

By: Paxton

S.B. No. 3065

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Wolf Creek Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes; granting a limited power of eminent domain.

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 4015 to read as follows:

CHAPTER 4015. WOLF CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 4015.0101. DEFINITIONS. In this chapter:

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

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

(3) "County" means Hunt County.

(4) "Director" means a board member.

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

Sec. 4015.0102. NATURE OF DISTRICT. The Wolf Creek Municipal Management District No. 1 is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 4015.0103. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this

1 chapter.

2 (b) By creating the district and in authorizing the county,
3 the city, and other political subdivisions to contract with the
4 district, the legislature has established a program to accomplish
5 the public purposes set out in Section 52-a, Article III, Texas
6 Constitution.

7 (c) The creation of the district is necessary to promote,
8 develop, encourage, and maintain employment, commerce,
9 transportation, housing, tourism, recreation, the arts,
10 entertainment, economic development, safety, and the public
11 welfare in the district.

12 (d) This chapter and the creation of the district may not be
13 interpreted to relieve the county or the city from providing the
14 level of services provided as of the effective date of the Act
15 enacting this chapter to the area in the district. The district is
16 created to supplement and not to supplant county or city services
17 provided in the district.

18 Sec. 4015.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

19 (a) All land and other property included in the district will
20 benefit from the improvements and services to be provided by the
21 district under powers conferred by Sections 52 and 52-a, Article
22 III, and Section 59, Article XVI, Texas Constitution, and other
23 powers granted under this chapter.

24 (b) The district is created to serve a public use and
25 benefit.

26 (c) The creation of the district is in the public interest
27 and is essential to further the public purposes of:

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

3 (2) eliminating unemployment and underemployment; and

4 (3) developing or expanding transportation and
5 commerce.

6 (d) The district will:

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

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

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

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

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

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

1 Sec. 4015.0105. INITIAL DISTRICT TERRITORY. (a) The
2 district is initially composed of the territory described by
3 Section 2 of the Act enacting this chapter.

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

8 (1) organization, existence, or validity;

9 (2) right to issue any type of bonds for the purposes
10 for which the district is created or to pay the principal of and
11 interest on the bonds;

12 (3) right to impose or collect an assessment or tax; or

13 (4) legality or operation.

14 Sec. 4015.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
15 All or any part of the area of the district is eligible to be
16 included in:

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

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

21 Sec. 4015.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
22 DISTRICTS LAW. Except as otherwise provided by this chapter,
23 Chapter 375, Local Government Code, applies to the district.

24 Sec. 4015.0108. CONSTRUCTION OF CHAPTER. This chapter
25 shall be liberally construed in conformity with the findings and
26 purposes stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 4015.0201. GOVERNING BODY; TERMS. (a) The district is governed by a board of five elected directors who serve staggered terms of four years.

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

Sec. 4015.0202. COMPENSATION; EXPENSES. (a) The district may compensate each director in an amount not to exceed \$150 for each board meeting. The total amount of compensation for each director in one year may not exceed \$7,200.

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

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

Sec. 4015.0203. TEMPORARY DIRECTORS. (a) On or after the effective date of the Act creating this chapter, the owner or owners of a majority of the assessed value of the real property in the district according to the most recent certified tax appraisal roll for the county may submit a petition to the Texas Commission on Environmental Quality requesting that the commission appoint as temporary directors the five persons named in the petition. The commission shall appoint as temporary directors the five persons named in the petition.

(b) The temporary or successor temporary directors shall hold an election to elect five permanent directors as provided by Section 4015.0201.

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

2 (1) the date permanent directors are elected under
3 Subsection (b); or

4 (2) the fourth anniversary of the effective date of
5 the Act creating this chapter.

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

11 (1) the date permanent directors are elected under
12 Subsection (b); or

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

15 (e) If Subsection (d) applies, the owner or owners of a
16 majority of the assessed value of the real property in the district
17 according to the most recent certified tax appraisal roll for the
18 county may submit a petition to the Texas Commission on
19 Environmental Quality requesting that the commission appoint as
20 successor temporary directors the five persons named in the
21 petition. The commission shall appoint as successor temporary
22 directors the five persons named in the petition.

23 SUBCHAPTER C. POWERS AND DUTIES

24 Sec. 4015.0301. GENERAL POWERS AND DUTIES. The district
25 has the powers and duties necessary to accomplish the purposes for
26 which the district is created.

27 Sec. 4015.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The

1 district, using any money available to the district for the
2 purpose, may provide, design, construct, acquire, improve,
3 relocate, operate, maintain, or finance an improvement project or
4 service authorized under this chapter or Chapter 375, Local
5 Government Code.

6 (b) The district may contract with a governmental or private
7 entity to carry out an action under Subsection (a).

8 (c) The implementation of a district project or service is a
9 governmental function or service for the purposes of Chapter 791,
10 Government Code.

11 Sec. 4015.0303. NONPROFIT CORPORATION. (a) The board by
12 resolution may authorize the creation of a nonprofit corporation to
13 assist and act for the district in implementing a project or
14 providing a service authorized by this chapter.

15 (b) The nonprofit corporation:

16 (1) has each power of and is considered to be a local
17 government corporation created under Subchapter D, Chapter 431,
18 Transportation Code; and

19 (2) may implement any project and provide any service
20 authorized by this chapter.

21 (c) The board shall appoint the board of directors of the
22 nonprofit corporation. The board of directors of the nonprofit
23 corporation shall serve in the same manner as the board of directors
24 of a local government corporation created under Subchapter D,
25 Chapter 431, Transportation Code, except that a board member is not
26 required to reside in the district.

27 Sec. 4015.0304. LAW ENFORCEMENT SERVICES. To protect the

public interest, the district may contract with a qualified party, including the county or the city, to provide law enforcement services in the district for a fee.

Sec. 4015.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The district may join and pay dues to a charitable or nonprofit organization that performs a service or provides an activity consistent with the furtherance of a district purpose.

Sec. 4015.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The district may engage in activities that accomplish the economic development purposes of the district.

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

(1) make loans and grants of public money; and

(2) provide district personnel and services.

(c) The district may create economic development programs and exercise the economic development powers provided to municipalities by:

(1) Chapter 380, Local Government Code; and

(2) Subchapter A, Chapter 1509, Government Code.

Sec. 4015.0307. PARKING FACILITIES. (a) The district may acquire, lease as lessor or lessee, construct, develop, own, operate, and maintain parking facilities or a system of parking facilities, including lots, garages, parking terminals, or other structures or accommodations for parking motor vehicles off the streets and related appurtenances.

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

5 (c) The district's parking facilities are parts of and
6 necessary components of a street and are considered to be a street
7 or road improvement.

8 (d) The development and operation of the district's parking
9 facilities may be considered an economic development program.

10 Sec. 4015.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The
11 board by resolution shall establish the number of directors'
12 signatures and the procedure required for a disbursement or
13 transfer of district money.

14 Sec. 4015.0309. ADDING OR EXCLUDING LAND. Except as
15 provided by Section 4015.0310, the district may add or exclude land
16 in the manner provided by Subchapter J, Chapter 49, Water Code, or
17 by Subchapter H, Chapter 54, Water Code.

18 Sec. 4015.0310. DIVISION OF DISTRICT. (a) The district may
19 be divided into two or more new districts only if the district:

20 (1) has no outstanding bonded debt; and

21 (2) is not imposing ad valorem taxes.

22 (b) This chapter applies to any new district created by the
23 division of the district, and a new district has all the powers and
24 duties of the district.

25 (c) Any new district created by the division of the district
26 may not, at the time the new district is created, contain any land
27 outside the area described by Section 2 of the Act enacting this

1 chapter.

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

6 (e) An order dividing the district must:

7 (1) name each new district;

8 (2) include the metes and bounds description of the
9 territory of each new district;

10 (3) appoint initial directors for each new district;
11 and

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

14 (f) On or before the 30th day after the date of adoption of
15 an order dividing the district, the district shall file the order
16 with the Texas Commission on Environmental Quality and record the
17 order in the real property records of each county in which the
18 district is located.

19 Sec. 4015.0311. EMINENT DOMAIN. The district may exercise
20 the power of eminent domain in the manner provided by Section
21 [49.222](#), Water Code.

22 SUBCHAPTER D. ASSESSMENTS

23 Sec. 4015.0401. PETITION REQUIRED FOR FINANCING SERVICES
24 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
25 service or improvement project with assessments under this chapter
26 unless a written petition requesting that service or improvement
27 has been filed with the board.

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

5 Sec. 4015.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
6 The board by resolution may impose and collect an assessment for any
7 purpose authorized by this chapter in all or any part of the
8 district.

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

14 (1) are a first and prior lien against the property
15 assessed;

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

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

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

26 (d) The board may make a correction to or deletion from the
27 assessment roll that does not increase the amount of assessment of

any parcel of land without providing notice and holding a hearing in the manner required for additional assessments.

SUBCHAPTER E. TAXES AND BONDS

Sec. 4015.0501. TAX ELECTION REQUIRED. (a) The district must hold an election in the manner provided by Chapter 49, Water Code, or, if applicable, Chapter 375, Local Government Code, to obtain voter approval before the district may impose an ad valorem tax.

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

Sec. 4015.0502. OPERATION AND MAINTENANCE TAX. (a) If authorized by a majority of the district voters voting at an election under Section 4015.0501, the district may impose an operation and maintenance tax on taxable property in the district in the manner provided by Section 49.107, Water Code, for any district purpose, including to:

(1) maintain and operate the district;

(2) construct or acquire improvements; or

(3) provide a service.

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

Sec. 4015.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on terms determined by the board.

(b) The district may issue, by public or private sale, bonds, notes, or other obligations payable wholly or partly from ad

valorem taxes, assessments, impact fees, revenue, contract payments, grants, or other district money, or any combination of those sources of money, to pay for any authorized district purpose.

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

Sec. 4015.0504. BONDS SECURED BY REVENUE OR CONTRACT PAYMENTS. The district may issue, without an election, bonds secured by:

(1) revenue other than ad valorem taxes, including contract revenues; or

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

Sec. 4015.0505. BONDS SECURED BY AD VALOREM TAXES; ELECTIONS. (a) If authorized at an election under Section 4015.0501, the district may issue bonds payable from ad valorem taxes.

(b) At the time the district issues bonds payable wholly or partly from ad valorem taxes, the board shall provide for the annual imposition of a continuing direct annual ad valorem tax, without limit as to rate or amount, for each year that all or part of the bonds are outstanding as required and in the manner provided by

1 Sections 54.601 and 54.602, Water Code.

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

6 SUBCHAPTER I. DISSOLUTION

7 Sec. 4015.0901. DISSOLUTION. (a) The board shall dissolve
8 the district on written petition filed with the board by the owners
9 of:

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

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

18 (b) The board by majority vote may dissolve the district at
19 any time.

20 (c) The district may not be dissolved by its board under
21 Subsection (a) or (b) if the district:

22 (1) has any outstanding bonded indebtedness until that
23 bonded indebtedness has been repaid or defeased in accordance with
24 the order or resolution authorizing the issuance of the bonds;

25 (2) has a contractual obligation to pay money until
26 that obligation has been fully paid in accordance with the
27 contract; or

1 (3) owns, operates, or maintains public works,
2 facilities, or improvements unless the district contracts with
3 another person for the ownership, operation, or maintenance of the
4 public works, facilities, or improvements.

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

7 SECTION 2. The Wolf Creek Municipal Management District
8 No. 1 initially includes all territory contained in the following
9 area:

10 LEGAL DESCRIPTION - TRACT 1

11 760.994 ACRE TRACT

12 LEGAL DESCRIPTION: Being 760.994 acres of land out of the E. Tedwell
13 Survey, Abstract No. 1035, the J. C. Bates Survey, Abstract No. 35,
14 I. White Survey, Abstract No. 144, J. Grilski Survey, Abstract
15 No. 387, the W. Rogers Survey, Abstract No. 1885, the A. J. Hefner
16 Survey, Abstract No. 473 and the Wm. H. Sowell Survey, Abstract
17 No. 996 in Hunt County, Texas and also being all of that certain
18 760.70 acre tract described in Doc. #2023-10812 of the Official
19 Public Records of said Hunt County, Texas; Said 760.70 acre tract
20 being more particularly described as follows and as surveyed under
21 the supervision of Cross Texas Land Services, Inc in October, 2024:
22 BEGINNING at a calculated point in the east line of State Highway
23 No. 34 for the northwest corner of that certain 93.00 acre tract
24 described in Volume 1493, Page 676 of the Official Public Records
25 and the southwest corner hereof;

26 THENCE along the east line of said Highway, the following 3 courses:

27 1. North 00°22'32" West a distance of 752.68 feet to a

1 concrete monument found;

2 2. Along a curve turning to the left with an arc length of
3 1345.62 feet, with a radius of 2914.79 feet, with a chord bearing of
4 North 13°30'37" West, a distance of 1333.70 feet to a 1/2" iron rod
5 with cap found;

6 3. North 26°40'59" West a distance of 1444.79 feet to a 1/2"
7 iron rod with cap found for the southeast corner of that certain
8 28.000 acre tract described in Volume 530, Page 896 of the Official
9 Public Records and a corner hereof;

10 THENCE along the south and east lines of said 28.000 acre tract, the
11 following 2 courses:

12 1. North 89°25'39" East a distance of 2361.72 feet to a 3/8"
13 iron rod found;

14 2. North 00°50'48" West a distance of 738.78 feet to a 3/8"
15 iron rod found for the northeast corner of said 28.000 acre tract
16 and the southeast corner of that certain 20.000 acre tract
17 described in Volume 1426, Page 349 of the Official Public Records;

18 THENCE along the east lines of said 20.000 acre tract and another
19 20.000 acre tract described in said Volume 1426, Page 349, the
20 following 2 courses:

21 1. North 00°56'12" West a distance of 316.90 feet to a 3/8"
22 iron rod found;

23 2. North 00°11'39" West a distance of 312.42 feet to a 3/8"
24 iron rod found for the northeast corner of said 20.000 acre tract
25 and the southeast corner of that certain 35.00 acre tract described
26 in Doc #2017-17935 of the Official Public Records;

27 THENCE North 00°30'43" West a distance of 1117.52 feet along the

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1 east lines of said 35.00 acre tract and that certain 30.932 acre
2 tract described in Volume 151, Page 816 of the Official Public
3 Records to a 1/2" iron rod found for the northeast corner of said
4 30.932 acre tract and the southeast corner of that certain 26.350
5 acre tract described in Doc. #2017-10496 of the Official Public
6 Records;

7 THENCE along the east line of said 26.350 acre tract, the following
8 3 courses:

9 1. North 00°43'09" West a distance of 291.80 feet to a 6"
10 fence corner post found;

11 2. North 89°59'29" West a distance of 820.45 feet to a 1/2"
12 iron rod found;

13 3. North 00°18'57" West a distance of 321.55 feet to a 1/2"
14 iron rod found for the northeast corner of said 26.350 acre tract
15 and the southeast corner of the KRS Acres Subdivision recorded in
16 Cabinet I, Slide 118 of the Plat Records of said Hunt County, Texas;
17 THENCE along the east line of said KRS Acres Subdivision, the
18 following courses:

19 1. North 00°07'49" East a distance of 486.54 feet to a 1/2"
20 iron rod found;

21 2. South 89°57'14" West a distance of 823.22 feet to a 10"
22 fence corner post found;

23 3. North 01°27'39" West a distance of 148.71 feet to a 1/2"
24 iron rod with cap found;

25 4. North 01°06'12" West a distance of 275.06 feet to a 1/2"
26 iron rod with cap found;

27 5. North 00°58'47" West a distance of 363.10 feet to a

1 calculated point;

2 6. South 89°09'30" West a distance of 571.70 feet to a 3/8"
3 iron rod found for a corner of said Subdivision and the southeast
4 corner of that certain 2.48 acre tract described in Volume 1246,
5 Page 614 of the Official Public Records;
6 THENCE North 00°59'32" East a distance of 190.75 feet along the east
7 line of said 2.48 acre tract to a 3/8" iron rod found for the
8 northeast corner of said 2.48 acre tract and the southeast corner of
9 the Fox Ranch Subdivision recorded in Cabinet I, Slide 190 of said
10 Plat Records;
11 THENCE along the east and north lines of said Subdivision, the
12 following 3 courses:

13 1. North 00°16'43" East a distance of 791.33 feet to a 3/8"
14 iron rod found;

15 2. North 89°34'03" West a distance of 330.97 feet to a 1/2"
16 iron rod found;

17 3. North 89°48'03" West a distance of 218.58 feet to a 1/2"
18 iron rod with cap found in the east line of said Highway for the
19 northwest corner of said Subdivision and a corner hereof;

20 THENCE North 00°39'23" West a distance of 1320.29 feet along the
21 east line of said Highway to a 1/2" iron rod with cap found for the
22 southwest corner of that certain 1.94 acre tract described in Doc
23 #2022-26595 of the Official Public Records and a corner hereof;

24 THENCE along the south and east lines of said 1.94 acre tract, the
25 following 2 courses:

26 1. North 87°17'01" East a distance of 425.37 feet to a 8"
27 fence corner post found;

2. North 02°19'21" East a distance of 184.09 feet to a 1/2" iron rod with cap found in the south line of that certain 4.466 acre tract described in Doc #2021-15766 of the Official Public Records for the northeast corner of said 1.94 acre tract and a corner hereof;

THENCE along the south and east lines of said 4.466 acre tract and the east line of that certain 2.181 acre tract described in Doc #2022-27712 of the Official Public Records, the following 2 courses:

1. North 89°41'23" East a distance of 322.86 feet to a 1/2" iron rod with cap found;

2. North 00°30'12" West, at a distance of 1216.14 feet pass a 1/2" iron rod with cap found in the south line of County Road 4300, in all a total distance of 1238.71 feet to a calculated point in the centerline of said County Road 4300 for the northeast corner of said 2.181 acre tract and the northwest corner hereof;

THENCE along the centerline of said County Road 4300, the following 8 courses:

1. North 86°07'51" East a distance of 262.27 feet to a point;
 2. North 86°43'14" East a distance of 80.79 feet to a point;
 3. North 89°47'16" East a distance of 86.35 feet to a point;
 4. South 88°04'38" East a distance of 123.14 feet to a point;
 5. South 86°21'55" East a distance of 146.45 feet to a point;
 6. South 69°38'53" East a distance of 128.91 feet to a point;
 7. South 27°52'20" East a distance of 95.06 feet to a point;
 8. South 44°16'56" East a distance of 8.18 feet to a point
- for the northwest corner of that certain 34.44 acre tract described

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in Doc #2023-9748 of the Official Public Records and the northeast corner hereof;

THENCE along the west and south lines of said 34.44 acre tract, the following 2 courses:

1. South 00°23'08" East, at a distance of 90.45 feet pass a 1/2" iron rod with cap found, in all a total distance of 1118.08 feet to a 1/2" iron rod found;

2. North 89°18'21" East a distance of 1321.38 feet to a calculated point for the southeast corner of said 34.44 acre tract, the southwest corner of that certain 18.943 acre tract described in Doc #2017-370 of the Official Public Records, the northwest corner of that certain 25.825 acre tract described in Doc #2009-15211 of the Official Public Records and a corner hereof and from which a 1" sq. rod found bears North 87°50'13" West a distance of 42.02 feet;

THENCE South 00°09'42" East, at distance of 893.3 feet pass a 1/2" iron rod with cap found, in all a total distance of 938.30 feet along the west line of said 25.825 acre tract and that certain tract described in Volume 483, Page 283 to a point in the record centerline of a Creek;

THENCE along the record centerline of said Creek and the west line of said 483, Page 283, the following courses:

1. South 72°08'04" East a distance of 45.78 feet to a point;
2. South 33°20'42" East a distance of 27.02 feet to a point;
3. South 10°58'08" East a distance of 29.00 feet to a point;
4. North 89°28'00" East a distance of 105.66 feet to a point;
5. South 25°24'59" East a distance of 74.13 feet to a point;
6. South 49°16'58" East a distance of 58.57 feet to a point;

1 7. South 03°24'42" West a distance of 44.07 feet to a point;
2 8. South 40°09'20" East a distance of 139.97 feet to a point;
3 9. South 13°31'51" East a distance of 183.34 feet to a point;
4 10. South 05°58'44" West a distance of 53.06 feet to a point;
5 11. South 46°20'36" East a distance of 37.87 feet to a point;
6 12. South 81°03'48" East a distance of 89.18 feet to a point;
7 13. South 40°46'19" East a distance of 94.55 feet to a point;
8 14. South 22°13'47" East a distance of 2851.43 feet to a 1/2"
9 iron rod with cap found for a corner of said tract described in
10 Volume 483, Page 283 and a corner hereof;
11 THENCE North 89°49'48" East, at a distance of 559.87 feet pass a 1/2"
12 iron rod with cap found, in all a total distance of 609.92 feet
13 along the south line of said tract described in Volume 483, Page
14 2583 to a point in the centerline of a Creek for the northwest
15 corner of that certain 89.08 acre tract described in Doc
16 #2022-17135 of the Official Public Records and a corner hereof;
17 THENCE along the record centerline of said Creek, the following 30
18 courses:
19 1. South 04°35'43" West a distance of 25.00 feet to a point;
20 2. South 33°29'24" West a distance of 70.77 feet to a point;
21 3. South 00°49'53" East a distance of 166.09 feet to a point;
22 4. South 35°55'14" West a distance of 61.54 feet to a point;
23 5. South 67°26'06" West a distance of 36.23 feet to a point;
24 6. North 52°02'58" West a distance of 19.73 feet to a point;
25 7. South 69°33'07" West a distance of 42.88 feet to a point;
26 8. South 32°30'15" West a distance of 39.90 feet to a point;
27 9. South 03°09'50" East a distance of 49.91 feet to a point;

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- 1 10. South 21°23'35" East a distance of 65.09 feet to a point;
- 2 11. South 01°42'59" West a distance of 136.42 feet to a
- 3 point;
- 4 12. South 08°19'20" East a distance of 77.22 feet to a point;
- 5 13. South 08°28'17" West a distance of 158.52 feet to a
- 6 point;
- 7 14. South 75°48'53" West a distance of 67.64 feet to a point;
- 8 15. South 28°26'38" West a distance of 33.40 feet to a point;
- 9 16. South 43°08'40" East a distance of 29.07 feet to a point;
- 10 17. South 78°40'43" East a distance of 42.05 feet to a point;
- 11 18. South 30°03'18" East a distance of 90.52 feet to a point;
- 12 19. South 13°53'28" East a distance of 109.94 feet to a
- 13 point;
- 14 20. South 12°20'16" West a distance of 36.54 feet to a point;
- 15 21. South 46°21'58" West a distance of 23.87 feet to a point;
- 16 22. South 69°56'27" West a distance of 71.22 feet to a point;
- 17 23. South 46°37'01" West a distance of 25.98 feet to a point;
- 18 24. South 04°06'30" East a distance of 20.05 feet to a point;
- 19 25. South 44°50'29" East a distance of 162.99 feet to a
- 20 point;
- 21 26. South 25°51'29" East a distance of 26.40 feet to a point;
- 22 27. South 04°38'56" West a distance of 83.37 feet to a point;
- 23 28. South 23°22'06" East a distance of 107.32 feet to a
- 24 point;
- 25 29. South 04°04'14" East a distance of 140.82 feet to a
- 26 point;
- 27 30. South 14°36'18" East a distance of 51.47 feet to a point

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1 in the north line of that certain tract described in Volume 777,
2 Page 461 of said Official Public Records and a corner hereof and
3 from which a 8" pipe fence corner post found bears South 59°40'31"
4 East a distance of 25.10 feet;

5 THENCE along the west line of said tract described in Volume 777,
6 Page 461, the following 3 courses:

7 1. South 89°43'51" West a distance of 83.23 feet to a
8 calculated point and from which a bent axle at a fence corner post
9 found bears South 70°46'58" West a distance of 22.99 feet;

10 2. South 01°35'00" East a distance of 1488.00 feet to a 1/2"
11 iron rod found;

12 3. South 86°11'03" East a distance of 646.88 feet to a 1/2"
13 iron rod found in the east line of that certain 62.400 acre tract
14 described in Doc #2015-4073 of the Official Public Records for a
15 corner of said tract described in Volume 777, Page 461 and a corner
16 hereof;

17 THENCE South 00°56'41" East a distance of 1384.62 feet along the
18 west line of said 62.400 acre tract to a 1 1/2" iron rod found in the
19 north line of that certain 95.59 acre tract described in Doc
20 #2016-32 of the Official Public Records for a corner of said 62.400
21 acre tract and a corner hereof;

22 THENCE along the north and west lines of said 95.59 acre tract, the
23 following 23 courses:

24 1. South 89°09'49" West, at a distance of 845.47 feet pass a
25 10" fence corner post found, in all a total distance of 874.34 feet
26 to a point in the record centerline of a Creek;

27 2. Continue along the record centerline of said Creek, South

1 00°24'14" West a distance of 250.46 feet to a point;
2 3. South 35°13'54" East a distance of 55.71 feet to a point;
3 4. South 19°10'32" East a distance of 74.84 feet to a point;
4 5. South 40°21'36" East a distance of 54.71 feet to a point;
5 6. South 07°41'54" East a distance of 46.68 feet to a point;
6 7. South 09°28'03" West a distance of 62.39 feet to a point;
7 8. South 21°39'28" East a distance of 21.73 feet to a point;
8 9. South 46°03'09" East a distance of 82.83 feet to a point;
9 10. South 02°15'15" East a distance of 44.46 feet to a point;
10 11. South 14°28'10" West a distance of 46.62 feet to a point;
11 12. South 32°18'24" West a distance of 89.85 feet to a point;
12 13. South 11°49'48" West a distance of 39.97 feet to a point;
13 14. South 23°03'12" East a distance of 31.07 feet to a point;
14 15. South 40°07'39" East a distance of 145.23 feet to a
15 point;
16 16. South 03°17'29" East a distance of 63.16 feet to a point;
17 17. South 43°44'01" West a distance of 78.37 feet to a point;
18 18. South 04°20'02" West a distance of 27.84 feet to a point;
19 19. South 17°04'50" East a distance of 73.72 feet to a point;
20 20. South 45°05'59" East a distance of 103.01 feet to a
21 point;
22 21. South 00°05'44" East a distance of 45.17 feet to a point;
23 22. South 31°59'19" West a distance of 74.10 feet to a point;
24 23. South 13°04'12" West a distance of 15.89 feet to a point
25 for a corner of said 95.59 acre tract, the northeast corner of that
26 certain 140 acre tract described in Doc #2019-07238 of the Official
27 Public Records and the southeast corner hereof and from which a 1/2"

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1 iron rod on west bank of creek bears South 89°46'46" West a distance
2 of 15.33 feet;

3 THENCE South 89°46'46" West a distance of 3654.99 feet along the
4 north line of said 140 acre tract, the north line of that certain
5 54.76 acre tract described in Doc #2024-10813 of the Official
6 Public Records and the north line of said 93.00 acre tract to the
7 POINT OF BEGINNING containing 760.70 acres more or less, and as
8 shown hereon.

9 Note: Bearings, distances and acreage shown hereon are NAD 83,
10 Texas North Zone and are derived from GPS techniques. Iron Rod set
11 are 1/2 inch rod with plastic caps marked "CTLS".

12 LEGAL DESCRIPTION - TRACT 2

13 243.025 ACRE TRACT

14 LEGAL DESCRIPTION: Being 243.025 acres of land out of the J. Glass
15 Survey, Abstract No. 348 in Hunt County, Texas and also being all of
16 that certain 243.114 acre tract described in Doc. #2023-14230 of
17 the Official Public Records of said Hunt County, Texas; Said
18 243.025 acre tract being more particularly described as follows and
19 as surveyed under the supervision of Cross Texas Land Services, Inc
20 in October, 2024:

21 BEGINNING at a calculated point in the east line of that certain
22 4.7726 acre tract described in Doc. #2024-7702 of said Official
23 Public Records for the northwest corner of that certain 88.79 acre
24 tract described in Doc. #2021-10156 of said Official Public Records
25 and the southwest corner hereof and from which a 24" oak tree fence
26 corner found bears North 69°26'17" East a distance of 12.80 feet;

27 THENCE the following 5 courses:

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1 1. North 01°06'32" West along the east line of said 4.7726
2 acre tract, at a distance of 173.07 feet pass a 5/8" iron rod found
3 for the northeast corner of said 4.7726 acre tract and a corner of
4 that certain 19.081 acre tract described in Doc. #2024-7702 of said
5 Official Public Records, continue along the east line of said
6 19.081 acre tract, a total distance of 670.12 feet to a 1/2" iron
7 rod found;

8 2. South 89°55'03" East a distance of 790.46 feet to a 3/8"
9 iron rod found;

10 3. North 14°11'34" West a distance of 618.30 feet to a 3/8"
11 iron rod found;

12 4. North 89°50'15" West a distance of 658.22 feet to a 4"
13 fence corner post found;

14 5. North 01°03'32" West a distance of 89.51 feet to a 3/8"
15 iron rod found for a corner of said 19.081 acre tract and the
16 southeast corner of that Legacy Farms Subdivision recorded in
17 Cabinet H, Slide 373-374 of the Plat Records of said Hunt County,
18 Texas;

19 THENCE along the east line of said Legacy Farms Subdivision, the
20 following 2 courses:

21 1. North 01°27'55" West a distance of 536.62 feet to a 1/2"
22 iron rod with cap found;

23 2. North 01°24'26" West a distance of 1099.63 feet to a
24 calculated point in the centerline of County Road 4303 for the
25 northeast corner of said Subdivision and the northwest corner
26 hereof and from which a 1/2" iron rod with cap found bears North
27 80°12'05" East a distance of 194.33 feet;

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1 THENCE along the centerline of said County Road 4303, the following
2 8 courses:

3 1. North 89°38'33" East a distance of 2576.07 feet to a
4 point;

5 2. North 75°41'21" East a distance of 160.98 feet to a point;

6 3. North 00°12'13" West a distance of 20.62 feet to a 1/2"
7 iron rod found;

8 4. South 89°05'13" East a distance of 723.30 feet to a 1/2"
9 iron rod found;

10 5. South 89°08'42" East a distance of 118.08 feet to a 3/8"
11 iron rod found;

12 6. South 00°26'54" West a distance of 2398.12 feet to a 1/2"
13 iron rod with cap found;

14 7. South 89°49'50" East a distance of 671.05 feet to a 1/2"
15 iron rod found;

16 8. South 87°01'38" East a distance of 369.98 feet to an angle
17 iron found in the west line of State Highway No. 118 for a corner
18 hereof;

19 THENCE South 32°31'20" West a distance of 468.45 feet along the west
20 line of said Highway to a 5/8" iron rod found for the northeast
21 corner of that certain 1.0 acre tract described in Doc. #2018-95 of
22 said Official Public Records and the southeast corner hereof;

23 THENC South 89°32'11" West a distance of 784.64 feet along the north
24 line of said 1.0 acre tract and that certain 2.86 acre tract
25 described in Doc. #2019-5451 of said Official Public Records to a
26 5/8" iron rod found for the northwest corner of said 2.86 acre tract
27 and a corner hereof;

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1 THENCE South 00°25'44" East a distance of 237.77 feet along the west
2 line of said 2.86 acre tract to a 5/8" iron rod found in the north
3 line of the Rolling Acres Phase One Subdivision recorded in Doc.
4 #2023-23698 of said Plat Records for the southwest corner of said
5 2.86 acre tract and a corner hereof;

6 THENCE North 89°59'35" West a distance of 1954.99 feet along the
7 north line of said Phase One to a 1/2" iron rod found for the
8 northwest corner of said Phase One and a corner of said 88.79 acre
9 tract;

10 THENCE South 89°58'52" West a distance of 1530.58 feet along the
11 north line of said 88.79 acre tract to the POINT OF BEGINNING
12 containing 243.025 acres more or less, and as shown hereon.

13 Note: Bearings, distances and acreage shown hereon are NAD 83,
14 Texas North Zone and are derived from GPS techniques. Iron Rod set
15 are 1/2 inch rod with plastic caps marked "CTLS".

16 LEGAL DESCRIPTION - TRACT 3

17 30.677 ACRE TRACT

18 LEGAL DESCRIPTION: Being 30.677 acres of land out of the D. Slack
19 Survey, Abstract No. 948 in Hunt County, Texas and also being all of
20 that certain 30.600 acre tract described in Volume 1334, Page 427 of
21 the Official Public Records of said Hunt County, Texas; Said 30.677
22 acre tract being more particularly described as follows and as
23 surveyed under the supervision of Cross Texas Land Services, Inc in
24 October, 2024:

25 BEGINNING at a 1/2" iron rod found in the east line of State Highway
26 No. 118 for the southwest corner of that certain 30.000 acre tract
27 described in Doc. #2008-15366 of said Official Public Records and

1 the northwest corner hereof;
2 THENCE North 89°35'08" East a distance of 1726.90 feet along the
3 south line of said 30.000 acre tract to a 1/2" iron rod found in the
4 west line of that certain 190.7175 acre tract described in Doc.
5 #2024-5341 of said Official Public Records for the southeast corner
6 of said 30.000 acre tract and the northeast corner hereof;
7 THENCE along the west line of said 190.7175 acre tract, the
8 following 3 courses:
9 1. South 18°41'51" East a distance of 117.55 feet to a 3/8"
10 iron rod found;
11 2. South 08°54'45" East a distance of 521.05 feet to a 3/8"
12 iron rod found;
13 3. South 03°53'59" East a distance of 334.52 feet to a 1/2"
14 iron rod with cap found in the north line of that certain 240.951
15 acre tract described in Volume 1695, Page 597 of said Official
16 Public Records for the southwest corner of said 190.7175 acre tract
17 and the southeast corner hereof;
18 THENCE South 89°32'41" West a distance of 471.82 feet along the
19 north line of said 240.951 acre tract to a 10" pine fence corner
20 post found in the east line of that certain 17.964 acre tract
21 described in Doc. #2014-4695 of said Official Public Records for
22 the northwest corner of said 240.951 acre tract and the southwest
23 corner hereof;
24 THENCE North 01°59'22" West a distance of 36.15 feet along the east
25 line of said 17.964 acre tract to a 5/8" iron rod found for the
26 northeast corner of said 17.964 acre tract and the southeast corner
27 of that certain 15.493 acre tract described in Doc. #2018-8241 of

1 said Official Public Records;

2 THENCE along east and north lines of said 15.493 acre tract, the
3 following 2 courses:

4 1. North 00°43'46" West a distance of 327.50 feet to a 1/2"
5 iron rod found;

6 2. North 89°46'58" West a distance of 1762.03 feet to a 3/8"
7 iron rod found in the east line of said Highway for the northwest
8 corner of said 15.493 acre tract and the southwest corner hereof;

9 THENCE North 32°35'06" East a distance of 689.32 feet along the east
10 line of said Highway to the POINT OF BEGINNING containing 30.677
11 acres more or less, and as shown hereon.

12 Note: Bearings, distances and acreage shown hereon are NAD 83,
13 Texas North Zone and are derived from GPS techniques. Iron Rod set
14 are 1/2 inch rod with plastic caps marked "CTLS".

15 LEGAL DESCRIPTION - TRACT 4

16 190.815 ACRE TRACT

17 LEGAL DESCRIPTION: Being 190.815 acres of land out of the D. Slack
18 Survey, Abstract No. 948 in Hunt County, Texas and also being all of
19 that certain 190.7175 acre tract described in Doc. #2024-5341 of
20 the Official Public Records of said Hunt County, Texas; Said
21 190.815 acre tract being more particularly described as follows and
22 as surveyed under the supervision of Cross Texas Land Services, Inc
23 in October, 2024:

24 BEGINNING at a 1/2" iron rod found in the bed of County Road 4305 and
25 the common line of the D. Slack Survey, Abstract No. 948 and said
26 Sweeney Survey and the north line of that certain 240.951 acre tract
27 described in Volume 1695, Page 597 of said Official Public Records

1 for the southeast corner hereof;

2 THENCE along the north line of said 240.951 acre tract and the north
3 line, the following 2 courses:

4 1. South 54°47'13" West a distance of 156.88 feet to a 1/2"
5 iron rod with cap found;

6 2. South 89°45'54" West a distance of 2735.96 feet to a 1/2"
7 iron rod with cap found for the southeast corner of that certain
8 30.600 acre tract described in Volume 1334, Page 427 of said
9 Official Public Records and the southwest corner hereof;

10 THENCE along the east line of said 30.600 acre tract, the following
11 3 courses:

12 1. North 03°53'59" West a distance of 334.52 feet to a 3/8"
13 iron rod found;

14 2. North 08°54'45" West a distance of 521.05 feet to a 3/8"
15 iron rod found;

16 3. North 18°41'51" West a distance of 117.55 feet to a 1/2"
17 iron rod found for the northeast corner of said 30.600 acre tract
18 and the southeast corner of that certain 30.000 acre tract
19 described in Doc. #2008-15366 of said Official Public Records;

20 THENCE the following 3 courses:

21 1. North 11°13'02" West along the east line of said 30.000
22 acre tract, at a distance of 1031.37 feet pass a 3/8" iron rod found
23 for the northeast corner of said 30.000 acre tract and the southeast
24 corner of that certain 2.2 acre tract described in Doc. #2014-2780
25 of said Official Public Records, in all a total distance of 1135.69
26 feet along the east line of said 2.2 acre tract to a calculated
27 point;

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2. North 00°04'08" East a distance of 615.43 feet along the east line of said 2.2 acre tract to a 1/2" iron rod found;

3. North 89°12'29" East a distance of 3227.73 feet along the south line of that certain tract described in Volume 1460, Page 372 to a calculated point in the centerline of County Road 4305 for the common line of said Sweeney Survey and said Slack Survey for the southeast corner of said Volume 1460, Page 372 and the northeast corner hereof and from which 4" pine fence corner post found bears South 89°12'29" West a distance of 18.41 feet;

THENCE along the centerline of County Road 4305 for the common line of said Sweeney Survey and said Slack Survey, the following 2 courses:

1. South 00°08'05" East a distance of 1173.72 feet to a point;

2. South 00°11'08" West a distance of 1458.51 feet to the POINT OF BEGINNING containing 190.815 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas North Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS".

LEGAL DESCRIPTION - TRACT 5

102.514 ACRE TRACT

LEGAL DESCRIPTION: Being 102.514 acres of land out of the T. P. Sweeney Survey, Abstract No. 960 in Hunt County, Texas and also being all of that certain 102.552 acre tract described in Doc. #2024-5341 of the Official Public Records of said Hunt County, Texas; Said 102.514 acre tract being more particularly described as

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follows and as surveyed under the supervision of Cross Texas Land Services, Inc in October, 2024:

BEGINNING at a calculated point in the centerline of County Road 4307 for the common line of the R. McGahee Survey, Abstract No. 662 and said Sweeney Survey for the northeast corner of that certain 17.322 acre tract described in Doc. #2013-4011 of said Official Public Records and the southeast corner hereof and from which a 3/4" iron rod found bears North 89°19'35" West a distance of 21.71 feet; THENCE along the north line of said 17.322 acre tract and the north line of that certain 132.198 acre tract described in Volume 1695, Page 597 of said Official Public Records, the following 2 courses:

1. North 89°19'35" West a distance of 819.24 feet to a 1/2" iron rod found;

2. North 89°20'17" West a distance of 1553.74 feet to a 1/2" iron rod found for the northwest corner of said 132.198 acre tract and the northeast corner of that certain 240.951 acre tract described in said Volume 1695, Page 597;

THENCE North 89°19'05" West a distance of 1123.55 feet along the north line of said 240.951 acre tract to a 1/2" iron rod found in the bed of County Road 4305 and the common line of the D. Slack Survey, Abstract No. 948 and said Sweeney Survey for the northwest corner of said 240.951 acre tract and the southwest corner hereof;

THENCE North 00°11'08" East a distance of 1458.51 feet along the centerline of said County Road 4305 and said common line to a calculated point for the southwest corner of that certain 10.010 acre tract described in Doc. #2024-04636 of said Official Public Records and the northwest corner hereof and from which a 1/2" iron

1 rod found bears South 89°45'22" East a distance of 17.98 feet;
2 THENCE South 89°45'22" East a distance of 2284.86 feet along the
3 south line of said 10.010 acre tract and the south line of that
4 certain 26.058 acre tract described in Doc. #2013-5747 of said
5 Official Public Records to a 1/2" iron rod found for the southeast
6 corner of said 26.058 acre tract and the southwest corner of that
7 certain 10.082 acre tract described in Doc. #2021-10300 of said
8 Official Public Records;
9 THENCE South 89°48'34" East a distance of 381.30 feet along the
10 south line of said 10.082 acre tract to a 1/2" iron rod with cap
11 found for the northwest corner of that certain 14.4658 acre tract
12 described in Doc. #2024-05070 of said Official Public Records and
13 the northeast corner hereof;
14 THENCE along the west and south lines of said 14.4658 acre tract,
15 the following 2 courses:
16 1. South 00°16'22" East a distance of 786.45 feet to a 1/2"
17 iron rod with cap found;
18 2. South 86°22'24" East a distance of 795.46 feet to a
19 calculated point in the centerline of said County Road 4307 for said
20 common line of said McGahee Survey and said Sweeney Survey for the
21 southeast corner of said 14.4658 acre tract and a corner hereof and
22 from which a 1/2" iron rod with cap found bears North 86°22'24" West
23 a distance of 22.55 feet;
24 THENCE South 02°26'39" East a distance of 652.30 feet along the
25 centerline of said County Road 4307 for said common line of said
26 McGahee Survey and said Sweeney Survey to the POINT OF BEGINNING
27 containing 102.514 acres more or less, and as shown hereon.

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Note: Bearings, distances and acreage shown hereon are NAD 83, Texas North Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS".

LEGAL DESCRIPTION - TRACT 6

114.976 ACRE TRACT

LEGAL DESCRIPTION: Being 114.976 acres of land out of the T. P. Sweeney Survey, Abstract No. 960 in Hunt County, Texas and also being a portion of that certain 132.198 acre tract described in Volume 1695, Page 597 of the Official Public Records of said Hunt County, Texas; Said 114.976 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services, Inc in October, 2024:

BEGINNING at a 1/2" iron rod with cap found in centerline intersection of County Road 4310/4307 and the common line of the J. F. Gilbert Survey, Abstract No. 390 and said Sweeney Survey, the for the southeast corner of said 132.198 acre tract and the southeast corner hereof;

THENCE North 89°45'17" West a distance of 2508.86 feet along the centerline of County Road 4310, the south line of said 132.198 acre tract and the common line of said Gilbert Survey and said Sweeney Survey to a calculated point for the southeast corner of that certain 240.951 acre tract described in said Volume 1695, Page 597, the southwest corner of said 132.198 acre tract and the southwest corner hereof and from which a 1/2" iron rod with cap found bears North 00°23'28" East a distance of 20.05 feet;

THENCE North 00°23'28" East a distance of 2368.82 feet along the common line of said 240.951 acre tract and said 132.198 acre tract

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1 to a 1/2" iron rod with cap found in the south line of that certain
2 102.552 acre tract described in Doc. #2024-5341 of said Official
3 Public Records for the northeast corner of said 240.951 acre tract,
4 the northwest corner of said 132.198 acre tract and the northwest
5 corner hereof;

6 THENCE South 89°20'17" East a distance of 1460.96 feet along the
7 common line of said 102.552 acre tract and said 132.198 acre tract
8 to a calculated point for the northwest corner of that certain
9 17.322 acre tract described in Doc. #2013-4011 of said Official
10 Public Records and the northeast corner hereof and from which a 1/2"
11 iron rod with cap found bears South 89°20'17" East a distance of
12 92.77 feet;

13 THENCE along the west and south lines of said 17.322 acre tract and
14 crossing said 132.198 acre tract, the following courses:

15 1. South 00°05'21" East a distance of 121.94 feet to a
16 calculated point;

17 2. South 05°41'02" East a distance of 89.01 feet to a
18 calculated point;

19 3. South 03°27'48" East a distance of 110.51 feet to a
20 calculated point;

21 4. South 00°57'43" East a distance of 159.65 feet to a
22 calculated point;

23 5. South 00°38'15" East a distance of 165.15 feet to a
24 calculated point;

25 6. South 06°49'22" East a distance of 140.83 feet to a
26 calculated point;

27 7. South 06°57'07" East a distance of 47.87 feet to a t-post;

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1 8. North 89°26'29" East a distance of 913.79 feet to a
2 calculated point in the centerline of said County Road 4307 for the
3 common line of the R. McGahee Survey, Abstract No. 662 and said
4 Sweeney Survey and the east line of said 132.198 acre tract for the
5 southeast corner of said 17.322 acre tract and a corner hereof and
6 from which a 1/2" iron rod with cap found bears South 89°26'29" West
7 a distance of 32.39 feet;

8 THENCE South 02°48'09" East a distance of 1540.45 feet along the
9 centerline of said County Road 4307 for the common line of said
10 McGahee Survey and said Sweeney Survey and the east line of said
11 132.198 acre tract to the POINT OF BEGINNING containing 114.976
12 acres more or less, and as shown hereon.

13 Note: Bearings, distances and acreage shown hereon are NAD 83,
14 Texas North Zone and are derived from GPS techniques. Iron Rod set
15 are 1/2 inch rod with plastic caps marked "CTLS".

16 LEGAL DESCRIPTION - TRACT 7

17 89.570 ACRE TRACT

18 LEGAL DESCRIPTION: Being 89.570 acres of land out of the J. F.
19 Gilbert Survey, Abstract No. 390 in Hunt County, Texas and also
20 being all of that certain 89.42 acre tract described in Doc.
21 #2023-21984 of the Official Public Records of said Hunt County,
22 Texas; Said 89.570 acre tract being more particularly described as
23 follows and as surveyed under the supervision of Cross Texas Land
24 Services, Inc in October, 2024:

25 BEGINNING at a calculated point in the south line of County Road
26 4310 for the northeast corner of that certain 162.036 acre tract
27 described in Volume 302, Page 497 of said Official Public Records

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1 and the northwest corner hereof and from which a car axle found
2 bears North 00°11'39" West a distance of 1.38 feet;
3 THENCE North 89°46'57" East along the south line of said County Road
4 4310 and the south line of that certain 19.55 acre tract described
5 in Doc. #2010-366 of said Official Public Records, at a distance of
6 2186.29 feet pass a 3/8" iron rod found for the southeast corner of
7 said 19.55 acre tract and the southwest corner of that certain
8 19.950 acre tract described in Doc. #2024-9188 of said Official
9 Public Records, in all a total distance of 2211.51 feet to a
10 calculated point for the northwest corner of that certain 22.13
11 acre tract described in Doc. #2022-8417 of said Official Public
12 Records and the northeast corner hereof and from which 6" cedar
13 fence corner post found bears South 74°15'47" West a distance of
14 5.32 feet;
15 THENCE South 00°04'48" West along the west line of said 22.13 acre
16 tract, at a distance of 1475.02 feet pass a 6" pine fence corner
17 post found for the southwest corner of said 22.13 acre tract and the
18 northwest corner of that certain 28.01 acre tract described in Doc.
19 #2020-19273 of said Official Public Records, in all a total
20 distance of 1698.05 feet to a calculated point for the northeast
21 corner of that certain 35.65 acre tract described in Doc.
22 #2023-4933 of said Official Public Records and the southeast corner
23 and from which a 6" pine fence corner post found bears North
24 88°22'08" West a distance of 5.47 feet;
25 THENCE North 88°22'08" West a distance of 855.51 feet along the
26 north line of said 35.65 acre tract to a I-beam fence corner post
27 found for the northwest corner of said 35.65 acre tract and the

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1 northeast corner of that certain 297.870 acre tract described in
2 Doc. #2023-15828 of said Official Public Records;

3 THENCE North 89°19'33" West a distance of 2051.13 feet along the
4 north line of said 297.93 acre tract to a 6" pine fence corner post
5 found for a corner of said 162.036 acre tract and the southwest
6 corner hereof;

7 THENCE along the east line of said 162.036 acre tract, the following
8 3 courses:

9 1. North 00°25'35" East a distance of 304.50 feet to a
10 railroad tie fence corner post found;

11 2. North 89°57'24" East a distance of 699.30 feet to a 6"
12 pine fence corner post found;

13 3. North 00°11'39" West a distance of 1336.17 feet to the
14 POINT OF BEGINNING containing 89.570 acres more or less, and as
15 shown hereon.

16 Note: Bearings, distances and acreage shown hereon are NAD 83,
17 Texas North Zone and are derived from GPS techniques. Iron Rod set
18 are 1/2 inch rod with plastic caps marked "CTLS".

19 LEGAL DESCRIPTION - TRACT 8

20 297.870 ACRE TRACT

21 LEGAL DESCRIPTION: Being 297.870 acres of land out of the T. Toby
22 Survey, Abstract No. 1065, the A. Skaats Survey, Abstract No. 1016
23 and the B. Barr Survey, Abstract No. 46 in Hunt County, Texas and
24 also being all of that certain 297.93 acre tract described in Doc.
25 #2023-15828 of the Official Public Records of said Hunt County,
26 Texas; Said 297.870 acre tract being more particularly described as
27 follows and as surveyed under the supervision of Cross Texas Land

1 Services, Inc in October, 2024:

2 BEGINNING at a concrete highway monument found in the northwest
3 line of State Highway No. 224 for the southwest corner of that
4 certain 31.915 acre tract described in Doc. #2021-6498 of said
5 Official Public Records and the southeast corner hereof and from
6 which an angle iron at a fence corner post found bears North
7 $61^{\circ}53'25''$ East a distance of 2.89 feet;

8 THENCE along the north line of said Highway, the following 4
9 courses:

10 1. Along a curve turning to the right with an arc length of
11 2208.08 feet, with a radius of 3734.72 feet, with a chord bearing of
12 South $73^{\circ}32'25''$ West, a distance of 2176.06 feet to a concrete
13 highway monument found;

14 2. North $89^{\circ}35'44''$ West a distance of 368.06 feet to a
15 concrete highway monument found;

16 3. North $00^{\circ}11'50''$ East a distance of 20.35 feet to a
17 concrete highway monument found;

18 4. North $89^{\circ}36'21''$ West a distance of 864.82 feet to a $1/2''$
19 iron rod with cap found for the southeast corner of that certain
20 15.00 acre tract described in Doc. #2023-16273 of said Official
21 Public Records and the southwest corner hereof;

22 THENCE along the east and north lines of said 15.00 acre tract and
23 the north line of that certain 15.72 acre tract described in Doc.
24 #2023-16277 of said Official Public Records, the following 2
25 courses:

26 1. North $00^{\circ}24'03''$ East a distance of 907.10 feet to a $1/2''$
27 iron rod with cap found;

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2. North 89°37'05" West a distance of 787.61 feet to a 1/2" iron rod cap found for the southeast corner of that certain 11.000 acre tract described in Doc. #2023-12304 of said Official Public Records and a corner hereof;

THENCE along the east and north lines of said 11.000 acre tract, the following 2 courses:

1. North 00°23'24" East a distance of 469.77 feet to a 1/2" iron rod with cap found;

2. South 89°56'37" West, at a distance of 1000.44 feet pass a 1/2" iron rod with cap found, in all a total distance of 1030.47 feet to a calculated point near the centerline of County Road 4200 for the northwest corner of said 11.000 acre tract and a corner hereof;

THENCE North 00°03'45" West a distance of 589.60 feet along the centerline of said County Road 4200 to a calculated point for the southwest corner of that certain 7.43 acre tract described in Doc. #2013-7 of said Official Public Records and a corner hereof;

THENCE along the south and east lines of said 7.43 acre tract, the following 2 courses:

1. North 89°57'18" East, at a distance of 24.35 feet pass a 1/2" iron rod with cap found, in all a total distance of 705.40 feet to a cut oof 5" pine fence corner post found;

2. North 00°03'26" West a distance of 617.01 feet to a 1/2" iron rod with cap found in the south line of said County Road 4200 and the common line of the J. Stevens Survey, Abstract No. 995 and said Toby Survey for the northeast corner of said 7.43 acre tract and a corner hereof;

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1 THENCE North 89°58'28" East a distance of 141.73 feet along the
2 common line of said Stevens Survey and said Toby Survey to a 8"
3 cedar fence corner post found for the southeast corner of said
4 Stevens Survey, a corner of said Barr Survey, the southwest corner
5 of that certain 162.036 acre tract described in Volume 302, Page 497
6 of said Official Public Records and a corner hereof;

7 THENCE along the southeast line of said 162.036 acre tract, the
8 following 3 courses:

9 1. North 89°56'13" East a distance of 2053.09 feet along the
10 common line of said Barr Survey and said Toby Survey to a 8" cedar
11 fence corner post found;

12 2. North 04°42'24" East a distance of 1205.99 feet to a 8"
13 pine fence corner post found for a corner of the J. Glass Survey,
14 Abstract No. 349 and the northwest corner of said Barr Survey;

15 3. North 89°29'43" East a distance of 78.57 feet along the
16 common line of said Glass Survey and said Barr Survey to a 6" pine
17 fence corner post found for a corner of said 162.036 acre tract and
18 a corner of that certain 89.42 acre tract described in Doc.
19 #2023-21984 of said Official Public Records;

20 THENCE South 89°19'33" East a distance of 2051.13 feet along the
21 south line of said 89.42 acre tract to a 4" I-beam fence corner post
22 found for the northwest corner of that certain 35.65 acre tract
23 described in Doc. #2023-4933 of said Official Public Records and
24 the northeast corner hereof;

25 THENCE South 00°04'11" East a distance of 1097.80 feet along the
26 west line of said 35.65 acre tract to a 3/8" iron rod found for the
27 southwest corner of said 35.65 acre tract and the northwest corner

1 of said 31.915 acre tract;
2 THENCE South 00°01'03" West a distance of 2083.58 feet along the
3 west line of said 31.915 acre tract to the POINT OF BEGINNING
4 containing 297.870 acres more or less, and as shown hereon.

5 Note: Bearings, distances and acreage shown hereon are NAD 83,
6 Texas North Zone and are derived from GPS techniques. Iron Rod set
7 are 1/2 inch rod with plastic caps marked "CTLS".

8 SECTION 3. (a) The legal notice of the intention to
9 introduce this Act, setting forth the general substance of this
10 Act, has been published as provided by law, and the notice and a
11 copy of this Act have been furnished to all persons, agencies,
12 officials, or entities to which they are required to be furnished
13 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
14 Government Code.

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

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

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

26 SECTION 4. (a) Section 4015.0311, Special District Local
27 Laws Code, as added by Section 1 of this Act, takes effect only if

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

3 (b) If this Act does not receive a two-thirds vote of all the
4 members elected to each house, Subchapter C, Chapter 4015, Special
5 District Local Laws Code, as added by Section 1 of this Act, is
6 amended by adding Section 4015.0311 to read as follows:

7 Sec. 4015.0311. NO EMINENT DOMAIN POWER. The district may
8 not exercise the power of eminent domain.

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