

CHAPTER 1308

H.B. No. 3914

AN ACT

relating to the creation or dissolution of certain special districts; providing authority to issue bonds; providing authority to impose an assessment, fee, or tax.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3918 to read as follows:

CHAPTER 3918. COMANCHE MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3918.001. DEFINITIONS. In this chapter:

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

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

(3) "County" means Denton County.

(4) "Director" means a board member.

(5) "District" means the Comanche Municipal Management District No. 1.

Sec. 3918.002. NATURE OF DISTRICT. The Comanche Municipal Management District No. 1 is a special district created under Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution.

Sec. 3918.003. CONFIRMATION AND DIRECTORS' ELECTION REQUIRED. The initial directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

1       Sec. 3918.004. CITY CONSENT AND DEVELOPMENT AGREEMENT  
2 EXECUTION REQUIRED. (a) The initial directors may not hold an  
3 election under Section 3918.003 until the city has:

4           (1) consented by ordinance or resolution to the  
5 creation of the district and to the inclusion of land in the  
6 district; and

7           (2) entered into a development agreement with the  
8 owners of the real property in the district under Section 212.172,  
9 Local Government Code.

10       (b) The district is dissolved and this chapter expires  
11 September 1, 2017, if:

12           (1) the city has not consented to the creation of the  
13 district and to the inclusion of land in the district under  
14 Subsection (a)(1) before that date; or

15           (2) the development agreement described by Subsection  
16 (a)(2) is not entered into before that date.

17       Sec. 3918.005. PURPOSE; DECLARATION OF INTENT. (a) The  
18 creation of the district is essential to accomplish the purposes of  
19 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
20 Texas Constitution, and other public purposes stated in this  
21 chapter. By creating the district, and in authorizing the city and  
22 other political subdivisions to contract with the district, the  
23 legislature has established a program to accomplish the public  
24 purposes set out in Section 52-a, Article III, Texas Constitution.

25       (b) The creation of the district is necessary to promote,  
26 develop, encourage, and maintain employment, commerce,  
27 transportation, housing, tourism, recreation, the arts,

1 entertainment, economic development, safety, and the public  
2 welfare in the district.

3 (c) This chapter and the creation of the district may not be  
4 interpreted to relieve the city or county from providing the level  
5 of services provided as of the effective date of the Act enacting  
6 this chapter to the area in the district. The district is created  
7 to supplement and not to supplant city and county services provided  
8 in the district.

9 Sec. 3918.006. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)  
10 The district is created to serve a public use and benefit.

11 (b) All land and other property included in the district  
12 will benefit from the improvements and services to be provided by  
13 the district under powers conferred by Sections 52 and 52-a,  
14 Article III, and Section 59, Article XVI, Texas Constitution, and  
15 other powers granted under this chapter.

16 (c) The district is created to accomplish the purposes of a  
17 municipal management district as provided by general law and  
18 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
19 Texas Constitution.

20 (d) The creation of the district is in the public interest  
21 and is essential to further the public purposes of:

22 (1) developing and diversifying the economy of the  
23 state;

24 (2) eliminating unemployment and underemployment; and

25 (3) developing or expanding transportation and  
26 commerce.

27 (e) The district will:

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

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

7           (3) promote the health, safety, welfare, and enjoyment  
8 of the public by providing pedestrian ways and by landscaping and  
9 developing certain areas, which are necessary for the restoration,  
10 preservation, and enhancement of scenic beauty.

11           (f) Pedestrian ways along or across a street, whether at  
12 grade or above or below the surface, and street lighting, street  
13 landscaping, parking, and street art objects are parts of and  
14 necessary components of a street and are considered to be a street  
15 or road improvement.

16           (g) The district will not act as the agent or  
17 instrumentality of any private interest even though the district  
18 will benefit many private interests as well as the public.

19           Sec. 3918.007. INITIAL DISTRICT TERRITORY. (a) The  
20 district is initially composed of the territory described by  
21 Section 2 of the Act enacting this chapter.

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

26           (1) organization, existence, or validity;

27           (2) right to borrow money or issue any type of bonds or

1 other obligations described by Section 3918.203 for a purpose for  
2 which the district is created or to pay the principal of and  
3 interest on the bonds or other obligations;

4 (3) right to impose or collect an assessment or  
5 collect other revenue;

6 (4) legality or operation; or

7 (5) right to contract.

8 Sec. 3918.008. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

9 (a) All or any part of the area of the district that is not in the  
10 city's corporate limits is eligible to be included in:

11 (1) a tax increment reinvestment zone created under  
12 Chapter 311, Tax Code;

13 (2) a tax abatement reinvestment zone created under  
14 Chapter 312, Tax Code;

15 (3) an enterprise zone created under Chapter 2303,  
16 Government Code; or

17 (4) an industrial district created under Chapter 42,  
18 Local Government Code.

19 (b) If the city creates a tax increment reinvestment zone  
20 described by Subsection (a), the city and the board of directors of  
21 the zone, by contract with the district, may grant money deposited  
22 in the tax increment fund to the district to be used by the district  
23 for:

24 (1) the purposes permitted for money granted to a  
25 corporation under Section 380.002(b), Local Government Code; and

26 (2) any other district purpose, including the right to  
27 pledge the money as security for any bonds or other obligations

1 issued by the district under Section 3918.203.

2 (c) All or any part of the area of the district that is  
3 within the city's corporate limits is eligible to be included in:

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

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

8 (d) If the city creates a tax increment reinvestment zone  
9 described by Subsection (c)(1), the city and the board of directors  
10 of the zone, by contract, may allocate money deposited in the tax  
11 increment fund between the city and the district to be used by the  
12 city and the district for:

13 (1) the purposes permitted for money granted to a  
14 corporation under Section 380.002(b), Local Government Code;

15 (2) any other district purpose, including the right to  
16 pledge the money as security for any bonds or other obligations  
17 issued by the district under Section 3918.203; and

18 (3) funding services provided by the city to the area  
19 in the district.

20 (e) A tax increment reinvestment zone created by the city in  
21 the district is not subject to the limitations provided by Section  
22 311.006, Tax Code.

23 Sec. 3918.009. APPLICABILITY OF MUNICIPAL MANAGEMENT  
24 DISTRICTS LAW. Except as otherwise provided by this chapter,  
25 Chapter 375, Local Government Code, applies to the district.

26 Sec. 3918.010. CONSTRUCTION OF CHAPTER. This chapter shall  
27 be liberally construed in conformity with the findings and purposes

1 stated in this chapter.

2 SUBCHAPTER B. BOARD OF DIRECTORS

3 Sec. 3918.051. GOVERNING BODY; TERMS. (a) The district is  
4 governed by a board of five elected directors.

5 (b) Except as provided by Section 3918.052, directors serve  
6 staggered four-year terms, with two or three directors' terms  
7 expiring June 1 of each odd-numbered year.

8 Sec. 3918.052. INITIAL DIRECTORS. (a) On or after the  
9 effective date of the Act enacting this chapter, the owner or owners  
10 of a majority of the assessed value of the real property in the  
11 district according to the most recent certified tax appraisal rolls  
12 for the county may submit a petition to the city requesting that the  
13 city appoint as initial directors the five persons named in the  
14 petition. The city shall appoint as initial directors the five  
15 persons named in the petition.

16 (b) Initial directors serve until the earlier of:

17 (1) the date permanent directors are elected under  
18 Section 3918.003; or

19 (2) the fourth anniversary of the effective date of  
20 the Act enacting this chapter.

21 (c) If permanent directors have not been elected under  
22 Section 3918.003 and the terms of the initial directors have  
23 expired, successor initial directors shall be appointed or  
24 reappointed as provided by Subsection (d) to serve terms that  
25 expire on the earlier of:

26 (1) the date permanent directors are elected under  
27 Section 3918.003; or

1           (2) the fourth anniversary of the date of the  
2 appointment or reappointment.

3           (d) If Subsection (c) applies, the owner or owners of a  
4 majority of the assessed value of the real property in the district  
5 according to the most recent certified tax appraisal rolls for the  
6 county may submit a petition to the city requesting that the city  
7 appoint as successor initial directors the five persons named in  
8 the petition. The city shall appoint as successor initial  
9 directors the five persons named in the petition.

10                           SUBCHAPTER C. POWERS AND DUTIES

11           Sec. 3918.101. GENERAL POWERS AND DUTIES. The district has  
12 the powers and duties necessary to accomplish the purposes for  
13 which the district is created.

14           Sec. 3918.102. IMPROVEMENT PROJECTS. The district may  
15 provide, or it may enter into contracts with a governmental or  
16 private entity to provide, the improvement projects described by  
17 Subchapter C-1 or activities in support of or incidental to those  
18 projects.

19           Sec. 3918.103. WATER DISTRICT POWERS. The district has the  
20 powers provided by the general laws relating to conservation and  
21 reclamation districts created under Section 59, Article XVI, Texas  
22 Constitution, including Chapters 49 and 54, Water Code.

23           Sec. 3918.104. ROAD DISTRICT POWERS. The district has the  
24 powers provided by the general laws relating to road districts and  
25 road utility districts created under Section 52(b), Article III,  
26 Texas Constitution, including Chapter 441, Transportation Code.

27           Sec. 3918.105. PUBLIC IMPROVEMENT DISTRICT POWERS. The



1 district has the powers provided by Chapter 372, Local Government  
2 Code, to a municipality or county.

3 Sec. 3918.106. CONTRACT POWERS. The district may contract  
4 with a governmental or private entity, on terms determined by the  
5 board, to carry out a power or duty authorized by this chapter or to  
6 accomplish a purpose for which the district is created.

7 Sec. 3918.107. EMERGENCY SERVICES. (a) This section  
8 applies only to territory in the district:

9 (1) that is in the extraterritorial jurisdiction of  
10 the city;

11 (2) for which a plat has been filed; and

12 (3) that includes 100 or more residents.

13 (b) To protect the public interest, the district shall  
14 provide or contract with a qualified party to provide emergency  
15 services, including law enforcement, fire, and ambulance services,  
16 in the territory described by Subsection (a).

17 Sec. 3918.108. NO TOLL ROADS. The district may not  
18 construct, acquire, maintain, or operate a toll road.

19 Sec. 3918.109. NO EMINENT DOMAIN POWER. The district may  
20 not exercise the power of eminent domain.

21 SUBCHAPTER C-1. IMPROVEMENT PROJECTS AND SERVICES

22 Sec. 3918.151. IMPROVEMENT PROJECTS AND SERVICES. The  
23 district may provide, design, construct, acquire, improve,  
24 relocate, operate, maintain, or finance an improvement project or  
25 service using any money available to the district, or contract with  
26 a governmental or private entity to provide, design, construct,  
27 acquire, improve, relocate, operate, maintain, or finance an

1 improvement project or service authorized under this chapter or  
2 Chapter 375, Local Government Code.

3 Sec. 3918.152. BOARD DETERMINATION REQUIRED. The district  
4 may not undertake an improvement project unless the board  
5 determines the project:

6 (1) is necessary to accomplish a public purpose of the  
7 district; and

8 (2) complies with the development agreement entered  
9 into under Section 3918.004(a)(2) or the parties to that  
10 development agreement agree to the project, in writing.

11 Sec. 3918.153. LOCATION OF IMPROVEMENT PROJECT. An  
12 improvement project may be inside or outside the district.

13 Sec. 3918.154. CITY REQUIREMENTS. (a) An improvement  
14 project in the corporate limits of the city must comply with any  
15 applicable requirements of the city, including codes and  
16 ordinances, that are consistent with the development agreement  
17 entered into under Section 3918.004(a)(2).

18 (b) The district may not provide, conduct, or authorize any  
19 improvement project on the city's streets, highways,  
20 rights-of-way, or easements without the consent of the governing  
21 body of the city.

22 Sec. 3918.155. IMPROVEMENT PROJECT AND SERVICE IN DEFINABLE  
23 AREA. The district may undertake an improvement project or service  
24 that confers a special benefit on a definable area in the district  
25 and levy and collect a special assessment on benefited property in  
26 the district in accordance with:

27 (1) Chapter 372, Local Government Code; or

1           (2) Chapter 375, Local Government Code.

2           SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

3           Sec. 3918.201. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
4 board by resolution shall establish the number of directors'  
5 signatures and the procedure required for a disbursement or  
6 transfer of the district's money.

7           Sec. 3918.202. MONEY USED FOR IMPROVEMENTS OR SERVICES.  
8 The district may undertake and provide an improvement project or  
9 service authorized by this chapter using any money available to the  
10 district.

11           Sec. 3918.203. BORROWING MONEY; OBLIGATIONS. (a) The  
12 district may borrow money for a district purpose without holding an  
13 election by issuing bonds, notes, time warrants, or other  
14 obligations, or by entering into a contract or other agreement  
15 payable wholly or partly from an assessment, a contract payment, a  
16 grant, revenue from a zone created under Chapter 311 or 312, Tax  
17 Code, other district revenue, or a combination of these sources.

18           (b) An obligation described by Subsection (a):

19           (1) may bear interest at a rate determined by the  
20 board; and

21           (2) may include a term or condition as determined by  
22 the board.

23           Sec. 3918.204. ASSESSMENTS. (a) Except as provided by  
24 Subsection (b), the district may impose an assessment on property  
25 in the district to pay for an obligation described by Section  
26 3918.203 in the manner provided for:

27           (1) a district under Subchapters A, E, and F, Chapter

1 375, Local Government Code; or

2 (2) a municipality or county under Subchapter A,  
3 Chapter 372, Local Government Code.

4 (b) The district may not impose an assessment on a  
5 municipality, county, or other political subdivision.

6 Sec. 3918.205. NOTICE OF ASSESSMENTS. (a) The board shall  
7 annually file written notice with the secretary of the city that  
8 specifies the assessments the district will impose in the  
9 district's next fiscal year in sufficient clarity to describe the  
10 assessments for the operation and maintenance of the district and  
11 the assessments for the payment of debt service of obligations  
12 issued or incurred by the district.

13 (b) The board shall annually record in the deed records of  
14 the county a current assessment roll approved by the governing body  
15 of the city.

16 (c) The assessment roll must clearly state that the  
17 assessments in the assessment roll are in addition to the ad valorem  
18 taxes imposed by other taxing units that tax real property in the  
19 district.

20 (d) The district shall generate and implement a program to  
21 provide notification to a prospective purchaser of property in the  
22 district of the assessments that have been approved and are imposed  
23 by the district.

24 Sec. 3918.206. RESIDENTIAL PROPERTY NOT EXEMPT. Section  
25 375.161, Local Government Code, does not apply to the district.

26 Sec. 3918.207. NO IMPACT FEES. The district may not impose  
27 an impact fee.

1       Sec. 3918.208. NO AD VALOREM TAX. The district may not  
2 impose an ad valorem tax.

3                               SUBCHAPTER E. DISSOLUTION

4       Sec. 3918.251. DISSOLUTION BY CITY. (a) The city may  
5 dissolve the district by ordinance after the city annexes the  
6 district.

7       (b) Notwithstanding Subsection (a), the city may not  
8 dissolve the district until:

9               (1) the district's outstanding debt or contractual  
10 obligations have been repaid or discharged; or

11               (2) the city agrees to succeed to the rights and  
12 obligations of the district.

13       Sec. 3918.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

14 (a) If the dissolved district has bonds or other obligations  
15 outstanding secured by and payable from assessments or other  
16 revenue, the city succeeds to the rights and obligations of the  
17 district regarding enforcement and collection of the assessments or  
18 other revenue.

19       (b) The city shall have and exercise all district powers to  
20 enforce and collect the assessments or other revenue to pay:

21               (1) the bonds or other obligations when due and  
22 payable according to their terms; or

23               (2) special revenue or assessment bonds or other  
24 obligations issued by the city to refund the outstanding bonds or  
25 obligations of the district.

26       Sec. 3918.253. ASSUMPTION OF ASSETS AND LIABILITIES. (a)  
27 After the city dissolves the district, the city assumes the

1 obligations of the district, including any bonds or other debt  
2 payable from assessments or other district revenue.

3 (b) If the city dissolves the district, the board shall  
4 transfer ownership of all district property to the city.

5 SECTION 2. The Comanche Municipal Management District No. 1  
6 initially includes all the territory contained in the following  
7 area:

8 TRACT 1

9 248.67 ACRE

10 BEING a tract of land situated in the William Lumpkin Survey  
11 Abstract No. 730, Denton County, Texas, and also being all of a  
12 173.545 acre tract as recorded in Volume 5347, Page 4702 of the Deed  
13 Records of Denton County, Texas, also being all of a 75.125 acre  
14 tract as recorded in Volume 4895, Page 1900 D.R.D.C.T. and being  
15 more particularly described by metes and bounds as follows:

16 BEGINNING at a capped 1/2 inch iron rod found for corner  
17 (controlling monument) at the northeast corner of said 173.545-acre  
18 tract;

19 THENCE South 1 degree 53 minutes 56 seconds West a distance of  
20 2221.22 feet to a 1/2 inch iron rod set for comer in Bryan Road  
21 (gravel surface);

22 THENCE North 88 degrees 04 minutes 11 seconds West following Bryan  
23 Road a distance of 1267.37 feet to a 1/2 inch iron rod found for  
24 corner in the east line of a 75.125-acre tract;

25 THENCE South 02 degrees 13 minutes 34 seconds West a distance of  
26 900.51 feet to a 1/2 inch iron rod found for comer at the northeast  
27 comer of a 52.63 acre tract as recorded in Volume 2261, Page 53,

1 D.R.D.C.T.;

2 THENCE North 89 degrees 19 minutes 31 seconds West following the  
3 north line of said 52.63 acres tract a distance of 3578.05 feet to a  
4 5/8 inch iron rod (bent) found for comer in the east line of a tract  
5 conveyed to the United States of America as recorded in Volume 2585,  
6 Page 305, D.R.D.C.T.;

7 THENCE North 02 degrees 15 minutes 46 seconds East following the USA  
8 tract a distance of 243.40 feet to concrete monument stamped 1033-4  
9 for corner;

10 THENCE North 02 degrees 18 minutes 26 seconds East following the USA  
11 tract a distance of 349.95 feet to concrete monument stamped 1033-5  
12 for comer;

13 THENCE North 36 degrees 42 minutes 11 seconds West following the USA  
14 tract a distance of 396.06 feet to concrete monument stamped 1033-6  
15 for comer on the east bank of a dry creek;

16 THENCE South 89 degrees 12 minutes 38 seconds East a distance of  
17 201.16 feet to 1/2 inch iron rod found for corner;

18 THENCE North 00 degrees 47 minutes 22 seconds East a distance of  
19 131.81 feet to a point for comer in a creek;

20 THENCE up said creek the following calls:

21 N 09'28'51" E 13.38'

22 N 07°11'52" E 163.03'

23 N 72°07'15" E 37.14'

24 S 63°04'41" E 103.03'

25 S 88°21'20" E 52.55'

26 N 04°13'19" E 21.33'

27 N 11°19'26" W 59.51'

1 N 18°42'11" E 87.30'  
2 N 17°43'03" W 81.64'  
3 N 74°51'43" E 136.16'  
4 N 31°30'01" E 64.83'  
5 S 88°00'53" E 66.68'  
6 S 35°42'40" E 58.03'  
7 S 82°36'34" E 31.64'  
8 N 17°26'44" E 95.82'  
9 S 42°05'36" E 150.73'  
10 N 83°20'18" E 36.07'  
11 N 05°26'09" E 107.43'  
12 N 31°37'22" W 51.38'  
13 N 20°57'03" E 66.43'  
14 N 28°51'15" W 102.21'  
15 N 71°19'55" E 53.49'  
16 S 53°48'09" E 44.26'  
17 N 85°29'09" E 65.70'  
18 N 40°30'41" E 86.41'  
19 N 78°32'11" E 40.09'  
20 N 24°32'25" E 53.98'  
21 N 77°19'49" E 92.67'  
22 N 58°04'48" E 80.57'  
23 S 32°29'24" E 38.45'  
24 N 48°05'23" E 47.84'  
25 N 25°13'19" E 47.92'  
26 S 89°41'30" E 57.89'  
27 S 78°26'24" E 91.22'



- 1 N 67°15'30" E 29.70'
- 2 S 23°35'53" E 132.38'
- 3 S 87°07'12" E 40.32'
- 4 N 00°43'32" W 44.48'
- 5 N 56°26'03" E 92.01'
- 6 S 51°37'41" E 87.66'
- 7 S 01°35'49" w 42.96'
- 8 S 59°48'32" E 8.73'
- 9 N 60°27'41" E 125.92'
- 10 N 44°01'02" E 75.88'
- 11 N 01°26'58" E 82.39'
- 12 N 73°27'50" E 73.60'
- 13 N 54°29'34" E 46.92'
- 14 N 81°58'33" E 46.29'
- 15 N 49°14'37" E 44.19'
- 16 N 53°45'54" W 113.00'
- 17 N 18°22'20" W 130.69'
- 18 N 29°43'26" E 28.51'
- 19 N 50°28'25" W 43.10'
- 20 N 17°32'30" W 68.50'
- 21 N 88°47'34" E 108.29'
- 22 S 55°53'19" E 47.42'
- 23 S 45°21'21" E 32.24'
- 24 N 52°55'59" E 49.96'
- 25 S 35°25'53" E 72.10'
- 26 N 24°00'28" E 43.50'
- 27 N 49°35'12" W 52.21'

1 N 07°23'52" E 54.05'  
2 N 01°09'32" E 45.90'  
3 N 84°16'29" E 94.67'  
4 N 86°33'49" E 67.50'  
5 S 74°49'52" E 56.94'  
6 N 51°27'10" E 21.10'  
7 N 21°28'46" W 35.20'  
8 N 67°07'22" E 44.39'  
9 S 30°10'20" E 49.02'  
10 S 85°45'43" E 39.09'  
11 N 18°14'15" E 39.69'  
12 N 69°16'16" E 39.39'  
13 S 49°20'27" E 59.65'  
14 N 55°13'09" E 41.34'  
15 N 40°35'34" W 70.10'  
16 N 33°06'50" E 69.98'  
17 N 66°20'41" E 42.96'  
18 N 01°12'16" E 3.53'

19 THENCE North 86 degrees 41 minutes 34 seconds East a distance of  
20 401.38 feet to a 1/2 inch iron rod set for comer;

21 THENCE South 88 degrees 18 minutes 26 seconds East a distance of  
22 2105.22 feet to the POINT OF BEGINNING and containing 10,832,069  
23 square feet or 248.67 acres of land, more or less.

24 RELEASE TRACT

25 100.582 ACRE TRACT

26 BEING a tract of land situated in the William Lumpkin Survey  
27 Abstract No. 730, Denton County, Texas, and also being part of a

1 173.545 acre tract as recorded in Volume 5347, Page 4702 of the Deed  
2 Records of Denton County, Texas, also being part of a 75.125 acre  
3 tract as recorded in Volume 4895, Page 1900 D.R.D.C.T. and being  
4 more particularly described by metes and bounds as follows:

5 BEGINNING at a capped 1/2 inch iron rod found for corner  
6 (controlling monument) at the northeast corner of said 173.545-acre  
7 tract;

8 THENCE South 1 degree 53 minutes 56 seconds West a distance of  
9 2221.22 feet to a 1/2 inch iron rod set for comer in Bryan Road  
10 (gravel surface);

11 THENCE North 88 degrees 04 minutes 11 seconds West following Bryan  
12 Road a distance of 1267.37 feet to a 1/2 inch iron rod found for  
13 corner in the east line of a 75.125-acre tract;

14 THENCE South 02 degrees 13 minutes 34 seconds West a distance of  
15 528.88 feet to a 1/2 inch iron rod found for comer at the northeast  
16 comer of a 52.63 acre tract as recorded in Volume 2261, Page 53,  
17 D.R.D.C.T.;

18 THENCE North 89 degrees 19 minutes 31 seconds West following the  
19 north line of said 52.63 acres tract a distance of 653.67 feet to a  
20 point;

21 THENCE North 02 degrees 10 minutes 14 seconds East a distance of  
22 769.82.40 feet to the beginning of a tangent curve to the right;

23 THENCE Northerly, along said tangent curve to the right which has a  
24 chord that bears North 11 degrees 39 minutes 21 seconds East for  
25 2017.05 feet, a central angle of 18 degrees 58 minutes 13 seconds  
26 and a radius of 6120.00 feet, for an arc distance of 2026.29 feet to  
27 the end of said curve;

1 THENCE South 88 degrees 18 minutes 26 seconds East a distance of  
2 1578.43 feet to the POINT OF BEGINNING and containing 4,381,338  
3 square feet or 100.582 acres of land.

4 TRACT 2

5 52.631 ACRE TRACT

6 All that certain tract or parcel of land situated in the WILLIAM  
7 LUMPKIN SURVEY, ABSTRACT NUMBER 73, County of DENTON, State of  
8 Texas, said tract being all of a called 52.630 acre tract as  
9 described in Deed 2261, Page 53 of the Real Property Records of the  
10 County of DENTON, State of Texas, and being more fully described as  
11 follows:

12 Beginning for the Northeast corner of the tract described herein at  
13 a found 1/2 inch rebar said rebar being the Northeast corner of said  
14 Layman tract, same being the Southeast corner of a called 75.125  
15 acre tract as described in deed to Denton County 250 LP, filed 29  
16 June 2004, and recorded in County Clerk's Number 2004-85167 of said  
17 Real Property Records, and said rebar being on the West line of a  
18 called 166.48 acre tract as described in deed to Jos. A. I. Worsham,  
19 Trustee, filed 24 December 2003, and recorded in County Clerk's  
20 Number 2003-205831 of said deed records, said rebar also being in  
21 Bryan Road;

22 Thence: South 02 degrees 07 minutes 23 seconds West, with the East  
23 line of said Layman tract, and with the West line of said Worsham  
24 tract, and with said road, a distance of 616.86 feet to a found 1/2  
25 inch rebar for the Southeast corner of said Layman tract, same being  
26 the Northeast corner of Lot No. 2, a called 139.76 acre tract as  
27 described in partition, dated 18 September 1899, and recorded in

1 Volume L, Page 587 of the District Court Minutes of DENTON County,  
2 Texas, and further described in Boundary Agreement, filed 22 May  
3 1985, and recorded in Volume 1640, Page 779 of said Real Property  
4 Records;

5 Thence: North 89 degrees 19 minutes 30 seconds West, with the South  
6 line of said Layman tract, and with the North line of said Lot 2, and  
7 with the line as described in said Boundary Agreement, a distance of  
8 3950.80 feet to a found Corps of Engineers concrete monument with a  
9 brass cap marked 1033-1, 1034-5, dated 1966 for the Southwest  
10 corner of said Layman tract, said monument being the East line of  
11 USA Tract L-1033 (Lake Lewisville);

12 Thence: North 40 degrees 32 minutes 30 seconds East, with the West  
13 line of said Layman tract, and with the East line of said USA tract,  
14 and with a barbed wire fence, a distance of 299.74 feet to a found  
15 Corps of Engineers concrete monument remains for an angle point in  
16 the West line of said Layman tract;

17 Thence: North 40 degrees 28 minutes 28 seconds East, with the West  
18 line of said Layman tract, and with the East line of said USA tract,  
19 and with a barbed wire fence, a distance of 299.71 feet to a found  
20 Corps of Engineers concrete monument with a brass cap marked  
21 1033-3, dated 1966 for an angle point in the West line of said  
22 Layman tract, same being an angle point in the East line of said USA  
23 tract;

24 Thence: North 02 degrees 16 minutes 40 seconds East, with the West  
25 line of said Layman tract, and with the East line of said USA tract,  
26 and with a barbed wire fence, a distance of 156.12 feet to a found I  
27 inch rebar by a pipe fence corner post for the Northwest corner of

1 said Layman tract, same being the Southwest corner of said Denton  
2 County 250 tract;

3 Thence: South 89 degrees 19 minutes 46 seconds East, with the North  
4 line of said Layman tract, and with the South line of said Denton  
5 County 250 tract, and with a barbed wire fence, and passing at  
6 3550.64 feet a pipe fence corner post on the West side of said road,  
7 and continuing on said course a total distance of 3578.04 feet to a  
8 POINT OF BEGINNING and CONTAINING 52.613 acres of land.

9 RELEASE TRACT

10 9.257 ACRE TRACT

11 All that certain tract or parcel of land situated in the WILLIAM  
12 LUMPKIN SURVEY, ABSTRACT NUMBER 73, County of DENTON, State of  
13 Texas, said tract being part of a called 52.630 acre tract as  
14 described in Deed 2261, Page 53 of the Real Property Records of the  
15 County of DENTON, State of Texas, and being more fully described as  
16 follows:

17 Beginning for the Northeast corner of the tract described herein at  
18 a found 1/2 inch rebar said rebar being the Northeast corner of said  
19 Layman tract, same being the Southeast corner of a called 75.125  
20 acre tract as described in deed to Denton County 250 LP, filed 29  
21 June 2004, and recorded in County Clerk's Number 2004-85167 of said  
22 Real Property Records, and said rebar being on the West line of a  
23 called 166.48 acre tract as described in deed to Jos. A. I. Worsham,  
24 Trustee, filed 24 December 2003, and recorded in County Clerk's  
25 Number 2003-205831 of said deed records, said rebar also being in  
26 Bryan Road;

27 Thence: South 02 degrees 07 minutes 23 seconds West, with the East

1 line of said Layman tract, and with the West line of said Worsham  
2 tract, and with said road, a distance of 616.86 feet to a found 1/2  
3 inch rebar for the Southeast corner of said Layman tract, same being  
4 the Northeast corner of Lot No.2, a called 139.76 acre tract as  
5 described in partition, dated 18 September 1899, and recorded in  
6 Volume L, Page 587 of the District Court Minutes of DENTON County,  
7 Texas, and further described in Boundary Agreement, filed 22 May  
8 1985, and recorded in Volume 1640, Page 779 of said Real Property  
9 Records;

10 Thence: North 89 degrees 19 minutes 30 seconds West, with the South  
11 line of said Layman tract, and with the North line of said Lot 2, and  
12 with the line as described in said Boundary Agreement, a distance of  
13 654.18 feet a point;

14 Thence: North 02 degrees 10 minutes 14 seconds East, a distance of  
15 616.82 feet to a point;

16 Thence: South 89 degrees 19 minutes 46 seconds East, with the North  
17 line of said Layman tract, and with the South line of said Denton  
18 County 250 tract, and with a barbed wire fence, a distance of 653.67  
19 feet to a POINT OF BEGINNING and CONTAINING 9.257 acres of land.

20 SECTION 3. Subtitle C, Title 4, Special District Local Laws  
21 Code, is amended by adding Chapter 3919 to read as follows:

22 CHAPTER 3919. OLD CELINA MUNICIPAL MANAGEMENT DISTRICT NO. 1

23 SUBCHAPTER A. GENERAL PROVISIONS

24 Sec. 3919.001. DEFINITIONS. In this chapter:

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

26 (2) "City" means the City of Celina, Texas.

27 (3) "County" means Collin County, Texas.

1           (4) "Director" means a board member.

2           (5) "District" means the Old Celina Municipal  
3 Management District No. 1.

4           Sec. 3919.002. CREATION AND NATURE OF DISTRICT. The Old  
5 Celina Municipal Management District No. 1 is a special district  
6 created under Sections 52 and 52-a, Article III, and Section 59,  
7 Article XVI, Texas Constitution.

8           Sec. 3919.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The  
9 creation of the district is essential to accomplish the purposes of  
10 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
11 Texas Constitution, and other public purposes stated in this  
12 chapter. By creating the district and in authorizing the city and  
13 other political subdivisions to contract with the district, the  
14 legislature has established a program to accomplish the public  
15 purposes set out in Section 52-a, Article III, Texas Constitution.

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

21           (c) This chapter and the creation of the district may not be  
22 interpreted to relieve the city or county from providing the level  
23 of services provided to the area in the district as of the effective  
24 date of the Act enacting this chapter. The district is created to  
25 supplement and not to supplant the city and county services  
26 provided in the district.

27           Sec. 3919.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)



1 The district is created to serve a public use and benefit.

2 (b) All land and other property included in the district  
3 will benefit from the improvements and services to be provided by  
4 the district under powers conferred by Sections 52 and 52-a,  
5 Article III, and Section 59, Article XVI, Texas Constitution, and  
6 other powers granted under this chapter.

7 (c) The district is created to accomplish the purposes of a  
8 municipal management district as provided by general law and  
9 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
10 Texas Constitution.

11 (d) The creation of the district is in the public interest  
12 and is essential to:

13 (1) further the public purposes of developing and  
14 diversifying the economy of the state;

15 (2) eliminate unemployment and underemployment; and

16 (3) develop or expand transportation and commerce.

17 (e) The district will:

18 (1) promote the health, safety, and general welfare of  
19 residents, employers, potential employees, employees, visitors,  
20 and consumers in the district, and of the public;

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

24 (3) promote the health, safety, welfare, and enjoyment  
25 of the public by providing pedestrian ways and by landscaping and  
26 developing certain areas in the district, which are necessary for  
27 the restoration, preservation, and enhancement of scenic beauty.

1       (f) Pedestrian ways along or across a street, whether at  
2 grade or above or below the surface, and street lighting, street  
3 landscaping, parking, and street art objects are parts of and  
4 necessary components of a street and are considered to be a street  
5 or road improvement.

6       (g) The district will not act as the agent or  
7 instrumentality of any private interest even though the district  
8 will benefit many private interests as well as the public.

9       Sec. 3919.005. INITIAL DISTRICT TERRITORY. (a) The  
10 district is initially composed of the territory described by  
11 Section 4 of the Act enacting this chapter.

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

16               (1) organization, existence, or validity;

17               (2) right to contract;

18               (3) authority to borrow money or issue bonds or other  
19 obligations described by Section 3919.203 or to pay the principal  
20 and interest of the bonds or other obligations;

21               (4) right to impose or collect an assessment or  
22 collect other revenue; or

23               (5) legality or operation.

24       Sec. 3919.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

25       (a) All or any part of the area of the district is eligible to be  
26 included in:

27               (1) a tax increment reinvestment zone created under

1 Chapter 311, Tax Code;

2 (2) a tax abatement reinvestment zone created under  
3 Chapter 312, Tax Code; or

4 (3) an enterprise zone created under Chapter 2303,  
5 Government Code.

6 (b) If the city creates a tax increment reinvestment zone  
7 described by Subsection (a), the city and the board of directors of  
8 the zone, by contract with the district, may grant money deposited  
9 in the tax increment fund to the district to be used by the district  
10 for:

11 (1) the purposes permitted for money granted to a  
12 corporation under Section 380.002(b), Local Government Code; and

13 (2) any other district purpose, including the right to  
14 pledge the money as security for any bonds or other obligations  
15 issued by the district under Section 3919.203.

16 (c) If the city creates a tax increment reinvestment zone  
17 described by Subsection (a), the city may determine the percentage  
18 of the property in the zone that may be used for residential  
19 purposes and is not subject to the limitations provided by Section  
20 311.006, Tax Code.

21 Sec. 3919.007. APPLICABILITY OF MUNICIPAL MANAGEMENT  
22 DISTRICT LAW. Except as provided by this chapter, Chapter 375,  
23 Local Government Code, applies to the district.

24 Sec. 3919.008. FORM OF CITY APPROVAL. (a) A statutory  
25 requirement relating to the duty of the district to obtain the  
26 approval or consent of the city in a manner other than the manner  
27 described by Subsection (b) before the district takes an action,

1 including a requirement prescribed by Section 42.042 or Chapter  
2 375, Local Government Code, or Chapter 54, Water Code, does not  
3 apply to the district.

4 (b) If a statute, including this chapter, requires the  
5 district to obtain the city's approval or consent before taking an  
6 action, the district may not take that action unless the action is  
7 authorized by a city resolution or ordinance approved by a majority  
8 of the governing body of the city.

9 Sec. 3919.009. CONSTRUCTION OF CHAPTER. This chapter shall  
10 be liberally construed in conformity with the findings and purposes  
11 stated in this chapter.

12 SUBCHAPTER B. BOARD OF DIRECTORS

13 Sec. 3919.051. GOVERNING BODY; TERMS. (a) The district is  
14 governed by a board of five directors composed of:

15 (1) three directors appointed by the governing body of  
16 the city;

17 (2) the city manager; and

18 (3) the city's chief financial officer.

19 (b) Appointed directors serve staggered terms of four  
20 years, with one or two directors' terms expiring May 31 of each  
21 even-numbered year.

22 Sec. 3919.052. QUALIFICATIONS OF DIRECTOR. (a) Sections  
23 375.063 and 375.072(a) and (c), Local Government Code, do not apply  
24 to a director.

25 (b) Section 49.052, Water Code, does not apply to the  
26 district.

27 (c) Notwithstanding any other law:

1           (1) an officer or employee of the city may serve as a  
2 director of the district;

3           (2) a member of the governing body of the city may  
4 serve as a director of the district; and

5           (3) a person who qualifies to serve as a director is  
6 qualified to participate in all votes pertaining to the business of  
7 the district.

8           Sec. 3919.053. VACANCY. The governing body of the city  
9 shall appoint a director to fill a vacancy on the board for the  
10 remainder of the unexpired term.

11           Sec. 3919.054. DIRECTOR'S OATH OR AFFIRMATION. A director  
12 shall file the director's oath or affirmation of office with the  
13 district, and the district shall retain the oath or affirmation in  
14 the district records.

15           Sec. 3919.055. OFFICERS. The board shall elect from among  
16 the directors a chair, a vice chair, and a secretary.

17           Sec. 3919.056. COMPENSATION; EXPENSES. (a) The district  
18 shall compensate as provided by Section 49.060, Water Code, each  
19 director who is not a member of the governing body of the city or an  
20 employee of the city.

21           (b) A director is entitled to reimbursement for necessary  
22 and reasonable expenses incurred in carrying out the duties and  
23 responsibilities of a director.

24           Sec. 3919.057. LIABILITY INSURANCE. The district may  
25 obtain and pay for comprehensive general liability insurance  
26 coverage from a commercial insurance company or other source that  
27 protects and insures the directors against personal liability and

1 from all claims for actions taken as directors or actions and  
2 activities taken by the district or by others acting on its behalf.

3 Sec. 3919.058. BOARD MEETINGS. The board shall hold  
4 meetings at a place accessible to the public.

5 Sec. 3919.059. REMOVAL OF DIRECTORS. The governing body of  
6 the city may remove a director appointed under Section  
7 3919.051(a)(1).

8 Sec. 3919.060. INITIAL DIRECTORS. (a) The initial board  
9 consists of the following directors:

- 10 (1) Mike Forman, city manager;  
11 (2) Jay Toutounchian, city chief financial officer;  
12 and  
13 (3) three directors appointed by the governing body of  
14 the city.

15 (b) Of the initial directors, the term of one director  
16 appointed under Subsection (a)(3) expires May 31, 2016, and the  
17 terms of the other two directors appointed under Subsection (a)(3)  
18 expire May 31, 2014.

19 (c) The governing body of the city shall determine which  
20 director's term expires May 31, 2016, and which directors' terms  
21 expire May 31, 2014.

22 (d) This section expires September 1, 2016.

23 SUBCHAPTER C. POWERS AND DUTIES

24 Sec. 3919.101. GENERAL POWERS AND DUTIES. The district has  
25 the powers and duties necessary to accomplish the purposes for  
26 which the district is created.

27 Sec. 3919.102. IMPROVEMENT PROJECTS. The district may

1 provide, or it may enter into contracts with a governmental or  
2 private entity to provide, the improvement projects described by  
3 Subchapter C-1 or activities in support of or incidental to those  
4 projects.

5 Sec. 3919.103. WATER DISTRICT POWERS. (a) Except as  
6 provided by Subsection (b), the district has the powers provided by  
7 the general laws relating to conservation and reclamation districts  
8 created under Section 59, Article XVI, Texas Constitution,  
9 including Chapters 49 and 54, Water Code.

10 (b) The district may not provide wholesale or retail water  
11 or wastewater service.

12 (c) The district shall display a design selected by the city  
13 on a water tower or tank the district constructs or finances. The  
14 district may not display the name or logo of the district or of any  
15 other entity on the water tower or tank.

16 Sec. 3919.104. ROAD PROJECT POWERS; LIMITATION. The  
17 district has the road project powers provided by Chapter 375, Local  
18 Government Code, except that the district may not impose an ad  
19 valorem tax under Section 375.0921, Local Government Code.

20 Sec. 3919.105. PUBLIC IMPROVEMENT DISTRICT POWERS. The  
21 district has the powers provided by Chapter 372, Local Government  
22 Code, to a municipality or county.

23 Sec. 3919.106. CONTRACT POWERS. The district may contract  
24 with a governmental or private entity, on terms determined by the  
25 board, to carry out a power or duty authorized by this chapter or to  
26 accomplish a purpose for which the district is created.

27 Sec. 3919.107. LIMITATIONS ON EMERGENCY SERVICES POWERS.

1 Sections 49.216 and 49.351, Water Code, do not apply to the  
2 district.

3 Sec. 3919.108. ECONOMIC DEVELOPMENT. The district may  
4 engage in activities that accomplish the economic development  
5 purposes of the district.

6 Sec. 3919.109. ADDING OR REMOVING TERRITORY. As provided  
7 by Subchapter J, Chapter 49, Water Code, the board may add territory  
8 inside the boundaries of the city or the extraterritorial  
9 jurisdiction of the city to the district or remove territory inside  
10 the boundaries of the city or the extraterritorial jurisdiction of  
11 the city from the district, except that:

12 (1) the addition or removal of the territory must be  
13 approved by the city;

14 (2) the addition or removal may not occur without  
15 petition by the owners of the territory being added or removed; and

16 (3) territory may not be removed from the district if  
17 bonds or other obligations of the district payable wholly or partly  
18 from assessments assessed on the territory are outstanding.

19 Sec. 3919.110. NO TOLL ROADS OR MASS TRANSIT. The district  
20 may not construct, acquire, maintain, or operate a toll road or mass  
21 transit system.

22 Sec. 3919.111. NO EMINENT DOMAIN POWER. The district may  
23 not exercise the power of eminent domain.

24 SUBCHAPTER C-1. IMPROVEMENT PROJECTS AND SERVICES

25 Sec. 3919.151. IMPROVEMENT PROJECTS AND SERVICES. Except  
26 as otherwise provided by this chapter, the district may provide,  
27 design, construct, acquire, improve, relocate, operate, maintain,



1 or finance an improvement project or service using any money  
2 available to the district, or contract with a governmental or  
3 private entity to provide, design, construct, acquire, improve,  
4 relocate, operate, maintain, or finance an improvement project or  
5 service authorized under this chapter or Chapter 372 or 375, Local  
6 Government Code.

7 Sec. 3919.152. BOARD DETERMINATION REQUIRED. The district  
8 may not undertake an improvement project unless the board  
9 determines the project is necessary to accomplish a public purpose  
10 of the district.

11 Sec. 3919.153. LOCATION OF IMPROVEMENT PROJECT. An  
12 improvement project may be located or provide service inside or  
13 outside the district.

14 Sec. 3919.154. CITY REQUIREMENTS. (a) An improvement  
15 project in the city must comply with any applicable requirements of  
16 the city, including codes and ordinances.

17 (b) The district may not provide, conduct, or authorize any  
18 improvement project on the city's streets, highways,  
19 rights-of-way, or easements without the consent of the city.

20 Sec. 3919.155. ADDITIONAL CITY POWERS REGARDING  
21 IMPROVEMENT PROJECTS. (a) The city may:

22 (1) by ordinance or resolution require that title to  
23 all or any portion of an improvement project vest in the city; or

24 (2) by ordinance or resolution authorize the district  
25 to own, encumber, maintain, and operate an improvement project or  
26 convey the project to the city at a later date.

27 (b) The district shall immediately comply with any city

1 ordinance or resolution adopted under this section.

2 Sec. 3919.156. IMPROVEMENT PROJECT AND SERVICE IN DEFINABLE  
3 AREA. The district may undertake an improvement project or service  
4 that confers a special benefit on a definable area in the district  
5 and levy and collect a special assessment on benefited property in  
6 the district in accordance with:

7 (1) Chapter 372, Local Government Code; or

8 (2) Chapter 375, Local Government Code.

9 Sec. 3919.157. CONTRACTS. A contract to design, construct,  
10 acquire, improve, relocate, operate, maintain, or finance an  
11 improvement project is considered a contract for a good or service  
12 under Subchapter I, Chapter 271, Local Government Code.

13 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

14 Sec. 3919.201. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
15 board by resolution shall establish the number of directors'  
16 signatures and the procedure required for a disbursement or  
17 transfer of the district's money.

18 Sec. 3919.202. MONEY USED FOR IMPROVEMENTS OR SERVICES.  
19 The district may undertake and provide an improvement project or  
20 service authorized by this chapter using any money available to the  
21 district.

22 Sec. 3919.203. BORROWING MONEY; OBLIGATIONS. (a) The  
23 district may borrow money for a district purpose, including the  
24 acquisition or construction of improvement projects authorized by  
25 this chapter and the reimbursement of a person who develops or owns  
26 an improvement project authorized by this chapter, without holding  
27 an election by issuing bonds, notes, time warrants, or other

1 obligations, or by entering into a contract or other agreement  
2 payable wholly or partly from an assessment, a contract payment, a  
3 grant, other district revenue, or a combination of these sources.

4 (b) An obligation described by Subsection (a):

5 (1) may bear interest at a rate determined by the  
6 board; and

7 (2) may include a term or condition as determined by  
8 the board.

9 Sec. 3919.204. ASSESSMENTS. (a) Except as provided by  
10 Subsection (b), the district may impose an assessment on property  
11 in the district to pay for an obligation described by Section  
12 3919.203 in the manner provided for:

13 (1) a district under Subchapter F, Chapter 375, Local  
14 Government Code; or

15 (2) a municipality or county under Subchapter A,  
16 Chapter 372, Local Government Code.

17 (b) The district may not impose an assessment on a  
18 municipality, county, or other political subdivision.

19 Sec. 3919.205. NOTICE OF ASSESSMENTS. (a) The board shall  
20 annually file written notice with the secretary of the city that  
21 specifies the assessments the district will impose in the  
22 district's next fiscal year in sufficient clarity to describe the  
23 assessments for the operation and maintenance of the district and  
24 the assessments for the payment of debt service of obligations  
25 issued or incurred by the district.

26 (b) The board shall annually record in the deed records of  
27 the county a current assessment roll approved by the city.

1       (c) The assessment roll must clearly state that the  
2 assessments in the assessment roll are in addition to the ad valorem  
3 taxes imposed by other political subdivisions that tax real  
4 property in the district.

5       (d) The district shall generate and implement a program to  
6 provide notice modeled on the notice described by Section  
7 49.452(c), Water Code, to a prospective purchaser of property in  
8 the district of the assessments that have been approved and are  
9 imposed by the district.

10       Sec. 3919.206. RESIDENTIAL PROPERTY NOT EXEMPT. Section  
11 375.161, Local Government Code, does not apply to the district.

12       Sec. 3919.207. NO IMPACT FEES. The district may not impose  
13 an impact fee.

14       Sec. 3919.208. NO AD VALOREM TAX. The district may not  
15 impose an ad valorem tax.

16                               SUBCHAPTER E. DISSOLUTION

17       Sec. 3919.251. DISSOLUTION BY CITY. (a) The city may  
18 dissolve the district by ordinance.

19               (b) The city may not dissolve the district until:

20                       (1) the district's outstanding debt or contractual  
21 obligations have been repaid or discharged; or

22                       (2) the city agrees to succeed to the rights and  
23 obligations of the district.

24       Sec. 3919.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

25       (a) If the dissolved district has bonds or other obligations  
26 outstanding secured by and payable from assessments or other  
27 revenue, the city succeeds to the rights and obligations of the

1 district regarding enforcement and collection of the assessments or  
2 other revenue.

3 (b) The city shall have and exercise all district powers to  
4 enforce and collect the assessments or other revenue to pay:

5 (1) the bonds or other obligations when due and  
6 payable according to their terms; or

7 (2) special revenue or assessment bonds or other  
8 obligations issued by the city to refund the outstanding bonds or  
9 obligations of the district.

10 Sec. 3919.253. ASSUMPTION OF ASSETS AND LIABILITIES. (a)  
11 After the city dissolves the district, the city assumes the  
12 obligations of the district, including any bonds or other debt  
13 payable from assessments or other district revenue.

14 (b) If the city dissolves the district, the board shall  
15 transfer ownership of all district property to the city.

16 SECTION 4. The Old Celina Municipal Management District No.  
17 1 initially includes all the territory contained in the following  
18 area:

19 TRACT 1 (40.233 ACRES):

20 All that certain tract or parcel of land situated in the Henry  
21 Bentley Survey, Abstract Number 124 and the B.B.B. & C.R.R. Survey,  
22 Abstract Number 132, County of Collin, State of Texas, said tract  
23 being all of a called 30.45 acre tract as described in deed to  
24 Dorotha Cornelius, filed 24 April 2007, and recorded in county  
25 clerks number 07-000549120 of the deed records of the County of  
26 Collin, State of Texas, and said tract being part of a called 11.13  
27 acre tract as described in deed to Cornelius Family Revocable

1 Trust, filed 24 April 2007, and recorded In county clerks number  
2 07-000549090 of said deed records, and being more fully described  
3 as follows;

4 Beginning for the southwest corner of the tract being described  
5 herein at a found 1/2 inch rebar, said rebar being the southwest  
6 corner of said Cornelius 30 acre tract, some being the southeast  
7 corner of a called 99.028 acre tract as described in deed to Old  
8 Celina, Ltd filed 11 June 2002, and recorded in volume 5208 page 3408  
9 of said deed records, said rebar also being on the north line of a  
10 called 73.558 acre tract as described in deed to Old Celina, Ltd,  
11 filed 11 June 2002, and recorded in volume 5208 page 3382 of said  
12 deed records;

13 Thence: North 00 degrees 28 minutes 22 seconds West, with the west  
14 line of said Cornelius 30 acre tract, and with the east line of said  
15 Old Celina 99 acre tract, a distance of 867.05 feet to a found 3/8  
16 Inch rebar for the northwest corner of said Cornelius 30 acre tract,  
17 same being the southwest corner of a called 39.02 acre tract as  
18 described in deed to the City of Celina, filed 10 October 2000, and  
19 recorded in volume 4770 page 2324 of said deed records;

20 Thence: North 88 degrees 39 minutes 42 seconds East, with the south  
21 line of said City tract, a distance of 1561.03 feet to a set 1/2 inch  
22 steel square tubing for the southeast corner of said City tract,  
23 some being the southwest corner of a called 0.8024 acre tract as  
24 described in deed to the City of Celina; filed 01 September 2004,  
25 and recorded in volume 5744 page 4860 of said deed records;

26 Thence: North 88 degrees 29 minutes, 00 seconds East, with the south  
27 line of said City tract, a distance of 224.07 feet to a set 1/2 inch

1 steel square tubing for the northeast corner of this tract, said  
2 tubing being on the west right of way line of Farm to Market Road  
3 Number 428, and said tubing being in a curve to the left having a  
4 central angle of 01 degrees 37 minutes 20 seconds, and a radius of  
5 1190.91 feet and a chord bearing of South 40 degrees 42 minutes 20  
6 seconds east, and a chord distance of 33.72 feet;  
7 Thence: With said curve to the left and with the west line of said  
8 road an arc length of 33.72 feet to a set 1/2 inch steel square  
9 tubing for the end of said curve;  
10 Thence: South 41 degrees 31 minutes 00 seconds East, with the west  
11 line of said road a distance of 20.40 feet to a set 1/2 inch steel  
12 square tubing for the start of a curve to the right having a central  
13 angle of 40 degrees 02 minutes 00 seconds, and a radius of 1101.03  
14 feet, and a chord bearing of South 21 degrees 30 minutes 00 seconds  
15 east, and a chord distance- of 753.75 feet;  
16 Thence: With said curve to the right and with the west line of said  
17 road an arc length of 769.31 feet to a set 1/2 inch steel square.  
18 Tubing for the end of said curve;  
19 Thence: .South 01 degrees 29 minutes 00 seconds East, with the west  
20 line of said road, a distance of 129.80 feet to a set 1/2 inch steel  
21 square tubing for the southeast corner of this tract, same being the  
22 northeast corner of Exhibit "C" a called 28.15 acre tract as  
23 described in Partition Deed to Sandra Short Osborne, filed 12 March  
24 1986, and recorded In volume 2325 page 801 of said deed records;  
25 Thence: South 88 degrees 54 minutes 08 seconds West, with the north  
26 line of said Osborne tract, a distance of 1332.93 feet to a found 1  
27 inch pipe by a pipe fence corner post for file northwest corner of

1 Tract One a called 15.66 acre tract as described in deed to Jerry L.  
2 Moore, filed 24 October 1994; and recorded in county clerks number  
3 94-0095870 of said deed records, same being the northeast corner of  
4 a called 16.141 acre tract as described in deed to Old Celina Ltd.,  
5 filed 11 June 2002, and recorded in volume 5208 page 3366 of said  
6 deed records;

7 Thence: South 89 degrees 05 minutes 50 seconds West, with the north  
8 line of said Old Celina 16 acre tract, a distance of 759.97 feet to  
9 the POINT OF BEGINNING and containing 40.233 acres of land.

10 TRACT 2 (0.837 ACRES):

11 All that certain tract or parcel of land situated in the B.B.B. &  
12 C.R.R. Survey, Abstract Number 132, County of Collin, State of  
13 Texas, said tract being part of a called 11.13 acre tract as  
14 described in deed to Cornelius Family Revocable Trust, filed 24  
15 April 2007, and recorded in county clerks number 07-000549090 of  
16 the deed records of the County of Collin, State of Texas, and being  
17 more fully described as follows:

18 Beginning for the southeast corner of the tract being described  
19 herein at a set 1/2 inch steel square tubing on the east line of said  
20 Cornelius tract in a county road said tubing being a southwest  
21 corner of a called 107:207 acre tract as described to deed to Martha  
22 Ann King and Peggy Sue Earthman filed 29 December 1992, and recorded  
23 in county clerks number 92-0091305 of said deed records, said  
24 tubing also being on the east right of way line of Farm to Market  
25 Road Number 428,

26 Thence: South 88 degrees 31 minutes 00 seconds West, with the east  
27 line of said road a distance of 45.05 feet to a set 1/2 Inch steel



1 square tubing for the start of a curve to the left having a central  
2 angle of 16 degrees 36 minutes 28 seconds, and a radius of 1191.03  
3 feet, and a chord bearing of North 32 degrees 12 minutes 35 seconds  
4 attest, and a chord distance of 344.03 feet;

5 Thence: With-said curve to the left and with the east line of said  
6 road, an arc length 345.23 feet to a set 1/2 inch steel square  
7 tubing for the northwest corner of this tract, said tubing being in  
8 Collin County Road Number 56;

9 Thence: North 88 degrees 29 minutes 00 seconds East, with the north  
10 line of said Cornelius tract, and with said road a distance of  
11 220.82 feet to a set 1/2 inch steel square tubing for the northeast  
12 corner of said Cornelius tract, and said tubing being on the west  
13 line of said King tract, said tubing also being at this intersection  
14 of said county roads;

15 Thence: South 01 degrees 29 minutes 00 seconds East, with the east  
16 line of said Cornelius tract, and with the west line of sold King  
17 tract, and with the center of said county road, a distance of  
18 295.86 feet to the POINT OF BEGINNING and containing 0.837 of an  
19 acre of land

20 TRACT 3 (38.545 ACRES):

21 BEING a tract of land situated in Collin County, Texas and being in  
22 the Henry Bentley Survey, Abstract No. 124 and being A part of that  
23 certain tract of land known as Tract One, conveyed to Clifford Gee  
24 McKnight, as recorded in Volume 2430, Page 665, of the Deed Records  
25 of Collin County, Texas. (D.R.C.C.T.) and being more particularly  
26 described by metes and bounds as follows:

27 BEGINNING at a 2 1/2 inch iron pipe found for corner, said corner

1 being in the south, right-of-way line of F.M. Highway No. 455 (a  
2 public thoroughfare) and also being the northeast corner of a tract  
3 of land conveyed to Rex Glendenning, et ux, as recorded in Volume  
4 4408, Page 1763, D.R.C.C.T.:

5 THENCE North 88 degrees 23 minutes 45 seconds East along said south  
6 right-of-way line, a distance of 885.98 foot to a 3/8-inch iron rod  
7 found for corner, said corner being the northwest corner of a tract  
8 of land conveyed to Hassan Badii, as recorded in Volume 2031, Page  
9 943, D.R.C.C.T.;

10 THENCE South 00 degrees 48 minutes 00 seconds East along the weal  
11 line of said Badii tract, and along the west line of a tract of land  
12 conveyed to Stephen Harold Mills, as recorded in Volume 4987, Page  
13 3011. D.R.C.C.T. and the west line of a tract of land conveyed to  
14 the City of Celina, as recorded in Volume 4770, Page 2324,  
15 D.R.C.C.T., a distance of 2150.90 feet to a 5/8-inch iron rod found  
16 for an ell comer of said City of Celina tract;

17 THENCE South 89 degrees 02 minutes 12 seconds West along the most  
18 southerly north line of said City of Celina tract, a distance of  
19 881.92 feet to 1/2-inch iron rod with cap stamped "ALLIANCE" found  
20 for corner, said corner being on the east line of the aforementioned  
21 Glendenning tract;

22 THENCE North 00 degrees 54 minutes 23 seconds West along the east  
23 line of said Glendenning tract, a distance of 2140.98 foot to the  
24 POINT OF BEGINNING;

25 CONTAINING a computed area of 1,896,815 square feet or 43.545 acres  
26 of land.

27 SAVE AND EXCEPT the following 5.00 acres to the City of Celina for

1 Park Purposes:

2 BEING all that certain tract or parcel of land situated in the H.  
3 BENTLEY SURVEY, Abstract No. 124 in the City of Celina, Collin  
4 County, Texas and being out of a 44.50 acre tract of land described  
5 in deed to Clifford Gee McKnight, recorded in Volume 2430, Page 665  
6 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being  
7 more particularly described as follows:

8 BEGINNING of a 1/2-inch iron rod found at the southeast corner of  
9 said McKnight tract of land, being an ell corner for a 39.02 acre  
10 tract of land described in deed to the City of Celina, recorded in  
11 Volume 4770. Page 2324, D.R.C.C.T.;

12 THENCE S 89°03'24" W, along the common line of said McKnight and City  
13 of Celina tracts, a distance of 881.83 feet to a 1/2-inch iron rod  
14 found for a corner on the easterly line of a 99.028 acre tract of  
15 land described in deed to Rex Glendenning, recorded In Volume 4408,  
16 Page 1763, D.R.C.C.T.;

17 THENCE N 01°05'22" W, along the common line of said McKnight and  
18 Glendenning tracts, a distance of 246.81 feet to a 1/2-inch capped  
19 iron rod (stamped "SRA 3225") set for a corner;

20 THENCE N 89°03'24" E, departing said common line, a distance of  
21 883.07 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set  
22 for a corner on the westerly line of the aforesaid City of Celina  
23 tract of land;

24 THENCE S 00°48'00" E, along the common line of sold McKnight and City  
25 of Celina tracts, a distance of 246.81 feet to the POINT OF  
26 BEGINNING and containing 217,600 square feet or 5.000 acres of  
27 land, more or less.

1 Leaving an net area of 38.545 acres.  
2 TRACT 4 (99.028 ACRES):  
3 THENCE South 88 degrees 18 minutes 39 seconds West following the  
4 north line of said 73.558 acres a distance of 824.02 feet to 2 inch  
5 iron pipe found for corner at the northeast corner of said 73.558  
6 acre tract;  
7 THENCE South 88 degrees 30 minutes 52 seconds West a distance of  
8 2900.39 feet to wood fence post in the creek for corner;  
9 THENCE North 00 degrees 59 minutes 11 seconds West a distance of  
10 421.72 feet to 1/2 inch iron rod found for corner at the southwest  
11 corner of a 75.0307 acre tract as recorded in County Clerk No.  
12 94-0092806 of Collin County, Texas;  
13 THENCE North 87 degrees 43 minutes 39 seconds East following the  
14 south line of said 75.0307 acre tract a distance of 2922.26 feet to  
15 a 1 inch iron pipe found for corner at an ell corner of said 75.0307  
16 acre tract;  
17 THENCE North 00 degrees 48 minutes 41 seconds West following the  
18 east line of said 75.0307 acre tract a distance of 3339.14 feet to a  
19 60d nail found for corner in County Road No. 8;  
20 THENCE North 88 degrees 19 minutes 00 seconds East following said  
21 County Road No. 8 a distance of 75.37 feet to a 60d nail found for  
22 corner in the south ROW line of said FM No. 455, said 60d nail also  
23 being in a curve to the left with a chord bearing of South 80 degrees  
24 57 minutes 03 seconds East and a chord distance of 241.64 feet;  
25 THENCE along said curve to the left following the south ROW line of  
26 said FM No. 455 through a central angle of 21 degrees 27 minutes 53  
27 seconds a radius distance of 648.80 feet and an arc distance of

1 243.06 feet to a 1/2 inch iron rod set for corner;  
2 THENCE North 88 degrees 19 minutes 00 seconds East following the  
3 south ROW line of FM No. 455 a distance of 483.09 feet to the POINT  
4 OF BEGINNING and containing 4,313,677 square feet or 99.028 acres  
5 of land, more or less.

6 TRACT 5 (93.523 ACRES):

7 SITUATED in Collin County, Texas, in the George Wiley Survey,  
8 Abstract No. 988, and the Samuel McCullough Survey, Abstract No.  
9 593, being a resurvey of the 73.32 acre FIRST TRACT and the SECOND  
10 TRACT as described in a deed from Annie S. Yager to T.S. Yager, et al  
11 dated August 7, 1981, recorded in Volume 1421, Page 15 of the Collin  
12 County, Deed Records, being described by metes and bounds as  
13 follows:

14 BEGINNING at an iron pipe found in the north R.O.W. line of Farm  
15 Road No. 428, at the northeast corner of the 1.622 acres R.O.W.,  
16 Ref. V. 491, P. 47, at the southwest corner of the Rex Glendenning  
17 73.558 acres, Ref. V. 3968, P. 2169;

18 Thence westerly with said north R.O.W, line (the north line of said  
19 1.622 acres) as follows:

20 South 89 degrees 05 minutes west, 17.5 feet;

21 South 88 degrees 43 minutes west, 1552.31 feet with said north  
22 R.O.W. line (the north line of said 1.622 acres) to an iron pin set  
23 at the northwest corner of said 1.622 acres, and at the southeast  
24 corner of the Robert L. King 86.849 acres, Ref. V. 1560, P. 259;

25 Thence north 0 degrees 43 minutes 22 seconds west, 2594.58 feet with  
26 the west line of said 73.32 acre tract and the east line of said  
27 86.849 acre tract to an iron pin set at the northwest corner of said

1 73.32 acre tract and the northeast corner of said 86.849 acres, same  
2 being in the south line of the Douglas Parker 99.288 acres;  
3 Thence north 88 degrees 40 minutes east, 1569.81 feet with the north  
4 line of said 73.32 acre tract and the north line of said SECOND  
5 TRACT and with the south line of said 99.288 acres to a 2" iron pipe  
6 found at the northeast corner of-said SECOND TRACT and the  
7 northwest corner of said 73.558 acre tract;  
8 Thence south 0 degrees 43 minutes 23 seconds east, 2596.06 feet with  
9 the east line of said SECOND TRACT and the west line of said 73.558  
10 acre tract to the PLACE OF BEGINNING and containing 93.523 acres of  
11 land.

12 TRACT 6 (16.141):

13 BEING a tract of land situated in the Samuel McCullough Survey,  
14 Abstract No, 593, Collin County, Texas and also being all of a 16  
15 acre tract as recorded in County Clerks No. 94-0111727, and being  
16 more particularly described by metes and bounds as follows:

17 BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being  
18 in the north Right of Wayline of F. M. 428, said iron rod also being  
19 the most southwest corner of a tract conveyed to Randall L. & wife  
20 Bonnie P. Moore as recorded in Volume 995, Page 219 of the Deed  
21 Records of Collin County, Texas;

22 THENCE North 89 degrees 04 minutes 23 seconds West following the  
23 north ROW line of said F.M. No. 428 a distance of 30.53 feet to a 1/2  
24 inch iron rod found;

25 THENCE North 00 degrees 44 minutes 59 seconds East a distance of  
26 2604.08 feet to a 1/2 inch iron rod found for corner,

27 THENCE South 89 degrees 26 minutes 08 seconds East a distance of

1 350.00 feet to a axle found for corner;  
2 THENCE South 00 degrees 43 minutes 06 seconds West a distance of  
3 1947.51 feet to a 1/2 inch iron rod found for corner in the north  
4 line of said Moore tract;  
5 THENCE North 89 degrees 19 minutes 15 seconds West following the  
6 north line of said Moore tract a distance of 319.00 feet to a 1/2  
7 inch iron rod set for corner;  
8 THENCE South 0 degrees 53 minutes 01 seconds West following the west  
9 line of said Moore tract a distance of 657.40 feet to the POINT OF  
10 BEGINNING and containing 703,115 square feet or 16.141 acres of  
11 land.  
12 TRACT 7 (73.558 ACRES):  
13 BEING a tract of land situated in the Samuel McCullough Survey,  
14 Abstract No. 593, Collin County, Texas and also being part of a  
15 73.32 acre tract as recorded in Volume 348, Page 8 of the Deed  
16 Records of Collin County, Texas, and also being all of a 21 acre  
17 tract as recorded in Volume 577, Page 246 of the Deed Records of  
18 Collin County, Texas, and being more particularly described by  
19 metes and bounds as follows:  
20 BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being  
21 in the North right of way line of F.M 428, said iron rod also being  
22 the most Southwest corner of a 16 acre tract as recorded in County  
23 Clerks No. 94-0111727;  
24 THENCE North 89 deg. 04 min. 23 sec. West following the North ROW  
25 line of said F.M. No. 428 a distance of 1231.00 feet to a 1/2 inch  
26 square iron rod found for corner at the Southeast corner of a tract  
27 conveyed to T.S. Yager and wife, Margret Yager in Volume 1231, Page

1 724, D.R.C.C.T.;

2 THENCE North 00 deg. 41 min. 20 sec. East following the East line of

3 said Yager tract a distance of 2596.00 feet to a 2 inch iron pipe

4 found for corners

5 THENCE South 89 deg. 26 min, 56 sec. East a distance of 1233.75 feet

6 to a 1/2 inch iron rod found for corner at the Northwest corner of

7 said 16 acre tract,

8 THENCE South 0 deg. 44 min. 59 sec. West following the West line of

9 said 16 acres a distance of 2604.08 feet to the POINT OF BEGINNING

10 and containing 3,204,138 square feet or 73.558 acres of land.

11 TRACT 8 (72.9923 ACRES):

12 THENCE, continuing along the South line of said 5.1038 acre tract,

13 South 01 degrees 04 minutes 28 seconds East, a distance of 31.35

14 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped

15 "Pitts 4595" set for corner;

16 THENCE, continuing along said South line, North 88 degrees 55

17 minutes 32 seconds East a distance of 366.53 feet, to a 1/2 inch

18 iron rod with a yellow plastic cap stamped "Pitts 4595" set for

19 corner on the West line of a 99.2888 acre tract of land conveyed to

20 Douglas Barker, as recorded in Volume 1343, Page 599, Deed Records,

21 Collin County, Texas;

22 THENCE, along said West line of a 99.2888 acre tract, South 00

23 degrees 46 minutes 58 seconds East a distance of 2,099.44 feet, to a

24 5/8 inch iron pipe found for the Southeast corner of said 99.301

25 acre tract and being an ell corner of said 99.2888 acre tract;

26 THENCE, along the North line of said 99.2888 acre tract, South 87

27 degrees 44 minutes 58 seconds West a distance of 2,922.24 feet, to a



1 1/2 inch iron rod found for corner;  
2 THENCE, generally along a fence row, North 00 degrees 55 minutes 08  
3 seconds West a distance of 788.48 feet, to a 1/2 inch iron rod found  
4 in the crotch of three large Hackberry trees at the junction of the  
5 evidence of an old North-South fence and evidence of an old fence  
6 from the East, and being on the South line of a 73.047 acre tract as  
7 conveyed to Douglas Barker, as recorded in Volume 1159, Page 423,  
8 Deed Records, Collin County, Texas;  
9 THENCE, along the South line of said 73.047 acre tract, North 87  
10 degrees 45 minutes 55 seconds East a distance of 2,144.18 feet, to a  
11 5/8 inch iron rod found for the Southeast corner of said 73.047 acre  
12 tract;  
13 THENCE, along the East line of said 73.047 acre tract, North 01  
14 degrees 47 minutes 07 seconds West a distance of 437.83 feet, to a  
15 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set  
16 for corner;  
17 THENCE, continuing along the East line of said 73.047 acre tract,  
18 North 01 degrees 09 minutes 50 seconds West a distance of 366.97  
19 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped  
20 "Pitts 4595" set for the Southwest corner of a 5.0227 acre tract as  
21 conveyed to Robert Jake Jones and Virginia C. Jones;  
22 THENCE, along the South line of said 5.0227 acre tract, North 88  
23 degrees 55 minutes 32 seconds East a distance of 365.91 feet, to a  
24 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set  
25 for the Southeast corner of said 5.0227 acre tract;  
26 THENCE, along the East line of said 5.0227 acre tract, North 01  
27 degrees 04 minutes 28 seconds West a distance of 438.70 feet, to the

1 point of curvature of a curve to the left having a central angle of  
2 65 degrees 18 minutes 41 seconds and a radius of 120.00 feet;  
3 THENCE, continuing along said East line and said curve to the left,  
4 for an arc length of 136.79 feet to a 1/2 inch iron rod with a yellow  
5 plastic cap stamped "Pitts 4595" set for corner;  
6 THENCE, along the North line of said 5.0227 acre tract, North 66  
7 degrees 23 minutes 09 seconds West a distance of 326.99 feet, to the  
8 Northernmost corner of said 5.0227 acre tract;  
9 THENCE, North 01 degrees 09 minutes 50 seconds West a distance of  
10 66.08 feet, to the POINT OF BEGINNING and containing 72.9923 acres  
11 of land, more or less.

12 TRACT 9 (28.28 ACRES):

13 Situated in the Samuel McCullough Survey, Abstract No. 593 and the  
14 BBB & CRR Co. Survey, Abstract No. 132 in Collin County, Texas, and  
15 being a called 28.15 Acre tract of land that was conveyed to Mildred  
16 Graham Short in Partition Deed recorded in Volume 2325, Page 801 of  
17 the Land Records of Collin County, Texas, being more particularly  
18 described by metes and bounds to-wit.

19 BEGINNING at an Iron Pin found being the Southwest corner of said  
20 tract;

21 THENCE North 1 degree 05 minutes 30 seconds West with the West line  
22 of said tract 1561.28 feet to an Iron Pin set;

23 THENCE South 69 degrees 51 minutes 27 seconds East with the North  
24 line of said tract 1066.72 feet to an Iron Pin set in the West  
25 right-of-way line of FM Hwy. 428;

26 THENCE with said right-of-way line as follows:

27 South 1 degree 29 minutes East 82.92 feet an Iron Pin set; South 0

1 degrees 20 minutes West 316.0 feet an Iron Pin set; South 7 degrees  
2 08 minutes West 264.4 feet an Iron Pin set;  
3 South 18 degrees 24 minutes West 94.2 feet to an Iron Pin set, being  
4 the P.C. of a curve to the right having a central angle of 64 degrees  
5 08 minutes 34 seconds radius of 773.5 feet and a chord bearing of  
6 South 57 degrees 30 minutes 40 seconds West;  
7 THENCE with said curve 865.95 feet to an Iron Pin set;  
8 THENCE South 89 degrees 31 minutes West with said right-of-way line  
9 216.6 feet to the place of beginning, containing 28.28 acres.

10 TRACT 10 (157.54 ACRES):

11 SITUATED in the BBB & CPR Co. Survey, Abstract No. 132 in Collin  
12 County, Texas, and being a called 158.83 acre tract of land  
13 described in Substitute Trustee's Deed recorded in Volume 2998,  
14 page 191, of the Land Records of Collin County, Texas, being more  
15 particularly described by metes and bounds to-wit:

16 BEGINNING at a point at the intersection of the South line of  
17 the BBB & CRR Co. Survey, and the West R.O.W. line of the St. Louis -  
18 San Francisco and Texas Railroad;

19 THENCE SOUTH 89 degrees 52 minutes West with the South line of  
20 said survey, same being the centerline of County Road 55, 951.4 feet  
21 to an iron pin;

22 THENCE NORTH 0 degrees 37 minutes West with an old  
23 established fence being the East line of a tract of Land described  
24 in Volume 28491 Page 861, 203.4 feet to a corner post;

25 THENCE SOUTH 89 degrees 39 minutes West with said fence, same  
26 being the North line of said tract 206.86 feet to a corner post;

27 THENCE SOUTH 0 degrees 18 minutes East with said fence 202.63

1 feet to an iron pin in the centerline of County Road 55;

2           THENCE SOUTH 89 degrees 52 minutes West with said road 1971.8  
3 feet to an iron pin found;

4           THENCE NORTH 0 degrees 03 minutes West with said County Road  
5 1196 feet to an iron pin found;

6           THENCE SOUTH 89 degrees 58 minutes East 45.25 feet to an iron  
7 pin found;

8           THENCE in a Northerly direction with the East R.O.W. line of  
9 FM Highway 428 as follows:

10           NORTH 0 degrees 13 minutes West 183.6 feet a concrete marker;

11           NORTH 2 degrees 49 minutes East 200.13 feet a concrete  
12 marker;

13           NORTH 1 degree 23 minutes West 468.59 feet to an iron pin  
14 found;

15           THENCE SOUTH 89 degrees 47 minutes 24 seconds East with an  
16 established fence 2048.6 feet to an iron pin found;

17           THENCE SOUTH 1 degrees 02 minutes West with a fence 283.82 feet to  
18 an iron pin found;

19           THENCE EASTERLY with an old fence as follows:

20           NORTH 89 degrees 43 minutes East 197.4 feet;

21           NORTH 138 degrees 35 minutes East 324 feet;

22           SOUTH 68 degrees 25 minutes East 205 feet;

23           SOUTH 82 degrees 14 minutes East 146.2 feet to an iron pin  
24 found.

25           THENCE NORTH 0 degrees 13 minutes East with a fence 962.42  
26 feet to an iron pin found;

27           THENCE NORTH 88 degrees 56 minutes East with a fence 533.9

1 feet to an iron pin found;

2           THENCE SOUTH 0 degrees 06 minutes East 135.64 feet to an iron  
3 pin found;

4           THENCE SOUTH 87 degrees 45 minutes East 176.4 feet to an iron  
5 pin found in the West R.O.W. line of the St. Louis - San Francisco  
6 and Texas Railroad, '

7           THENCE SOUTH 11 degrees 51 minutes West with said R.O.W line  
8 2547 feet to the place of beginning,

9           CONTAINING 157.54 acres.

10 TRACT 11 (0.95 ACRES):

11           SITUATED in the B.B.B. & C. RR. Co. Survey, Abstract No. 132,  
12 Collin County, Texas, and being more particularly described as  
13 follows:

14           BEGINNING at an iron rod set for the Southeast corner of the  
15 herein described tract, said iron rod is located West 980 feet from  
16 the intersection of the middle of a county road and the West line of  
17 the S.L.S.F. & T. Railroad Right-of-Way;

18           THENCE West with the middle of the said county road for a  
19 distance of 208.8 feet to an iron rod set for corner;

20           THENCE North 00 degrees 04 minutes West for a distance of  
21 198.3 feet to a fence corner found for corner;

22           THENCE South 89 degrees 58 minutes East for a distance of  
23 108.1 feet to a fence corner found for corner;

24           THENCE 141 South 00 degrees 17 minutes-East for a distance of  
25 198.2 feet to the PLACE OF BEGINNING, CONTAINING 0.95 acres of land,  
26 more or less.

27 TRACT 12 (68.112 ACRES):

1 BEING all that certain tract or parcel of land situated in the  
2 B.B.B. & C.R.R. Survey, Abstract No. 132, County of Collin, State of  
3 Texas; said tract being part of a called 81.85 acre tract as shown  
4 by Deed to E. L. Higgins, dated April 8, 1987, and recorded in  
5 Volume 2599, Page 900 of the Deed Records of the County of Collin,  
6 State of Texas, and being more fully described as follows:  
7 BEGINNING for the Southwest corner of the tract being described  
8 herein at a found 1/2 inch rebar by a fence corner post, said rebar  
9 being the Southwest corner of said Higgins tract, and an ell corner  
10 of a called 157.83 acre tract as shown by Substitute's Deed and  
11 recorded in Volume 2998, Page 196 of said Deed Records;  
12 THENCE North 00 degrees 43 minutes 13 seconds East, with the West  
13 line of said Higgins tract, a distance of 282.98 feet to a found 1/2  
14 inch rebar for a corner;  
15 THENCE North 00 degrees 17 minutes 49 seconds West, with the West  
16 line of said Higgins tract, a distance of 2303.19 feet to a found  
17 1/2 inch rebar for a corner in Collin County Road Number 56 ( a  
18 gravel surfaced public road);  
19 THENCE South 85 degrees 53 minutes 29 seconds East, a distance of  
20 19.49 feet to a found 1/2 inch rebar for a corner;  
21 THENCE North 00 degrees 01 minutes 05 seconds East, with the West  
22 line of said Higgins tract, and in said road, a distance of 744.59  
23 feet to a found 1/2 inch rebar for a corner;  
24 THENCE South 87 degrees 53 minutes 54 seconds East, with the North  
25 line of said Higgins tract, and along the North line of Cedar Street  
26 (an asphalt surfaced public street), a distance of 672.70 feet to a  
27 set 1/2 inch steel square tubing for a corner;

1 THENCE South 00 degrees 01 minutes 29 seconds West, with the West  
2 line of a 10 foot wide concrete alley part of the way, a distance of  
3 824.71 feet to a set 1/2 inch steel square tubing for a corner;  
4 THENCE South 87 degrees 14 minutes 21 seconds East, with the South  
5 line of a 10 foot wide concrete alley part of the way, a distance  
6 708.19 feet to a set 1/2 inch steel square tubing for a corner on the  
7 East line of said Higgins tract, and the West line of a called 22.74  
8 acre tract as shown by Deed to E. L. Higgins dated April 8, 1987; and  
9 recorded in Volume 2599, Page 892 of said Deed Records;  
10 THENCE South 00 degrees 00 minutes 40 seconds East, with the East  
11 line of said Higgins tract, and the West line of said 22.74 acre  
12 tract, a distance of 1562.30 feet to a found 1/2 inch rebar for a  
13 corner;  
14 THENCE South 89 degrees 04 minutes 33 seconds West, with an old  
15 fence and tree line, a distance of 533.74 feet to a found 1/2 inch  
16 rebar for a corner;  
17 THENCE South 00 degrees 06 minutes 14 seconds West, with an old  
18 fence and tree line, a distance of 963.27 feet to a set 1/2 inch  
19 steel square tubing for a corner;  
20 THENCE North 76 degrees 30 minutes 57 seconds West, a distance of  
21 411.39 feet to a set 1/2 inch steel square tubing for a corner;  
22 THENCE South 87 degrees 43 minutes 31 seconds West, a distance of  
23 186.92 feet to a set 1/2 inch steel square tubing for a corner;  
24 THENCE South 89 degrees 58 minutes 09 seconds West, a distance of  
25 268.63 feet to the POINT OF BEGINNING and containing 81.528 acres of  
26 land.  
27 SAVE AND EXCEPT the following tract:

1 BEING all that certain called 13.416 acre tract of land from Rex  
2 Glendenning, etux to Celina Independant School District, by deed  
3 recorded in Volume 5086, Page 5064, Deed Records, Collin County,  
4 Texas, and being all of Lot 1, Block A, Celina Elementary Addition,  
5 an addition to the City of Celina, Collin County, Texas, according  
6 to the plat thereof recorded in Cabinet P, Page 144, Map Records,  
7 Collin County, Texas.

8 Leaving a net area of 68.112 acres.

9 TRACT 13 (22.741 ACRES):

10 BEING all that certain tract or parcel of land situated in the  
11 B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin,  
12 State of Texas; said tract being shown by Deed to E. L. Higgins,  
13 dated April 8, 1987, and recorded in Volume 2599, Page 892 of the  
14 Deed Records of the County of Collin, State of Texas, and being more  
15 fully described as follows:

16 BEGINNING for the Northeast corner of the tract being described  
17 herein at a set 1/2 inch steel square tubing by a fence corner post,  
18 said tubing being the Northeast corner of said Higgins tract, and on  
19 the West right-of-way line of the St. Louis, San Francisco & Texas  
20 Railroad;

21 THENCE South 11 degrees 58 minutes 12 seconds West, with the East  
22 line of said Higgins tract, and the West line of said Railroad  
23 right-of-way, a distance of 2313.40 feet to a set 1/2 inch steel  
24 square tubing for a corner;

25 THENCE South 73 degrees 35 minutes 22 seconds West, a distance of  
26 20.00 feet to a set 1/2 inch steel square tubing for a corner;

27 THENCE South 29 degrees 22 minutes 23 seconds West, a distance of



1 320.00 feet to a set 1/2 inch steel square tubing for a corner;  
2 THENCE South 88 degrees 37 minutes 53 seconds West, a distance of  
3 62.38 feet to a .fence corner-post for the Southwest corner of said  
4 Higgins tract;  
5 THENCE North 00 degrees 01 minutes 25 seconds East, with the West  
6 line of said Higgins tract, a distance of 135.91 feet to a found 1/2  
7 inch rebar for .corner;  
8 THENCE North 00 degrees 00 minutes 40 seconds West, with the West  
9 line of said Higgins tract, a distance of 1567.31 feet to a found  
10 1/2 inch rebar for a corner;  
11 THENCE North 00 degrees 02 minutes 00 seconds East, with the West  
12 line of said Higgins tract, a distance of 421.32 feet to a found 1/2  
13 inch rebar for a corner;  
14 THENCE-North 89 degrees 30 minutes 57 seconds East, a distance of  
15 311.57 feet to a fence corner post for a corner;  
16 THENCE North 00 degrees 03 minutes 04 seconds West, a distance of  
17 416.61 feet to a fence corner post for a corner;  
18 THENCE North 89 degrees 15 minutes 06 seconds East, a distance of  
19 407.15 feet to the POINT OF BEGINNING and containing 22.741 acres of  
20 land.  
21 TRACT 14 (46.743 ACRES):  
22 SITUATED in Collin County, Texas, in the Collin County School Land  
23 Survey, Abstract No. 167, being a resurvey of the 33.62 acre First  
24 Tract and the 6.26 acre Second Tract as described in a deed from  
25 B.F. Gearhart and Alice Gearhart to R. L. Willard dated August 9,  
26 1909, recorded in Volume 206, Page 493 of the Collin County Deed  
27 Records, and, the land owned and claimed by B.F. Willard and Joe

1 Frank Willard, being described by metes and bounds as follows:  
2 BEGINNING at a 1/2" iron pin set beside a corner post at the  
3 southwest corner of said 6.26 acre tract, at an ell corner of the  
4 Don Thomas Glendenning Family Trust 77.7100 acres, Ref. V. 4444, P.  
5 2963;  
6 Thence North, with the west line of said 6.26 acre tract, an east  
7 line of said 77.7100 acre tract, with an old fence, passing a 1/2"  
8 iron pin set on the north side of a corner post at 374.49 feet and  
9 continuing in all 419.87 feet to a PK nail set at the northwest  
10 corner of said 6.26 acre tract, the northeast corner of said 77.7100  
11 acre tract, in the center of the asphalt paved County Road No. 55  
12 and in the south line of the Rex K. Glendenning 156.54 acres, Ref.  
13 V. 3788, P. 205;  
14 Thence North 89 degrees 42 minutes 17 seconds East, 1554.87 feet  
15 with the north line of said 6.26 acre tract, the north line of said  
16 33.62 acre tract, the south line of said 156.54 acre tract and with  
17 the center of said County Road No. 55 to a PK nail set at the  
18 northeast corner of said 33.62 acre tract, the southeast corner of  
19 said 156.54 acre tract and in the west R.O.W. line of the Burlington  
20 Northern Railroad;  
21 Thence South 11 degrees 43 minutes 44 seconds West, with the east  
22 line of said 33.62 acre tract and with said west R.O.W. line,  
23 passing a 1/2" iron pin set in said line at 61.35 feet and  
24 continuing in all 2810.81 feet to a 1/2" iron pin set in said west  
25 R.O.W. line, on the west side of a cross-tie corner post at the  
26 southeast corner of said 33.62 acre tract and the northeast corner  
27 of the Eugene Stone 4:66 acres, Ref. V. 810, P. 64;

1 Thence South 89 degrees 38 minutes 16 seconds West, with the south  
2 line of said 33.62 acre tract, the north line of said 4.66 acre  
3 tract and with the evidence of an old fence, passing a 1/2 inch iron  
4 pin set beside an old post at 250.96 feet and continuing in all  
5 359.86 feet to a 1/2" iron pin set at the southwest corner of said  
6 33.62 acre tract, the northwest corner of said 4.66 acre tract, in  
7 the east line of said 77.7100 acre tract and on the west side of  
8 County Dirt Road No. 1117;

9 Thence North, with the west line of said 33.62 acre tract, the east  
10 line of said 77.7100 acre tract, coming to the center of said Dirt  
11 Road at approximately 200 feet and continuing with the center of  
12 said County Road No. 1117, in all 2331.25 feet to a 1/2" iron pin set  
13 in the center of said Dirt Road at the southeast corner of said 6.26  
14 acre tract and in the west line of said 33.62 acre tract;

15 Thence South 89 degrees 33 minutes 55 seconds West with the south  
16 line of said 6.26 acre tract, with a north line of said 77.7100 acre  
17 tract, passing a 1/2" iron pin set beside a corner post at 19.4 feet  
18 and continuing with an old fence in all 623.64 feet to the PLACE OF  
19 BEGINNING and containing 46.743 acres of land.

20 TRACT 15 (49.985 ACRES):

21 BEING all that certain tract or parcel of land lying and being  
22 situated in Collin County, Texas; a part of the COLLIN COUNTY SCHOOL  
23 LAND SURVEY, ABSTRACT NO. 167, and being and including all that  
24 certain tract said to contain 50.00 acres as described in a deed  
25 from Charlie Ann Tate Lewis to Shaul C. Baruch, Trustee, recorded in  
26 v

27 BEING all that certain tract or parcel of land lying and being

1 situated in Collin County, Texas, a part of the COLLIN COUNTY SCHOOL  
2 LAND SURVEY, ABSTRACT NO. 167, and being and including all that  
3 certain tract said to contain 50.00 acres as described in a deed  
4 from Charlie Ann Tate Lewis to Shaul C. Baruch, Trustee, recorded in  
5 Volume 2751, Page 693 of the Land Records of Collin County, said  
6 tract or parcel of land is herein described as follows: to wit:  
7 BEGINNING at an 1/2 inch iron rod found on the West right-of-way  
8 line of State Highway No. 289 for the Northeast corner of said  
9 called 50.00 acre tract, said corner being on the North line of a  
10 called 118 acre tract described:-in a deed to L. L. Lewis recorded  
11 .in Volume. 206, Page 196 of the Deed Records of Collin County, said  
12 corner also being in the center of a County Road running in'an  
13 Easterly and Westerly direction;  
14 THENCE along the West right-of-way line of said State Highway No.  
15 289, South 01: degrees 10 minutes 04 seconds East 831.09 feet to an  
16 1/2 inch .iron rod found for corner;  
17 THENCE South 88 degrees 53 minutes 04 seconds West 208.08 feet to an  
18 1/2 inch-iron rod found-for corner;  
19 THENCE South 01 degrees 05 minutes 21 seconds East 480.06 feet to an  
20 1/2 inch iron rod found for corner, said corner being the Northeast  
21 corner of a called 66.115 acre tract described in a deed to Charlie  
22 Ann Tate Lewis-as recorded in Volume 3049, Page 833 of the Land  
23 Records of :Collin County;  
24 THENCE South 88 degrees 49 minutes 17 seconds West along the South  
25 line hereof, common with the North line of said called 66.115 acre  
26 tract, a distance of 1667.09 feet to an 1/2 inch iron rod found In  
27 the East right-of-way line of the Burlington Northern and Santa Fe

1 Railroad;

2 THENCE along last named line, North 10 degrees 40 minutes 49.  
3 seconds East. 1337.71 feet to an 1 inch iron rod found in the center  
4 of said County Road;

5 THENCE North 88 degrees 45 minutes 30 seconds East a distance of  
6 1601.17 feet to the PLACE OF BEGINNING and containing 49.985 acres  
7 of land, more or less.

8 TRACT 16 (3.305 ACRES):

9 All that certain tract or parcel of land situated in Lot B of  
10 Subdivision number 14 of the Collin County School Land Survey  
11 A-167, County of Collin State of Texas as shown on plat recorded in  
12 Volume 03, Page 118 of the Deed Records of Collin County, Texas, and  
13 said tract being the remaining tract of a called 118 acre tract as  
14 described in deed to L.L. Lewis filed 10 November 1916 and recorded  
15 in Volume 206, Page 196 of said Deed Records and being more fully  
16 described as follows:

17 Beginning for the northeast corner of the tract being described  
18 herein at a found 1/2 inch rebar with a plastic cap marked Alliance,  
19 said rebar being the northeast remainder corner of said Lewis  
20 tract, same being the most easterly southeast corner of a called  
21 49.985 acre tract as described in deed to Old Celina. Ltd. filed 11  
22 July 2002 and recorded in Volume 5208, Page 3398 of said Deed  
23 Records and said rebar being on the west line of State Highway  
24 Number 289;

25 Thence South 01 degrees 27 minutes 19 seconds East, with the west  
26 line of said highway a distance of 30.62 feet to a wood right of way  
27 monument for an angle point in the west line of said highway;

1 Thence South 01 degrees 56 minutes 18 seconds East, with the west  
2 line of said highway, a distance of 316.17 feet to a found 1/2 inch  
3 rebar with a plastic cap marked Alliance for an angle point in the  
4 west line of said highway;

5 Thence South 00 degrees 23 minutes 33 seconds East, with the west  
6 line of said highway a distance of 333.51 feet to a found 1/2 inch  
7 rebar with a plastic cap marked Alliance for the southeast  
8 remainder corner of said Lewis tract, same being the most easterly  
9 northeast corner of a called 66.020 acre tract as described in deed  
10 to Old Celina Ltd. filed 31 July 2003, and recorded in Volume 5471,  
11 Page 1109 of said Deed Records;

12 Thence South 88 degrees 49 minutes 36 seconds West, with the north  
13 line of said Old Celina 66 acre tract, a distance of 209.37 feet to a  
14 found 1/2 inch rebar with a plastic cap marked Alliance for the  
15 southwest remainder corner of said Lewis tract; same being an ell  
16 corner of said Old Celina 66 acre tract;

17 Thence North 01 degrees 10 minutes 27 seconds West, with the east  
18 line of said Old Celina 66 acre tract and passing the most northerly  
19 northeast corner of said Old Celina 66 acre tract, same being the  
20 most southerly southeast corner of said Old Celina 49.985 acre  
21 tract and continuing on said course with the east line of said Old  
22 Celina 49.985 acre tract a distance of 680.17 feet to a found 1/2  
23 inch rebar with a plastic cap marked Alliance for the northwest  
24 remainder corner of said Lewis tract, same being an ell corner of  
25 said Old Celina 49.985 acre tract

26 Thence North 88 degrees 48 minutes 36 seconds East, with the south  
27 line of said Old Celina 49.985 acre tract a distance of 209.56 feet

1 to the POINT OF BEGINNING and containing 3.305 acres of land, more  
2 or less.

3 TRACT 17 (66.020 ACRES):

4 Being a tract of land situated in the Collin County School Land  
5 Survey, Abstract No. 14, Abstract No. 167, Collin County, Texas,  
6 and being the same tract of land as described n the deed to Charlie  
7 Ann Tate Lewis according to the deed recorded in Volume 3049, Page  
8 633 of the Deed Records of Collin County, Texas, (D.R.C.C.T.) and  
9 being more particularly described as follows:

10 BEGINNING of a 1/2 inch iron rod found at the northwest corner of  
11 said Lewis tract, said iron rod also lying on east right-of-way line  
12 of the S.O. & S.F. Railroad;

13 THENCE North 88 degrees 49 minutes 19 seconds East, along the common  
14 line of said Lewis tract, and a tract of land conveyed to Rex  
15 Glendenning according to the deed recorded in Volume 4476, Page 280  
16 D.R.C.C.T., (for a distance of 1.67.42 feet to a 1/2 inch iron rod  
17 found at a common interior Interior corner of same;

18 THENCE South 01 degrees 10 minutes 41 seconds East to leaving said  
19 common line, for a distance of 197.35 feet to a 5/8 inch iron rod  
20 with cap stamped R.P.L.S. 5430 set for corner;

21 THENCE North 88 degrees 48 minutes 28 seconds East for a distance of  
22 206.70 feet to a 5/8 inch iron rod with cap stamped R.L.P.S. 5430  
23 set on the West right-of--way line of State Highway No. 289;

24 THENCE South 01 degrees 13 minutes 34 seconds East along said West  
25 right-of-way line, for a distance of 1,242.72 feet to a 5/8 iron rod  
26 with cap stampoed R.P.L.S. 5420 set at the Southeast corner of the  
27 aforementioned Lewis tract;

1 THENCE South 88 degrees 53 minutes 32 seconds West leaving said west  
2 right-of-way line along the south line of said Lewis tract passing  
3 at a distance of 538.88 feet a 1/2 inch iron rod found near the  
4 intersection of a barbed wire fence, and continuing with said fence  
5 passing at a distance of 2,032.87 feet a 3/8 inch iron rod found,  
6 and continuing for a total distance of 2,179.17 to a 5/8 inch iron  
7 rod with cap stamped R.P.L.S. 5430 set at the southwest corner of  
8 said Lewis tract, and also lying on the east right-of-way line of  
9 the aforementioned S.L. & S.F. Railroad;

10 THENCE North 10 degrees 41 minutes 21 seconds East along said East  
11 right-of-way line, for a distance of 1,468.61 feet to the PLACE OF  
12 BEGINNING, and containing 2,875.811 square feet or 66.020 acres of  
13 land.

14 TRACT 18 (13.50 ACRES):

15 BEING a 13.50 acre tract of land situated in the COLLIN COUNTY  
16 SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas,  
17 and a portion of a called 38 acre tract of land as conveyed to Dan P.  
18 Stone, by deed recorded in Volume 831, Page 82, of the Deed Records  
19 of Collin County, Texas, and being more particularly described as  
20 follows:

21 BEGINNING at a 1/2 inch iron rod found for the Northeast corner of  
22 said called 38 acre tract, said point also being the Northwest  
23 corner of a called 16 acre tract of land as conveyed to Candice  
24 Chen, by deed recorded in Volume 5836, Page 545 of the Deed Records  
25 of Collin County, Texas, said iron rod also being in the South line  
26 of a tract of land conveyed to Old Celina, Ltd., by deed recorded in  
27 Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;



1 THENCE South 00 degrees 58 minutes 32 seconds East, along the common  
2 line of said 38 acre tract, and said Chen tract as recorded in  
3 Volume 5836, Page 545, a distance of 473.70 feet to a point for  
4 corner;

5 THENCE North 90 degrees 00 minutes 00 seconds West, through the  
6 interior of said called 38 acre tract, a distance of 1244.34 feet to  
7 a point for corner, said point being in the East line of said called  
8 38 acre tract, same being in the West line of a tract of land  
9 conveyed to Ayala Metro Park Properties, Ltd., as recorded in  
10 Volume 5431, Page 6738, of the Deed Records of Collin County, Texas;

11 THENCE North 00 degrees 19 minutes 12 seconds West, along the common  
12 line of said called 38 acre tract, and said Ayala Metro Park  
13 Properties, a distance of 473.64 feet to a 1/2 inch iron rod found  
14 for corner, said point being the Northwest corner of said called 38  
15 acre tract, same being the Northeast corner of said Ayala Metro Park  
16 Properties, Ltd. tract, and being in the South line of said Old  
17 Celina, Ltd. tract;

18 THENCE South 90 degrees 00 minutes 00 seconds East, along the common  
19 line of said 38 acre tract, and said Old Celina, Ltd. tract, a  
20 distance of 1238.92 feet to the POINT OF BEGINNING and containing  
21 588,075 square feet or 13.50 acres of computed land, more or less.

22 TRACT 19 (5.50 ACRES):

23 BEING a 5.50 acre tract of land situated in the COLLIN COUNTY SCHOOL  
24 LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a  
25 portion of a called 38 acre tract of land as conveyed to Dan P. Stone  
26 by deed recorded in Volume 831, Page 82, of the Deed Records of  
27 Collin County, Texas, and being more particularly described as

1 follows:

2 COMMENCING at a 1/2 inch iron rod found for the Northeast corner of  
3 the said called 38 acre tract, said point also being the Northwest  
4 corner of a called 16 acre tract of land as conveyed to Candice  
5 Chen, by deed recorded in Volume 5836, Page 545, of the Deed Records  
6 of Collin County, Texas, said iron rod also being in the South line  
7 of a tract of land conveyed to Old Celina, Ltd., by deed recorded In  
8 Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;  
9 THENCE South 00 degrees 58 minutes 32 seconds East, along the common  
10 line of said called 38 acre tract, and said Chen tract as recorded  
11 in Volume 5836, Page 545, a distance of 473.70 feet to the POINT OF  
12 BEGINNING;

13 THENCE South 00 degrees 58 minutes 32 seconds East, along the common  
14 line of said called 38 acre tract, and said Chen tract as recorded  
15 in Volume 5836, Page 545, passing a 3/8 inch iron rod found for the  
16 Southwest corner of said Chen tract, same being the Northwest comer  
17 of a tract of land conveyed to Candice Chen, by deed recorded in  
18 Volume 5836, Page 552, of the Deed Records of Collin County, Texas,  
19 and continuing along the common line of said called 38 acre tract  
20 and said Chen tract as recorded in Volume 5836, Page 552, passing a  
21 3/8 Inch Torn rod found for the Southwest corner of said Chen tract  
22 as recorded in Volume 5836, Page 552, same being the Northwest  
23 corner of a tract of land conveyed to Candice Chen, by deed recorded  
24 In Volume 5836, Page 560, of the Deed Records of Collin County,  
25 Texas, and continuing a total distance of 846.30 feet to a 1/2 inch  
26 iron rod found for corner, said point being the Southeast comer of  
27 said Stone tract, same being the Southwest corner of said Chen tract

1 recorded in Volume 5836, Page 560, said point being in the  
2 centerline of County Road No. 53, said point also being in the North  
3 line of a called 40 acre tract of land described by the deed  
4 recorded in Volume 682, Page 259, of the Deed Records of Collin  
5 County, Texas;

6 THENCE South 89 degrees 43 minutes 40 seconds West, along the common  
7 line of said called 38 acre tract, and said called 40 acre tract,  
8 and the center line of County Road No. 53, a distance of 287.84 feet  
9 to a point for corner;

10 THENCE North 00 degrees 19 minutes 12 seconds West, through the  
11 interior of said called 38 acre tract, a distance of 847.56 feet to  
12 a point for corner;

13 THENCE South 90 degrees 00 minutes 00 seconds East, through the  
14 interior of said called 38 acre tract, a distance of 278.16 feet to  
15 the POINT OF BEGINNING and containing 239,668 square feet or 5.50  
16 acres of computed land, more or less.

17 TRACT 20 (9.425 ACRES):

18 Being a 9.425 acre tract of land situated in the COLLIN COUNTY  
19 SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas,  
20 and a portion of a called 38 acre tract of land as conveyed to Dan P.  
21 Stone, by deed recorded in Volume 831, Page 82, of the Deed Records  
22 of Collin County, Texas, and being more particularly described as  
23 follows:

24 COMMENCING at a 1/2 Inch iron rod found for the northeast corner of  
25 the said called 38 acre tract, said point also being the Northwest  
26 corner of a called 16 acre tract of land as conveyed to Candice  
27 Chen, by deed recorded In Volume 5836, Page 545, of the Deed Records

1 of Collin County, Texas, said iron rod also being in the south line  
2 of a tract of land conveyed to Old Celina, Ltd., by deed recorded in  
3 Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;  
4 THENCE South 00 degrees 58 minutes 32 seconds East, along the common  
5 line of said Stone tract, and said Chen tract as recorded In Volume  
6 5836, Page 545, a distance of 473.70 feet to a point for corner,  
7 THENCE North 90 degrees 00 minutes 00 seconds West, through the  
8 interior of said called 38 acre tract, a distance of 761.90 feet to  
9 a point for corner, said point being the POINT OF BEGINNING;  
10 THENCE South 00 degrees 19 minutes 12 seconds East, through the  
11 interior of said called 38 acre tract, a distance of 849.86 feet to  
12 a point for corner, said point being In the South line of said  
13 called 38 acre tract, same being In the center line of County Road  
14 No. 53, same being in the North line of a called 40 acre tract of  
15 land described by the deed recorded in Volume 682, Page 259, of the  
16 Deed Records of Collin County, Texas;  
17 THENCE South 89 degrees 43 minutes 40 seconds West, along the common  
18 line of said called 38 acre tract, and said called 40 acre tract,  
19 and the center line of County Road No. 53, a distance of 482.43 feet  
20 to a 1/2 inch iron rod found for corner, said point being the  
21 Southwest corner of said called 38 acre tract;  
22 THENCE North 00 degrees 19 minutes 12 seconds West, along the West  
23 line of said called 38 acre tract, passing the Southeast corner of a  
24 tract of land conveyed to Ayala Metro Park Properties, Ltd., as  
25 recorded in Volume 5431, Page 6738, of the Deed Records of Collin  
26 County, Texas, at a distance of 22.29 feet, and continuing along the  
27 common line of said called 38 acre tract, and said Ayala Metro Park

1 Properties, Ltd. tract, a total distance of 852.15 feet to a point  
2 for corner;

3 THENCE North 90 degrees 00 minutes 00 seconds East, through the  
4 interior of said called 38 acre tract, a distance of 482.44 feet to  
5 the POINT OF BEGINNING and containing 410,551 square feet or 9.425  
6 acres of computed land, more or less.

7 TRACT 21 (0.784 ACRES):

8 All that certain tract or parcel of land situated in Lot 8 of  
9 Subdivision 14 of the Collin County School Lands, Abstract Number  
10 167, County of Collin, State of Texas, according to plat of the same  
11 recorded in volume 03 page 118 of the deed records of Collin County,  
12 Texas, said tract being part of the monumented tract on the ground  
13 of a called 8.772 acre tract as described to deed to Ryno Materials,  
14 Inc., filed 21 April 2006, and recorded in county clerks number  
15 06-000536590 of the deed records of the County of Collin, State of  
16 Texas, and being more fully described as follows,

17 Beginning for the northeast corner of the tract being described  
18 herein at a found 3/8 inch rebar, said rebar being the northeast  
19 corner of said Ryno tract, same being the northwest corner of a  
20 called 7,646 acre tract as described in deed to Ayala Metro Park  
21 Properties,, filed 04 July 2003, and recorded in volume 5431 page  
22 6738 of said deed records, said rebar also being on the south line  
23 of a caled 66.02 acre tract as described in deed to Old Celina, Ltd,  
24 filed 31 July 2005, and recorded in volume 5471 page 1109 of said  
25 deed records;

26 Thence: South 00 degrees 07 minutes 36 seconds West, with the  
27 monumented east line of said Ryno tract, a distance of 201.95 feet

1 to a set 1/2 inch steel square tubing, for the southeast corner of  
2 this tract;

3 Thence: North 89 degrees 05 minutes 00 seconds West, a distance of  
4 191.73 feet to a set 1/2 inch steel square tubing for the southwest  
5 corner of this tract, said tubing being on the west line of said  
6 Ryno tract, same being the east line of the Burlington Northern  
7 ,Railroad,

8 Thence: North 12 degrees 48 minutes 09 seconds East, with the east  
9 line of said railroad a distance of 206.40 feet to a set 1/2 inch  
10 steel square tubing for the northwest corner of said Ryno tract,  
11 same being the southwest corner of said Old Celina tract, and said  
12 tubing being South 24 degrees 24 minutes 28 seconds West, a distance  
13 of 5.89 feet from a found 1/2 Inch rebar with a plastic cap marked  
14 Wisdom 3646;

15 Thence, South 89 degrees 04 minutes 00 seconds East, with the north  
16 line of said Ryno tract, and with the south line of said Old Celina  
17 tract, a distance of 146.45 feet to the POINT OF BEGINNING and  
18 containing 0.784 of an acre of land

19 TRACT 22 (5.500 ACRES):

20 All that certain tract or parcel of land situated in Lot 8 of  
21 Subdivision 14 of the Collin County School Lands, Abstract Number  
22 167, County of Collin State of Texas, according to plat of the same  
23 recorded in volume 03 page 118 of the deed records of Collin County,  
24 Texas, sold tract being part of the monumented tract on the ground  
25 of a called 8.772 acre tract as described in deed to Ryno  
26 .Materials, Inc., filed 21 April 2006, and recorder! in county  
27 clerks number 06-000536590 of the deed records of the County of

1 Collin, State of Texas, and being more fully described as follows:  
2 Beginning for the northeast corner of the tract being described  
3 herein at a set 1/2 inch steel square tubing, said tubing being an  
4 the monumented east line of said Ryno tract, and said tubing being  
5 South 00 degrees 07 minutes 36 seconds West, a distance of 651,67  
6 feet from a found 3/8 inch rebar, said rebar being the northeast  
7 corner of said Ryno tract, same being the northwest corner of a  
8 called 7.646 acre tract as described in deed to Ayala Metro Park  
9 Properties, filed 04 June 2003, and recorded in volume 5431 page  
10 6738 of said deed records, said rebar also being on the south line  
11 of a caled 66.02 acre tract at described in deed to Old Celina, Ltd,  
12 filed 31 July 2003, and recorded In volume 5471 page 1109 of said  
13 deed records;  
14 Thence: South 00 degrees 07 minutes 36 seconds West, with the  
15 monumented east line of-raid Ryno tract and passing at 648.22 feet a  
16 found 1/2 inch rebar with a plastic cap marked Wisdom 3646 on the  
17 north side of Collin County Road Number 53, and continuing on said  
18 course a total distance of 674.50 feet to a point for the southeast  
19 corner of this tract;  
20 Thence: North 89 degrees 05 minutes 00 seconds West, with the south  
21 line of said Ryno tract, and with said road a distance of 393.80  
22 feet to a set railroad spike for the most southerly southwest corner  
23 of said Ryno tract;  
24 Thence. North 12 degrees 48 minutes 34 seconds West, with the  
25 monumented west line of sold Ryno tract, and passing at 24.11 feet a  
26 found "X" in a concrete wall on the north side of said road and  
27 continuing on said course, a total distance of 178.85 feet to a

1 found 1/2 inch rebar with a plastic cap marked Wisdom 3646 for the  
2 monumented ell corner of said Ryno tract;  
3 Thence: North 89 degrees 02 minutes 33 seconds West, with the  
4 monumented south line of said Ryno tract, a distance of 50 06 feet  
5 to a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 for  
6 the monumented most westerly southwest corner of said Ryno tract,  
7 said rebar being the east line of the Burlington Northern Railroad.  
8 Thence: North 12 degrees 48 minutes 09 seconds East, with the east  
9 line of said railroad a distance of 510.33 feet to a set 1/2 inch  
10 steel square tubing for the northwest corner of this tract;  
11 Thence: South 89 degrees 05 minutes 00 seconds East, a distance of  
12 292,60 feet to the POINT OF BEGINNING and containing 5.500 acres of  
13 land  
14 TRACT 23 (2.500 ACRES):  
15 All that certain tract or parcel of land situated in Lot 8 of  
16 Subdivision 14 of the Collin County School Lands, Abstract Number  
17 167, County of Collin State of Texas, according to plat of the same  
18 recorded In volume 03 page 118 of the deed records of Collin County,  
19 Texas, .said tract being part of the monumented tract on the ground  
20 of a called 8.772 acre tract as described in deed to Ryno Materials,  
21 Inc., filed 21 April 2006, and recorded In county clerks number  
22 06-000536590 of the deed records of the County of Collin; State of  
23 Texas, and being more fully described as follows:  
24 Beginning for the northeast corner of the it-act being described  
25 herein at a set 1/2 inch steel square tubing, said tubing being on  
26 the monumented east line of said Ryno tract, and said tubing being  
27 South 00 degrees 07 minutes 36 seconds West, a distance of 201.95



1 feet from a found 3/8 inch rebar, said rebar being the northeast  
2 corner of said Ryno tract, same being the northwest corner of a  
3 called 7 646 acre tract as described in deed to Ayala Metro, Park  
4 Properties, filed 04 June 2003, and recorded in volume 5431 page  
5 6738 of said deed records, said re bar also being on the south line  
6 of a caled 66 02 acre tract as described in deed to Old Celina Ltd,  
7 filed 31 July 2005, and recorded in volume 547,1 page 1109 of said  
8 deed recasts;

9 Thence:. South 00 degrees 07 minutes 36 seconds West, with the  
10 monumented east line of said Ryno tract, a distance of 449.72 feet  
11 to a set 1/2 inch steel square tubing for the southeast corner of  
12 this tract;

13 Thence: North 89 degrees 05 minutes 00 seconds West, a distance of  
14 292.60 feet to a set 1/2 inch steel square tubing for the southwest  
15 corner of this tract, said tubing being on the west line of said  
16 Ryno tract, same being the east line of the Burlington Northern  
17 Railroad;

18 Thence: North 12 degrees 48 minutes 69 seconds East, with the east  
19 line of said railroad, a distanee of 439.53 feet to a set 1/2 inch  
20 steel square tubing for the northwest corner of this tract;

21 Thence: South 89 degrees 05 minutes 00 seconds East, a distance of  
22 191.75 feet to the POINT OF BEGINNING and containing 2.500 acres of  
23 land.

24 TRACT 24 (50.596 ACRES):

25 BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND  
26 SURVEY, ABSTRACT NO. 167, Collin County, Texas, and also being part  
27 of a 125.871 acre tract as recorded in Volume 1775, Page 454 of the

1 Deed Records of Collin County, Texas, and being more particularly  
2 described by metes and bounds as follows:

3 BEGINNING at a 1/2 inch iron rod set for corner at the Northeast  
4 corner of 70.0 acre tract as recorded in Volume 2868, Page 203, Deed  
5 Records, Collin County, Texas, said iron rod also being in the West  
6 line of a 72.00 acre tract as recorded in Volume 2532, Page 562,  
7 Deed Records, Collin County, Texas;

8 THENCE South 89 degrees 56 minutes 19 seconds West following the  
9 North line of said 70 acre tract a distance of 2266.24 feet to a 1/2  
10 inch iron rod set for corner at the Northwest corner of said 70.00  
11 acre tract, said iron rod also being in the East right of way line of  
12 State Highway No. 289 a variable-width ROW;

13 THENCE following the-East ROW line of State Highway No. 289:

14         North 18 degrees 10 minutes 56 seconds East, 24.17 feet 1/2  
15 inch iron rod set;

16         North 19 degrees 19 minutes 00 seconds East, 254.08 feet 1/2  
17 inch iron rod set;

18         North 89 degrees 46 minutes 00 seconds East, 103.11 feet-1/2  
19 inch iron rod set;

20         North 02 degrees 20 minutes 00 seconds West, 35.64 feet 1/2  
21 inch iron rod set;

22         North 04 degrees 18 minutes 00 seconds West, 170.90 feet 1/2  
23 inch iron rod set;

24         North 18 degrees 11 minutes 00 seconds East, 122.11 feet 1/2  
25 inch iron rod set;

26         North 12 degrees 28 minutes 00 seconds East, 8.23feet 1/2  
27 inch iron rod set for the southwest corner of Lot 2, Block A,

1 Cattlemans Crossing, an addition to the City of Celina, Collin  
2 County, Texas, according to the plat thereof recorded in Cabinet R,  
3 Slide 670, Map Records, Collin County, Texas;

4 THENCE through the interior of said called 125.871 acre tract, and  
5 along the south and east lines of said Lot 2 as follows:

6 North 88 deg. 04 min. 32 sec. West, a distance of 372.79 feet  
7 to a point for the southeast corner of said Lot 2;

8 North 18 deg. 11 min. 00 sec. East, a distance of 602.60 feet  
9 to a point for the northeast corner of a right-of-way dedication by  
10 said Cattlemans Crossing plat for County Road No. 98, same being in  
11 the north line of said called 125.871 acre tract, same being in the  
12 South line of a 8.755 acre tract as recorded in Volume 814, Page  
13 808, Deed Records, Collin County, Texas;

14 THENCE North 88 degrees 04 minutes 32 seconds East following the  
15 South line of said 8.755 acre tract a distance of 151.20 feet to a  
16 1/2 inch iron rod found for corner at the Southeast corner of said  
17 8.755 acre tract, said iron rod also being at the Southwest corner  
18 of a 117.12 acre tract as recorded in Volume 2532, Page 562, Deed  
19 Records, Collin County, Texas;

20 THENCE North 88 degrees 56 minutes 39 seconds East following the  
21 South line of said 117.12 acre tract a distance of 1312.82 feet to a  
22 5/8 inch iron rod found for corner at the Northwest corner of said  
23 72.00 acre tract;

24 THENCE South 01 degree 01 minute 35 seconds East following the West  
25 line of said 72.00 acre tract a distance of 1205.28 feet to the  
26 POINT OF BEGINNING and containing 2,203,976 square feet or 50.596  
27 acres of land, more or less.

1 TRACT 25 (2.54 ACRES):  
2 BEING a 2.54 acre tract of land situated in the Collin County School  
3 Land Survey, Abstract No. 167, in the City of Celina, COLLIN County,  
4 Texas, and being portion of a tract of a called 125.871 acre tract  
5 of land conveyed to Old Celina, Ltd. by deed recorded in Volume  
6 1775, Page 454, of the Deed Records of Collin County, Texas, and  
7 being all of Lot 1, Block A, Cattlemans Crossing, an addition to the  
8 City of Celina, Collin County, Texas, according to the plat thereof  
9 recorded in Cabinet R, Slide 670, Map Records, Collin County,  
10 Texas, and being more particularly described as follows:  
11 BEGINNING at a 5/8 inch iron rod found for the Southwest corner of a  
12 called 8.755 acre tract of land recorded in Volume 814, Page 808, of  
13 the Deed Records of COLLIN County, Texas, same being in the East  
14 right-of-way line of State Highway No. 289 (a variable width  
15 right-of-way), same being the northwest corner of said Lot 1;  
16 THENCE North 88 degrees 04 minutes 32 seconds East, along the South  
17 line of said called 8.755 acre tract, and along the north line of  
18 said Lot 1, a distance of 340.00 feet to a 1/2 inch iron rod set for  
19 the northeast corner of said Lot 1, same being the most northerly  
20 northwest corner of Lot 2, of said Cattlemans Crossing;  
21 THENCE South 18 degrees 11 minutes 00 seconds West, along the common  
22 line of said Lot 1, and said Lot 2, a distance of 284.12 feet to a  
23 point for the southeast corner of said Lot 1;  
24 THENCE South 88 degrees 04 minutes 32 seconds West, continuing  
25 along the common line of said Lot 1, and said Lot 2, a distance of  
26 329.74 feet to a point for the southwest corner of said Lot 1 and the  
27 most westerly northwest corner of said Lot 2, same being in the east

1 right-of-way line of aforesaid State Highway No. 289;  
2 THENCE North 14 degrees 22 minutes 00 seconds East, along the East  
3 right-of-way line of said State Highway No. 289, a distance of  
4 144.72 feet to a 1/2 inch iron rod set for corner;  
5 THENCE North 18 degrees 11 minutes 00 seconds East, along the East  
6 right-of-way line of said State Highway No. 289, a distance of  
7 200.09 feet to the POINT OF BEGINNING and CONTAINING 110,400 square  
8 feet or 2.54 acres of computed land, more or less.

9 TRACT 26 (70.802 ACRES):

10 SITUATED in the State of Texas, County of Collin, being part of the  
11 Collin County School Land Survey, Abstract No. 167, being the  
12 resurvey of a called 70.00 acre tract of land recorded in Volume  
13 2868, Page 203 of the Collin County Land Records with said premises  
14 being more particularly described as follows:

15 BEGINNING at a 1/2-inch iron rod found marking the northeast corner  
16 of said 70.00 acre tract, the southeast corner of a 55.718 acre  
17 tract surveyed by David Surdukan dated October 4, 1999, said  
18 beginning corner also being in the west line of a 74.00 acre tract  
19 recorded in Volume 314, Page 534 of the Collin County Deed Records;

20 THENCE with the east line of said 70.00 acre tract and the west line  
21 of said 74.00 acre tract as follows:

22 South 00 degrees 39 minutes 50 seconds East, 557.47 feet;

23 South 09 degrees 53 minutes 25 seconds West, 11.80 feet;

24 South 01 degrees 00 minutes 34 seconds East, 860.79 feet to a  
25 railroad spike found in the asphalt of County Road No. 91 marking  
26 the southeast corner of said 70.00 acre tract and being in the north  
27 line of a 21.970 acre tract recorded under Volume 4388, Page 2079 of

1 the Collin County Land Records;  
2 THENCE along County Road No. 91, the south line of said 70.00 acre  
3 tract, the north line of said 21.970 acre tract and the north line  
4 of 10.476 acre tract recorded in volume 788, Page 714 of the Collin  
5 County Deed Records, South 88 degrees 29 minutes 47 seconds West,  
6 1302.22 feet to a railroad spike found marking the most southerly  
7 southeast corner of said 70.00 acre tract;  
8 THENCE with a west line of said 70.00 acre tract and an east line of  
9 a 40.886 acre tract recorded under County Clerk No. 93-0018472 of  
10 the Collin County Land Records, North 01 degrees 05 minutes 25  
11 seconds West, 428.80 feet to a 5/8-inch iron rod found marking the  
12 most northerly northeast corner of said 40.886 acre tract;  
13 THENCE with a south line of said 70.00 acre tract and the north line  
14 of said 40.886 acre tract, South 88 degrees 24 minutes 24 seconds  
15 West, 777.67 feet to a 1/2 inch iron rod found marking the southeast  
16 corner of an abandoned 60-foot road right-of-way;  
17 THENCE with the south line of said abandoned road right-of-way,  
18 South 88 degrees 26 minutes 57 seconds West, 544.48 feet to a  
19 3/8-inch iron rod found in the east right-of-way line of State  
20 Highway 289 (variable R.O.W.) marking the southwest corner of said  
21 road abandonment;  
22 THENCE with the east right-of-way line of State Highway No. 289 and  
23 the west line of said 70.00 acre tract as follows:  
24 North 17 degrees 47 minutes 47 seconds East, 63.75 feet to a  
25 1/2-inch iron found;  
26 North 17 degrees 14 minutes 00 seconds East, 284.05 feet to a  
27 1/2-inch iron rod set;

1 North 18 degrees 11 minutes 00 seconds East, 775.83 feet to a  
2 1/2-inch iron rod found marking the northwest corner of said 70.00  
3 acre tract and the southwest corner of the aforementioned 55.718  
4 acre tract;

5 THENCE with the north line of said 70.00 acre tract and the south  
6 line of said 55.718 acre tract, North 89 degrees 56 minutes 19  
7 seconds East, 2266.24 feet to the point of beginning and containing  
8 70.802 gross acres of land.

9 TRACT 27 (9.425 ACRES):

10 BEING a 9.425 acre tract of land situated in the Collin County  
11 School Land Survey No. 14, Abstract No. 167, Collin County, Texas,  
12 and a portion of a called 38 acre tract of land as conveyed to Don P.  
13 Stone, by deed recorded in Volume 831, Page 82, of the Deed Records  
14 of Collin County, Texas, and being more particularly described as  
15 follows:

16 COMMENCING at a 1/2 inch iron rod found for the northeast corner of  
17 the said called 38 acre tract, said point also being the Northwest  
18 corner of a called 16 acre tract of land as conveyed to Candice  
19 Chen, by deed recorded In Volume 5836, Page 545, of the Deed Records  
20 of Collin County, Texas, said iron rod also being in the south line  
21 of a tract of land conveyed to Old Celina, Ltd. by deed recorded in  
22 Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;  
23 THENCE South 00 degrees 58 minutes 32 seconds East, along the common  
24 line of said called 38 acre tract., and said Chen tract as recorded  
25 in Volume 5836, Page 545, a distance of 473.70 feet to a point for  
26 corner;

27 THENCE North 90 degrees 00 minutes 00 seconds West, 278.16 feet to

1 the POINT OF BEGINNING;  
2 THENCE South 00 degrees 19 minutes 12 seconds East, through the  
3 interior of said called 38 acre tract, a distance of 847.56 feet to  
4 a point for corner, said point being in the south line of said  
5 called 38 acre tract, same being in the center line of County Road  
6 No. 53, said point also being in the north line of a called 40 acre  
7 tract of land described by the deed recorded in Volume 682, Page  
8 259, of the Deed Records of Collin County, Texas;  
9 THENCE South 89 degrees 43 minutes 40 seconds West, along the common  
10 line of said 38 acre tract, and said called 40 acre tract, and the  
11 center line of County Road No. 53, a distance of 483.73 feet to a  
12 point for corner;  
13 THENCE North 00 degrees 19 minutes 12 seconds West, through the  
14 interior of said called 38 acre tract, a distance of 849.86 feet to  
15 a point for corner;  
16 THENCE South 90 degrees 00 minutes 00 seconds East, through the  
17 interior of said called 38 acre tract, a distance of 483.74 feet to  
18 the POINT OF BEGINNING and containing 410,545 square feet or 9.425  
19 acres of computed land.

20 SECTION 5. Subtitle F, Title 6, Special District Local Laws  
21 Code, is amended by adding Chapter 8469 to read as follows:

22 CHAPTER 8469. VENABLE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF

23 DENTON COUNTY

24 SUBCHAPTER A. GENERAL PROVISIONS

25 Sec. 8469.001. DEFINITIONS. In this chapter:

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

27 (2) "City" means the City of Aubrey, Texas.



1           (3) "Commission" means the Texas Commission on  
2 Environmental Quality.

3           (4) "Director" means a board member.

4           (5) "District" means the Venable Ranch Municipal  
5 Utility District No. 1 of Denton County.

6           Sec. 8469.002. NATURE OF DISTRICT. The district is a  
7 municipal utility district created under Section 59, Article XVI,  
8 Texas Constitution.

9           Sec. 8469.003. CONFIRMATION AND DIRECTORS' ELECTION  
10 REQUIRED. The temporary directors shall hold an election to  
11 confirm the creation of the district and to elect five permanent  
12 directors as provided by Section 49.102, Water Code.

13           Sec. 8469.004. CONSENT OF CITY REQUIRED. The temporary  
14 directors may not hold an election under Section 8469.003 until:

15           (1) the city has consented by ordinance or resolution  
16 to the creation of the district and to the inclusion of land in the  
17 district; and

18           (2) the city and an owner or owners of land in the  
19 district have entered into a development agreement under Section  
20 212.172, Local Government Code.

21           Sec. 8469.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

22           (a) The district is created to serve a public purpose and benefit.

23           (b) The district is created to accomplish the purposes of:

24           (1) a municipal utility district as provided by  
25 general law and Section 59, Article XVI, Texas Constitution; and

26           (2) Section 52, Article III, Texas Constitution, that  
27 relate to the construction, acquisition, improvement, operation,

1 or maintenance of macadamized, graveled, or paved roads, or  
2 improvements, including storm drainage, in aid of those roads.

3 Sec. 8469.006. INITIAL DISTRICT TERRITORY. (a) The  
4 district is initially composed of the territory described by  
5 Section 6 of the Act enacting this chapter.

6 (b) The boundaries and field notes contained in Section 6 of  
7 the Act enacting this chapter form a closure. A mistake made in the  
8 field notes or in copying the field notes in the legislative process  
9 does not affect the district's:

10 (1) organization, existence, or validity;

11 (2) right to issue any type of bond for the purposes  
12 for which the district is created or to pay the principal of and  
13 interest on a bond;

14 (3) right to impose a tax; or

15 (4) legality or operation.

16 SUBCHAPTER B. BOARD OF DIRECTORS

17 Sec. 8469.051. GOVERNING BODY; TERMS. (a) The district is  
18 governed by a board of five elected directors.

19 (b) Except as provided by Section 8469.052, directors serve  
20 staggered four-year terms.

21 Sec. 8469.052. TEMPORARY DIRECTORS. (a) On or after  
22 September 1, 2013, the owner or owners of a majority of the assessed  
23 value of the real property in the district may submit a petition to  
24 the commission requesting that the commission appoint as temporary  
25 directors the five persons named in the petition. The commission  
26 shall appoint as temporary directors the five persons named in the  
27 petition.

1        (b) Temporary directors serve until the earlier of:

2                (1) the date permanent directors are elected under  
3 Section 8469.003; or

4                (2) September 1, 2017.

5        (c) If permanent directors have not been elected under  
6 Section 8469.003 and the terms of the temporary directors have  
7 expired, successor temporary directors shall be appointed or  
8 reappointed as provided by Subsection (d) to serve terms that  
9 expire on the earlier of:

10               (1) the date permanent directors are elected under  
11 Section 8469.003; or

12               (2) the fourth anniversary of the date of the  
13 appointment or reappointment.

14        (d) If Subsection (c) applies, the owner or owners of a  
15 majority of the assessed value of the real property in the district  
16 may submit a petition to the commission requesting that the  
17 commission appoint as successor temporary directors the five  
18 persons named in the petition. The commission shall appoint as  
19 successor temporary directors the five persons named in the  
20 petition.

21                                SUBCHAPTER C. POWERS AND DUTIES

22        Sec. 8469.101. GENERAL POWERS AND DUTIES. The district has  
23 the powers and duties necessary to accomplish the purposes for  
24 which the district is created.

25        Sec. 8469.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
26 DUTIES. The district has the powers and duties provided by the  
27 general law of this state, including Chapters 49 and 54, Water Code,

1 applicable to municipal utility districts created under Section 59,  
2 Article XVI, Texas Constitution.

3 Sec. 8469.103. AUTHORITY FOR ROAD PROJECTS. Under Section  
4 52, Article III, Texas Constitution, the district may design,  
5 acquire, construct, finance, issue bonds for, improve, operate,  
6 maintain, and convey to this state, a county, or a municipality for  
7 operation and maintenance macadamized, graveled, or paved roads, or  
8 improvements, including storm drainage, in aid of those roads.

9 Sec. 8469.104. ROAD STANDARDS AND REQUIREMENTS. (a) A  
10 road project must meet all applicable construction standards,  
11 zoning and subdivision requirements, and regulations of each  
12 municipality in whose corporate limits or extraterritorial  
13 jurisdiction the road project is located.

14 (b) If a road project is not located in the corporate limits  
15 or extraterritorial jurisdiction of a municipality, the road  
16 project must meet all applicable construction standards,  
17 subdivision requirements, and regulations of each county in which  
18 the road project is located.

19 (c) If the state will maintain and operate the road, the  
20 Texas Transportation Commission must approve the plans and  
21 specifications of the road project.

22 Sec. 8469.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
23 OR RESOLUTION. The district shall comply with all applicable  
24 requirements of any ordinance or resolution that is adopted under  
25 Section 54.016 or 54.0165, Water Code, and that consents to the  
26 creation of the district or to the inclusion of land in the  
27 district.

1       Sec. 8469.106. DIVISION OF DISTRICT. (a) The district may  
2 be divided into two or more new districts only if the district:

3           (1) has no outstanding bonded debt; and

4           (2) is not imposing ad valorem taxes.

5       (b) This chapter applies to any new district created by the  
6 division of the district, and a new district has all the powers and  
7 duties of the district.

8       (c) Any new district created by the division of the district  
9 may not, at the time the new district is created, contain any land  
10 outside the area described by Section 6 of the Act creating this  
11 chapter.

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

16       (e) The board may adopt an order dividing the district  
17 before or after the date the board holds an election under Section  
18 8469.151 to authorize the issuance of bonds.

19       (f) An order dividing the district must:

20           (1) name each new district;

21           (2) include the metes and bounds description of the  
22 territory of each new district;

23           (3) appoint temporary directors for each new district;

24 and

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

27       (g) On or before the 30th day after the date of adoption of

1 an order dividing the district, the district shall file the order  
2 with the commission and record the order in the real property  
3 records of each county in which the district is located.

4 (h) Any new district created by the division of the district  
5 shall hold a confirmation and directors' election as required by  
6 Section 8469.003.

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

11 (j) If the creation of the new district is confirmed, the  
12 new district shall provide the election date and results to the  
13 commission.

14 Sec. 8469.107. FIREFIGHTING SERVICES. Notwithstanding  
15 Section 49.351(a), Water Code, the district may, as authorized by  
16 Section 59(f), Article XVI, Texas Constitution, and Section 49.351,  
17 Water Code:

18 (1) establish, operate, and maintain a fire  
19 department;

20 (2) contract with another political subdivision for  
21 the joint operation of a fire department; or

22 (3) contract with any other person to perform  
23 firefighting services in the district and may issue bonds and  
24 impose taxes to pay for the department and the activities.

25 Sec. 8469.108. FEES AND CHARGES. (a) The district may  
26 adopt and enforce all necessary charges, mandatory fees, or  
27 rentals, in addition to taxes, for providing or making available

1 any district facility or service, including firefighting  
2 activities provided under Section 8469.107.

3 (b) To enforce payment of an unpaid fee or charge due to the  
4 district, on the request of the district, a retail public utility,  
5 as defined by Section 13.002, Water Code, providing water or sewer  
6 service to a customer in the district shall terminate the service.

7 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

8 Sec. 8469.151. ELECTIONS REGARDING TAXES OR BONDS.

9 (a) The district may issue, without an election, bonds and other  
10 obligations secured by:

11 (1) revenue other than ad valorem taxes; or

12 (2) contract payments described by Section 8469.153.

13 (b) The district must hold an election in the manner  
14 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
15 before the district may impose an ad valorem tax or issue bonds  
16 payable from ad valorem taxes.

17 (c) The district may not issue bonds payable from ad valorem  
18 taxes to finance a road project unless the issuance is approved by a  
19 vote of a two-thirds majority of the district voters voting at an  
20 election held for that purpose.

21 Sec. 8469.152. OPERATION AND MAINTENANCE TAX. (a) If  
22 authorized at an election held under Section 8469.151, the district  
23 may impose an operation and maintenance tax on taxable property in  
24 the district in accordance with Section 49.107, Water Code.

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

27 Sec. 8469.153. CONTRACT TAXES. (a) In accordance with

1 Section 49.108, Water Code, the district may impose a tax other than  
2 an operation and maintenance tax and use the revenue derived from  
3 the tax to make payments under a contract after the provisions of  
4 the contract have been approved by a majority of the district voters  
5 voting at an election held for that purpose.

6 (b) A contract approved by the district voters may contain a  
7 provision stating that the contract may be modified or amended by  
8 the board without further voter approval.

9 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

10 Sec. 8469.201. AUTHORITY TO ISSUE BONDS AND OTHER  
11 OBLIGATIONS. The district may issue bonds or other obligations  
12 payable wholly or partly from ad valorem taxes, impact fees,  
13 revenue, contract payments, grants, or other district money, or any  
14 combination of those sources, to pay for any authorized district  
15 purpose.

16 Sec. 8469.202. TAXES FOR BONDS. At the time the district  
17 issues bonds payable wholly or partly from ad valorem taxes, the  
18 board shall provide for the annual imposition of a continuing  
19 direct ad valorem tax, without limit as to rate or amount, while all  
20 or part of the bonds are outstanding as required and in the manner  
21 provided by Sections 54.601 and 54.602, Water Code.

22 Sec. 8469.203. BONDS FOR ROAD PROJECTS. At the time of  
23 issuance, the total principal amount of bonds or other obligations  
24 issued or incurred to finance road projects and payable from ad  
25 valorem taxes may not exceed one-fourth of the assessed value of the  
26 real property in the district.



1                    SUBCHAPTER F. ANNEXATION BY CITY

2                    Sec. 8469.251. EFFECT OF ANNEXATION BY CITY.

3                    (a) Notwithstanding any other law, if all of the territory of the  
4 district is annexed by the city into the corporate limits of the  
5 city before the date of the election held to confirm the creation of  
6 the district and the district is confirmed at that election, the  
7 district may not be dissolved and continues in existence following  
8 annexation until:

9                    (1) water, sanitary sewer, and drainage improvements  
10 and roads have been constructed to serve at least 90 percent of the  
11 territory of the district capable of development; or

12                    (2) the board adopts a resolution consenting to the  
13 dissolution of the district.

14                    (b) Notwithstanding Section 54.016(f)(2), Water Code, an  
15 allocation agreement between the city and the district that  
16 provides for the allocation of the taxes or revenues of the district  
17 and the city following the date of inclusion of the district's  
18 territory in the corporate limits of the city may provide that the  
19 total annual ad valorem taxes collected by the city and the district  
20 from taxable property within the city's corporate limits may exceed  
21 the city's ad valorem tax on that property.

22                    SECTION 6. The Venable Ranch Municipal Utility District  
23 No. 1 of Denton County initially includes all the territory  
24 contained in the following area:

25 VENABLE PROPERTY DESCRIPTION:

26 TRACT 1

27 Being a tract of land situated in the George Smith Survey, Abstract

1 No. 1219, the S. Williams Survey, Abstract No. 1333, the M. McBride  
2 Survey, Abstract No. 804, the N. McMillan Survey, Abstract No. 841,  
3 the J. Cantwell Survey, Abstract No. 282, the T. Chambers Survey,  
4 Abstract No. 223, the J. Moses Survey, Abstract No. 894, the J.  
5 Wells Survey, Abstract No. 1426, the J. Wilburn Survey, Abstract  
6 No. 1427, and the W. Boydston Survey, Abstract No. 117, Denton  
7 County, Texas and being all of the following tracts of land conveyed  
8 to Venable Royalty, LTD.; a called 10.69 acre tract by deed recorded  
9 in Volume 5128, Page 563 of the Real Property Records of Denton  
10 County, Texas (R.P.R.D.C.T.); a called 11.00 acre tract by deed  
11 recorded in Volume 5144, Page 2973, R.P.R.D.C.T.; a called a called  
12 29.089 acre tract by deed recorded in Volume 4077, Page 1372,  
13 R.P.R.D.C.T.; a called 27.20 acre tract by deed recorded in Volume  
14 5076, Page 822, R.P.R.D.C.T. (50% interest); a called 54.08 acre  
15 tract by deed recorded in Volume 4867, Page 3255, R.P.R.D.C.T.; a  
16 called 7.000 acre tract, called Parcel One, Tract I, a called 0.228  
17 acre tract, called Parcel One, Tract II, and a called 14.586 acre  
18 tract, called Parcel Two by deed recorded in Volume 4506, Page 1340  
19 of the Deed Records of Denton County, Texas (D.R.D.C.T.); all of  
20 Lots 16 and 17 of Scenic Acres by deed recorded in Volume 4399, Page  
21 1845, R.P.R.D.C.T., said Scenic Acres being an addition to Denton  
22 County, Texas according to the plat recorded in Cabinet B, Page 379  
23 of the Map Records of Denton County, Texas (M.R.D.C.T.); all of the  
24 following tracts of land conveyed to Venable Estate, LTD.; a called  
25 4.02 acre tract by deed recorded in Instrument No. 2008-41088 of the  
26 Official Records of Denton County, Texas (O.R.D.C.T.); a called  
27 27.20 acre tract by deed recorded in Instrument No. 2004-101157,

1 O.R.D.C.T. (50% interest); all of the following recorded in  
2 Instrument No. 2005-43578, O.R.D.C.T.; of Exhibit "A-1"; a called  
3 48.9 acre tract, called First Tract; a called 70 acre tract, called  
4 Second Tract; a called 40 acre tract, called Third Tract; a called  
5 30 acre tract, called Fourth Tract; a called 70.80 acre tract,  
6 called Fifth Tract; a called 70.62 acre tract, called Sixth Tract; a  
7 called 53.83 acre tract, called Seventh Tract; a called 88 acre  
8 tract, called Eighth Tract; a called 40 acre tract, called Ninth  
9 Tract; a called 40 acre tract, called Tenth Tract; a called 54 acre  
10 tract, called Eleventh Tract; a called 63 acre tract, called  
11 Twelfth Tract; a called 55 acre tract, called Thirteenth Tract; a  
12 called 50 acre tract, called Fourteenth Tract; a called 3 acre  
13 tract, called Fifteenth Tract; a called 6 acre tract, called  
14 Sixteenth Tract; a called 100 acre tract, called Seventeenth Tract;  
15 a called 58 acre tract, called Eighteenth Tract; a called 29.37 acre  
16 tract, called Nineteenth Tract; the remainder of a called 20 acre  
17 tract, called Twentieth Tract; a called 80 acre tract, called  
18 Twenty-First Tract; a called 3.5 acre tract, called Twenty-Second  
19 Tract; a called 114.8 acre tract, called Twenty-Third Tract; a  
20 called 412 acre tract, called Twenty-Fourth Tract; a called 40 acre  
21 tract, called Twenty-Fifth Tract; a called 40 acre tract, called  
22 Twenty-Sixth Tract; a called 65.93 acre tract, called  
23 Twenty-Seventh Tract; of Exhibit "A-2"; First Tract; Second Tract;  
24 and a called 118.3 acre tract, called Third Tract; all of Exhibit  
25 "A-3", called 24 acres; all of Exhibit "A-6", called 70 acres; of  
26 Exhibit "A-7"; a called 63 acre tract, called First Tract; and a  
27 called 80 acre tract, called Second Tract; and all of Exhibit "A-8",

1 called 54.089 acres, and being more particularly described as  
2 follows:

3 BEGINNING at a 1/2 inch iron rod found for the northeast corner of  
4 said Venable 10.69 acre tract, said corner being in the west line of  
5 the Texas and Pacific Railway Company right-of-way (80 foot wide  
6 right-of-way);

7 THENCE along the west line of said Texas and Pacific Railway Company  
8 right-of-way the following courses and distances:

9 South 07°41'12" West, a distance of 3421.85 feet to the  
10 beginning of a tangent curve to the right;

11 Southwesterly along said tangent curve to the right having a  
12 central angle of 18°23'37", a radius of 5679.58 feet, a chord  
13 bearing of South 16°53'01" West, a chord distance of 1815.49 feet,  
14 and an arc length of 1823.31 feet to a point at the end of said  
15 curve;

16 South 26°04'49" West, a distance of 3713.98 feet to the  
17 southeast corner of said Venable Exhibit "A-1" Twenty-Fourth Tract,  
18 said point being in the approximate centerline of Black Jack Road;

19 THENCE with the approximate centerline of Black Jack Road and along  
20 the south lines of said Venable Exhibit "A-1" Twenty-Fourth Tract  
21 and Twentieth Tract, the following courses and distances:

22 North 89°23'03" West, passing at a distance of 88.61 feet the  
23 northeast corner of Quail Ridge Estates, an addition to the City of  
24 Aubrey, Texas according to the plat recorded in Cabinet T, Page 40,  
25 M.R.D.C.T., and continuing for a total distance of 1122.68 feet to  
26 the most northerly northwest corner of said Quail Ridge Estates;

27 North 89°59'13" West, a distance of 2643.79 feet to the

1 northwest corner of a called 15.000 acre tract of land, called Tract  
2 Eight, conveyed to Old south Royalty Company by deed recorded in  
3 Volume 2138, Page 809, R.P.R.D.C.T. and the northeast corner of a  
4 called 15.28 Acre tract of land conveyed to Robert A. Foster and  
5 Etta J. Luongo, by deed recorded in Document No. 2007-88559,  
6 O.R.D.C.T.;

7 South 89°49'29" West, passing at a distance of 39.40 feet a  
8 mag nail found, and continuing for a total distance of 368.29 feet  
9 to the southwest corner of said Venable Exhibit "A-1" Twentieth  
10 Tract, said point being in the west line of Wilson Cemetery Road;  
11 THENCE North 01°18'58" West, along the west line of said Venable  
12 Exhibit "A-1" Twentieth Tract and the west line of said Wilson  
13 Cemetery Road, passing at a distance of 8.98 feet a mag nail found  
14 for the southeast corner of a called 25.196 acre tract of land  
15 conveyed to Russell W. Streng and Truly W. Streng, by deed recorded  
16 in Volume 4326, Page 1990, R.P.R.D.C.T., and continuing along said  
17 west lines and the east line of said 25.196 acre tract for a total  
18 distance of 224.04 feet to a point in a fence line at the southerly  
19 corner of a called 0.100 acre tract of land conveyed to Russell W.  
20 Streng and Truly W. Streng by deed recorded in Document No.  
21 2012-53458, O.R.D.C.T.;

22 THENCE North 00°08'42" West, with said fence line along the west  
23 line of said Wilson Cemetery Road, and along the east line of said  
24 0.100 acre tract, a distance of 653.39 feet to the northeast corner  
25 of said 0.100 acre tract and the southeast corner of a called 0.422  
26 acre tract of land conveyed to Rodney Ivan Streng and Judith Ann  
27 Streng, Trustees, or Their Successor Trustees Under The Rodney I.

1 Streng and Judith A. Streng Living Trust, by deed recorded in  
2 Document No. 2012-53328, O.R.D.C.T.;

3 THENCE continuing along said fence line along the west line of said  
4 Wilson Cemetery Road, and along the east line of said 0.422 acre  
5 tract, the following courses and distances:

6 North 00°10'08" West, a distance of 816.15 feet to a point for  
7 corner;

8 North 15°07'16" West, a distance of 23.99 feet to a point for  
9 corner;

10 North 54°47'59" West, a distance of 29.83 feet to the most  
11 northerly corner of said 0.422 acre tract, said point being in the  
12 west line of said Venable Exhibit "A-1" Twentieth Tract and east  
13 line of a called 25.196 acre tract of land conveyed to Rodney I.  
14 Streng and Judith A. Streng Family Trust, by deed recorded in  
15 Instrument Number 2010-59229, O.R.D.C.T.;

16 THENCE North 01°18'58" West, a distance of 12.03 feet to a mag nail  
17 found for the northwest corner of said Venable Exhibit "A-1"  
18 Twentieth Tract and the northeast corner of said Streng Family  
19 Trust 25.196 acre tract, said corner being in the south line of said  
20 Venable Exhibit "A-1" Eighth Tract;

21 THENCE North 89°45'07" West, with said Wilson Cemetery Road, and  
22 along the south line of said Venable Exhibit "A-1" Eighth Tract and  
23 the north line of said Streng Family Trust 25.196 acre tract, a  
24 distance of 1254.71 feet to a 1/2 inch iron rod found for the  
25 southwest corner of said Venable Exhibit "A-1" Eighth Tract and the  
26 northwest corner of said Streng Family Trust 25.196 acre tract,  
27 said corner being in the east line of a called 5.30 acre tract of

1 land, called Tract Three, conveyed to Cedars Development, Inc. by  
2 deed recorded in Instrument Number 2011-95252, O.R.D.C.T.;

3 THENCE North 01°20'47" West, with said Wilson Cemetery Road, and  
4 along the west line of said Venable Exhibit "A-1" Eighth Tract and  
5 the east line of said 5.30 acre tract, a distance of 573.91 feet to a  
6 1/2 inch iron rod found for the northeast corner of said 5.30 acre  
7 tract and the southeast corner of said Venable Exhibit "A-1"  
8 Fourteenth Tract, said corner being at the intersection of Wilson  
9 Cemetery Road with Grubbs Road;

10 THENCE North 88°33'37" West, with said Grubbs Road, and along the  
11 south lines of said Venable Exhibit "A-1" Fourteenth Tract and  
12 Fifteenth Tract, a distance of 1429.54 feet to a mag nail found for  
13 the southwest corner of said Venable Exhibit "A-1" Fifteenth Tract,  
14 and the southeast corner of a called 0.743 acre tract of land,  
15 called Tract One, conveyed to Old South Royalty Company by deed  
16 recorded in Volume 2138, Page 809, R.P.R.D.C.T.;

17 THENCE North 00°16'29" East, along the west line of said Venable  
18 Exhibit "A-1" Fifteenth Tract and the east line of said 0.743 acre  
19 tract, passing at a distance of 1078.75 feet the northeast corner of  
20 said 0.743 acre tract and the most southerly southeast corner of a  
21 called 352.393 acre tract of land, called Tract Three, conveyed to  
22 Old South Royalty Company by deed recorded in Volume 2138, Page 809,  
23 R.P.R.D.C.T., and continuing along said west line and the east line  
24 of said 352.393 acre tract, for a total distance of 2079.16 feet to  
25 a 1/2 inch iron rod with plastic cap stamped "J E Smith 3700" found  
26 for the northwest corner of said Venable Exhibit "A-1" Fifteenth  
27 Tract and an ell corner of said 352.393 acre tract;

1 THENCE South 89°57'36" East, along the north line of said Venable  
2 Exhibit "A-1" Fifteenth Tract and a south line of said 352.393 acre  
3 tract, a distance of 69.55 feet to a 1/2 inch iron rod with plastic  
4 cap stamped "J E Smith 3700" found for the northeast corner of said  
5 Venable Exhibit "A-1" Fifteenth Tract, the northwest corner of said  
6 Venable Exhibit "A-1" Fourteenth Tract, the southwest corner of  
7 said Venable Exhibit "A-1" Twelfth Tract, and the most easterly  
8 southeast corner of said 352.393 acre tract;

9 THENCE North 00°07'55" West, along the west line of said Venable  
10 Exhibit "A-1" Twelfth Tract and the east line of said 352.393 acre  
11 tract, a distance of 1866.24 feet to a 1/2 inch iron rod with  
12 plastic cap stamped "J E Smith 3700" found for the northeast corner  
13 of said 352.393 acre tract and the southeast corner of said Venable  
14 Exhibit "A-1" Nineteenth Tract;

15 THENCE along the south line of said Venable Exhibit "A-1"  
16 Nineteenth Tract and the north line of said 352.393 acre tract the  
17 following courses and distances:

18           South 84°01'58" West, a distance of 569.60 feet to a point for  
19 corner;

20           South 89°43'26" West, a distance of 841.22 feet to a 1/2 inch  
21 iron rod with plastic cap stamped "J E Smith 3700" found for the  
22 corner;

23           South 51°33'10" West, a distance of 179.90 feet to a 1/2 inch  
24 iron rod with plastic cap stamped "J E Smith 3700" found for corner;

25           South 87°42'24" West, a distance of 225.93 feet to a 1/2 inch  
26 iron rod with plastic cap stamped "J E Smith 3700" found for corner;

27           South 62°36'29" West, a distance of 502.48 feet to a 1/2 inch



1 iron rod with plastic cap stamped "J E Smith 3700" found the  
2 southwest corner of said Venable Exhibit "A-1" Nineteenth Tract and  
3 the southeast corner of said Venable Exhibit "A-1" Fifth Tract;  
4 THENCE North 89°55'15" West, continuing along the north line of said  
5 352.393 acre tract and the south lines of said Venable Exhibit "A-1"  
6 Fifth Tract and Seventh Tract, passing at a distance of 4118.63 feet  
7 a Corps. of Engineers concrete monument with brass disk found for  
8 the northeast corner of Tract No. 2512E, conveyed to the United  
9 States of America by deed recorded in County Clerk's File No.  
10 95-R0068092, D.R.D.C.T., and continuing along the south line of  
11 said Venable Exhibit "A-1" Seventh Tract and the north line of said  
12 Tract No. 2512E, for a total distance of 4768.62 feet to a 5/8 inch  
13 iron rod found for the northwest corner of said Tract No. 2512E,  
14 said corner being in the east line of Tract No. 2512, conveyed to  
15 the United States of America by deed recorded in County Clerk's File  
16 No. 95-R0068092, D.R.D.C.T.;

17 THENCE North 14°20'32" East, along the east line of said Tract No.  
18 2512, a distance of 116.96 feet to a 5/8 inch iron rod found for the  
19 northeast corner of said Tract No. 2512;

20 THENCE South 89°21'47" West, along the north line of said Tract No.  
21 2512, passing at a distance of 63.04 feet the northwest corner of  
22 said Tract No. 2512 and a northeast corner of Tract No. 2510,  
23 conveyed to the United States of America by deed recorded in County  
24 Clerk's File No. 97-R0083048, D.R.D.C.T., and continuing along a  
25 north line of said Tract No. 2510, for a total distance of 325.98  
26 feet to a 5/8 inch iron rod found for an ell corner of said Tract No.  
27 2510, said corner being in the west line of said Venable Exhibit

1 "A-1" Sixth Tract and the east line of a called 2.73 acre tract of  
2 land conveyed to Venable Estate, LTD., by deed recorded in  
3 Instrument No. 2005-43578, O.R.D.C.T.;

4 THENCE North 00°37'33" West, along the east lines of said Tract No.  
5 2510 and said Venable Exhibit "A-4", 2.73 acre tract and the west  
6 line of said Venable Exhibit "A-1" Sixth Tract, a distance of  
7 2548.77 feet to a Corps. of Engineers concrete monument with brass  
8 disk found for the northeast corners of said Tract No. 2510 and said  
9 Venable Exhibit "A-4", 2.73 acre tract, the Northwest corner of  
10 said Venable Exhibit "A-1" Sixth Tract, the southwest corner of  
11 said Venable Exhibit "A-1" Fourth Tract, and the southeast corner  
12 of a called 331.388 acre tract of land conveyed to Robert G. McGraw  
13 and Helen McGraw, by deed recorded in County Clerk's File No.  
14 97-R0089771, D.R.D.C.T.;

15 THENCE North 00°44'14" West, along the west line of said Venable  
16 Exhibit "A-1" Fourth Tract and the east line of said 331.388 acre  
17 tract, a distance of 750.63 feet to a Corps. of Engineers concrete  
18 monument with brass disk found for the northwest corner of said  
19 Venable Exhibit "A-1" Fourth Tract and a northeast corner of said  
20 331.388 acre tract, being in the south line of a called 119.83 acre  
21 tract of land conveyed to Helen McGraw, by deed recorded in Volume  
22 4407, Page 1179, R.P.R.D.C.T.;

23 THENCE South 89°47'07" East, along the north lines of said Venable  
24 Exhibit "A-1" Fourth Tract and Third Tract, and the south line of  
25 said 119.83 acre tract, a distance of 1787.66 feet to a 1/2 inch  
26 iron rod found for a southeast corner of said 119.83 acre tract and  
27 the southwest corner of said Venable Parcel Two, 14.586 acre tract,

1 said corner being in the approximate centerline of McKinney Bridge  
2 Road;

3 THENCE with the approximate centerline of McKinney Bridge Road, and  
4 with the northwesterly line of said Venable Parcel Two, 14.586 acre  
5 tract, and the southeasterly line of said 119.83 acre tract, the  
6 following courses and distances:

7 North 67°10'55" East, a distance of 1377.39 feet to a 1/2 inch  
8 iron rod found for corner;

9 North 36°16'40" East, a distance of 261.33 feet to a 1/2 inch  
10 iron rod with yellow plastic cap stamped "THROUGH CAP" found for  
11 corner;

12 North 49°01'29" East, passing at a distance of 270.75 feet a  
13 1/2 inch iron rod found, and continuing for a total distance of  
14 273.58 feet to the most northerly corner of said Venable Parcel Two,  
15 14.586 acre tract, and the most easterly southeast corner of said  
16 119.83 acre tract, said corner being in the west line of the  
17 aforesaid Scenic Acres;

18 THENCE South 00°22'24" West, along the east line of said Venable  
19 Parcel Two, 14.586 acre tract, and the west line of said Scenic  
20 Acres, a distance of 714.48 feet to the northwest corner of Lot 17  
21 of said Scenic Acres;

22 THENCE South 89°37'31" East, along the north line of said Lot 17, a  
23 distance of 206.82 feet to the most northerly northeast corner of  
24 said Lot 17, said corner being in a 60 foot radius cul-de-sac  
25 right-of-way line of Scenic Drive and being at the beginning of a  
26 non-tangent curve to the left;

27 THENCE, southeasterly along said cul-de-sac right-of-way line and

1 with said non-tangent curve to the left having a central angle of  
2  $165^{\circ}08'50''$ , a radius of 60.00 feet, a chord bearing of South  
3  $82^{\circ}18'25''$  East, a chord distance of 118.99 feet, passing at an arc  
4 length of 72.26 feet the most easterly northeast corner of said Lot  
5 17 and the most westerly northwest corner of Lot 16 of said Scenic  
6 Acres, and continuing for a total arc length of 172.94 feet to the  
7 most easterly northwest corner of said Lot 16, being in the south  
8 right-of-way line of Scenic Drive (a 60 foot wide right-of-way);  
9 THENCE North  $74^{\circ}55'19''$  East, along the south right-of-way line of  
10 said Scenic Drive, a distance of 18.10 feet to the northeast corner  
11 of said Lot 16;  
12 THENCE South  $05^{\circ}05'59''$  West, along the east line of said Lot 16, a  
13 distance of 422.16 feet to the southeast corner of said Lot 16, said  
14 corner being in the south line of said Scenic Acres and the north  
15 line of said Venable Exhibit "A-1" Third Tract;  
16 THENCE South  $89^{\circ}37'50''$  East, along the south line of said Scenic  
17 Acres and the north lines of said Venable Exhibit "A-1" Third Tract  
18 and Second Tract, a distance of 667.01 feet to a 1/2 inch iron rod  
19 found for the southeast corner of said Scenic Acres and the  
20 southwest corner of a called 39.04 acre tract of land conveyed to  
21 Pete Kenny, by deed recorded in Instrument No. 2010-28786,  
22 O.R.D.C.T.;  
23 THENCE North  $89^{\circ}55'56''$  East, along the north lines of said Venable  
24 Exhibit "A-1" Second Tract and Seventeenth Tract, and the south  
25 line of said 39.04 acre tract, a distance of 958.70 feet to a wood  
26 corner post found for the southeast corner of said 39.04 acre tract  
27 and an ell corner of said Venable Exhibit "A-1" Seventeenth Tract;

1 THENCE North 00°47'57" West, along the east line of said 39.04 acre  
2 tract and the west lines of said Venable Exhibit "A-1" Seventeenth  
3 Tract and Venable Exhibit "A-7" First Tract, a distance of 1748.72  
4 feet to a 1/2 inch iron rod found for the northeast corner of said  
5 39.04 acre tract and the southeast corner of said Venable Parcel  
6 One, Tract I, 7.000 acre tract;

7 THENCE South 89°17'34" West, along the south line of said Venable  
8 Parcel One, Tract I, and the north line of said 39.04 acre tract, a  
9 distance of 72.46 feet to a 1/2 inch iron rod found for the  
10 southwest corner of said Venable Parcel One, Tract I, and the  
11 southeast corner of a called 7.000 acre tract of land conveyed to  
12 Ronald G. Johnson and Wife, Hester L. Johnson, by deed recorded in  
13 Volume 1191, Page 694, D.R.D.C.T.;

14 THENCE North 52°27'48" West, along the southwesterly line of said  
15 Venable Parcel One, Tract I and the northeasterly line of said  
16 Johnson 7.000 acre tract, a distance of 989.37 feet to the northwest  
17 corner of said Venable Parcel One, Tract I, the southwest corner of  
18 said Venable Parcel One, Tract II, 0.228 acre tract, the northeast  
19 corner of said Johnson 7.000 acre tract, and the southeast corner of  
20 a called 0.110 acre tract of land conveyed to Ronald G. Johnson et  
21 ux, Hester L. Johnson, by deed recorded in Volume 1197, Page 860,  
22 D.R.D.C.T.;

23 THENCE North 04°02'10" West, along the west line of said Venable  
24 Parcel One, Tract II and the east line of said 0.110 acre tract, a  
25 distance of 104.40 feet to the northwest corner of said Venable  
26 Parcel One, Tract II and the northeast corner of said 0.110 acre  
27 tract, said point being in the approximate centerline of McKinney

1 Bridge Road;

2 THENCE with the approximate centerline of said McKinney Bridge  
3 Road, and along the northwesterly line of said Venable Parcel One,  
4 Tract II the following courses and distances:

5 North 39°51'20" East, a distance of 56.10 feet to a point for  
6 corner;

7 North 20°28'10" East, a distance of 132.92 feet to the  
8 northeast corner of said Venable Parcel One, Tract II, said corner  
9 being in the west line of a called 103.4117 acre tract of land  
10 conveyed to E E Ranches of Texas, Inc., by deed recorded in Volume  
11 2256, Page 840, R.P.R.D.C.T.;

12 THENCE South 00°18'17" East, along the east line of said Venable  
13 Parcel One, Tract II and the west line of said 103.4117 acre tract,  
14 a distance of 266.23 feet to the southeast corner of said Venable  
15 Parcel One, Tract II and the most westerly southwest corner of said  
16 103.4117 acre tract, said point being in the north line of said  
17 Venable Parcel One, Tract I;

18 THENCE North 85°40'16" East, along the north line of said Venable  
19 Parcel One, Tract I and a south line of said 103.4117 acre tract, a  
20 distance of 774.60 feet to a concrete monument found for the  
21 northeast corner of said Venable Parcel One, Tract I and an ell  
22 corner of said 103.4117 acre tract;

23 THENCE South 00°41'49" East, along the east line of said Venable  
24 Parcel One, Tract I and a west line of said 103.4117 acre tract, a  
25 distance of 427.62 feet to the northwest corner of said Venable  
26 Exhibit "A-7" First Tract and the most southerly southwest corner  
27 of said 103.4117 acre tract;

1 THENCE North 89°37'44" East, along the north line of said Venable  
2 Exhibit "A-7" First Tract and the south line of said 103.4117 acre  
3 tract, passing at a distance of 25.00 a concrete monument found, and  
4 continuing for a total distance of 1995.90 feet to a concrete  
5 monument found for the northeast corner of said Venable Exhibit  
6 "A-7" First Tract and the southeast corner of said 103.4117 acre  
7 tract, said corner being in the west line of said Venable Exhibit  
8 "A-7" Second Tract;

9 THENCE North 00°17'05" East, along the west line of said Venable  
10 Exhibit "A-7" Second Tract and the east line of said 103.4117 acre  
11 tract, a distance of 788.98 feet to a wood corner post found for the  
12 northwest corner of said Venable Exhibit "A-7" Second Tract and an  
13 ell corner of said 103.4117 acre tract;

14 THENCE South 89°29'26" East, along the north line of said Venable  
15 Exhibit "A-7" Second Tract and a south line of said 103.4117 acre  
16 tract, passing at a distance of 99.73 feet a wood corner post found  
17 for the most easterly southeast corner of said 103.4117 acre tract  
18 and the southwest corner of a called 51.9010 acre tract of land  
19 conveyed to Helen K. McGraw, by deed recorded in County Clerk's File  
20 No. 94-R0085683, D.R.D.C.T., and continuing along said north line  
21 and the south line of said 51.9010 acre tract, for a total distance  
22 of 1357.89 feet to a 1/2 inch iron rod found for the northeast  
23 corner of said Venable Exhibit "A-7" Second Tract, the northwest  
24 corner of said Venable Exhibit "A-1" Ninth Tract, the southeast  
25 corner of said 51.9010 acre tract, and the southwest corner of Lot  
26 28 of Yellow Rose Estates Subdivision, an addition to Denton  
27 County, Texas according to the plat recorded in Cabinet L, Page 177,

1 M.R.D.C.T.;

2 THENCE South 88°46'23" East, along the north line of said Venable  
3 Exhibit "A-1" Ninth Tract and the south line of said Yellow Rose  
4 Estates Subdivision, a distance of 1323.42 feet to a 1/2 inch iron  
5 rod found for the northeast corner of said Venable Exhibit "A-1"  
6 Ninth Tract and the northwest corner of Lot 10 of St. John's Place,  
7 an addition to Denton County, Texas according to the plat recorded  
8 in Cabinet L, Page 119, M.R.D.C.T.;

9 THENCE South 00°48'05" West, along the east line of said Venable  
10 Exhibit "A-1" Ninth Tract and the west line of said St. John's  
11 Place, a distance of 1315.38 feet to a 1/2 inch iron rod found for  
12 the southeast corner of said Venable Exhibit "A-1" Ninth Tract, the  
13 northeast corner of said Venable Exhibit "A-1" Tenth Tract, the  
14 northwest corner of said Venable Exhibit "A-1" Twenty-Fifth Tract,  
15 and the southwest corner of Lot 9 of said St. John's Place;

16 THENCE South 88°50'34" East, along the north line of said Venable  
17 Exhibit "A-1" Twenty-Fifth Tract and the south line of said St.  
18 John's Place, a distance of 978.68 feet to metal corner post found  
19 for the southeast corner of Lot 8 of said St. John's Place, and the  
20 southwest corner of a called 129.223 acre tract of land conveyed to  
21 Texas Motor Speedway, Inc. d/b/a Texas International Raceways, by  
22 deed recorded in County Clerk's File No. 96-R0079309, D.R.D.C.T.;

23 THENCE South 88°46'04" East, along the north lines of said Venable  
24 Exhibit "A-1" Twenty-Fifth Tract and Twenty-Sixth Tract and the  
25 south line of said 129.223 acre tract, a distance of 1653.96 feet to  
26 a metal corner post found for the northeast corner of said Venable  
27 Exhibit "A-1" Twenty-Sixth Tract and the southeast corner of said



1 129.223 acre tract, said corner being in the west line of a called  
2 71.114 acre tract of land, File No. F0072.00, conveyed to The Rudman  
3 Partnership, by deed recorded in Volume 2844, Page 42,  
4 R.P.R.D.C.T.;

5 THENCE South 01°46'53" West, along the east line of said Venable  
6 Exhibit "A-1" Twenty-Sixth Tract and the west line of said 71.114  
7 acre tract, passing at a distance of 789.91 feet a 1/2 inch iron rod  
8 found for the southwest corner of said 71.114 acre tract and the  
9 northwest corner of a called 61.36 acre tract of land conveyed to  
10 Michelle Lynette Roberts, by deed recorded in Instrument No.  
11 2008-40245, O.R.D.C.T., and continuing along said east line and the  
12 west line of said 61.36 acre tract, for a total distance of 1296.74  
13 feet to a wood corner post found for the southeast corner of said  
14 Venable Exhibit "A-1" Twenty-Sixth Tract and the most westerly  
15 southwest corner of said 61.36 acre tract, said corner being in the  
16 north line of said Venable Exhibit "A-2" Third Tract;

17 THENCE along the north line of said Venable Exhibit "A-2" Third  
18 Tract and the south line of said 61.36 acre tract, the following  
19 courses and distances:

20 North 89°02'25" East, a distance of 1193.53 feet to a wood  
21 corner post found for corner;

22 South 03°32'32" West, a distance of 565.50 feet to a wood  
23 corner post found for corner;

24 South 85°40'05" East, passing at a distance of 1460.68 feet a  
25 wood corner post found for the most northerly northeast corner of  
26 said Venable Exhibit "A-2" Third Tract, the northwest corner of  
27 said Venable Exhibit "A-3", 24 acre tract, the most southerly

1 southeast corner of said 61.36 acre tract, and the most westerly  
2 southwest corner of a called 18.78 acre tract of land conveyed to  
3 Zandra Bean, by deed recorded in Volume 4229, Page 2901,  
4 R.P.R.D.C.T., and continuing along the south line of said 18.78  
5 acre tract for a total distance of 1552.99 feet to a wood corner  
6 post found for and ell corner of said 18.78 acre tract;  
7 THENCE South 02°38'27" West, along a west line of said 18.78 acre  
8 tract, a distance of 210.21 feet to a wood corner post found for the  
9 most southerly southwest corner of said 18.78 acre tract;  
10 THENCE South 87°34'17" East, along the south line of said 18.78 acre  
11 tract, a distance of 925.13 feet to a 5/8 inch iron rod found for the  
12 southeast corner of said 18.78 acre tract, said corner being in the  
13 west line of said Venable 10.69 acre tract, and being in the  
14 approximate centerline of Massey Road;  
15 THENCE North 04°51'52" East, with the approximate centerline of said  
16 Massey Road, and along the west line of said Venable 10.69 acre  
17 tract and east line of said 18.78 acre tract, a distance of 228.51  
18 feet to the northwest corner of said Venable 10.69 acre tract, from  
19 which a 1/2 inch iron rod found bears North 87°55'27" West a distance  
20 of 6.38 feet;  
21 THENCE South 87°55'27" East, along the north line of said Venable  
22 10.69 acre tract, passing at a distance of 24.76 feet a 1/2 inch  
23 iron rod found in the east line of said Massey Road, and continuing  
24 for a total distance of 526.66 feet to the POINT OF BEGINNING and  
25 containing 2521.094 acres or 109,818,863 square feet of land, more  
26 or less.  
27 SAVE AND EXCEPT THE FOLLOWING TRACTS A, B, and C:

1 TRACT A

2 Being a tract of land situated in the J. Moses Survey, Abstract No.  
3 894 and the N. McMillan Survey, Abstract No. 841, Denton County,  
4 Texas, and consisting of the following; those tracts of land  
5 conveyed to Patricia Ann Harmon Brockett, a 105 foot by 210 foot  
6 tract, called Tract 1, a called 27.20 acre tract, called Tract 2,  
7 and a called 26.23 acre tract, called Tract 3, by deed recorded in  
8 Instrument No. 2011-9037, O.R.D.C.T.; a called 27.20 acre tract of  
9 land conveyed to Willie Pearlene Harmon Johnson by deed recorded in  
10 Volume 5033, Page 3166, R.P.R.D.C.T.; a called 0.5 acre tract of  
11 land conveyed to J. R. Johnson and wife, Pearlene Johnson by deed  
12 recorded in Volume 400, Page 32, D.R.D.C.T.; a called 1.000 acre  
13 tract of land conveyed to Pearlene Johnson, et ux by deed recorded  
14 in Volume 794, Page 219, D.R.D.C.T.; a called 1.001 acre tract of  
15 land conveyed in deed to J.S. Dubose and/or Lee J. Brookshire, Jr.,  
16 Trustees, by deed recorded in Volume 2015, Page 147, R.P.R.D.C.T.;  
17 a called 3.046 acre tract of land conveyed to Tracy Glenn Henderson  
18 and Linda Gail Henderson by deed recorded in Volume 4897, Page 3357,  
19 R.P.R.D.C.T.; a called 1.001 acre tract of land conveyed to Michael  
20 J. Behrend by deed recorded in Volume 3016, Page 596, R.P.R.D.C.T.;  
21 a called 5.061 acre tract of land conveyed to Michael Jon Behrend by  
22 deed recorded in County Clerk's File No. 94-R0003414, D.R.D.C.T.; a  
23 called 1.000 acre tract of land conveyed to Brad Hines and Margaret  
24 Hines by deed recorded in Volume 4991, Page 695, R.P.R.D.C.T.; the  
25 remainder of a called 29.553 acre tract of land conveyed to L.Z.  
26 Harmon, Sr., by deed recorded in Volume 5033, Page 3143,  
27 R.P.R.D.C.T.; a called 2.116 acre tract of land conveyed to Wade

1 Franklin Lewis and Harry Lou Lewis, husband and wife, by deed  
2 recorded in County Clerk's File No. 94-R008814, D.R.D.C.T.; a  
3 called 1.000 acre tract of land, called Tract 1 and a called 1.00  
4 acre tract of land, called Tract 2, conveyed to Brad Hines and Wife,  
5 Margaret Hines, by deed recorded in Volume 4401, Page 1042,  
6 R.P.R.D.C.T.; a called 1.000 acre tract of land conveyed to Hugo E.  
7 Richter, Jr. and Wife, Jolene J., by deed recorded in Volume 733,  
8 Page 574, D.R.D.C.T.; a called 1.01 acre tract of land conveyed to  
9 Carol Puckett by deed recorded in Instrument No. 2007-96075,  
10 R.P.R.D.C.T.; a called 0.724 acre tract of land conveyed to Marcus  
11 Wayne Pierce, et ux, by deed recorded in Instrument No.  
12 2004-104661, O.R.D.C.T.; a tract of land conveyed to Kenneth W.  
13 Wilson and Wife, Carolyn Wilson by deed recorded in Volume 4873,  
14 Page 2682, R.P.R.D.C.T.; a called 3.00 acre tract of land conveyed  
15 to George Wayne Pierce and Wife, Sue Pierce by deed recorded in  
16 Volume 719, Page 602, D.R.D.C.T.; a called 1.269 acre tract of land  
17 conveyed to Kenneth W. Wilson and Wife, Carolyn Wilson by deed  
18 recorded in Document No. 2011-95837, O.R.D.C.T.; and a called 0.254  
19 acre tract of land conveyed to Black Rock Water Supply Corporation  
20 by deed recorded in Volume 1788, Page 989, R.P.R.D.C.T., and being  
21 more particularly described as follows:

22 BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "H  
23 & N 1849" found for the northwest corner of said 27.20 acre Patricia  
24 Ann Harmon Brockett tract, called Tract 2, and the southwest corner  
25 of the above mentioned 27.20 acre tract of land conveyed to Venable  
26 Roaylty, Ltd., by deed recorded in Volume 5076, Page 822,  
27 R.P.R.D.C.T. and to Venable Estate, Ltd., by deed recorded in

1 Instrument No. 2004-101157, O.R.D.C.T., said corner being in the  
2 east line of the above mentioned Venable Exhibit "A-1"  
3 Twenty-First Tract;  
4 THENCE North 89°20'09" East, a distance of 1045.44 feet to a 1/2 inch  
5 iron rod with yellow plastic cap stamped "H & N 1849" found for the  
6 southeast corner of said Venable 27.20 acre tract, said corner  
7 being in the west line of said 26.23 acre Patricia Ann Harmon  
8 Brockett tract, called Tract 3;  
9 THENCE North 0°38'15" West, along the east line of said Venable  
10 27.20 acre tract and the west line of said 26.23 acre tract, a  
11 distance of 1112.40 feet to the northeast corner of said Venable  
12 27.20 acre tract and northwest corner of said 26.23 acre tract, said  
13 corner being in the south line of the above mentioned Venable  
14 Exhibit "A-8", 54.089 acre tract, being the same as the above  
15 mentioned Venable 54.08 acre tract recorded in Volume 4867, Page  
16 3255, R.P.R.D.C.T.;  
17 THENCE South 88°18'52" East, along the south line of said Venable  
18 Exhibit "A-8", 54.089 acre tract and the north line of said 26.23  
19 acre tract, a distance of 907.17 feet to the southeast corner of  
20 said Venable Exhibit "A-8", 54.089 acre tract and the northeast  
21 corner of said 26.23 acre tract, said corner being in the west line  
22 of the above mentioned Venable Exhibit "A-2" Second Tract;  
23 THENCE South 0°33'39" West, along the west line of said Venable  
24 Exhibit "A-2" Second Tract and the east line of said 26.23 acre  
25 tract, a distance of 1151.30 feet to a wood corner post found for  
26 the southwest corner of said Venable Exhibit "A-2" Second Tract and  
27 the northwest corner of said Harmon 29.553 acre tract;

1 THENCE South 88°23'05" East, along the south line of said Venable  
2 Exhibit "A-2" Second Tract and the north line of said 29.553 acre  
3 tract, a distance of 555.23 feet to a 1/2 inch iron rod found for the  
4 most westerly northeast corner of said 29.553 acre tract and the  
5 northwest corner of said Pierce 3.00 acre tract;

6 THENCE South 88°18'08" East, continuing along the south line of said  
7 Venable Exhibit "A-2" Second Tract and the north line of said Pierce  
8 3.00 acre tract, a distance of 626.29 feet to a 1/2 inch iron rod  
9 found for the northeast corner of said Pierce 3.00 acre tract and  
10 the northwest corner of said Wilson 1.269 acre tract;

11 THENCE South 88°04'56" East, continuing along the south line of said  
12 Venable Exhibit "A-2" Second Tract and the north lines of said  
13 Wilson 1.269 acre tract and said Black Rock Water Supply  
14 Corporation 0.254 acre tract, a distance of 365.79 feet to a wood  
15 corner post found for the northeast corner of said Black Rock Water  
16 Supply Corporation 0.254 acre tract and the northwest corner of the  
17 above mentioned Venable Exhibit "A-6" 70 acre tract;

18 THENCE South 01°20'17" West, along the west line of said Venable  
19 Exhibit "A-6" 70 acre tract and the east lines of said Black Rock  
20 Water Supply Corporation 0.254 acre tract, said Harmon 29.553 acre  
21 tract, and said Pierce 0.724 acre tract, passing at a distance of  
22 1388.97 feet a 1/2 inch iron rod found in the north line of Richter  
23 Road for the southeast corner of said Pierce 0.724 acre tract, and  
24 continuing along said west line for a total distance of 1413.97 feet  
25 to the southwest corner of said Venable Exhibit "A-6" 70 acre tract,  
26 said corner being in the north line of the above mentioned Venable  
27 Exhibit "A-1" Twenty-Fourth Tract;

1 THENCE North 88°16'47" West, along the north line of said Venable  
2 Exhibit "A-1" Twenty-Fourth Tract, a distance of 1403.72 feet to  
3 the most southerly southeast corner of said Lewis 2.116 acre tract,  
4 from which a 1/2 inch iron rod found in the north line of Richter  
5 Road bears North 00°28'03" East a distance of 25.01 feet;

6 THENCE North 88°01'16" West, continuing along the north line of said  
7 Venable Exhibit "A-1" Twenty-Fourth Tract and the south lines of  
8 said Lewis 2.116 acre tract, said Johnson 0.5 acre tract, and said  
9 Johnson 27.20 acre tract, a distance of 2024.03 feet to a wood  
10 corner post found for the southwest corner of said Johnson 27.20  
11 acre tract, the northwest corner of said Venable Exhibit "A-1"  
12 Twenty-Fourth Tract, the northeast corner of the above mentioned  
13 Venable Exhibit "A-1" Eighth Tract, and the southeast corner of  
14 said Venable Exhibit "A-1" Twenty-First Tract;

15 THENCE North 00°39'41" West, along the east line of said Venable  
16 Exhibit "A-1" Twenty-First Tract and the west lines of said Johnson  
17 27.20 acre tract and said 27.20 acre Patricia Ann Harmon Brockett  
18 tract, a distance of 1401.57 feet to the POINT OF BEGINNING and  
19 containing 135.931 acres or 5,921,167 square feet of land, more or  
20 less.

21 TRACT B

22 Being a tract of land situated in the George Smith Survey, Abstract  
23 No. 1219, Denton County, Texas, and being described as a 210 foot by  
24 210 foot tract of land conveyed to Faith Assembly Church by deed  
25 recorded in Instrument No. 2004-26872, O.R.D.C.T., and being more  
26 particularly described as follows:

27 BEGINNING at the northeast corner of said Church tract, from which a

1 wood corner post found bears South 89°52'15" East a distance of  
2 130.00 feet;

3 THENCE South 00°07'45" West, along the east line of said Church  
4 tract, passing at a distance of 203.40 feet a wood corner post found  
5 in the north line of Black Jack Road, and continuing along said east  
6 line for a total distance of 210.00 feet to the southeast corner of  
7 said Church tract;

8 THENCE North 89°52'15" West, along the south line of said Church  
9 tract, a distance of 210.00 feet to the southwest corner of said  
10 Church tract, said corner being in the approximate centerline of  
11 Harmon Road;

12 THENCE North 00°07'45" East, with the approximate centerline of  
13 Harmon Road and along the west line of said Church tract, a distance  
14 of 210.00 feet to the northwest corner of said Church tract;

15 THENCE South 89°52'15" East, along the north line of said Church  
16 tract, a distance of 210.00 feet to the POINT OF BEGINNING and  
17 containing 1.012 acres or 44,100 square feet of land, more or less.

18 TRACT C

19 Being a tract of land situated in the J. Moses Survey, Abstract No.  
20 894, Denton County, Texas, and being all of a called 2 acre tract of  
21 land, conveyed to Trustees of Wilson Cemetery by deed recorded in  
22 Volume 57, Page 402, D.R.D.C.T., and being more particularly  
23 described as follows:

24 BEGINNING at a chain link fence corner post found for the northwest  
25 corner of said Cemetery tract and the southwest corner of the above  
26 mentioned Venable Exhibit "A-1" Twenty-Second Tract, said corner  
27 being in the east line of the above mentioned Venable Exhibit "A-1"



1 Fourteenth Tract;  
2 THENCE North 89°39'39" East, along the north line of said Cemetery  
3 tract and the south line of said Venable Exhibit "A-1"  
4 Twenty-Second Tract; passing at a distance of 288.86 feet a chain  
5 link fence corner post found and continuing for a total distance of  
6 305.55 feet to the northeast corner of said Cemetery tract, the  
7 southwest corner of the above mentioned Venable Exhibit "A-1"  
8 Twenty-First Tract, and the northwest corner of the above mentioned  
9 Exhibit "A-1" Eighth Tract;  
10 THENCE South 00°20'21" East, along the east line of said Cemetery  
11 tract and the west line of said Venable Exhibit "A-1" Eighth Tract,  
12 a distance of 285.28 feet to the southeast corner of said Cemetery  
13 tract and the most easterly northeast corner of said Venable  
14 Exhibit "A-1" Fourteenth Tract;  
15 THENCE South 89°39'39" West, along the south line of said Cemetery  
16 tract and a north line of said Venable Exhibit "A-1" Fourteenth  
17 Tract; a distance of 305.55 feet to the southwest corner of said  
18 Cemetery tract and an ell corner of said Venable Exhibit "A-1"  
19 Fourteenth Tract, from which a chain link fence corner post found  
20 bears North 30°04'24" East a distance of 9.80 feet;  
21 THENCE North 00°20'21" West, along the west line of said Cemetery  
22 tract and the east line of said Venable Exhibit "A-1" Fourteenth  
23 Tract, a distance of 285.28 feet to the POINT OF BEGINNING and  
24 containing 2.001 acres or 87,168 square feet of land, more or less.

25 \_\_\_\_\_  
26 \_\_\_\_\_

27 VENABLE PROPERTY DESCRIPTION

1 TRACT 2

2 Being a tract of land situated in the T. Chambers Survey, Abstract  
3 No. 223, Denton County, Texas, and being all the following tracts of  
4 land conveyed to Venable Royalty, Ltd.; a called 4.37 acre tract of  
5 land by deed recorded in Instrument No. 2003-193459 of the Official  
6 Records of Denton County, Texas, and all of a called 4.35 acre tract  
7 of land by deed recorded in Volume 4952, Page 1406 of the Real  
8 Property Records of Denton County, Texas, and being more  
9 particularly described as follows:

10 BEGINNING at a wood corner post found for the northwest corner of  
11 said 4.35 acre tract and the southwest corner of a called 2.726 acre  
12 tract of land conveyed to Dennard's Farm Supply Incorporated by  
13 deed recorded in Instrument No. 2009-52074 of the Official Records  
14 of Denton County, Texas, said corner being in the east line of the  
15 Texas and Pacific Railway Company right-of-way (80 foot wide  
16 right-of-way);

17 THENCE South  $87^{\circ}59'39''$  East, along the north line of said 4.35 acre  
18 tract and the south line of said 2.726 acre tract, a distance of  
19 307.30 feet to the northeast corner of said 4.35 acre tract and the  
20 southeast corner of said 2.726 acre tract, said corner being in the  
21 west right-of-way line of State Highway 377 (a 120 foot wide  
22 right-of-way), from which a metal corner post found bears North  
23  $87^{\circ}59'39''$  West a distance of 1.44 feet, said point also being at the  
24 beginning of a non-tangent curve to the right;

25 THENCE along the west right-of-way line of State Highway 377, the  
26 following courses and distances:

27           Southwesterly, along said non-tangent curve to the right

1 having a central angle of  $02^{\circ}03'24''$ , a radius of 5669.58 feet, a  
2 chord bearing of South  $03^{\circ}44'56''$  West, a chord distance of 203.52  
3 feet, passing at an arc length of 203.12 feet a wood highway marker  
4 found for the southeast corner of said 4.35 acre tract and being at  
5 the intersection of the west right-of-way line of State Highway 377  
6 with the northwesterly right-of-way line of Farm to Market 3524 (a  
7 80 foot wide right-of-way), and continuing for a total an arc length  
8 of 203.53 feet to the end of said curve;

9 South  $04^{\circ}46'38''$  West, passing at a distance of 570.19 feet the  
10 northeast corner of said 4.37 acre tract, from which a 60d nail  
11 found bears South  $85^{\circ}13'22''$  East a distance of 1.33 feet, and  
12 continuing for a total distance of 1120.24 feet to the southeast  
13 corner of said 4.37 acre tract, from which a 1/2 inch iron rod found  
14 bears North  $88^{\circ}16'01''$  West a distance of 1.06 feet;

15 THENCE North  $88^{\circ}16'01''$  West, along the south line of said 4.37 acre  
16 tract, a distance of 387.22 feet to the southwest corner of said  
17 4.37 acre tract, said corner being in the east line of said Texas  
18 and Pacific Railway Company right-of-way, from which a 1/2 inch  
19 iron rod found bears North  $88^{\circ}16'01''$  West a distance of 1.30 feet,  
20 said point also being at the beginning of a non-tangent curve to the  
21 left;

22 THENCE along the west lines of said 4.35 acre tract and said 4.37  
23 acre tract and the east line of said Texas and Pacific Railway  
24 Company right-of-way, the following courses and distances:

25 Northeasterly along said non-tangent curve to the left having  
26 a central angle of  $03^{\circ}06'33''$ , a radius of 5779.58 feet, a chord  
27 bearing of North  $09^{\circ}14'29''$  East, a chord distance of 313.59 feet,

1 and an arc length of 313.63 feet to the end of said curve;

2 North 07°41'12" East, passing at a distance of 91.78 feet the  
3 northwest corner of said 4.37 acre tract in the southeasterly line  
4 of said Farm to Market 3524, and passing at a distance of 204.92  
5 feet a 1/2 inch iron rod with red plastic cap stamped "ALLIANCE"  
6 found for the most southerly corner of said 4.35 acre tract in the  
7 northwesterly right-of-way line of said Farm to Market 3524, and  
8 continuing for a total distance of 1018.10 feet to the POINT OF  
9 BEGINNING and containing 10.487 acres or 456,819 square feet of  
10 land, more or less.

11 This document was prepared under 22 TAC §663.21, does not reflect  
12 the results of an on the ground survey, and is not to be used to  
13 convey or establish interests in real property except those rights  
14 and interests implied or established by the creation or  
15 reconfiguration of the boundary of the political subdivision for  
16 which it was prepared.

17 SECTION 7. (a) If this Act does not receive a two-thirds  
18 vote of all the members elected to each house, Subchapter C, Chapter  
19 8469, Special District Local Laws Code, as added by Section 5 of  
20 this Act, is amended by adding Section 8469.109 to read as follows:

21 Sec. 8469.109. NO EMINENT DOMAIN POWER. The district may  
22 not exercise the power of eminent domain.

23 (b) This section is not intended to be an expression of a  
24 legislative interpretation of the requirements of Subsection (c),  
25 Section 17, Article I, Texas Constitution.

26 SECTION 8. The Parker County Utility District No. 1 is  
27 dissolved.

1 SECTION 9. The following laws are repealed:

2 (1) Chapter 7208, Special District Local Laws Code;

3 and

4 (2) Section 1.04, Chapter 1273, Acts of the 75th  
5 Legislature, Regular Session, 1997.

6 SECTION 10. (a) The legal notice of the intention to  
7 introduce this Act, setting forth the general substance of this  
8 Act, has been published as provided by law, and the notice and a  
9 copy of this Act have been furnished to all persons, agencies,  
10 officials, or entities to which they are required to be furnished  
11 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
12 Government Code.

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

16 (c) The Texas Commission on Environmental Quality has filed  
17 its recommendations relating to this Act with the governor,  
18 lieutenant governor, and speaker of the house of representatives  
19 within the required time.

20 (d) All requirements of the constitution and laws of this  
21 state and the rules and procedures of the legislature with respect  
22 to the notice, introduction, and passage of this Act have been  
23 fulfilled and accomplished.

24 SECTION 11. This Act takes effect September 1, 2013.

David Dewhurst

President of the Senate

Joe Straus

Speaker of the House

I certify that H.B. No. 3914 was passed by the House on May 14, 2013, by the following vote: Yeas 143, Nays 0, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 3914 on May 23, 2013, by the following vote: Yeas 138, Nays 1, 2 present, not voting.

Robert Haney

Chief Clerk of the House

I certify that H.B. No. 3914 was passed by the Senate, with amendments, on May 21, 2013, by the following vote: Yeas 30, Nays 0.

Patsy Spaw

Secretary of the Senate

APPROVED: 14 JUNE '13

Date

Rick Perry

Governor

FILED IN THE OFFICE OF THE  
SECRETARY OF STATE

10pm O'CLOCK

JUN 14 2013

[Signature]

Secretary of State