



COLLIN COUNTY

Administrative Services
2300 Bloomdale
Suite 4192
McKinney, Texas 75071
www.collincountytx.gov

April 18, 2011

The Honorable Craig Estes
Attn: Diane Helms
4401 N. IH 35 #202
Denton, Texas 76207

Re: City of Celina / Mustang Ranch Municipal District #1

Dear Senator Estes:

We are informed that the City of Celina acted on March 14, 2011 to enter into a Development Agreement with Celina 682 Partners, L.P. This agreement provides for the annexation of the property of "Mustang Ranch" into the City's territorial limits. Recently, as a follow up, the City passed Resolution No. 2011-07R which resolved to support the Submission of an Act to create Mustang Ranch Municipal Management District No. 1.

We have been informed that this District does not have "TAXING AUTHORITY," but instead allows for the use of a "DEFINED ASSESSMENT." Collin County is always concerned about the tax burdens and any associated layers of government. We take pride in our low tax burden and responsible spending. We have been told that the City will act in final judgment with regards to the level of assessment and all developmental activities under the terms of their development agreements.

Collin County has taken no position opposing this District creation requested by the City of Celina and as included in the attached proposed committee substitute of House Bill 3846.

Thank you for your service to the State of Texas.

Sincerely,

Judge Keith Self