), a distance of 680.84 feet to a 5/8-inch iron rod with
7-19 a red plastic cap, stamped "KHA" set for corner on the westerly line
7-20 of said "First Tract" (V4450/P386), same being on the easterly line
7-21 of a called 20.000-acre tract of land, described in a deed to Jeff
7-22 Lillard and wife, Nicole Lillard, as recorded in Volume 3845, Page
7-23 642, said Official Records;
7-24 THENCE North 14°30'49" East, along the westerly line of said "First
7-25 Tract" (V4450/P386) and the easterly line of said 20.000-acre
7-26 tract, and generally along a barbed wire fence, a distance of
7-27 1,002.95 feet to a 1/2-inch iron rod found for the northeast corner
7-28 of said 20.000-acre tract, same being the southeast corner of a
7-29 called 33.000-acre tract of land, described in a deed to Majestic
7-30 Acres, LLC, as recorded in Instrument No. 2021-36701, said Official
7-31 Records;
7-32 THENCE North 14°24'17" East, along the westerly line of said "First
7-33 Tract" (V4450/P386) and the easterly line of said 33.000-acre
7-34 tract, passing a 1/2-inch iron rod found for the northwest corner of
7-35 said "First Tract" (V4450/P386) and the southwest corner of
7-36 aforesaid 49.884-acre tract, and continuing along the westerly line
7-37 of said 49.884-acre tract, and generally along a barbed wire fence,
7-38 a distance of 970.56 feet to a 1/2-inch iron rod found for the
7-39 northeast corner of said 33.000-acre tract and the southeast corner
7-40 of the aforesaid "First Tract" (V4450/P379);
7-41 THENCE North 74°43'02" West, along the southerly line of said "First
7-42 Tract" (V4450/P379) and the northerly line of said 33.000-acre
7-43 tract, and generally along a barbed wire fence, passing a 5/8-inch
7-44 iron rod with a plastic cap, stamped "PRESTON TRAILS LAND
7-45 SURVEYING" found for the northerly, northwest corner of said
7-46 33.000-acre tract and the northeast corner of the remainder of a
7-47 called 46.915-acre tract of land, described in a deed to Robert
7-48 Bandy Jeffrey and wife, Melanie Diane Jeffrey, as recorded in
7-49 Instrument No. 2019-13286, said Official Records,, passing a
7-50 5/8-inch iron rod found for the northernmost northwest corner of
7-51 said 46.915-acre tract and the northeast corner of a called
7-52 0.48-acre tract of land described in a deed to Jim Edwin Bennett, as
7-53 recorded in Volume 2730, Page 596, of the Official Records of
7-54 Grayson County, and continuing along the northerly line of said
7-55 0.48-acre tract, a total distance of 2,682.91 feet to a 1/2-inch
7-56 iron rod found for the southwest corner of said "First Tract"
7-57 (V4450/P379) and the northwest corner of said 0.48-acre tract, same
7-58 being on the easterly line of a tract of land described as "Second
7-59 Tract" in a deed to Sharon A. and Richard E. Bennett, as recorded in
7-60 Volume 3489, Page 394, said Official Records;
7-61 THENCE North 13°43'37" East, along the westerly line of said "First
7-62 Tract" (V4450/P379) and the easterly line of said "Second Tract"
7-63 (V3489/P394), and generally along a barbed wire fence, a distance
7-64 of 725.60 feet to a 1/2-inch iron rod found for the westernmost
7-65 northwest corner of said "First Tract" (V4450/P379) and the
7-66 northeast corner of said Second Tract" (V3489/P394), same being on
7-67 the southerly line of a called 40-acre tract of land described in a
7-68 deed to Willie Matthews, as recorded in Volume 5239, Page 424, said
7-69 Official Records;

8-1 THENCE South 74°41'25" East, continuing along the westerly line of
8-2 said "First Tract" (V4450/P379) and along the southerly line of
8-3 said 40-acre tract, a distance of 514.24 feet to a 5/8-iron rod with
8-4 red plastic cap stamped "KHA" set for the southeast corner of said
8-5 40-acre tract;
8-6 THENCE North 13°38'25" East, continuing along the westerly line of
8-7 said "First Tract" (V4450/P379) and along the easterly line of said
8-8 40-acre tract, a distance of 1,277.88 feet to a PK Nail found in
8-9 J.P. Cave Road (asphalt road, no record found) for the northernmost
8-10 northwest corner of said "First Tract" (V4450/P379) and the
8-11 southwest corner of a called 1.50-acre tract of land described in a
8-12 deed to Erik Vanmeter and Wife, Melanie Vanmeter, as recorded in
8-13 Volume 5995, Page 768, said Official Records;
8-14 THENCE South 75°54'11" East, departing the easterly line of said
8-15 40-acre tract and along the northerly line of said "First Tract"
8-16 (V4450/P379) and the southerly line of said 1.50-acre tract, and
8-17 generally along a barbed wire fence, passing a 1/2-inch iron rod
8-18 found for the southeast corner of said 1.50-acre tract and the
8-19 southernmost southwest corner of a called 28.731-acre tract of land
8-20 described in a deed to Larry M. McAninch and Wife, Jacqueline M.
8-21 McAninch, as recorded in Volume 2649, Page 251, said Official
8-22 Records, and continuing along the southerly line of said
8-23 28.731-acre tract, a total distance of 694.21 feet to a 5/8-inch
8-24 iron rod with red plastic cap stamped "KHA" set for corner;
8-25 THENCE South 76°16'54" East, continuing along the northerly line of
8-26 said "First Tract" (V4450/P379) and the southerly line of said
8-27 28.731-acre tract, and generally along a barbed wire fence, a
8-28 distance of 547.57 feet to a 5/8-inch iron rod with red plastic cap
8-29 stamped "KHA" set for corner;
8-30 THENCE South 76°41'22" East, continuing along the northerly line of
8-31 said "First Tract" (V4450/P379) and the southerly line of said
8-32 28.731-acre tract, and generally along a barbed wire fence, a
8-33 distance of 565.74 feet to a 1/2-inch iron rod found for the
8-34 southeast corner of said 28.731-acre tract and the southwest corner
8-35 of a called 9.687-acre tract of land described in a deed to Larry M.
8-36 McAninch and Wife, Jacqueline M. McAninch, as recorded in Volume
8-37 2649, Page 244, said Official Records;
8-38 THENCE South 76°29'19" East, continuing along the northerly line of
8-39 said "First Tract" (V4450/P379) and along the southerly line of
8-40 said 9.687-acre tract, and generally along a barbed wire fence, a
8-41 distance of 219.89 feet to a 5/8-inch iron rod with red plastic cap
8-42 stamped "KHA" set for corner;
8-43 THENCE South 77°14'21" East, continuing along the northerly line of
8-44 said "First Tract" (V4450/P379) and the southerly line of said
8-45 9.687-acre tract, and generally along a barbed wire fence, a
8-46 distance of 137.29 feet to a 3-inch iron pipe found for the
8-47 southeast corner of said 9.687-acre tract, same being on the
8-48 westerly line of a called 8.251-acre tract of land described in a
8-49 deed to Alejandro L. Quiroz and Wife, Carina Quiroz, as recorded in
8-50 Instrument No. 2021-31579, said Official Records;
8-51 THENCE South 12°59'51" West, continuing along the northerly line of
8-52 said "First Tract" (V4450/P379) and along the westerly line of said
8-53 8.251-acre tract, and generally along a barbed wire fence, a
8-54 distance of 76.42 feet to an aluminum disk stamped "COPLEY RPLS
8-55 66720" found for the northeast corner of said "First Tract"
8-56 (V4450/P379) and the southwest corner of said 8.251-acre tract and
8-57 the northwest corner of the aforementioned "Second Tract"
8-58 (V4450/P379);
8-59 THENCE South 76°42'52" East, along the northerly line of said
8-60 "Second Tract" (V4450/P379) and along the southerly line of said
8-61 8.251-acre tract, and generally along a barbed wire fence, a
8-62 distance of 665.68 feet to an aluminum disk stamped "COPLEY RPLS
8-63 66720" found for the northeast corner of said "Second Tract"
8-64 (V4450/P379) and the southeast corner of said 8.251-acre and the
8-65 northwest corner of the aforementioned "Third Tract" (V4450/P379)
8-66 and the southwest corner of the aforementioned "Fifth Tract"
8-67 (V4450/P386);
8-68 THENCE North 14°04'41" East, along the easterly line of said
8-69 8.251-acre tract and the westerly line of said "Fifth Tract"

9-1 (V4450/P386), and generally along a barbed wire fence, passing an
9-2 aluminum disk stamped "COPLEY RPLS 66720" found for the northeast
9-3 corner of said 8.251-acre tract, and along the easterly line of a
9-4 called 16.504-acre tract of land described in a deed to Ronnie Boyd,
9-5 as recorded in Instrument No. 2017-22249, said Official Records, a
9-6 total distance of 1,076.31 feet to an aluminum disk stamped "COPLEY
9-7 RPLS 66720" found for the northwest corner of said "Fifth Tract"
9-8 (V4450/P386) and the northeast corner of said 16.504-acre tract,
9-9 same being on the southerly line of the aforementioned "Fourth
9-10 Tract" (V4450/P386);
9-11 THENCE North 76°28'54" West, along the northerly line of said
9-12 16.504-acre tract and along the southerly line of said "Fourth
9-13 Tract" (V4450/P386), a distance of 668.69 feet to an aluminum disk
9-14 stamped "COPLEY RPLS 66720" found for the southwest corner of said
9-15 "Fourth Tract" (V4450/P386) and the northwest corner of said
9-16 16.504-acre tract, same being on the easterly line of a called
9-17 2.5-acre tract of land described in a deed to Colored Methodist
9-18 Episcopal Church of America (CME), as recorded in Volume 42, Page
9-19 80, said Official Records;
9-20 THENCE North 13°51'33" East, along the westerly line of said "Fourth
9-21 Tract" (V4450/P386) and along the easterly line of said 2.5-acre
9-22 tract, and generally along a barbed wire fence, a distance of 447.86
9-23 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set
9-24 for the northwest corner of said "Fourth Tract" (V4450/P386) and
9-25 the northeast corner of said 2.5-acre tract and the southwest
9-26 corner of a called 14.66-acre tract of land described in a deed to
9-27 Charles Rex Gibson and Wife, Mary L. Gibson, as recorded in Volume
9-28 1548, Page 521, said Official Records;
9-29 THENCE South 75°23'21" East, along the northerly line of said
9-30 "Fourth Tract" (V4450/P386) and along the southerly line of said
9-31 14.66-acre tract, a distance of 460.90 feet to a point for corner;
9-32 THENCE North 84°01'11" East, continuing along the northerly line of
9-33 said "Fourth Tract" (V4450/P386) and the southerly line of said
9-34 14.66-acre tract and along the southerly line of a tract of land
9-35 described in a deed to Colored Methodist Episcopal Church of
9-36 America (CME), as recorded in volume 64, Page 218, said Official
9-37 Records, a distance of 265.90 feet to a point for the corner;
9-38 THENCE South 76°28'54" East, continuing along the northerly line of
9-39 said "Fourth Tract" (V4450/P386) and the southerly line of said CME
9-40 tract (V64/P218) and along the northerly line of the aforementioned
9-41 "Third Tract" (V4450/P386), a distance of 202.81 feet to a point for
9-42 the southeast corner of said CME tract (V64/P218);
9-43 THENCE North 14°01'04" East, continuing along the northerly line of
9-44 said "Third Tract" (V4450/P386) and along the easterly line of said
9-45 CME tract (V64/P218), a distance of 265.59 feet to a point for the
9-46 northernmost northwest corner of said "Third Tract" (V4450/P386)
9-47 and the northeast corner of said CME tract (V64/P218), same being on
9-48 the southerly line of the aforementioned 14.66-acre tract;
9-49 THENCE South 41°53'21" East, continuing along the northerly line of
9-50 said "Third Tract" (V4450/P386) and along the southerly line of
9-51 said 14.66-acre tract, a distance of 412.83 feet to a point for
9-52 corner;
9-53 THENCE North 69°21'39" East, continuing along the northerly line of
9-54 said "Third Tract" (V4450/P386) and the southerly line of said
9-55 14.66-acre tract, a distance of 105.75 feet to a point for the
9-56 northeast corner of said "Third Tract" (V4450/P386) and the
9-57 southeast corner of said 14.66-acre tract, same being on the
9-58 westerly line of a called 20.804-acre tract of land described in a
9-59 deed to Jeffery Don Hurt, as recorded in Instrument No. 2019-8550,
9-60 said Official Records;
9-61 THENCE South 13°03'56" West, along the easterly line of said "Third
9-62 Tract" (V4450/P386) and the westerly line of said 20.804-acre
9-63 tract, a distance of 323.24 feet to a 1/2-inch iron rod found for
9-64 the southwest corner of said 20.804-acre tract and the westernmost
9-65 northwest corner of a called 12.5-acre tract of land described in a
9-66 deed to Oscar G. Bevels and Wife, Theda J. Bevels, as recorded in
9-67 Volume 1580, Page 202, said Official Records;
9-68 THENCE South 14°09'20" West, continuing along the easterly line of
9-69 said "Third Tract" (V4450/P386) and along the westerly line of said

10-1 12.5-acre tract and along the easterly line of the aforementioned
10-2 "Fifth Tract" (V4450/P386) and along the westerly lines of a called
10-3 12.915-acre tract of land described in a deed to Micha Paul Speciale
10-4 and Erin Sue Speciale, as recorded in Instrument No. 2021-8954,
10-5 said Official Records, and a called 1.004-acre tract of land
10-6 described in a deed to Thomas Philbrook Crabtree and Terri
10-7 Crabtree, as recorded in Instrument No. 2020-24244, said Official
10-8 Records, and a called 12.684-acre tract of land described in a deed
10-9 to Beryl F. Mackey and Wife, Barbara J. Mackey, as recorded in
10-10 Volume 593, Page 460, said Official Records, a distance of 1,368.77
10-11 feet to a 60D Nail found for the southeast corner of said "Fifth
10-12 Tract" (V4450/P386) and the southwest corner of said 12.864-acre
10-13 tract and the northeast corner of the aforementioned "Third Tract"
10-14 (V4450/P379) and the northwest corner of a called 25-acre tract of
10-15 land described in a deed to Beryl F. Mackey and Wife, Barbara J.
10-16 Mackey, as recorded in Volume 1161, Page 71, said Official Records;
10-17 THENCE South 14°03'49" West, along the easterly line of said "Third
10-18 Tract" (V4450/P379) and along the westerly line of said 25-acre
10-19 tract and along the westerly line of a called 26.36-acre tract of
10-20 land described in a deed to Beryl F. Mackey and Wife, Barbara J.
10-21 Mackey, as recorded in Volume 2178, Page 367, said Official
10-22 Records, a distance of 529.29 feet to a 1/2-inch iron rod found for
10-23 the southeast corner of said "Third Tract" (V4450/P379) and the
10-24 northeast corner of the aforementioned 49.884-acre tract;
10-25 THENCE South 13°36'00" West, continuing along the westerly line of
10-26 said 26.36-acre tract and along the easterly line of said
10-27 49.884-acre tract, and generally along a barbed wire fence, a
10-28 distance of 825.98 feet to a 8-inch wood post found for the
10-29 easternmost southeast corner of said 49.884-acre tract and the
10-30 southwest corner of said 26.36-acre tract, same being on the
10-31 northerly line of a called 62.934-acre tract of land described in a
10-32 deed to Whitmire Forward, L.C., as recorded in volume 5568, Page
10-33 523, said Official Records;
10-34 THENCE North 76°21'57" West, continuing along the easterly line of
10-35 said 49.884-acre tract and along the northerly line of said
10-36 62.934-acre tract, and generally along a barbed wire fence, a
10-37 distance of 78.43 feet to a 4-inch wood post found for the northwest
10-38 corner of said 62.934-acre tract;
10-39 THENCE South 14°35'55" West, continuing along the easterly line of
10-40 said 49.884-acre tract, and along the westerly line of said
10-41 62.934-acre tract, and along the easterly line of the
10-42 aforementioned "First Tract" (V4450/P386), and along the westerly
10-43 line of said 1.2 acre tract, and generally along a barbed wire
10-44 fence, a distance of 3,408.41 feet to the POINT OF BEGINNING and
10-45 containing 269.03 acres (11,718,769 sq. ft.) of land, more or less.
10-46 BEING a tract of land situated in the James fox Survey, Abstract
10-47 No. 425, Grayson County, Texas and being all of a called 218.4-acre
10-48 tract of land described in a deed to Gerald Eugene Russell, as
10-49 recorded in Volume 1650, Page 58, Official Records, Grayson County,
10-50 Texas, and being all of a called 15.00-acre tract of land described
10-51 in a deed to Gerald Eugene Russell, as recorded in Volume 1580, Page
10-52 285, said Official Records, and being all of a called 132.87-acre
10-53 tract of land described in a deed to Gerald Eugene Russell and Wife,
10-54 Jamie C. Russell, as recorded in Volume 3135, Page 698, said
10-55 Official Records, and being more particularly described by metes
10-56 and bounds as follows:
10-57 BEGINNING at a 5/8-inch iron rod with plastic cap stamped "COX 4577"
10-58 found for the westernmost northwest corner of said 15.00-acre tract
10-59 and the northeast corner of a called 74.889-acre tract of land
10-60 described in a deed to Ravundra Reddy Munnangi, et al, as recorded
10-61 in Instrument No. 2020-34603, said Official Records, same being on
10-62 the southerly right-of-way line of F.M. 697, a 100' wide right of
10-63 way;
10-64 THENCE South 77°28'57" East, along the northerly line of said
10-65 15.00-acre tract of land and along the southerly right-of-way line
10-66 of said F.M. 697, a distance of 205.17 feet to a point for the
10-67 northwest corner of a called 2.32-acre tract of land described in a
10-68 deed to Susan K. Strawn & Taylor L. Strawn, as recorded in Volume
10-69 1721, Page 289, and Volume 5315, Page 540, said Official Records,

11-1 from which a 1/2-inch iron rod found for witness bears North
 11-2 01°48'39" East, 0.86 feet;
 11-3 THENCE departing the southerly right-of-way line of said F.M. 697
 11-4 and along the common line of said 15.00-acre tract and said
 11-5 2.32-acre tract the following courses and distances:
 11-6 South 04°51'54" West, a distance of 431.34 feet to a 1-inch
 11-7 iron rod found for the southwest corner of said 2.32-acre tract;
 11-8 South 74°15'33" East, a distance of 233.58 feet to a 1/2-inch
 11-9 iron rod found for the southeast corner of said 2.32-acre tract;
 11-10 North 05°02'58" East, a distance of 444.47 feet to a point for
 11-11 the northeast corner of said 2.32-acre tract from which a 1/2-inch
 11-12 iron rod found for witness bears North 05°02'58" East, 0.96 feet,
 11-13 same being on the southerly right-of-way line of said F.M. 697;
 11-14 THENCE South 77°29'59" East, along the northerly line of said
 11-15 15.00-acre tract and the southerly right-of-way line of said F.M.
 11-16 697 and along the northerly line of the aforementioned 218.4-acre
 11-17 tract, a distance of 624.98 feet to a concrete monument found at the
 11-18 beginning of a non-tangent curve to the right with a radius of
 11-19 1,095.92 feet, a central angle of 10°04'00", and a chord bearing and
 11-20 distance of South 72°27'59" East, 192.30 feet;
 11-21 THENCE along the common line of said 218.4-acre tract and said F.M.
 11-22 697 the following courses and distances:
 11-23 In an easterly direction, with said curve to the right, an arc
 11-24 distance of 192.55 feet to a concrete monument found for the end of
 11-25 said curve to the right;
 11-26 South 67°25'59" East, a distance of 845.35 feet to a 5/8-inch
 11-27 iron rod with red plastic cap stamped "KHA" set for corner;
 11-28 South 65°55'59" East, a distance of 1,165.85 feet to a point
 11-29 for corner from which a concrete monument found for witness bears
 11-30 South 64°27'10" West, 1.11 feet, same being the beginning of a
 11-31 non-tangent curve to the left with a radius of 622.96 feet, a
 11-32 central angle of 17°55'00", and a chord bearing and distance of
 11-33 South 74°53'29" East, 194.01 feet;
 11-34 In an easterly direction, with said non-tangent curve to the
 11-35 left, an arc distance of 194.80 feet to a point for the end of said
 11-36 curve to the left, from which a concrete monument found for witness
 11-37 bears South 84°39'27" West, 1.46 feet;
 11-38 South 83°50'59" East, a distance of 1,043.22 feet to a wood
 11-39 post found for the northeast corner of said 218.4-acre tract and the
 11-40 northwest corner of a called 1.00-acre tract of land described in a
 11-41 deed to Donnie J. Moody and Wife, Joy G. Moody, as recorded in
 11-42 Volume 3251, Page 31, said Official Records;
 11-43 THENCE South 09°26'22" West, departing the southerly right-of-way
 11-44 line of said F.M. 697 and along the easterly line of said 218.4-acre
 11-45 tract and the westerly line of said 1.00-acre tract (V3251/P31),
 11-46 and generally along a barbed wire fence, a distance of 166.93 feet
 11-47 to a 1/2-inch iron rod found for the southwest corner of said
 11-48 1.00-acre tract and a northwest corner of the aforementioned
 11-49 132.87-acre tract;
 11-50 THENCE South 78°31'18" East, departing the easterly line of said
 11-51 218.4-acre tract and along the northerly line of said 132.87-acre
 11-52 tract and the southerly line of said 1.00-acre tract (V3251/P31),
 11-53 and generally along a barbed wire fence, a distance of 262.37 feet
 11-54 to a T-Post found for the southeast corner of said 1.00-acre tract
 11-55 (V3251/P31);
 11-56 THENCE North 12°37'50" East, continuing along the northerly line of
 11-57 said 132.87-acre tract and along the easterly line of said
 11-58 1.00-acre tract (V3251/P31), and generally along a barbed wire
 11-59 fence, a distance of 162.17 feet to a wood post found for the
 11-60 northeast corner of said 1.00-acre tract (V3251/P31), same being on
 11-61 the southerly right-of-way line of said F.M. 697;
 11-62 THENCE South 75°51'59" East, continuing along the northerly line of
 11-63 said 132.87-acre tract and along the southerly right-of-way line of
 11-64 said F.M. 697, and generally along a barbed wire fence, a distance
 11-65 of 205.57 feet to a point for the northwest corner of a called
 11-66 1.00-acre tract of land described in a deed to Eber Granados
 11-67 Gutierrez, as recorded in Instrument No. 2021-42275, said Official
 11-68 Records, from which a 1/2-inch iron rod with plastic cap stamped
 11-69 "RPLS 4709" found for witness bears North 08°07'51" East, 8.10 feet;

12-1 THENCE departing the southerly right-of-way line of said F.M. 697
12-2 and along the common line of said 132.87-acre tract and said
12-3 1.00-acre tract (2021-42275), and generally along a barbed wire
12-4 fence, the following courses and distances:
12-5 South 14°27'51" West, a distance of 146.85 feet to a 6-inch
12-6 wood post found for the southwest corner of said 1.00-acre tract
12-7 (2021-42275);
12-8 South 75°48'18" East, a distance of 280.88 feet to a 1/2-inch
12-9 iron rod with plastic cap stamped "RPLS 4709" found for the
12-10 southeast corner of said 1.00-acre tract (2021-42275);
12-11 North 14°11'15" East, a distance of 157.15 feet to a point for
12-12 the northeast corner of said 1.00-acre tract (2021-42275), from
12-13 which a 1/2-inch iron rod with plastic cap stamped "RPLS 4709" found
12-14 for witness bears South 16°28'27" West, 1.85 feet, same being on the
12-15 southerly right-of-way line of said F.M. 697;
12-16 THENCE along the common line of said 132.87-acre tract and said F.M.
12-17 697 the following courses and distances:
12-18 South 75°51'59" East, a distance of 188.32 feet to a point for
12-19 corner, from which a concrete monument found for witness bears
12-20 South 71°52'13" West, 3.74 feet, same being at the beginning of a
12-21 non-tangent curve to the right with a radius of 522.84 feet, a
12-22 central angle of 49°57'45", and a chord bearing and distance of
12-23 South 50°53'29" East, 441.61 feet;
12-24 In an easterly direction, with said curve to the right, an arc
12-25 distance of 455.92 feet to a point for the end of said curve to the
12-26 right, from which a concrete monument found for witness bears South
12-27 87°48'19" West, 2.52 feet;
12-28 South 25°54'59" East, a distance of 910.46 feet to a point for
12-29 the easternmost corner of said 132.87-acre tract and the northeast
12-30 corner of a called 124.414-acre tract of land described as "Tract 2"
12-31 in a deed to Larry W. Melton, as recorded in Volume 3849, Page 188,
12-32 said Official Records, same being in Choctaw Creek;
12-33 THENCE departing the southerly right-of-way line of said F.M. 697
12-34 and along the common line of said 132.87-acre tract and said "Tract
12-35 2" and along the general meanders of Choctaw Creek the following
12-36 courses and distances:
12-37 South 56°08'21" West, a distance of 103.61 feet to a point for
12-38 corner;
12-39 South 73°21'05" West, a distance of 237.58 feet to a point for
12-40 corner;
12-41 South 64°01'04" West, a distance of 305.89 feet to a point for
12-42 corner;
12-43 North 89°41'21" West, a distance of 205.26 feet to a point for
12-44 corner;
12-45 South 80°00'48" West, a distance of 260.78 feet to a point for
12-46 corner;
12-47 South 71°24'17" West, a distance of 110.54 feet to a point for
12-48 corner;
12-49 South 38°03'55" West, a distance of 117.60 feet to a point for
12-50 corner;
12-51 South 05°34'27" West, a distance of 239.30 feet to a point for
12-52 corner;
12-53 South 11°40'11" East, a distance of 142.22 feet to a point for
12-54 corner;
12-55 South 39°20'36" East, a distance of 101.35 feet to a point for
12-56 corner;
12-57 South 39°58'17" East, a distance of 199.83 feet to a point for
12-58 corner;
12-59 South 39°58'17" East, a distance of 110.07 feet to a point for
12-60 corner, same being on the northerly line of a called 276.44-acre
12-61 tract of land described as "Tract 7" in a deed to Martha Haynes, as
12-62 recorded in Volume 5610, Page 603, said Official Records;
12-63 THENCE North 74°33'33" West, departing the westerly line of said
12-64 "Tract 2" and along the common line of said 132.87-acre tract and
12-65 said "Tract 7", a distance of 682.51 feet to a point for corner in a
12-66 stream;
12-67 THENCE along said common line and said stream the following courses
12-68 and distances:
12-69 South 20°47'00" East, a distance of 103.76 feet to a point for

13-1 corner;
13-2 South 20°12'28" East, a distance of 45.10 feet to a point for
13-3 corner;
13-4 South 00°27'17" West, a distance of 45.64 feet to a point for
13-5 corner;
13-6 South 60°21'26" West, a distance of 25.27 feet to a point for
13-7 corner;
13-8 North 67°56'34" West, a distance of 28.82 feet to a point for
13-9 corner;
13-10 North 45°37'05" West, a distance of 46.36 feet to a point for
13-11 corner;
13-12 North 60°35'15" West, a distance of 76.41 feet to a point for
13-13 corner;
13-14 North 67°28'34" West, a distance of 49.20 feet to a point for
13-15 corner;
13-16 South 43°27'02" West, a distance of 53.35 feet to a point for
13-17 corner;
13-18 South 00°42'58" West, a distance of 79.05 feet to a point for
13-19 corner;
13-20 South 39°12'28" East, a distance of 40.43 feet to a point for
13-21 corner;
13-22 South 19°56'28" East, a distance of 36.60 feet to a point for
13-23 corner;
13-24 South 31°17'55" West, a distance of 91.19 feet to a point for
13-25 corner;
13-26 South 47°37'43" West, a distance of 35.64 feet to a point for
13-27 corner;
13-28 South 80°02'12" West, a distance of 37.30 feet to a point for
13-29 corner;
13-30 North 78°10'21" West, a distance of 38.10 feet to a point for
13-31 corner;
13-32 North 34°44'12" West, a distance of 32.96 feet to a point for
13-33 corner;
13-34 South 49°19'29" West, a distance of 33.34 feet to a point for
13-35 corner;
13-36 South 29°11'20" West, a distance of 38.51 feet to a point for
13-37 corner;
13-38 South 38°22'14" East, a distance of 60.60 feet to a point for
13-39 corner;
13-40 South 03°02'46" West, a distance of 67.58 feet to a point for
13-41 corner;
13-42 South 36°00'41" West, a distance of 59.71 feet to a point for
13-43 corner;
13-44 North 87°27'43" West, a distance of 80.55 feet to a point for
13-45 corner;
13-46 South 82°27'05" West, a distance of 47.93 feet to a point for
13-47 corner;
13-48 South 61°58'00" West, a distance of 39.49 feet to a point for
13-49 corner;
13-50 South 03°53'39" East, a distance of 115.98 feet to a point for
13-51 corner;
13-52 South 18°49'20" West, a distance of 52.76 feet to a point for
13-53 corner;
13-54 South 68°30'41" West, a distance of 35.36 feet to a point for
13-55 corner;
13-56 North 53°58'10" West, a distance of 54.24 feet to a point for
13-57 corner;
13-58 North 70°41'44" West, a distance of 64.53 feet to a point for
13-59 corner;
13-60 South 46°38'08" West, a distance of 58.33 feet to a point for
13-61 corner;
13-62 South 04°35'48" West, a distance of 107.66 feet to a point for
13-63 corner;
13-64 South 43°17'01" West, a distance of 46.02 feet to a point for
13-65 corner;
13-66 North 80°50'56" West, a distance of 29.22 feet to a point for
13-67 corner;
13-68 North 21°53'31" West, a distance of 78.26 feet to a point for
13-69 corner;

14-1 North 50°22'13" West, a distance of 45.24 feet to a point for
 14-2 corner;
 14-3 South 72°52'43" West, a distance of 72.29 feet to a point for
 14-4 corner;
 14-5 South 04°29'14" West, a distance of 73.22 feet to a point for
 14-6 corner;
 14-7 North 83°37'32" West, a distance of 120.24 feet to a point for
 14-8 corner;
 14-9 North 05°36'01" East, a distance of 107.06 feet to a point for
 14-10 corner;
 14-11 South 66°54'51" West, a distance of 42.27 feet to a point for
 14-12 corner;
 14-13 South 38°54'06" West, a distance of 31.64 feet to a point for
 14-14 corner;
 14-15 South 68°31'20" West, a distance of 61.39 feet to a point for
 14-16 corner;
 14-17 South 89°06'52" West, a distance of 43.12 feet to a point for
 14-18 corner;
 14-19 North 02°49'57" East, a distance of 26.26 feet to a point for
 14-20 corner;
 14-21 South 84°07'49" West, a distance of 28.92 feet to a point for
 14-22 corner;
 14-23 North 18°44'36" West, a distance of 36.13 feet to a point for
 14-24 corner;
 14-25 North 39°35'35" East, a distance of 33.27 feet to a point for
 14-26 corner;
 14-27 North 63°10'24" East, a distance of 66.58 feet to a point for
 14-28 corner;
 14-29 North 39°18'14" East, a distance of 83.65 feet to a point for
 14-30 corner;
 14-31 North 32°38'22" West, a distance of 84.82 feet to a point for
 14-32 corner;
 14-33 North 50°51'48" West, a distance of 60.34 feet to a point for
 14-34 corner;
 14-35 South 75°46'38" West, a distance of 70.37 feet to a point for
 14-36 corner;
 14-37 South 45°15'17" West, a distance of 147.53 feet to a point for
 14-38 corner;
 14-39 South 71°46'49" West, a distance of 54.21 feet to a point for
 14-40 corner;
 14-41 North 65°45'57" West, a distance of 96.59 feet to a point for
 14-42 corner;
 14-43 South 89°39'17" West, a distance of 61.85 feet to a point for
 14-44 corner;
 14-45 South 55°47'49" West, a distance of 155.60 feet to a point for
 14-46 corner;
 14-47 South 43°49'09" West, a distance of 74.47 feet to a point for
 14-48 corner;
 14-49 North 88°35'12" West, a distance of 47.47 feet to a point for
 14-50 corner;
 14-51 North 30°08'19" West, a distance of 56.52 feet to a point for
 14-52 corner;
 14-53 North 20°53'30" East, a distance of 138.99 feet to a point for
 14-54 corner;
 14-55 North 07°26'11" West, a distance of 54.37 feet to a point for
 14-56 corner;
 14-57 North 12°42'32" East, a distance of 76.18 feet to a point for
 14-58 corner;
 14-59 North 11°47'41" West, a distance of 54.27 feet to a point for
 14-60 corner;
 14-61 North 52°34'24" West, a distance of 24.67 feet to a point for
 14-62 corner;
 14-63 South 67°59'41" West, a distance of 84.01 feet to a point for
 14-64 corner;
 14-65 North 40°31'14" West, a distance of 173.81 feet to a point for
 14-66 corner;
 14-67 North 00°36'12" East, a distance of 66.20 feet to a point for
 14-68 corner;
 14-69 North 44°47'12" East, a distance of 38.84 feet to a point for

15-1 corner;
 15-2 North 03°51'23" West, a distance of 39.31 feet to a point for
 15-3 corner;
 15-4 North 58°48'54" West, a distance of 25.28 feet to a point for
 15-5 corner;
 15-6 South 67°50'12" West, a distance of 39.53 feet to a point for
 15-7 corner;
 15-8 South 80°51'04" West, a distance of 41.89 feet to a point for
 15-9 corner;
 15-10 North 67°59'28" West, a distance of 81.51 feet to a point for
 15-11 corner;
 15-12 North 79°26'52" West, a distance of 139.98 feet to a point for
 15-13 corner;
 15-14 South 18°18'37" West, a distance of 96.17 feet to a point for
 15-15 corner;
 15-16 South 87°20'05" West, a distance of 72.82 feet to a point for
 15-17 corner;
 15-18 North 70°36'12" West, a distance of 82.19 feet to a point for
 15-19 corner;
 15-20 North 32°25'00" West, a distance of 59.34 feet to a point for
 15-21 corner;
 15-22 North 12°36'00" West, a distance of 79.28 feet to a point for
 15-23 corner;
 15-24 North 23°00'03" East, a distance of 77.40 feet to a point for
 15-25 corner;
 15-26 North 06°03'39" West, a distance of 99.26 feet to a point for
 15-27 corner;
 15-28 North 84°41'12" West, a distance of 77.72 feet to a point for
 15-29 corner;
 15-30 THENCE North 14°09'50" East, departing said stream and continuing
 15-31 along said common line, a distance of 512.73 feet to a 5/8-inch iron
 15-32 rod with red plastic cap stamped "KHA" set for the westernmost
 15-33 northwest corner of said 132.87-acre tract, same being on the
 15-34 southerly line of the aforementioned 218.4-acre tract;
 15-35 THENCE North 75°58'19" West, departing the westerly line of said
 15-36 132.87-acre tract and along the southerly line of said 218.4-acre
 15-37 tract and along the northerly line of said "Tract 7" and along the
 15-38 northerly line of a called 89.59-acre tract of land described as
 15-39 "Tract 6" in a deed to Martha Haynes, as recorded in Volume 5610,
 15-40 Page 603, said Official Records, a distance of 2,543.77 feet to a
 15-41 5/8-inch iron rod with red plastic cap stamped "KHA" set for the
 15-42 westernmost southwest corner of said 218.4-acre tract and the
 15-43 southeast corner of the aforementioned 74.889-acre tract;
 15-44 THENCE North 13°37'17" East, along the westerly line of said
 15-45 218.4-acre tract and the easterly line of said 74.889-acre tract
 15-46 and the easterly line of the aforementioned 15.00-acre tract, and
 15-47 generally along a barbed wire fence, a distance of 2,348.36 feet to
 15-48 the POINT OF BEGINNING and containing 337.35 acres (14,695,0671 sq.
 15-49 ft.) of land, more or less.
 15-50 SECTION 3. (a) The legal notice of the intention to
 15-51 introduce this Act, setting forth the general substance of this
 15-52 Act, has been published as provided by law, and the notice and a
 15-53 copy of this Act have been furnished to all persons, agencies,
 15-54 officials, or entities to which they are required to be furnished
 15-55 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 15-56 Government Code.
 15-57 (b) The governor, one of the required recipients, has
 15-58 submitted the notice and Act to the Texas Commission on
 15-59 Environmental Quality.
 15-60 (c) The Texas Commission on Environmental Quality has filed
 15-61 its recommendations relating to this Act with the governor,
 15-62 lieutenant governor, and speaker of the house of representatives
 15-63 within the required time.
 15-64 (d) All requirements of the constitution and laws of this
 15-65 state and the rules and procedures of the legislature with respect
 15-66 to the notice, introduction, and passage of this Act have been
 15-67 fulfilled and accomplished.
 15-68 SECTION 4. (a) Section 4014.0312, Special District Local
 15-69 Laws Code, as added by Section 1 of this Act, takes effect only if

16-1 this Act receives a two-thirds vote of all the members elected to
16-2 each house.

16-3 (b) If this Act does not receive a two-thirds vote of all the
16-4 members elected to each house, Subchapter C, Chapter 4014, Special
16-5 District Local Laws Code, as added by Section 1 of this Act, is
16-6 amended by adding Section 4014.0312 to read as follows:

16-7 Sec. 4014.0312. NO EMINENT DOMAIN POWER. The district may
16-8 not exercise the power of eminent domain.

16-9 SECTION 5. This Act takes effect immediately if it receives
16-10 a vote of two-thirds of all the members elected to each house, as
16-11 provided by Section 39, Article III, Texas Constitution. If this
16-12 Act does not receive the vote necessary for immediate effect, this
16-13 Act takes effect September 1, 2025.

16-14

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