

By: Wilson

H.B. No. 4609

A BILL TO BE ENTITLED

AN ACT

1  
2 relating to the creation of the Williamson County Municipal Utility  
3 District No. 40; granting a limited power of eminent domain;  
4 providing authority to issue bonds; providing authority to impose  
5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
8 Code, is amended by adding Chapter 8141 to read as follows:

9 CHAPTER 8141. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 40

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 8141.0101. DEFINITIONS. In this chapter:

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

13 (2) "City" means the City of Liberty Hill.

14 (3) "Commission" means the Texas Commission on  
15 Environmental Quality.

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

17 (5) "District" means the Williamson County Municipal  
18 Utility District No. 40.

19 Sec. 8141.0102. NATURE OF DISTRICT. The district is a  
20 municipal utility district created under Section 59, Article XVI,  
21 Texas Constitution.

22 Sec. 8141.0103. CONFIRMATION AND DIRECTOR ELECTION  
23 REQUIRED. The temporary directors shall hold an election to  
24 confirm the creation of the district and to elect five permanent

1 directors as provided by Section 49.102, Water Code.

2 Sec. 8141.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
3 temporary directors may not hold an election under Section  
4 8141.0103 until each municipality in whose corporate limits or  
5 extraterritorial jurisdiction the district is located has  
6 consented by ordinance or resolution to the creation of the  
7 district and to the inclusion of land in the district.

8 Sec. 8141.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

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

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

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

13 (2) Section 52, Article III, Texas Constitution, that  
14 relate to the construction, acquisition, improvement, operation,  
15 or maintenance of macadamized, graveled, or paved roads, or  
16 improvements, including storm drainage, in aid of those roads.

17 Sec. 8141.0106. INITIAL DISTRICT TERRITORY. (a) The  
18 district is initially composed of the territory described by  
19 Section 2 of the Act enacting this chapter.

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

24 (1) organization, existence, or validity;

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

1           (3) right to impose a tax; or

2           (4) legality or operation.

3           Sec. 8141.0107. EFFECT OF ANNEXATION. Notwithstanding any  
4 other law, if all or part of the territory of the district is  
5 annexed by the city into the city's corporate limits, the district:

6           (1) retains all of the district's outstanding debt and  
7 obligations; and

8           (2) is not dissolved.

9                   SUBCHAPTER B. BOARD OF DIRECTORS

10           Sec. 8141.0201. GOVERNING BODY; TERMS. (a) The district is  
11 governed by a board of five elected directors.

12           (b) Except as provided by Section 8141.0202, directors  
13 serve staggered four-year terms.

14           Sec. 8141.0202. TEMPORARY DIRECTORS. (a) On or after the  
15 effective date of the Act enacting this chapter, the owner or owners  
16 of a majority of the assessed value of the real property in the  
17 district may submit a petition to the commission requesting that  
18 the commission appoint as temporary directors the five persons  
19 named in the petition. The commission shall appoint as temporary  
20 directors the five persons named in the petition.

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

22           (1) the date permanent directors are elected under  
23 Section 8141.0103; or

24           (2) the fourth anniversary of the effective date of  
25 the Act enacting this chapter.

26           (c) If permanent directors have not been elected under  
27 Section 8141.0103 and the terms of the temporary directors have

1 expired, successor temporary directors shall be appointed or  
2 reappointed as provided by Subsection (d) to serve terms that  
3 expire on the earlier of:

4 (1) the date permanent directors are elected under  
5 Section 8141.0103; or

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

8 (d) If Subsection (c) applies, the owner or owners of a  
9 majority of the assessed value of the real property in the district  
10 may submit a petition to the commission requesting that the  
11 commission appoint as successor temporary directors the five  
12 persons named in the petition. The commission shall appoint as  
13 successor temporary directors the five persons named in the  
14 petition.

15 SUBCHAPTER C. POWERS AND DUTIES

16 Sec. 8141.0301. GENERAL POWERS AND DUTIES. The district  
17 has the powers and duties necessary to accomplish the purposes for  
18 which the district is created.

19 Sec. 8141.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
20 DUTIES. The district has the powers and duties provided by the  
21 general law of this state, including Chapters 49 and 54, Water Code,  
22 applicable to municipal utility districts created under Section 59,  
23 Article XVI, Texas Constitution.

24 Sec. 8141.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
25 52, Article III, Texas Constitution, the district may design,  
26 acquire, construct, finance, issue bonds for, improve, operate,  
27 maintain, and convey to this state, a county, or a municipality for

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

3 Sec. 8141.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
4 road project must meet all applicable construction standards,  
5 zoning and subdivision requirements, and regulations of each  
6 municipality in whose corporate limits or extraterritorial  
7 jurisdiction the road project is located.

8 (b) If a road project is not located in the corporate limits  
9 or extraterritorial jurisdiction of a municipality, the road  
10 project must meet all applicable construction standards,  
11 subdivision requirements, and regulations of each county in which  
12 the road project is located.

13 (c) If the state will maintain and operate the road, the  
14 Texas Transportation Commission must approve the plans and  
15 specifications of the road project.

16 Sec. 8141.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
17 ORDINANCE OR RESOLUTION. The district shall comply with all  
18 applicable requirements of any ordinance or resolution that is  
19 adopted under Section 54.016 or 54.0165, Water Code, and that  
20 consents to the creation of the district or to the inclusion of land  
21 in the district.

22 Sec. 8141.0306. DIVISION OF DISTRICT. (a) The district may  
23 be divided into two or more new districts only if the district:

- 24 (1) has no outstanding bonded debt; and  
25 (2) is not imposing ad valorem taxes.

26 (b) This chapter applies to any new district created by the  
27 division of the district, and a new district has all the powers and

1 duties of the district.

2 (c) A new district created by the division of the district  
3 may not, at the time the new district is created, contain any land  
4 outside the area described by Section 2 of the Act enacting this  
5 chapter.

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

10 (e) The board may adopt an order dividing the district  
11 before or after the date the board holds an election under Section  
12 8141.0103 to confirm the district's creation.

13 (f) An order dividing the district shall:

14 (1) name each new district;

15 (2) include the metes and bounds description of the  
16 territory of each new district;

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

18 and

19 (4) provide for the division of assets and liabilities  
20 between the new districts.

21 (g) On or before the 30th day after the date of adoption of  
22 an order dividing the district, the district shall file the order  
23 with the commission and record the order in the real property  
24 records of each county in which the district is located.

25 (h) A new district created by the division of the district  
26 shall hold a confirmation and directors' election as required by  
27 Section 8141.0103. If the voters of a new district do not confirm

1 the creation of the new district, the assets, obligations,  
2 territory, and governance of the new district revert to the  
3 original district.

4 (i) If the creation of the new district is confirmed, the  
5 new district shall provide the election date and results to the  
6 commission.

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

11 (k) Municipal consent to the creation of the district and to  
12 the inclusion of land in the district granted under Section  
13 8141.0104 acts as municipal consent to the creation of any new  
14 district created by the division of the district and to the  
15 inclusion of land in the new district.

16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

17 Sec. 8141.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
18 The district may issue, without an election, bonds and other  
19 obligations secured by:

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

21 (2) contract payments described by Section 8141.0403.

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

26 (c) The district may not issue bonds payable from ad valorem  
27 taxes to finance a road project unless the issuance is approved by a

1 vote of a two-thirds majority of the district voters voting at an  
2 election held for that purpose.

3 Sec. 8141.0402. OPERATION AND MAINTENANCE TAX. (a) If  
4 authorized at an election held under Section 8141.0401, the  
5 district may impose an operation and maintenance tax on taxable  
6 property in the district in accordance with Section 49.107, Water  
7 Code.

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

10 Sec. 8141.0403. CONTRACT TAXES. (a) In accordance with  
11 Section 49.108, Water Code, the district may impose a tax other than  
12 an operation and maintenance tax and use the revenue derived from  
13 the tax to make payments under a contract after the provisions of  
14 the contract have been approved by a majority of the district voters  
15 voting at an election held for that purpose.

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

19 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

20 Sec. 8141.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
21 OBLIGATIONS. The district may issue bonds or other obligations  
22 payable wholly or partly from ad valorem taxes, impact fees,  
23 revenue, contract payments, grants, or other district money, or any  
24 combination of those sources, to pay for any authorized district  
25 purpose.

26 Sec. 8141.0502. TAXES FOR BONDS. At the time the district  
27 issues bonds payable wholly or partly from ad valorem taxes, the

1 board shall provide for the annual imposition of a continuing  
2 direct ad valorem tax, without limit as to rate or amount, while all  
3 or part of the bonds are outstanding as required and in the manner  
4 provided by Sections 54.601 and 54.602, Water Code.

5 Sec. 8141.0503. BONDS FOR ROAD PROJECTS. At the time of  
6 issuance, the total principal amount of bonds or other obligations  
7 issued or incurred to finance road projects and payable from ad  
8 valorem taxes may not exceed one-fourth of the assessed value of the  
9 real property in the district.

10 Sec. 8141.0504. CONSENT OF MUNICIPALITY AND DEVELOPMENT  
11 AGREEMENT REQUIRED. (a) The temporary directors may not hold an  
12 election under Section 8141.0401 to authorize the issuance of bonds  
13 until:

14 (1) the governing body of the city by ordinance or  
15 resolution consents to the creation of the district and to the  
16 inclusion of land in the district; and

17 (2) the district, the city, and the owner or owners of  
18 a majority of the assessed value of real property in the district  
19 negotiate and execute a mutually approved and accepted development  
20 and operating agreement, including any limitations imposed by the  
21 city.

22 (b) The city's consent under Subsection (a) must be granted  
23 in the manner provided by Section 54.016, Water Code, for including  
24 land within the corporate limits or extraterritorial jurisdiction  
25 of a city.

26 SECTION 2. The Williamson County Municipal Utility District  
27 No. 40 initially includes all the territory contained in the

1 following area:

2 BEING 1229.695 acres of land, situated in the E. Leichtle  
3 Survey No. 5, Abstract No. 382 in Williamson County, Texas and  
4 Abstract No. 524 in Burnet County, Texas, being all of that certain  
5 tract of land called to contain 950.635 acres in a Warranty Deed  
6 with Vendor's Lien to Higher Ground Capital, LLC as described in  
7 Document No. 2020149480, all of that certain tract of land called  
8 to contain 171.85 acres in a Warranty Deed with Vendor's Lien to  
9 Higher Ground Capital, LLC as described in Document No. 2020149349  
10 of the Official Public Records of Williamson County, Texas and all  
11 of that certain tract of land called to contain 107.21 acres to Todd  
12 Cox as described in a General Warranty Deed with Vendor's Lien in  
13 Document No. 2019023574 of the Official Public Records of  
14 Williamson County, Texas and 201911838 of the Official Public  
15 Records of Burnet County, Texas; said 1229.695 acres being more  
16 particularly described as follows, with bearings based on the Texas  
17 Coordinate System of 1983, South Central Zone:

18 BEGINNING: at a calculated point on the Northeastern  
19 right-of-way of State Highway No. 29 (ROW Varies) for the  
20 westernmost southwestern corner of the said 171.85-acre tract, a  
21 corner of the said 950.635-acre tract;

22 THENCE: Along the Northeasterly right-of-way of said State  
23 Highway 29 with the three (3) following courses and distances;

24 (1) North 51°06'07" West a distance of 296.61 feet to a  
25 calculated point for corner;

26 (2) North 51°39'07" West a distance of 1356.59 feet to a  
27 calculated point for the southeastern corner of the said

1 107.21-acre tract, the southwestern corner of the said 950.635-acre  
2 tract, for a corner of this herein described tract;

3 (3) North 51°19'37" West a distance of 635.82 feet to a  
4 calculated point for the southwestern corner of the said  
5 107.21-acre tract, the southeastern corner of that certain tract of  
6 land called to contain 20.01 acres in a General Warranty Deed to  
7 Good Neighbor Storage, LLC in Document No. 2014097763 of the  
8 Official Public Records of Williamson County, Texas, for the  
9 southwestern corner of this herein described tract;

10 THENCE: North 00°25'08" East a distance of 2138.38 feet along  
11 the Eastern line of the said 20.01-acre tract, a line of the said  
12 107.21-acre tract to a calculated point for the northeastern corner  
13 of the said 20.01-acre tract, a corner of the said 107.21-acre  
14 tract, for a corner of this herein described tract;

15 THENCE: North 89°23'42" West a distance of 1686.80 feet along  
16 a southern line of the said 107.21 acre tract, the northern line of  
17 the said 20.01 acre tract, the northern line of that certain tract  
18 of land called to contain 10.02 acres to Esmaeil Rowshan as  
19 described in a Warranty Deed with Vendor's Lien in Document  
20 No. 2006078138 of the Official Public Records of Williamson County,  
21 Texas to a calculated point on the northeastern line of Burnet  
22 County Road 266, for the westernmost southwestern corner of the  
23 said 107.21 acre tract, the northwestern corner of the said 10.02  
24 acre tract, for a corner of this herein described tract;

25 THENCE: North 20°55'38" West a distance of 1337.12 feet along  
26 a western line of the said 107.21 acre tract, the northeastern line  
27 of said Burnet County Road 266 to a calculated point for the

1 westernmost corner of the said 107.21 acre tract, the southwestern  
2 corner of that certain tract of land called to contain 12.94 acres  
3 to Howard Coursey as described in a General Warranty Deed in  
4 Document No. 2020149480 of the Official Public Records of Burnet  
5 County, Texas, for a corner of this herein described tract;

6       THENCE: South 71°18'58" East a distance of 690.80 feet along  
7 the southern line of the said 12.94-acre tract, a line of the said  
8 107.21-acre tract to a calculated point for the southeastern corner  
9 of the said 12.94-acre tract, an interior corner of the said  
10 107.21-acre tract, for a corner of this herein described tract;

11       THENCE: North 18°42'55" East a distance of 674.10 feet along a  
12 western line of the said 107.21-acre tract, to a calculated point  
13 for the northeastern corner of the said 12.94-acre tract, the  
14 southeastern corner of that certain tract of land called to contain  
15 13.50 acres to Edward F. Clark as described in a Warranty Deed in  
16 Document No. 201703973 of the Official Public Records of Burnet  
17 County, Texas, for a corner of this herein described tract;

18       THENCE: North 18°37'00" East a distance of 450.79 feet  
19 continuing with a western line of the said 107.21-acre tract to a  
20 calculated point for a corner of the said 107.21-acre tract, the  
21 northeastern corner of the said 13.50-acre tract, for a corner of  
22 this herein described tract;

23       THENCE: North 71°19'01" West a distance of 50.03 feet along a  
24 line of the said 107.21-acre tract, the northern line of the said  
25 13.50-acre tract to a calculated point for a corner of the said  
26 107.21-acre tract, the southeastern corner of that certain tract of  
27 land called to contain 5.59 acres to Brazos L. Cardwell as described

1 in a General Warranty Deed in Document No. 201605277 of the  
2 Official Public Records of Burnet County, Texas, for a corner of  
3 this herein described tract;

4       THENCE: North 18°42'39" East a distance of 1219.14 feet along  
5 a western line of the said 107.21-acre tract, the eastern line of  
6 the said 5.59-acre tract to a calculated point on the southern line  
7 of Burnet County Road 264, for the northeastern corner of the said  
8 5.59-acre tract, the northernmost northwestern corner of the said  
9 107.21-acre tract, for a corner of this herein described tract;

10       THENCE: South 71°25'54" East a distance of 49.97 feet along  
11 the southern line of said Burnet County Road 264 to a calculated  
12 point for the northernmost northeastern corner of the said  
13 107.21-acre tract, the northwestern corner of that certain tract of  
14 land called to contain 3.10 acres to Louise Dalton as described in a  
15 Warranty Deed in Document No. 200709836 of the Official Public  
16 Records of Burnet County, Texas;

17       THENCE: South 18°41'18" West a distance of 1149.99 feet along  
18 a line of the said 107.21 acre tract, the western line of the said  
19 3.10 acre, the western line of that certain tract of land being the  
20 remainder of a called 19.66 acres to Marsha Johnson as described in  
21 a Special Warranty Deed with Vendor's Lien in Volume 1348, Page 405  
22 of the Official Public Records of Burnet County, Texas to a  
23 calculated point for the southwestern corner of the said 19.66 acre  
24 tract, a corner of the said 107.21 acre tract, for a corner of this  
25 herein described tract;

26       THENCE: South 70°12'07" East a distance of 476.31 feet along  
27 the southern line of the said 19.66 acre tract, a line of the

1 remainder of a 16.64 acre tract in Volume 658, Page 200 of the Deed  
2 Records of Williamson County, Texas to a calculated point for the  
3 westernmost corner of that certain tract of land called to contain  
4 21.113 acres to David S. Karpenske as described in Document  
5 No. 2018059486 of the Official Public Records of Williamson County,  
6 Texas, a corner of the said 107.21 acre tract, for a corner of this  
7 herein described tract;

8       THENCE: along the common lines of the said 107.21-acre tract  
9 and the said 21.113-acre tract with the following four (4) courses  
10 and distances;

11       (1) South 45°17'39" East a distance of 487.78 feet to a  
12 calculated point for a corner of this herein described tract;

13       (2) South 07°31'40" East a distance of 790.14 feet to a  
14 calculated point for a corner of this herein described tract;

15       (3) North 79°56'03" East a distance of 320.49 feet to a  
16 calculated point for a corner of this herein described tract;

17       (4) North 88°03'43" East a distance of 417.90 feet to a  
18 calculated point on the Western line of the said 950.635-acre  
19 tract, for the southeastern corner of the said 21.113-acre tract,  
20 for a corner of this herein described tract;

21       THENCE: North 00°26'00" East a distance of 1913.53 feet along  
22 the eastern line of the said 21.113-acre tract, the eastern line of  
23 that certain tract of land called to contain 10.663 acres to Clinton  
24 C. Hamilton as described in a Receiver's Deed in Document  
25 No. 2019097604 of the Official Public Records of Williamson County,  
26 Texas, to a calculated point on the southwesterly right-of-way of  
27 the Southern Pacific Railroad (100' Right-of-way) for the

1 northeastern corner of the said 10.663 acres, the northwestern  
2 corner of the said 950.635 acre tract, for the Northwestern corner  
3 of this herein described tract;

4       THENCE: Along the southwestern right-of-way of the said  
5 Southern Pacific Railroad with the seven (7) following courses and  
6 distances;

7       (1) South 71°25'42" East a distance of 7871.28 feet to a  
8 calculated point for corner;

9       (2) South 71°30'49" East a distance of 877.87 feet to a  
10 calculated point for corner;

11       (3) South 71°28'50" East a distance of 1044.93 feet to a  
12 calculated point for corner;

13       (4) South 69°26'50" East a distance of 218.43 feet to a  
14 calculated point for corner;

15       (5) South 62°26'50" East a distance of 194.63 feet to a  
16 calculated point for corner;

17       (6) South 59°27'52" East a distance of 1288.91 feet to a  
18 calculated point for corner;

19       (7) South 59°25'43" East a distance of 919.44 feet to a  
20 calculated point for the most northern corner of that certain tract  
21 of land called to contain 22.005 acres to Edena Bray Harris as  
22 described in an Executor's Deed in Document No. 2018052583 of the  
23 Official Public Records of Williamson County, Texas, for the  
24 easternmost corner of the said 950.635-acre tract, for the  
25 easternmost corner of this herein described tract;

26       THENCE: South 68°43'21" West a distance of 291.70 feet  
27 departing the southwesterly right-of-way line of said Southern

1 Pacific Railroad and the along the northerly line of the said  
2 22.005-acre tract to a calculated point for the northwestern corner  
3 of the said 22.005-acre tract, the northern most corner of that  
4 certain tract of land called to contain 546.33 acres to Butler  
5 Family Partnership, Ltd as described in Document No. 2010087926 of  
6 the Official Public Record of Williamson County, Texas, for a  
7 corner of this herein described tract;

8       THENCE: along the northwesterly line of the said 546.33-acre  
9 tract, with the following three (3) courses and distances;

10       (1) South 68°42'10" West a distance of 401.10 feet to a  
11 calculated point for corner;

12       (2) South 67°54'46" West a distance of 681.61 feet to a  
13 calculated point for corner;

14       (3) South 69°38'35" West a distance of 380.63 feet to a  
15 calculated point for corner;

16       THENCE: South 69°40'05" West a distance of 1081.10 feet  
17 continuing along the northwesterly line of the said 546.33-acre  
18 tract and the northwesterly of the certain tract of land called to  
19 contain 134.741 acres to Dinah Beth Brothers in a Warranty Deed with  
20 Vendor's Lien in Document No. 2008063553 of the Official Public  
21 Records of Williamson County, Texas, to a calculated point for a  
22 corner of this herein described tract;

23       THENCE: continuing along the northwesterly line of the said  
24 134.741-acre tract with the following seven (7) courses and  
25 distances;

26       (1) North 54°17'26" West a distance of 18.60 feet to a  
27 calculated point for corner;

1           (2) South 68°44'09" West a distance of 948.36 feet to a  
2 calculated point for corner;

3           (3) South 68°11'18" West a distance of 602.77 feet to a  
4 calculated point for corner;

5           (4) South 68°35'55" West a distance of 588.11 feet to a  
6 calculated point for corner;

7           (5) South 77°19'22" West a distance of 35.17 feet to a  
8 calculated point for corner;

9           (6) South 45°15'34" West a distance of 10.93 feet to a  
10 calculated point for corner;

11           (7) South 68°37'50" West a distance of 835.61 feet to a  
12 calculated point for the northwesterly corner of the said  
13 134.741-acre tract, the same being the northernmost corner of that  
14 certain tract of land called to contain 76.00 acres of land to LH29  
15 Land Holdings, LLC as described in a General Warranty Deed in  
16 Document NO. 2015110967 of the Official Public Records of  
17 Williamson County, Texas for a corner of this herein described  
18 tract;

19           THENCE: along the northwesterly line of the said 76.00 -acre  
20 tract of land with the following four (4) courses and distances;

21           (1) South 68°50'47" West a distance of 289.93 feet to a  
22 calculated point for corner;

23           (2) South 69°12'48" West a distance of 766.35 feet to a  
24 calculated point for corner;

25           (3) South 69°26'08" West a distance of 160.97 feet to a  
26 calculated point for corner;

27           (4) South 68°27'56" West a distance of 417.26 feet to a

1 calculated point for the northwesterly corner of the said  
2 76.00-acre tract, the northernmost corner of that certain tract of  
3 land called to contain 43.88 acres to Wilson Lay & Theary Korng as  
4 described in a General Warranty Deed with Vendor's Lien in Document  
5 No. 2015099491 of the Official Public Records of Williamson County,  
6 Texas, for a corner of this herein described tract;

7       THENCE: South 69°02'02" West a distance of 131.00 feet along  
8 the northwesterly line of the said 43.88-acre tract to a calculated  
9 point for the easternmost corner of the said 171.85-acre tract, for  
10 a corner of this herein described tract;

11       THENCE: South 69°22'52" West a distance of 1724.86 feet  
12 continuing along the southeasterly line of the said 171.85-acre  
13 tract, the northwestern line of the said 43.88-acre tract to a  
14 calculated point on the northeastern right-of-way line of said  
15 State Highway 29 for the northwestern corner of the said 43.88-acre  
16 tract, the southernmost corner of the said 171.85-acre tract, for  
17 the southernmost corner of this herein described tract;

18       THENCE: along the northeasterly line of said State Highway  
19 29, the southwestern line of the said 171.85-acre tract with the  
20 following four (4) courses and distances;

21       (1) North 54°31'00" West a distance of 278.88 feet to a  
22 calculated point for corner;

23       (2) North 48°34'12" West a distance of 301.11 feet to a  
24 calculated point for corner;

25       (3) North 54°15'16" West a distance of 201.54 feet to a  
26 calculated point for corner;

27       (4) North 48°39'46" West a distance of 1017.60 feet to a

1 calculated point for corner;

2           THENCE: Continuing along the northeastern line of said State  
3 Highway 29, the southwestern line of the said 171.85-acre tract  
4 with a curve to the left having a Delta angle of 01°15'37", a Radius  
5 of 11519.16 feet, an Arc length of 253.39 feet with the chord of the  
6 curve North 48°37'54" West a distance of 253.38 feet to the POINT OF  
7 BEGINNING and CONTAINING an area of 1229.695 acres of land, more or  
8 less.

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

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

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

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

27           SECTION 4. (a) If this Act does not receive a two-thirds

1 vote of all the members elected to each house, Subchapter C, Chapter  
2 8141, Special District Local Laws Code, as added by Section 1 of  
3 this Act, is amended by adding Section 8141.0307 to read as follows:

4 Sec. 8141.0307. NO EMINENT DOMAIN POWER. The district may  
5 not exercise the power of eminent domain.

6 (b) This section is not intended to be an expression of a  
7 legislative interpretation of the requirements of Section 17(c),  
8 Article I, Texas Constitution.

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, 2021.