

By: Cyrier

H.B. No. 4645

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to the creation of the Wildwood Municipal Utility  
3 District; granting a limited power of eminent domain; providing  
4 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 7946A to read as follows:

9 CHAPTER 7946A. WILDWOOD MUNICIPAL UTILITY DISTRICT

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 7946A.0101. DEFINITIONS. In this chapter:

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

13 (2) "Commission" means the Texas Commission on  
14 Environmental Quality.

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

16 (4) "District" means the Wildwood Municipal Utility  
17 District.

18 Sec. 7946A.0102. NATURE OF DISTRICT. The district is a  
19 municipal utility district created under Section 59, Article XVI,  
20 Texas Constitution.

21 Sec. 7946A.0103. CONFIRMATION AND DIRECTOR ELECTION  
22 REQUIRED. The temporary directors shall hold an election to  
23 confirm the creation of the district and to elect five permanent  
24 directors as provided by Section 49.102, Water Code.

1       Sec. 7946A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section  
3 7946A.0103 until each municipality in whose corporate limits or  
4 extraterritorial jurisdiction the district is located has  
5 consented by ordinance or resolution to the creation of the  
6 district and to the inclusion of land in the district.

7       Sec. 7946A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

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

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

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

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

16       Sec. 7946A.0106. INITIAL DISTRICT TERRITORY. (a) The  
17 district is initially composed of the territory described by  
18 Section 2 of the Act enacting this chapter.

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

23       (1) organization, existence, or validity;

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

27       (3) right to impose a tax; or

1           (4) legality or operation.

2                   SUBCHAPTER B. BOARD OF DIRECTORS

3           Sec. 7946A.0201. GOVERNING BODY; TERMS. (a) The district  
4 is governed by a board of five elected directors.

5           (b) Except as provided by Section 7946A.0202, directors  
6 serve staggered four-year terms.

7           Sec. 7946A.0202. TEMPORARY DIRECTORS. (a) The temporary  
8 board consists of:

9                   (1) Byron Frankland;

10                   (2) Billy Wayne (Trey) Newby III;

11                   (3) John Azar;

12                   (4) Fred Nagel; and

13                   (5) Suzan Leigh Randall.

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

15                   (1) the date permanent directors are elected under  
16 Section 7946A.0103; or

17                   (2) the fourth anniversary of the effective date of  
18 the Act enacting this chapter.

19           (c) If permanent directors have not been elected under  
20 Section 7946A.0103 and the terms of the temporary directors have  
21 expired, successor temporary directors shall be appointed or  
22 reappointed as provided by Subsection (d) to serve terms that  
23 expire on the earlier of:

24                   (1) the date permanent directors are elected under  
25 Section 7946A.0103; or

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

1       (d) If Subsection (c) applies, the owner or owners of a  
2 majority of the assessed value of the real property in the district  
3 may submit a petition to the commission requesting that the  
4 commission appoint as successor temporary directors the five  
5 persons named in the petition. The commission shall appoint as  
6 successor temporary directors the five persons named in the  
7 petition.

8                   SUBCHAPTER C. POWERS AND DUTIES

9       Sec. 7946A.0301. GENERAL POWERS AND DUTIES. The district  
10 has the powers and duties necessary to accomplish the purposes for  
11 which the district is created.

12       Sec. 7946A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
13 DUTIES. The district has the powers and duties provided by the  
14 general law of this state, including Chapters 49 and 54, Water Code,  
15 applicable to municipal utility districts created under Section 59,  
16 Article XVI, Texas Constitution.

17       Sec. 7946A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
18 Section 52, Article III, Texas Constitution, and if approved at an  
19 election held under Section 53.029(c), Water Code, the district may  
20 design, acquire, construct, finance, issue bonds for, improve,  
21 operate, maintain, and convey to this state, a county, or a  
22 municipality for operation and maintenance macadamized, graveled,  
23 or paved roads, or improvements, including storm drainage, in aid  
24 of those roads inside or outside the district.

25       Sec. 7946A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
26 road project must meet all applicable construction standards,  
27 zoning and subdivision requirements, and regulations of each

1 municipality in whose corporate limits or extraterritorial  
2 jurisdiction the road project is located.

3 (b) If a road project is not located in the corporate limits  
4 or extraterritorial jurisdiction of a municipality, the road  
5 project must meet all applicable construction standards,  
6 subdivision requirements, and regulations of each county in which  
7 the road project is located.

8 (c) If the state will maintain and operate the road, the  
9 Texas Transportation Commission must approve the plans and  
10 specifications of the road project.

11 Sec. 7946A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
12 ORDINANCE OR RESOLUTION. The district shall comply with all  
13 applicable requirements of any ordinance or resolution that is  
14 adopted under Section 54.016 or 54.0165, Water Code, and that  
15 consents to the creation of the district or to the inclusion of land  
16 in the district.

17 Sec. 7946A.0306. DIVISION OF DISTRICT. (a) The district  
18 may be divided into two or more new districts only if the district:

19 (1) has no outstanding bonded debt; and

20 (2) is not imposing ad valorem taxes.

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

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

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

5       (e) The board may adopt an order dividing the district  
6 before or after the date the board holds an election under Section  
7 7946A.0103 to confirm the district's creation.

8       (f) An order dividing the district shall:

9           (1) name each new district;

10          (2) include the metes and bounds description of the  
11 territory of each new district;

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

13 and

14          (4) provide for the division of assets and liabilities  
15 between the new districts.

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

20       (h) A new district created by the division of the district  
21 shall hold a confirmation and directors' election as required by  
22 Section 7946A.0103.

23       (i) If the creation of the new district is confirmed, the  
24 new district shall provide the election date and results to the  
25 commission.

26       (j) A new district created by the division of the district  
27 must hold an election as required by this chapter to obtain voter

1 approval before the district may impose a maintenance tax or issue  
2 bonds payable wholly or partly from ad valorem taxes.

3 (k) Municipal consent to the creation of the district and to  
4 the inclusion of land in the district granted under Section  
5 7946A.0104 acts as municipal consent to the creation of any new  
6 district created by the division of the district and to the  
7 inclusion of land in the new district.

8 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

9 Sec. 7946A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)

10 The district may issue, without an election, bonds and other  
11 obligations secured by:

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

13 (2) contract payments described by Section  
14 7946A.0403.

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

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

23 Sec. 7946A.0402. OPERATION AND MAINTENANCE TAX. (a) If

24 authorized at an election held under Section 7946A.0401, the  
25 district may impose an operation and maintenance tax on taxable  
26 property in the district in accordance with Section 49.107, Water  
27 Code.

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

3       Sec. 7946A.0403. CONTRACT TAXES. (a) In accordance with  
4 Section 49.108, Water Code, the district may impose a tax other than  
5 an operation and maintenance tax and use the revenue derived from  
6 the tax to make payments under a contract after the provisions of  
7 the contract have been approved by a majority of the district voters  
8 voting at an election held for that purpose.

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

12                   SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

13       Sec. 7946A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
14 OBLIGATIONS. The district may issue bonds or other obligations  
15 payable wholly or partly from ad valorem taxes, impact fees,  
16 revenue, contract payments, grants, or other district money, or any  
17 combination of those sources, to pay for any authorized district  
18 purpose.

19       Sec. 7946A.0502. TAXES FOR BONDS. At the time the district  
20 issues bonds payable wholly or partly from ad valorem taxes, the  
21 board shall provide for the annual imposition of a continuing  
22 direct ad valorem tax, without limit as to rate or amount, while all  
23 or part of the bonds are outstanding as required and in the manner  
24 provided by Sections 54.601 and 54.602, Water Code.

25       Sec. 7946A.0503. BONDS FOR ROAD PROJECTS. At the time of  
26 issuance, the total principal amount of bonds or other obligations  
27 issued or incurred to finance road projects and payable from ad

1 valorem taxes may not exceed one-fourth of the assessed value of the  
2 real property in the district.

3 SECTION 2. The Wildwood Municipal Utility District  
4 initially includes all the territory contained in the following  
5 area:

6 DESCRIPTION OF APPROXIMATELY 418.30 ACRES OF LAND IN THE JOSE  
7 ANTONIO NAVARRO GRANT, ABSTRACT NO. 53, BASTROP COUNTY, TEXAS;  
8 BEING ALL OF A CERTAIN CALLED 121.72 ACRE TRACT DESCRIBED IN THE  
9 SPECIAL WARRANTY DEED TO HAL BERDOLL AND WIFE, LISA BERDOLL OF  
10 RECORD IN DOCUMENT NO. 201413308, OFFICIAL PUBLIC RECORDS OF  
11 BASTROP COUNTY, TEXAS, ALL OF A CERTAIN CALLED 168.95 ACRE TRACT  
12 DESIGNATED AS TRACT 4 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO  
13 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
14 201413307, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A  
15 PORTION OF A CERTAIN CALLED 1.98 ACRE TRACT DESIGNATED AS TRACT 1  
16 AND DESCRIBED IN THE SAID SPECIAL WARRANTY DEED TO HAL BERDOLL AND  
17 WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201413307, OFFICIAL  
18 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CERTAIN  
19 CALLED 67.83 ACRE TRACT DESIGNATED AS TRACT 2 AND DESCRIBED IN THE  
20 SAID SPECIAL WARRANTY DEED TO HAL BERDOLL AND WIFE, LISA BERDOLL OF  
21 RECORD IN DOCUMENT NO. 201413307, OFFICIAL PUBLIC RECORDS OF  
22 BASTROP COUNTY, TEXAS, ALL OF A CERTAIN CALLED 0.64 ACRE TRACT  
23 DESCRIBED IN EXHIBIT A-1 , AND A PORTION OF A CERTAIN CALLED 1.21  
24 ACRE TRACT DESCRIBED IN EXHIBIT A-2, IN THE DEED WITHOUT WARRANTY TO  
25 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
26 201413309, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, ALL OF  
27 A CERTAIN CALLED 62.586 ACRE TRACT DESCRIBED IN EXHIBIT A-2, IN THE

1 GENERAL WARRANTY DEED TO BERDOLL INVESTMENTS LP OF RECORD IN  
2 DOCUMENT NO. 201312598, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY,  
3 TEXAS, ALL OF A CERTAIN CALLED 24.012 ACRE TRACT DESIGNATED AS TRACT  
4 2 AND DESCRIBED IN EXHIBIT B, IN THE GENERAL WARRANTY DEED TO HAL  
5 BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201510944,  
6 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A  
7 CERTAIN CALLED 6.177 ACRE TRACT DESIGNATED AS TRACT 1 AND DESCRIBED  
8 IN EXHIBIT A, IN THE SAID GENERAL WARRANTY DEED TO HAL BERDOLL AND  
9 WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO. 201510944, OFFICIAL  
10 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CERTAIN  
11 CALLED 0.306 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO  
12 HAL BERDOLL AND WIFE, LISA BERDOLL OF RECORD IN DOCUMENT NO.  
13 201111355, DOCUMENT NO. 201701630, AND DOCUMENT NO. 201701631,  
14 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 418.30 ACRES  
15 OF LAND, BEING COMPRISED OF TRACT 1 - 449.03 ACRES, AND TRACT 2 -  
16 5.563 ACRES, SAVE AND EXCEPT TRACT 3 - 35.66 ACRES, AND SAVE AND  
17 EXCEPT TRACT 4 - 0.637, AS SURVEYED BY LANDDEV CONSULTING, LLC,  
18 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

19 TRACT 1 - 449.03 Acres

20 BEGINNING at a bolt found in the south right-of-way line of  
21 State Highway 71, a variable-with right-of-way, at the northeast  
22 corner of the said 62.586 acre tract, same being the northwest  
23 corner of Lot 1, JW Subdivision, a subdivision according to the plat  
24 or map of record in Cabinet 7, Page 68-A, Plat Records of Bastrop  
25 County, Texas, for the northeast corner of the tract described  
26 herein;

27 THENCE with the east line of the said 62.586 acre tract, and

1 the west line of said Lot 1, JW Subdivision, with an east line of the  
2 tract described herein, the following two (2) courses and  
3 distances:

4 1. S 28°22'06" W, a distance of 604.12 feet to a calculated  
5 angle point at the southwest corner of said Lot 1, JW Subdivision,  
6 for an angle point in an east line of the tract described herein,  
7 and

8 2. S 27°42'48" W, at a distance of 2,184.16 feet, passing a  
9 1/2-inch iron rod and continuing for a total distance of 2,185.28  
10 feet to an axle found in the north line of a certain called 1,443.0  
11 acre tract designated as Second Tract and described in the deed to  
12 John W. Caldwell, Jr. of record in Document No. 201816538, Official  
13 Public Records of Bastrop County, Texas, for the easterly southeast  
14 corner of the tract described herein;

15 THENCE with a south line of the said 62.586 acre tract, the  
16 south line of the said 67.83 acre tract, and the south line of the  
17 said 0.64 acre tract, with the north line of the said 1,443.0 acre  
18 tract, with a south line of the tract described herein, the  
19 following four (4) courses and distances:

20 1. N 62°30'36" W, a distance of 578.60 feet to a 1/2-inch  
21 iron rod found at an angle point,

22 2. N 62°05'35" W, a distance of 422.69 feet to a 1-inch  
23 square iron rod found at an angle point,

24 3. N 62°07'59" W, a distance of 1,883.16 feet to a 5/8-inch  
25 iron rod with a red illegible plastic cap found at a point-on-line,  
26 and

27 4. N 62°07'59" W, a distance of 27.48 feet to a 3-inch metal

1 fence post found in the east line of the said 168.95 acre tract, at  
2 the southwest corner of the said 0.64 acre tract, for a re-entrant  
3 corner of the tract described herein,

4       THENCE with the east line of the said 168.95 acre tract, and  
5 the east line of the said 121.72 acre tract, with the west line of  
6 the said 1,443.0 acre tract, with an east line of the tract  
7 described herein, the following three (3) courses and distances:

8       1. S 27°33'16" W, a distance of 1,350.13 feet to a 1/2-inch  
9 iron rod found at an angle point,

10       2. S 27°33'46" W, a distance of 2,962.00 feet to a leaning  
11 1/2-inch iron rod found at the southeast corner of the said 168.95  
12 acre tract and the northeast corner of the said 121.72 acre tract,  
13 and

14       3. S 27°20'28" W, a distance of 2,815.27 feet to a 1-inch  
15 iron pipe found in the north line of a certain called 769.524 acre  
16 tract designated as Tract 2 and described in the deed to Carr Family  
17 Partnership, LTD. of record in Volume 736, page 233, Official  
18 Public Records of Bastrop County, Texas, at the southeast corner of  
19 the said 121.72 acre tract, for the southerly southeast corner of  
20 the tract described herein;

21       THENCE N 62°35'22" W, with the north line of the said 769.524  
22 acre tract, with the south line of the said 121.72 acre tract, with  
23 a south line of the tract described herein, a distance of 1,884.51  
24 feet to a 1/2-inch iron rod found in the east line of a certain  
25 called 951.10 acre tract described in the deed to Carr Family  
26 partnership, LTD. of record in Document No. 956, Page 441, Deed  
27 Records of Bastrop County, Texas, at the southwest corner of the

1 said 121.72 acre tract, for the southwest corner of the tract  
2 described herein;

3       THENCE N 27°17'56" E, leaving the north line of the said  
4 769.524 acre tract, with the east line of the said 951.10 acre  
5 tract, with the west line of the said 121.72 acre tract, with the  
6 west line of the tract described herein, a distance of 2,809.87 feet  
7 to a calculated point for the northwest corner of the said 121.72  
8 acre tract and the southwest corner of the said 168.95 acre tract,  
9 for an angle point in the west line of the tract described herein;

10       THENCE with the west and north lines of the said 168.95 acre  
11 tract, with the west and north lines of the tract described herein,  
12 the following four (4) courses and distances:

13       1. N 27°21'42" E, with the east line of the said 951.10 acre  
14 tract, a distance of 3,164.61 feet to a 1/2-inch iron pipe found at  
15 the westerly northwest corner of the said 168.95 acre tract and the  
16 southwest corner of a certain called 48.634 acre tract described in  
17 the deed to Clarence L. Vinklarek et. Ux. of record in Volume 217,  
18 Page 208, Deed Records of Bastrop County, Texas,

19       2. S 62°34'59" E, with the south line of the said 48.634 acre  
20 tract, a distance of 1,225.65 feet to a 1/2-inch iron pipe found at  
21 a re-entrant corner,

22       3. N 27°27'06" E, a distance of 2,050.44 feet to a 1/2-inch  
23 iron rod found at the northerly northwest corner of the said 168.95  
24 acre tract, same being the southwest corner of a certain called  
25 6.667 acre tract described in the gift deed to Katie Frerich  
26 Karnstadt of record in Document No. 201406127, Official Public  
27 Records of Bastrop County, Texas, and

1           4. S 62°32'13" E, with the south line of the said 6.667 acre  
2 tract, and the south line of a certain called 3.707 acre tract  
3 described in the deed to Robert Frerich and Tamara Frerich of record  
4 in Document No. 200112158, Official Public Records of Bastrop  
5 County, Texas, a distance of 670.10 feet to a 1/2-inch iron pipe  
6 found at the northeast corner of the said 168.95 acre tract, and the  
7 southeast corner of the said 3.707 acre tract, same being the  
8 southwest corner of the said 1.21 acre tract, for a re-entrant  
9 corner of the tract described herein;

10           THENCE N 27°31'42" E, with the west line of the said 1.21 acre  
11 tract, and the east line of the said 3.707 acre tract, with the west  
12 line of the tract described herein, a distance of 1,629.03 feet to a  
13 calculated point for the northwest corner of the said 1.21 acre  
14 tract, for a northwest corner of the tract described herein;

15           THENCE S 78°22'38" E, a distance of 31.12 feet to a bent 1-inch  
16 iron pipe found at the northeast corner of the said 1.21 acre tract  
17 and the northwest corner of the said 1.98 acre tract, for a  
18 northwest corner of the tract described herein;

19           THENCE S 77°54'08" E, with the north line of the said 1.98 acre  
20 tract, with a north line of the tract described herein, a distance  
21 of 363.53 feet to a 1-1/2-inch iron pipe found at the northeast  
22 corner of the said 1.98 acre tract, same being the northerly  
23 northwest corner of a certain tract designated as Tract Two and  
24 described in the deed to Lina Sue West of record in Document  
25 No. 20190184, Official Public Records of Bastrop County, Texas, for  
26 a northeast corner of the tract described herein;

27           THENCE with an east and south line of the said 1.98 acre

1 tract, with a west and north line of the said Second Tract, with an  
2 east and south line of the tract described herein, the following two  
3 (2) courses and distances:

4 1. S 26°56'38" W, a distance of 241.66 feet to a calculated  
5 point for the southeast corner of the said 1.98 acre tract, and

6 2. N 79°19'42" W, a distance of 366.39 feet to a bent 1-inch  
7 iron pipe found in the east line of the said 1.21 acre tract, at the  
8 southwest corner of the said 1.98 acre tract, for a re-entrant  
9 corner of the tract described herein;

10 THENCE S 27°21'26" W, with the west line of the said Second  
11 Tract, with the east line of the said 1.21 acre tract, with the west  
12 line of the tract described herein, a distance of 812.51 feet to a  
13 5/8-inch iron rod found at the southwest corner of the said Second  
14 Tract, and the westerly northwest corner of the said 67.83 acre  
15 tract for a re-entrant corner of the tract described herein;

16 THENCE with the south and east line of the said Second Tract,  
17 with a north and west line of the said 67.83 acre tract, with a north  
18 and west line of the tract described herein, the following two (2)  
19 courses and distances:

20 1. S 62°08'29" E, a distance of 1,149.03 feet to an 8-inch  
21 fence post found at the southeast corner of the said Second Tract  
22 and a re-entrant corner of the said 67.83 acre tract, and

23 2. N 28°26'14" E, a distance of 1,440.02 feet to a calculated  
24 point for the northeast corner of the said Second Tract, and a  
25 northwest corner of the said 67.83 acre tract, for a northwest  
26 corner of the tract described herein;

27 THENCE with the south right-of-way line of said State Highway

1 71, with the north line of the said 67.83 acre tract, with the north  
2 line of the said 24.012 acre tract, and with the north line of the  
3 said 62.586 acre tract, with the north line of the tract described  
4 herein, the following six (6) courses and distances:

5 1. S 76°31'21" E, a distance of 22.68 feet to a fence post  
6 found at an angle point,

7 2. S 79°43'49" E, a distance of 101.07 feet to a Texas  
8 Department of Transportation (TxDOT) Type-I concrete monument  
9 found at a point-of-curvature,

10 3. With the arc of a curve to the right, having a radius of  
11 2,755.03 feet, an arc distance of 189.73 feet, and a chord which  
12 bears S 78°28'39" E, a distance of 189.70 feet to a calculated  
13 non-tangent end of curve,

14 4. S 53°05'32" E, a distance of 454.67 feet to a Texas  
15 Department of Transportation (TxDOT) Type-I concrete monument  
16 found at an angle point,

17 5. S 55°16'20" E, a distance of 69.16 feet to a calculated  
18 angle point, and

19 6. S 54°07'31" E, a distance of 918.17 feet to the POINT OF  
20 BEGINNING and containing 449.03 acres of land, more or less.

21 TRACT 2 - 5.563 Acres

22 BEGINNING at a Texas Department of Transportation (TxDOT)  
23 Type-II concrete monument found in the south right-of-way line of  
24 State Highway 71, a variable-width right-of-way, in the north line  
25 of the said 6.177 acre tract, at the northeast corner of a certain  
26 called 0.9152 acre tract designated as Parcel 26 and described in  
27 the deed to the State of Texas of record in Document No. 202005708,

1 Official Public Records of Bastrop County, Texas, for a northwest  
2 corner an POINT OF BEGINNING of the tract described herein;

3       THENCE S 59°57'55" E, a distance of 722.58 feet to a  
4 calculated point for the east corner of the said 6.177 acre tract,  
5 for the east corner of the tract described herein;

6       THENCE with the north line of the vacated portion of State  
7 Highway 71, with the south line of the said 6.177 acre tract, and  
8 with the south line of the said 0.306 acre tract, with the south  
9 line of the tract described herein, the following three (3) courses  
10 and distances:

11       1. N 80°14'31" W, at a distance of 906.31 feet, passing a  
12 Texas Department of Transportation (TxDOT) Type-I concrete  
13 monument found at a point-on-line, and continuing for a total  
14 distance of 1,060.87 feet to a Texas Department of Transportation  
15 (TxDOT) Type-I concrete monument found at a point-of-curvature,

16       2. With the arc of a curve to the right, having a radius of  
17 1,504.75 feet, an arc distance of 214.68 feet, and a chord which  
18 bears N 77°15'23" W, a distance of 214.50 feet to a calculated point  
19 for the southeast corner of the said 0.306 acre tract, for a point  
20 of compound-curvature in the south line of the tract described  
21 herein, and

22       3. With the arc of a curve to the right, having a radius of  
23 1,858.52 feet, an arc distance of 30.16 feet, and a chord which  
24 bears N 72°08'53" W, a distance of 30.16 feet to a calculated point  
25 in the east line of a certain called 3.707 acre tract described in  
26 the deed to Robert Frerich and Tamara Frerich of record in Document  
27 No. 200112158, Official Public Records of Bastrop County, Texas,

1 for the southwest corner of the said 0.306 acre tract, for the  
2 southwest corner of the tract described herein;

3       THENCE N 27°36'14" E, with the west line of the said 0.306 acre  
4 tract and the east line of the said 3.707 acre tract, with the west  
5 line of the tract described herein, a distance of 371.91 feet to an  
6 iron rod with a 2-inch aluminum cap stamped "TxDOT" found at the  
7 southwest corner of the said 0.9152 acre tract, for the westerly  
8 northwest corner of the tract described herein;

9       THENCE leaving the west line of the said 3.707 acre tract,  
10 crossing the said 0.306 acre tract and the said 6.177 acre tract,  
11 with the south and east lines of the said 0.9152 acre tract, with  
12 the north and west lines of the tract described herein, the  
13 following five (5) courses and distances:

14       1. S 59°59'51" E, a distance of 122.61 feet to a Texas  
15 Department of Transportation (TxDOT) Type-II concrete monument  
16 found at an angle point,

17       2. S 52°51'00" E, a distance of 201.55 feet to a Texas  
18 Department of Transportation (TxDOT) Type-II concrete monument  
19 found at an angle point,

20       3. S 68°35'00" E, a distance of 101.08 feet to a Texas  
21 Department of Transportation (TxDOT) Type-II concrete monument  
22 found at an angle point,

23       4. S 59°56'27" E, a distance of 100.02 feet to a Texas  
24 Department of Transportation (TxDOT) Type-II concrete monument  
25 found at an angle point, and

26       5. N 30°04'14" E, a distance of 75.98 feet to the POINT OF  
27 BEGINNING and containing 5.563 acres of land, more or less.

1 TRACT 3 - SAVE AND EXCEPT 35.66 Acres

2 BEGINNING at a 5/8-inch iron rod found at the westerly  
3 northwest corner of the said 67.83 acre tract, in the west line of  
4 the said 1.21 acre tract, same being the southwest corner of a  
5 certain tract designated as Tract Two and described in the deed to  
6 Lina Sue West of record in Document No. 20190184, Official Public  
7 Records of Bastrop County, Texas, for the northwest corner and  
8 POINT OF BEGINNING of the tract described herein;

9 THENCE S 62°08'29" E, with the south line of the said Second  
10 Tract, with a north line of the said 67.83 acre tract, a distance of  
11 581.20 feet to a calculated point for the northeast corner of the  
12 tract described herein;

13 THENCE leaving the south line of the said Second Tract,  
14 crossing the said 67.83 acre tract, with the east line of the tract  
15 described herein, the following two (2) courses and distances:

16 1. S 05°37'30" E, a distance of 1,151.62 feet to a calculated  
17 angle point, and

18 2. S 01°52'30" E, a distance of 587.94 feet to a calculated  
19 point in the north line of a certain called 1,443.0 acre tract  
20 designated as Second Tract and described in the deed to John W.  
21 Caldwell, Jr. of record in Document No. 201816538, Official Public  
22 Records of Bastrop County, Texas, in the south line of the said  
23 67.83 acre tract, for the southeast corner of the tract described  
24 herein;

25 THENCE N 62°07'59" W, with the north line of the said 1,443.0  
26 acre tract, with the south line of the said 67.83 acre tract, with  
27 the south line of the tract described herein, a distance of 1,501.62

1 feet to a 5/8-inch iron rod with a red illegible plastic cap found  
2 at the southwest corner of the said 67.83 acre tract and the  
3 northwest corner of the said 1,443.0 acre tract, same being the  
4 southeast corner of the said 0.64 acre tract, for the southwest  
5 corner of the tract described herein;

6 THENCE with the west line of the said 67.83 acre tract, with  
7 the east line of the said 0.64 acre tract, and with the east line of  
8 the said 1.21 acre tract, the following two (2) courses and  
9 distances:

10 1. N 27°39'37" E, a distance of 897.17 feet to a 1/2-inch  
11 iron pipe found at the northeast corner of the said 0.64 acre tract  
12 and the southeast corner of the said 1.21 acre tract, and

13 2. N 27°31'04" E, a distance of 573.66 feet to the POINT OF  
14 BEGINNING and containing 35.66 acres of land, more or less.

15 TRACT 4 - SAVE AND EXCEPT 0.637 Acres

16 COMMENCING at a 5/8-inch iron rod found at the westerly  
17 northwest corner of the said 67.83 acre tract, in the west line of  
18 the said 1.21 acre tract, same being the southwest corner of a  
19 certain tract designated as Tract Two and described in the deed to  
20 Lina Sue West of record in Document No. 20190184, Official Public  
21 Records of Bastrop County, Texas;

22 THENCE N 27°21'26" E, with the west line of the said Tract Two,  
23 with the east line of the said 1.21 acre tract, a distance of 33.58  
24 feet to the southeast corner and POINT OF BEGINNING of the tract  
25 described herein;

26 THENCE N 62°53'25" W, leaving the west line of the said Tract  
27 Two, crossing the said 1.21 acre tract, with the south line of the

1 tract described herein, a distance of 34.50 feet to a calculated  
2 point in the west line of the said 1.21 acre tract, and the east line  
3 of a certain called 3.707 acre tract described in the deed to Robert  
4 Frerich and Tamara Frerich of record in Document No. 200112158,  
5 Official Public Records of Bastrop County, Texas for the southwest  
6 corner of the tract described herein;

7       THENCE N 27°31'42" E, with the west line of the said 1.21 acre  
8 tract, with the east line of the said 3.707 acre tract, with the  
9 west line of the tract described herein, a distance of 848.65 feet  
10 to a calculated point, for the northwest corner of the tract  
11 described herein;

12       THENCE S 09°12'05" E, leaving the east line of the said 3.707  
13 acre tract, crossing the said 1.21 acre tract, with the north line  
14 of the tract described herein, a distance of 53.40 feet to a  
15 calculated point in the east line of the said 1.21 acre tract and  
16 the west line of the said 1.98 acre tract, for a point-on-line in  
17 the north line of the tract described herein;

18       THENCE S 09°12'05" E, leaving the east line of the said 1.21  
19 acre tract, crossing the said 1.98 acre tract, with the north line  
20 of the tract described herein, a distance of 27.22 feet to a  
21 calculated point in the south line of the said 1.98 acre tract, and  
22 the north line of the said Tract Two, for an angle point of the tract  
23 described herein;

24       THENCE N 79°19'42" W, with the south line of the said 1.98 acre  
25 tract, with the north line of the said Tract Two, with a south line  
26 of the tract described herein, a distance of 16.76 feet to a bent  
27 1-inch iron pipe found in the east line of the said 1.21 acre tract,

1 at the southwest corner of the said 1.98 acre tract, and the  
2 westerly northwest corner of the said Tract Two, for a re-entrant  
3 corner of the tract described herein;

4 THENCE S 27°21'26" W, with the west line of said Tract Two,  
5 with the east line of the said 1.21 acre tract, with the east line of  
6 the tract described herein, a distance of 778.93 feet to the POINT  
7 OF BEGINNING and containing 0.637 acres of land, more or less.

8 FOR A TOTAL AREA OF 418.30 ACRES BEING ALL OF TRACT 1 AND  
9 TRACT 2, SAVE AND EXCEPT TRACT 3 AND TRACT 4 DESCRIBED HEREIN.

10 Bearing Basis: Texas Coordinate System, Central Zone (4203),  
11 NAD 83(2011), Grid.

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

19 (b) The governor, one of the required recipients, has  
20 submitted the notice and Act to the Texas Commission on  
21 Environmental Quality.

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

26 (d) All requirements of the constitution and laws of this  
27 state and the rules and procedures of the legislature with respect

1 to the notice, introduction, and passage of this Act are fulfilled  
2 and accomplished.

3 SECTION 4. (a) If this Act does not receive a two-thirds  
4 vote of all the members elected to each house, Subchapter C, Chapter  
5 7946A, Special District Local Laws Code, as added by Section 1 of  
6 this Act, is amended by adding Section 7946A.0307 to read as  
7 follows:

8 Sec. 7946A.0307. NO EMINENT DOMAIN POWER. The district may  
9 not exercise the power of eminent domain.

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

13 SECTION 5. This Act takes effect immediately if it receives  
14 a vote of two-thirds of all the members elected to each house, as  
15 provided by Section 39, Article III, Texas Constitution. If this  
16 Act does not receive the vote necessary for immediate effect, this  
17 Act takes effect September 1, 2021.