(2) except as provided by Subsection (d-1), must include the expiration date of the registration period; and
(3) does not require an annual registration insignia to be valid.

(d-1) The department shall issue a license plate for a token trailer registered under this section that does not expire. The alphanumeric pattern for a license plate issued under this subsection may remain on a token trailer for as long as the registration of the token trailer is renewed or until the token trailer is removed from service or sold. The registration receipt required under Section 621.002 is not required for a vehicle that displays a license plate issued under this subsection.

SECTION 2. Section 502.255(I), Transportation Code, is amended to read as follows:

(i) The department shall issue a license plate for a token trailer registered under this section that does not expire or require an annual registration insignia to be valid. The alphanumeric pattern for a license plate issued under this subsection may remain on a token trailer for as long as the registration of the token trailer is renewed or until the token trailer is removed from service or sold. The registration receipt required under Section 621.002 is not required for a vehicle that displays a license plate issued under this subsection.

SECTION 3. The Texas Department of Motor Vehicles shall adopt rules for the administration of Sections 502.0023 and 502.255(I), Transportation Code, as amended by this Act, as soon as practicable after this Act takes effect. For that purpose, the department may adopt the rules in the manner provided by law for emergency rules.

SECTION 4. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2013.

Passed by the House on April 24, 2013: Yeas 142, Nays 0, 1 present, not voting; passed by the Senate on May 15, 2013: Yeas 31, Nays 0.

Approved June 14, 2013.

Effective June 14, 2013.

CHAPTER 253

H.B. No. 518

AN ACT
relating to the creation of the Windsor Hills Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments and fees.

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 3907A to read as follows:

CHAPTER 3907A. WINDSOR HILLS MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3907A.001. DEFINITIONS. In this chapter:

(1) "Board" means the district's board of directors.
(2) "City" means the City of Midlothian, Texas.
(3) "Development agreement" means a development agreement between the city and One Windsor Hills, L.P., that establishes the standards that apply to development in the district, in addition to those contained in zoning, subdivision, and other applicable ordinances of the city.
(4) "Director" means a board member.
(5) "District" means the Windsor Hills Municipal Management District No. 1.

(6) "Finance plan" means a finance plan between the city and the district that includes a general description of improvement projects or services that will be financed by the district, an estimate of the costs for the improvement projects or services, an estimate of the amount of the costs for the improvement projects or services that the district will pay directly or that will be reimbursed to the developer, and the means of financing costs related to the planning, design, construction, improvement, maintenance, and operation of the improvement projects or services.

Sec. 3907A.002. PRECONDITION; EXPIRATION. (a) The district may not exercise any powers under this chapter until the development agreement is executed.

(b) This chapter, including Section 3907A.061, expires September 1, 2015, if the development agreement and finance plan are not executed by that date.

Sec. 3907A.003. CREATION AND NATURE OF DISTRICT. The district is a special district created under Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution.

Sec. 3907A.004. PURPOSE; LEGISLATIVE FINDINGS. (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 chapter. By creating the district and in authorizing the city and other political subdivisions to contract with the district, the legislature has established a program to accomplish the public purposes set out in Section 52-a, Article III, Texas Constitution.

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

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

Sec. 3907A.005. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a) The district is created to serve a public use and benefit.

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

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

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

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

(2) eliminate unemployment and underemployment; and

(3) develop or expand transportation and commerce.

(e) The district will:

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

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

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

(f) Pedestrian ways along or across a street, whether at grade or above or below the surface, and street lighting, street landscaping, parking, and street art objects are parts of and necessary components of a street and are considered to be a street or road improvement.
(g) The district will not act as the agent or instrumentality of any private interest even though the district will benefit many private interests as well as the public.

Sec. 3907A.006. DISTRICT TERRITORY. (a) The district is composed of the territory described by Section 2 of the Act enacting this chapter, as that territory may have been modified under other law.

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

1. organization, existence, or validity;
2. right to contract;
3. authority to borrow money or issue bonds or other obligations described by Section 3907A.201 or to pay the principal and interest of the bonds or other obligations;
4. right to impose or collect an assessment, or collect other revenue; or
5. legality or operation.

Sec. 3907A.007. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES. (a) All or any part of the area of the district is eligible to be included in:

1. a tax increment reinvestment zone created under Chapter 311, Tax Code; or
2. a tax abatement reinvestment zone created under Chapter 312, Tax Code.

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

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 3907A.051. GOVERNING BODY; TERMS. The district is governed by a board of five voting directors who serve staggered terms of four years, with two or three directors’ terms expiring May 31 of each even-numbered year.

Sec. 3907A.052. QUALIFICATIONS. (a) To be qualified to serve as a director appointed by the governing body of the city, a person must be:

1. a resident of the city who is also a registered voter of the city;
2. an owner of property in the district; or
3. an agent, employee, or tenant of a person described by Subdivision (2).

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

Sec. 3907A.053. APPOINTMENT OF DIRECTORS. The governing body of the city shall appoint directors.

Sec. 3907A.054. EX OFFICIO DIRECTORS. (a) The following persons serve ex officio as nonvoting directors:

1. the city manager of the city; and
2. the chief financial officer of the city.

(b) An ex officio director is entitled to speak on a matter before the board.

Sec. 3907A.055. VACANCY. The governing body of the city shall fill a vacancy on the board by appointing a person who meets the qualifications prescribed by Section 3907A.052.

Sec. 3907A.056. DIRECTOR'S OATH OR AFFIRMATION. A director shall file the director's oath or affirmation of office with the district, and the district shall retain the oath or affirmation in the district records.

Sec. 3907A.057. OFFICERS. The board shall elect from among the directors a chair, a vice chair, and a secretary.

Sec. 3907A.058. COMPENSATION; EXPENSES. (a) The district may compensate each director in an amount not to exceed $75 for each board meeting. The total amount of compensation for each director in a calendar year may not exceed $3,000.

(b) The governing body of the city, by resolution or ordinance, may increase:
(1) the compensation for each director to an amount not to exceed $150 for each board meeting; and

(2) the total compensation for each director to an amount not to exceed $6,000 in a calendar year.

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

Sec. 3907A.059. LIABILITY INSURANCE. The district may obtain and pay for comprehensive general liability insurance coverage from a commercial insurance company or other source that protects and insures a director against personal liability and from all claims relating to:

(1) actions taken by the director in the director's capacity as a member of the board;

(2) actions and activities taken by the district; or

(3) the actions of others acting on behalf of the district.

Sec. 3907A.060. BOARD MEETINGS. The board shall hold meetings at a place accessible to the public.

Sec. 3907A.061. INITIAL DIRECTORS. (a) The governing body of the city shall appoint the initial directors immediately after the effective date of the Act enacting this chapter.

(b) The governing body shall stagger the terms, with two or three directors' terms expiring May 31, 2014, and the remaining directors' terms expiring May 31, 2016.

(c) The term of an initial director does not begin until the development agreement and finance plan are executed.

(d) This section expires September 1, 2018.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 3907A.101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 3907A.102. IMPROVEMENT PROJECTS. The district may provide, or it may enter into contracts with a governmental or private entity to provide, the improvement projects described by Subchapter C-1 or activities in support of or incidental to those projects.

Sec. 3907A.103. WATER DISTRICT POWERS. The district has the powers provided by the general laws relating to conservation and reclamation districts created under Section 59, Article XVI, Texas Constitution, including Chapters 49 and 54, Water Code.

Sec. 3907A.104. ROAD DISTRICT POWERS. The district has the powers provided by the general laws relating to road districts and road utility districts created under Section 52(b), Article III, Texas Constitution, including Chapters 365 and 441, Transportation Code.

Sec. 3907A.105. PUBLIC IMPROVEMENT DISTRICT POWERS. The district has the powers provided by Chapter 372, Local Government Code, to a municipality or county.

Sec. 3907A.106. MUNICIPAL MANAGEMENT DISTRICT POWERS. The district has the powers provided by Chapter 375, Local Government Code.

Sec. 3907A.107. CONTRACT POWERS. The district may contract with a governmental or private entity, on terms determined by the board, to carry out a power or duty authorized by this chapter or to accomplish a purpose for which the district is created.

Sec. 3907A.108. 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.

(b) The district's parking facilities serve the public purposes of the district and are owned, used, and held for a public purpose even if leased or operated by a private entity for a term of years.
(c) The district’s parking facilities are necessary components of a street and are considered to be a street or road improvement.

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

Sec. 3907A.109. NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

Sec. 3907A.110. NO TOLL ROADS. The district may not construct, acquire, maintain, or operate a toll road.

SUBCHAPTER C-1. IMPROVEMENT PROJECTS AND SERVICES

Sec. 3907A.151. IMPROVEMENT PROJECTS AND SERVICES. The district may provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service using money available to the district, or contract with a governmental or private entity to provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under this chapter or Chapter 375, Local Government Code.

Sec. 3907A.152. BOARD DETERMINATION REQUIRED. The district may not undertake an improvement project or service unless the board determines the project or service:

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

(2) complies with the development agreement or the parties to the development agreement agree to the project or service, in writing.

Sec. 3907A.153. IMPROVEMENT PROJECT AND SERVICE IN DEFINABLE AREA. The district may undertake an improvement project or service that confers a special benefit on a definable area in the district and levy and collect a special assessment on benefited property in the district in accordance with:

(1) Chapter 372, Local Government Code;

(2) Chapter 375, Local Government Code; or

(3) both chapters.

Sec. 3907A.154. CONTRACTS. A contract to design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project is considered a contract for a good or service under Subchapter I, Chapter 271, Local Government Code.

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

Sec. 3907A.201. BORROWING MONEY; OBLIGATIONS. (a) The district may borrow money for a district purpose by issuing bonds, notes, time warrants, or other obligations, or by entering into a contract payable wholly or partly from an assessment, a contract payment, a grant, district revenue, or a combination of these sources.

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

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

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

Sec. 3907A.202. COMPLIANCE WITH DEVELOPMENT AGREEMENT AND FINANCE PLAN. Before the district issues, enters into, or pays an obligation under Section 3907A.201:

(1) the obligation must be authorized by the finance plan; and

(2) the city must provide written notice to the district that no party to the development agreement is in default as of the date the district is authorized to issue or enter into the obligation.

Sec. 3907A.203. ISSUER POWERS FOR CERTAIN PUBLIC IMPROVEMENTS. The district may exercise any power of an issuer under Chapter 1371, Government Code.
Sec. 3907A.204. ASSESSMENTS. The district may impose an assessment on property in the district to pay for an obligation described by Section 3907A.201 in the manner provided for:

(1) a district under Subchapters A, E, and F, Chapter 375, Local Government Code; or

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

Sec. 3907A.205. TAX AND ASSESSMENT ABATEMENTS. The district may designate reinvestment zones and may grant abatements of a tax or assessment on property in the zones.

Sec. 3907A.206. DISBURSEMENTS AND TRANSFERS OF MONEY. The board by resolution shall establish the number of directors' signatures and the procedure required for a disbursement or transfer of the district's money.

Sec. 3907A.207. RESIDENTIAL PROPERTY NOT EXEMPT. Section 375.161, Local Government Code, does not apply to the district.

Sec. 3907A.208. NO AD VALOREM TAX. The district may not impose an ad valorem tax.

SUBCHAPTER E. DISSOLUTION

Sec. 3907A.251. DISSOLUTION BY CITY ORDINANCE. (a) The governing body of the city may dissolve the district by ordinance.

(b) The governing body may not dissolve the district until:

(1) the district's outstanding debt or other obligations have been repaid, assumed, or discharged, including the defeasance of any outstanding bonds or other obligations through the issuance of debt by the city; and

(2) each party to the development agreement and the finance plan fulfills the party's obligations under the agreement and the plan, including a district obligation to reimburse a developer or owner for the costs of an improvement project or service.

Sec. 3907A.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE. If the governing body of the city dissolves the district and assumes the outstanding bonds or other obligations of the district secured by and payable from assessments or other revenue:

(1) the city shall, in the same manner as the district, enforce and collect the assessments or other revenue to pay:

(A) the bonds or other obligations when due and payable; or

(B) special revenue or assessment bonds or other obligations issued by the city to refund the outstanding bonds or obligations of the district; and

(2) the board shall transfer ownership of all district property to the city.

SECTION 2. The Windsor Hills Municipal Management District No. 1 initially includes all the territory contained in the following area:

TRACT ONE

BEING a tract of land out of the JOSEPH STEWART Survey, Abstract Number 961, M.E.P. & P.R.R. COMPANY Survey, Abstract Number 761, JAMES JONES Survey, Abstract Number 583, ALLEN REEVES Survey, Abstract Number 999 and the B.F. BERRY Survey, Abstract Number 1547 and being part of a tract of land described to One Windsor Hills L.P. as recorded in Volume 2199, Page 2425, Volume 2181, Page 1640 and Volume 2206, Page 1415, Deed Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwesterly corner of a tract of land described to One Windsor Hills L.P. in Volume 2206, Page 1415, Deed Records, Ellis County, Texas, and the southerly corner of a tract of land described to Suburban Residential, L.P. as recorded in Volume 2061, Page 1847, Deed Records, Ellis County, Texas, said point also being in the easterly right-of-way of U.S. Highway Number 287 (a variable width road right-of-way).

THENCE North 59° 24' 56" East along said common line and departing said east right-of-way line passing at a distance of 223.98 feet the easterly line of said Suburban Residential,
L.P. tract and the westerly line of said tract of land described to One Windsor Hills, L.P., in Volume 2181, Page 1640 in all a total distance of 2878.85 feet to a point for corner;

THENCE North 30°22'31" West, a distance of 623.90 feet to a point for corner;

THENCE North 81°43'06" East, a distance of 488.08 feet to a point for corner;

THENCE North 72°00'40" East, a distance of 320.19 feet to a point for corner;

THENCE North 71°30'14" East, a distance of 275.16 feet to a point for corner;

THENCE North 60°21'33" East, a distance of 306.11 feet to a point for corner;

THENCE North 60°52'42" East, a distance of 324.51 feet to a point for corner;

THENCE North 82°51'56" East, a distance of 737.24 feet to a point for corner;

THENCE North 77°31'00" East, a distance of 184.84 feet to a point for corner;

THENCE South 54°36'52" East, a distance of 94.36 feet to a point for corner;

THENCE South 10°52'42" East, a distance of 324.51 feet to a point for corner;

THENCE South 14°51'54" East, a distance of 491.92 feet to a point for corner;

THENCE North 00°06'23" East, a distance of 2809.23 feet to a point for corner, said point being at the beginning of tangent curve to the right whose chord bears North 04°50'09" East, and a chord length of 454.89;

THENCE in a northeasterly direction with said curve to the right having a central angle 09°5305", with a radius of 2640.00 feet, an arc length of 455.45 feet to a point for corner, said point being in the northeasterly line of said tract of land described to One Windsor Hills, L.P., in Volume 2199, Page 2425, and southerly line of a tract of land described to JAS Holdings, L.L.C. as recorded in Volume 2051, Page 2082, Deed Records, Ellis County, Texas;

THENCE North 88°55'17" East, along said common line a distance of 627.82 feet to a point for corner;

THENCE South 01°20'17" East continuing along said common line a distance of 765.58 feet to a point for corner;

THENCE North 87°52'20" East continuing along said common line a distance of 1045.64 feet to a point for corner said point being in the apparent westerly line of Quarry Road (a variable width right-of-way);

THENCE along said Quarry Road the following calls: South 00°31'02" East, a distance of 2176.51 feet to a point for corner; South 00°12'55" West, a distance of 619.03 feet to a point for corner; South 00°11'45" West, a distance of 2361.69 feet to a point for corner, said point being the northerly line of a tract of land described to Fulson Midlothian Partners L.P., in Volume 2220, Page 0194, Deed Records, Ellis County, Texas;

THENCE South 73°40'45" West, departing said Quarry Road, a distance of 1024.70 feet to a point for corner, said point being in the easterly line of said tract of land described to One Windsor Hills, L.P., in Volume 2206, Page 1415, and the northerly line of said Fulson Midlothian Partners L.P. tract;

THENCE South 30°37'38" East, continuing along said common line a distance of 350.99 feet to a point for corner;

THENCE South 59°15'58" West, continuing along said common line a distance of 3738.60 feet to a point for corner;

THENCE along said northerly right-of-way line of U.S. Highway Number 287 the following calls: North 63°06'06" West, a distance of 291.86 feet to a point for corner; North 59°56'14" West, a distance of 490.32 feet to a point for corner; North 57°00'04" West, a distance of 447.27 feet to a point for corner; North 56°34'07" West, a distance of 486.37 feet to a point for corner; North 50°47'17" West, a distance of 387.41 feet to a point for corner; North 48°29'20" West, a distance of 123.15 feet to a point for corner, said point being in the southeasterly line of a

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tract of land described to City of Midlothian, Cause Number 04-C-3616 County Court of
Law, Ellis County, Texas;

THENCE North 41°28'19" East, departing the said northerly right-of-way line of U.S
Highway 287, a distance of 100.00 feet to a point for corner;

THENCE North 48°53'44" West continuing along said common line a distance of 99.72 feet
to a point for corner;

THENCE South 41°38'09" West continuing along said common line a distance of 99.36 feet
to a point for corner, said point being in the said northerly right-of-way line of U.S. Highway
287;

THENCE along said northerly right-of-way line of U.S. Highway Number 287 the
following calls: North 48°36'14" West, a distance of 247.58 feet to a point for corner; North
42°50'51" West, a distance of 458.34 feet to a point for corner; North 51°04'02" West, a
distance of 466.39 feet to a point for corner; North 27°30'07" West, a distance of 3.46 feet to
the POINT OF BEGINNING, containing 29,532,612 square feet or 677.97 acres, more or less.

TRACT TWO

BEING a tract of land out of the ALLEN REEVES Survey, Abstract Number 939 and
being part of a tract of land described to One Windsor Hills L.P. as recorded in Volume 2202,
Page 2425, Deed Records, Ellis County, Texas, and being more particularly described by
metes and bounds as follows:

BEGINNING at the southeasterly corner of a tract of land described to One Windsor Hills
L.P. Tract 2 in Volume 2202, Page 1296, Deed Records, Ellis County, Texas, said point also
being in the southwesterly line of a tract of land described to City of Midlothian in Volume
491, Page 081, Deed Records, Ellis County, Texas, said point also being in the apparent
northerly line of Auger Road (a variable width right-of-way);

THENCE along said northerly line of Auger Road the following calls: South 81°59'52"
West, a distance of 520.79 feet to a point for corner; North 84°51'18" West, a distance of
617.43 feet to a point for corner; South 79°50'03" West, a distance of 442.41 feet to a point for
corner, said point also being in the apparent easterly line of Quarry Road (a variable width
right-of-way) and also being in the westerly line of said One Windsor Hills, L.P. Tract Two;

THENCE North 0°09'14" West, a distance of 2342.31 feet to a point for corner, said point
being in the southwesterly line of a tract of land described to North Texas Cement Company
in Volume 846, Page 138, Deed Records, Ellis County, Texas;

THENCE North 88°56'09" East departing said easterly line of Quarry Road and continuing
along said common line a distance of 563.53 feet to a point for corner;

THENCE North 0°21'10" West, continuing along said common line a distance of 250.88
feet to a point for corner;

THENCE North 89°56'37" East, a distance of 2007.82 feet to appoint for corner, said point
being in the westerly line of a tract of land described to City of Midlothian in Volume 2451,
Page 0414, Deed Records, Ellis County, Texas;

THENCE South 0°22'22" East, continuing along said common line a distance of 1414.75
feet to a point for corner;

THENCE South 89°25'13" West, a distance of 563.27 feet to a point for corner;

THENCE South 36°57'24" West, a distance of 156.39 feet to a point for corner;

THENCE South 42°37'28" West, a distance of 220.86 feet to a point for corner;

THENCE South 17°07'08" West, a distance of 110.49 feet to a point for corner;

THENCE South 29°56'28" West, a distance of 283.81 feet to a point for corner;

THENCE South 48°24'38" West, a distance of 335.84 feet to a point for corner.

THENCE South 02°33'31" East, a distance of 435.91 feet to the POINT OF BEGINNING,
containing 5,604,605 square feet or 128.66 acres, more or less.

TRACT THREE

BEING a tract of land out of the ALLEN REEVES Survey, Abstract Number 939 and
being part of a tract of land described to Jas Holdings, LLC, as recorded in Volume 2051,
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Be it enacted by the Legislature of the State of Texas:

SECTION 1. Section 541.201(1), Transportation Code, is amended to read as follows:

(1) "Authorized emergency vehicle" means:
(A) a fire department or police vehicle;
(B) a public or private ambulance operated by a person who has been issued a license by the [Texas] Department of State Health Services;