

1-1 By: Wilson (Senate Sponsor - Schwertner) H.B. No. 5304  
 1-2 (In the Senate - Received from the House May 10, 2023;  
 1-3 May 10, 2023, read first time and referred to Committee on Local  
 1-4 Government; May 17, 2023, reported favorably by the following  
 1-5 vote: Yeas 9, Nays 0; May 17, 2023, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Springer	X			
1-9 Eckhardt	X			
1-10 Gutierrez	X			
1-11 Hall	X			
1-12 Nichols	X			
1-13 Parker	X			
1-14 Paxton	X			
1-15 West	X			

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the creation of the Williamson County Municipal Utility  
 1-20 District No. 46; granting a limited power of eminent domain;  
 1-21 providing authority to issue bonds; providing authority to impose  
 1-22 assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-25 Code, is amended by adding Chapter 7971A to read as follows:

1-26 CHAPTER 7971A. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO.46

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 7971A.0101. DEFINITIONS. In this chapter:

1-29 (1) "Board" means the district's board of directors.

1-30 (2) "Commission" means the Texas Commission on  
 1-31 Environmental Quality.

1-32 (3) "Director" means a board member.

1-33 (4) "District" means the Williamson County Municipal  
 1-34 Utility District No. 46.

1-35 Sec. 7971A.0102. NATURE OF DISTRICT. The district is a  
 1-36 municipal utility district created under Section 59, Article XVI,  
 1-37 Texas Constitution.

1-38 Sec. 7971A.0103. CONFIRMATION AND DIRECTOR ELECTION  
 1-39 REQUIRED. The temporary directors shall hold an election to  
 1-40 confirm the creation of the district and to elect five permanent  
 1-41 directors as provided by Section 49.102, Water Code.

1-42 Sec. 7971A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-43 temporary directors may not hold an election under Section  
 1-44 7971A.0103 until each municipality in whose corporate limits or  
 1-45 extraterritorial jurisdiction the district is located has  
 1-46 consented by ordinance or resolution to the creation of the  
 1-47 district and to the inclusion of land in the district.

1-48 Sec. 7971A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-49 (a) The district is created to serve a public purpose and benefit.

1-50 (b) The district is created to accomplish the purposes of:

1-51 (1) a municipal utility district as provided by  
 1-52 general law and Section 59, Article XVI, Texas Constitution; and

1-53 (2) Section 52, Article III, Texas Constitution, that  
 1-54 relate to the construction, acquisition, improvement, operation,  
 1-55 or maintenance of macadamized, graveled, or paved roads, or  
 1-56 improvements, including storm drainage, in aid of those roads.

1-57 Sec. 7971A.0106. INITIAL DISTRICT TERRITORY. (a) The  
 1-58 district is initially composed of the territory described by  
 1-59 Section 2 of the Act enacting this chapter.

1-60 (b) The boundaries and field notes contained in Section 2 of  
 1-61 the Act enacting this chapter form a closure. A mistake made in the

2-1 field notes or in copying the field notes in the legislative process  
 2-2 does not affect the district's:

- 2-3 (1) organization, existence, or validity;
- 2-4 (2) right to issue any type of bond for the purposes  
 2-5 for which the district is created or to pay the principal of and  
 2-6 interest on a bond;
- 2-7 (3) right to impose a tax; or
- 2-8 (4) legality or operation.

2-9 SUBCHAPTER B. BOARD OF DIRECTORS

2-10 Sec. 7971A.0201. GOVERNING BODY; TERMS. (a) The district  
 2-11 is governed by a board of five elected directors.

2-12 (b) Except as provided by Section 7971A.0202, directors  
 2-13 serve staggered four-year terms.

2-14 Sec. 7971A.0202. TEMPORARY DIRECTORS. (a) On or after the  
 2-15 effective date of the Act enacting this chapter, the owner or owners  
 2-16 of a majority of the assessed value of the real property in the  
 2-17 district may submit a petition to the commission requesting that  
 2-18 the commission appoint as temporary directors the five persons  
 2-19 named in the petition. The commission shall appoint as temporary  
 2-20 directors the five persons named in the petition.

2-21 (b) Temporary directors serve until the earlier of:

2-22 (1) the date permanent directors are elected under  
 2-23 Section 7971A.0103; or

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

2-26 (c) If permanent directors have not been elected under  
 2-27 Section 7971A.0103 and the terms of the temporary directors have  
 2-28 expired, successor temporary directors shall be appointed or  
 2-29 reappointed as provided by Subsection (d) to serve terms that  
 2-30 expire on the earlier of:

2-31 (1) the date permanent directors are elected under  
 2-32 Section 7971A.0103; or

2-33 (2) the fourth anniversary of the date of the  
 2-34 appointment or reappointment.

2-35 (d) If Subsection (c) applies, the owner or owners of a  
 2-36 majority of the assessed value of the real property in the district  
 2-37 may submit a petition to the commission requesting that the  
 2-38 commission appoint as successor temporary directors the five  
 2-39 persons named in the petition. The commission shall appoint as  
 2-40 successor temporary directors the five persons named in the  
 2-41 petition.

2-42 SUBCHAPTER C. POWERS AND DUTIES

2-43 Sec. 7971A.0301. GENERAL POWERS AND DUTIES. The district  
 2-44 has the powers and duties necessary to accomplish the purposes for  
 2-45 which the district is created.

2-46 Sec. 7971A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-47 DUTIES. The district has the powers and duties provided by the  
 2-48 general law of this state, including Chapters 49 and 54, Water Code,  
 2-49 applicable to municipal utility districts created under Section 59,  
 2-50 Article XVI, Texas Constitution.

2-51 Sec. 7971A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
 2-52 Section 52, Article III, Texas Constitution, the district may  
 2-53 design, acquire, construct, finance, issue bonds for, improve,  
 2-54 operate, maintain, and convey to this state, a county, or a  
 2-55 municipality for operation and maintenance macadamized, graveled,  
 2-56 or paved roads, or improvements, including storm drainage, in aid  
 2-57 of those roads.

2-58 Sec. 7971A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-59 road project must meet all applicable construction standards,  
 2-60 zoning and subdivision requirements, and regulations of each  
 2-61 municipality in whose corporate limits or extraterritorial  
 2-62 jurisdiction the road project is located.

2-63 (b) If a road project is not located in the corporate limits  
 2-64 or extraterritorial jurisdiction of a municipality, the road  
 2-65 project must meet all applicable construction standards,  
 2-66 subdivision requirements, and regulations of each county in which  
 2-67 the road project is located.

2-68 (c) If the state will maintain and operate the road, the  
 2-69 Texas Transportation Commission must approve the plans and

3-1 specifications of the road project.  
 3-2 Sec. 7971A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 3-3 ORDINANCE OR RESOLUTION. The district shall comply with all  
 3-4 applicable requirements of any ordinance or resolution that is  
 3-5 adopted under Section 54.016 or 54.0165, Water Code, and that  
 3-6 consents to the creation of the district or to the inclusion of land  
 3-7 in the district.

3-8 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-9 Sec. 7971A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
 3-10 The district may issue, without an election, bonds and other  
 3-11 obligations secured by:

3-12 (1) revenue other than ad valorem taxes; or  
 3-13 (2) contract payments described by Section  
 3-14 7971A.0403.

3-15 (b) The district must hold an election in the manner  
 3-16 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
 3-17 before the district may impose an ad valorem tax or issue bonds  
 3-18 payable from ad valorem taxes.

3-19 (c) The district may not issue bonds payable from ad valorem  
 3-20 taxes to finance a road project unless the issuance is approved by a  
 3-21 vote of a two-thirds majority of the district voters voting at an  
 3-22 election held for that purpose.

3-23 Sec. 7971A.0402. OPERATION AND MAINTENANCE TAX. (a) If  
 3-24 authorized at an election held under Section 7971A.0401, the  
 3-25 district may impose an operation and maintenance tax on taxable  
 3-26 property in the district in accordance with Section 49.107, Water  
 3-27 Code.

3-28 (b) The board shall determine the tax rate. The rate may not  
 3-29 exceed the rate approved at the election.

3-30 Sec. 7971A.0403. CONTRACT TAXES. (a) In accordance with  
 3-31 Section 49.108, Water Code, the district may impose a tax other than  
 3-32 an operation and maintenance tax and use the revenue derived from  
 3-33 the tax to make payments under a contract after the provisions of  
 3-34 the contract have been approved by a majority of the district voters  
 3-35 voting at an election held for that purpose.

3-36 (b) A contract approved by the district voters may contain a  
 3-37 provision stating that the contract may be modified or amended by  
 3-38 the board without further voter approval.

3-39 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-40 Sec. 7971A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
 3-41 OBLIGATIONS. The district may issue bonds or other obligations  
 3-42 payable wholly or partly from ad valorem taxes, impact fees,  
 3-43 revenue, contract payments, grants, or other district money, or any  
 3-44 combination of those sources, to pay for any authorized district  
 3-45 purpose.

3-46 Sec. 7971A.0502. TAXES FOR BONDS. At the time the district  
 3-47 issues bonds payable wholly or partly from ad valorem taxes, the  
 3-48 board shall provide for the annual imposition of a continuing  
 3-49 direct ad valorem tax, without limit as to rate or amount, while all  
 3-50 or part of the bonds are outstanding as required and in the manner  
 3-51 provided by Sections 54.601 and 54.602, Water Code.

3-52 Sec. 7971A.0503. BONDS FOR ROAD PROJECTS. At the time of  
 3-53 issuance, the total principal amount of bonds or other obligations  
 3-54 issued or incurred to finance road projects and payable from ad  
 3-55 valorem taxes may not exceed one-fourth of the assessed value of the  
 3-56 real property in the district.

3-57 SECTION 2. The Williamson County Municipal Utility District  
 3-58 No. 46 initially includes all the territory contained in the  
 3-59 following area:

3-60 BEING 122.6884-acres of land situated in the D. Casanova  
 3-61 Survey, Abstract No. 126, the A.J. Hayhurst Survey, Abstract  
 3-62 No. 305 and the J. Northcross Survey, Abstract No. 478, Williamson  
 3-63 County, Texas, being all of those certain tracts of land herein  
 3-64 listed below;

3-65 0.0265 acres and 16.15 acres of land in a General Warranty  
 3-66 Deed to Mike Konle, Trustee of the Mike Konle Trust Dated June 16,  
 3-67 1999 in Document No. 2009034437, Official Public Records,  
 3-68 Williamson County, Texas

3-69 16.05 acres in a Cash Warranty Deed to Mike Konle, Trustee of

4-1 the Mike Konle Trust Dated June 16, 1999 in Document  
4-2 No. 2009032102, Official Public Records, Williamson County, Texas  
4-3 24.89 acres in a General Warranty Deed to Mike Knole,  
4-4 Trustee of the Mike Knole Trust Dated June 16, 1999 in Document  
4-5 No. 2006082693, Official Public Records, Williamson County, Texas  
4-6 16.00 acres in a Cash Warranty Deed to Mike Konle, Trustee of  
4-7 the Mike Konle Trust Dated June 16, 1999 in Document No. 2009011564  
4-8 and Document No. 2002008497, Official Public Records, Williamson  
4-9 County, Texas  
4-10 10.98 acres in a General Warranty Deed to Mike Konle, Trustee  
4-11 of the Mike Konle Trust Dated June 16, 1999 in Document  
4-12 No. 2009090300, Official Public Records, Williamson County, Texas  
4-13 18.34 acres in a Cash Warranty Deed to The Mike Konle Trust  
4-14 Dated June 16, 1999 in Document No. 2001088303, Official Public  
4-15 Records, Williamson County, Texas  
4-16 Tract One containing 19.30 acres and Tract Two containing  
4-17 1.00 acres in a Cash Warranty Deed to The Mike Konle Trust Dates  
4-18 June 16, 1999 in Document No. 2002072070 and being further  
4-19 described in Document No. 2001088810, Official Public Records,  
4-20 Williamson County, Texas,  
4-21 said 122.6884-acres of land being more particularly  
4-22 described in Two (2) tracts (0.0264 Acres & 122.662 Acres) as  
4-23 follows with bearings based on the Texas Coordinate System of 1983,  
4-24 Central Zone:  
4-25 TRACT 1(0.0264-ACRES):  
4-26 0.0264-acres of land situated in the D. Casanova Survey,  
4-27 Abstract No. 126, Williamson County, Texas, being all of that said  
4-28 certain tract of land called to contain 0.0265 acres in Document  
4-29 No. 2009034437;  
4-30 BEGINNING: at a 1/2-inch iron rod with cap stamped "Bury &  
4-31 Partners" found for a southern corner of that certain tract of land  
4-32 called to contain 109.818 acres in a Special Warranty Deed with  
4-33 Vendor's Lien to GT Land Holdings, I, LLC in Document  
4-34 No. 2021072442 of the Official Public Records of Williamson County,  
4-35 Texas, the easternmost corner of the said 0.0265-acre tract, the  
4-36 northeastern most corner of that certain 13.914-acre tract to  
4-37 Williamson County, Texas for Ronald W. Reagan Boulevard (right of  
4-38 way varies) in Document No. 2006014718 of the Official Public  
4-39 Records of Williamson County, Texas, the westernmost corner of that  
4-40 certain 9.099-acre tract to Williamson County, Texas for Ronald W.  
4-41 Reagan Boulevard (right of way varies) in Document No. 2006018713  
4-42 of the Official Public Records of Williamson County, Texas, for the  
4-43 easternmost corner of this herein described tract;  
4-44 THENCE: South 58°29'01" West a distance of 89.41 feet along  
4-45 the northwestern line of said Ronald W. Reagan Boulevard in  
4-46 Document No. 2006014718 to a 1/2-inch iron rod with cap stamped  
4-47 "RCS 5793" found for the southwestern corner of the said  
4-48 0.0265-acre tract, the southwestern the southeastern corner of that  
4-49 certain tract of land called to contain 0.245 acres as described in  
4-50 said Document No. 2006014718 to Williamson County, Texas, from  
4-51 which a 1/2-inch iron rod with cap stamped "PBS&J" found for the  
4-52 southwestern corner of the said 0.245-acre tract, the southeastern  
4-53 corner of the said 16.15-acre tract in Document No. 2009034437, the  
4-54 southeastern corner and Point of Beginning of the 122.662-acre  
4-55 herein described below bears South 58°41'49" West a distance of  
4-56 199.73 feet;  
4-57 THENCE: North 31°02'19" West a distance of 25.76 feet along  
4-58 the eastern line of the said 0.245-acre tract, the western line of  
4-59 the said 0.0265-acre tract to a 1/2-inch iron rod with cap stamped  
4-60 "RCS 5793" found on the southern line of the said 109.818-acre tract  
4-61 in Document No. 2021072442, for the northeastern corner of the said  
4-62 0.245-acre tract, the northwestern corner of the said 0.0265-acre  
4-63 tract, for the northwestern of this herein described tract, from  
4-64 which a 1/2-inch iron rod with cap stamped "RCS 5793" found for the  
4-65 northeastern corner of the said 16.15-acre tract in Document  
4-66 No. 2009034437, a corner of the said 122.662-acre tract herein  
4-67 described below bears South 74°51'58" West a distance of 158.60  
4-68 feet;  
4-69 THENCE: North 74°35'30" East a distance of 92.84 feet along

5-1 the southern line of the said 109.818-acre tract to the POINT OF  
5-2 BEGINNING and CONTAINING 0.0264-acres of land.

5-3 TRACT 2(122.662-Acres):

5-4 122.662-acres of land situated in the D. Casanova Survey,  
5-5 Abstract No. 126, the A.J. Hayhurst Survey, Abstract No. 305 and  
5-6 the J. Northcross Survey, Abstract No. 478 Williamson County,  
5-7 Texas, being all of the said 16.15 acres in Document  
5-8 No. 2009034437, 16.05 acres in Document No. 2009032102, 24.89  
5-9 acres in Document No. 2006082693, 16.00 acres in Document  
5-10 No. 2009011564 and Document No. 2002008497, 10.98 acres in  
5-11 Document No. 2009090300, 18.34 acres in Document No. 2001088303,  
5-12 and Tract One - 19.30 acres and Tract Two - 1.00 acre in Document  
5-13 No. 2002072070 and further described in Document No. 2001088810 of  
5-14 the Official Public Records of Williamson County, Texas;

5-15 BEGINNING: at a 1/2-inch iron rod with cap stamped "PBS&J"  
5-16 found on the northwestern line of that certain 13.914-acre tract to  
5-17 Williamson County, Texas for Ronald W. Reagan Boulevard (right of  
5-18 way varies) in Document No. 2006014718 of the Official Public  
5-19 Records of Williamson County, Texas, the southeastern corner of the  
5-20 said 16.15-acre tract in Document No. 2009034437, the southwestern  
5-21 corner of that certain tract of land called to contain 0.245 acres  
5-22 as described in said Document No. 2006014718 to Williamson County,  
5-23 Texas, for the southeastern corner of this herein described tract,  
5-24 from which a 1/2-inch iron rod with cap stamped "RCS 5793" found for  
5-25 the southeastern corner of the said 0.245-acre tract, the  
5-26 southwestern corner of the said 0.0265-acre tract in Document  
5-27 No. 2009034437 bears North 58°41'49" East a distance of 199.73 feet;

5-28 THENCE: South 58°41'13" West a distance of 291.03 feet along  
5-29 the northwestern line of said Ronald W. Reagan Boulevard to a  
5-30 1/2-inch iron rod with cap stamped "PBS&J" found for a corner of  
5-31 said Ronald W. Reagan Boulevard, a corner of the said 16.15-acre  
5-32 tract, for a corner of this herein described tract;

5-33 THENCE: North 31°24'15" West a distance of 14.90 feet along a  
5-34 line of said Ronald W. Reagan Boulevard, a line of the said  
5-35 16.15-acre tract to a 1/2-inch iron rod with cap stamped "PBS&J"  
5-36 found for a corner of said Ronald W. Reagan Boulevard, a corner of  
5-37 the said 16.15-acre tract, for a corner of this herein described  
5-38 tract;

5-39 THENCE: South 58°40'20" West a distance of 199.70 feet along a  
5-40 northwestern line of said Ronald W. Reagan Boulevard, a  
5-41 southeastern line of the said 16.15-acre tract to a 1/2-inch iron  
5-42 rod with cap stamped "PBS&J" found for a corner of said Ronald W.  
5-43 Reagan Boulevard, a corner of the said 16.15-acre tract, for a  
5-44 corner of this herein described tract;

5-45 THENCE: South 31°17'41" East a distance of 14.96 feet along a  
5-46 line of said Ronald W. Reagan Boulevard, a line of the said  
5-47 16.15-acre tract to a 1/2-inch iron rod with cap stamped "PBS&J"  
5-48 found for a corner of said Ronald W. Reagan Boulevard, a corner of  
5-49 the said 16.15-acre tract, for a corner of this herein described  
5-50 tract;

5-51 THENCE: South 58°38'53" West a distance of 257.59 feet along a  
5-52 northwestern line of said Ronald W. Reagan Boulevard, a  
5-53 southeastern line of the said 16.15-acre tract to a 1/2-inch iron  
5-54 rod with cap stamped "PBS&J" found for a corner of said Ronald W.  
5-55 Reagan Boulevard, a corner of the said 16.15-acre tract, for a  
5-56 corner of this herein described tract;

5-57 THENCE: South 64°25'15" West a distance of 99.61 feet  
5-58 continuing along a northwestern line of said Ronald W. Reagan  
5-59 Boulevard, a southeastern line of the said 16.15-acre tract to a  
5-60 1/2-inch iron rod with cap stamped "PBS&J" found for a corner of  
5-61 said Ronald W. Reagan Boulevard, a corner of the said 16.15-acre  
5-62 tract, the southeastern corner of a 0.230-acre Drainage Easement in  
5-63 said Document No. 2006014718, for a corner of this herein described  
5-64 tract;

5-65 THENCE: North 31°24'38" West a distance of 49.74 feet along  
5-66 the eastern line of the said 0.230-acre Drainage easement, a line of  
5-67 the said 16.15-acre tract to a 1/2-inch iron rod with cap stamped  
5-68 "PBS&J" found for the northeastern corner of the said 0.230-acre  
5-69 Drainage easement, a corner of the said 16.15-acre tract, for a

6-1 corner of this herein described tract;

6-2       THENCE: South 58°37'09" West a distance of 199.58 feet along  
6-3 the northwestern line of the said 0.230-acre Drainage easement, a  
6-4 line of the said 16.15-acre tract to a 1/2-inch iron rod found for  
6-5 the northwestern of the said 0.230-acre Drainage easement, a corner  
6-6 of the said 16.15-acre tract, for a corner of this herein described  
6-7 tract;

6-8       THENCE: South 30°56'20" East a distance of 49.71 feet along a  
6-9 western line of the said 0.230-acre Drainage easement, a line of the  
6-10 said 16.15-acre tract to a 1/2-inch iron rod found for the  
6-11 southwestern corner of the said 0.230-acre Drainage easement, on  
6-12 the northwestern line of said Ronald W. Reagan Boulevard, for a  
6-13 corner of the said 16.15-acre tract, for a corner of this herein  
6-14 described tract;

6-15       THENCE: South 53°03'38" West a distance of 101.35 feet  
6-16 continuing along a northwestern line of said Ronald W. Reagan  
6-17 Boulevard, a southeastern line of the said 16.15-acre tract to a  
6-18 1/2-inch iron rod found for a corner of said Ronald W. Reagan  
6-19 Boulevard, a corner of the said 16.15-acre tract, for a corner of  
6-20 this herein described tract;

6-21       THENCE: South 58°37'29" West a distance of 300.27 feet  
6-22 continuing along a northwestern line of said Ronald W. Reagan  
6-23 Boulevard, a southeastern line of the said 16.15-acre tract to a  
6-24 1/2-inch iron rod with Red Cap found for a corner of said Ronald W.  
6-25 Reagan Boulevard, a corner of the said 16.15-acre tract, for a  
6-26 corner of this herein described tract;

6-27       THENCE: North 30°59'19" West a distance of 20.09 feet  
6-28 continuing along a line of said Ronald W. Reagan Boulevard, a line  
6-29 of the said 16.15-acre tract to a 1/2-inch iron rod found for a  
6-30 corner of said Ronald W. Reagan Boulevard, a corner of the said  
6-31 16.15-acre tract, for a corner of this herein described tract;

6-32       THENCE: South 58°39'12" West a distance of 531.01 feet  
6-33 continuing along a line of said Ronald W. Reagan Boulevard, a line  
6-34 of the said 16.15-acre tract to a 1/2-inch iron rod found for a  
6-35 corner of said Ronald W. Reagan Boulevard at the intersection of  
6-36 County Road 289 (right of way varies), for a southwestern corner of  
6-37 the said 16.15-acre tract, for a corner of this herein described  
6-38 tract;

6-39       THENCE: North 71°32'17" West a distance of 50.11 feet along a  
6-40 cutback line at the intersection of said Ronald W. Reagan  
6-41 Boulevard, the said County Road 289 and a line of the said  
6-42 16.15-acre tract to a 1/2-inch iron rod with cap stamped "RCS 5793"  
6-43 found for a cutback corner of said County Road 289, a corner of the  
6-44 said 16.15-acre tract, for a corner of this herein described tract;

6-45       THENCE: North 21°32'03" West a distance of 595.51 feet along a  
6-46 western line of the said 16.15-acre tract, an eastern line of said  
6-47 County Road 289 to a 5/8-inch iron rod with cap stamped  
6-48 "Jones|Carter" set on the southeastern line of the said 16.05-acre  
6-49 tract in Document No. 2009032102, for the northwestern corner of  
6-50 the said 16.15-acre tract, a corner of said County Road 289, for a  
6-51 corner of this herein described tract;

6-52       THENCE: South 75°04'12" West a distance of 19.82 feet along a  
6-53 southeastern line of the said 16.05-acre tract, a northern line of  
6-54 said County Road 289 to a 5/8-inch iron rod with cap stamped  
6-55 "Jones|Carter" set for a corner of the said 16.05-acre tract, for a  
6-56 corner of this herein described tract;

6-57       THENCE: South 74°01'34" West a distance of 86.82 feet along a  
6-58 southeastern line of the said 16.05-acre tract, a northern line of  
6-59 said County Road 289 to a 1/2-inch rod found for the westernmost  
6-60 corner of the said 16.05-acre tract, a southern corner of the said  
6-61 24.89-acre tract in Document No. 2006082693, for a corner of this  
6-62 herein described tract, from which a 1/2-inch iron rod found for the  
6-63 northwestern corner of the said 16.05-acre tract, a corner of the  
6-64 said 24.89-acre tract bears North 35°05'00" East a distance of  
6-65 646.37 feet;

6-66       THENCE: South 74°36'22" West a distance of 76.32 feet along a  
6-67 southern line of the said 24.89-acre tract, a northern line of said  
6-68 County Road 289 to a 1/2-inch iron rod found for a southwestern  
6-69 corner of the said 24.89-acre tract, a southern corner of the said

7-1 16.00-acre tract in Document No. 2009011564 for a corner of this  
7-2 herein described tract, from which a 1/2-inch iron rod found for a  
7-3 corner of the said 24.89-acre tract, a corner of the said 16.00-acre  
7-4 tract bears North 35°03'04" East a distance of 723.92 feet;  
7-5       THENCE: South 74°36'24" West a distance of 295.22 feet along a  
7-6 southern line of the said 16.00-acre tract, a northern line of said  
7-7 County Road 289 to a 5/8-inch iron rod with cap stamped  
7-8 "Jones|Carter" set for a southwestern corner of the said 16.00-acre  
7-9 tract, a corner of said County Road 289, for a corner of this herein  
7-10 described tract;  
7-11       THENCE: North 54°55'35" West a distance of 83.33 feet along a  
7-12 southwestern line of the said 16.00-acre tract a line of said County  
7-13 Road 289 to a 5/8-inch iron rod with cap stamped "Jones|Carter" set  
7-14 for a corner of the said 16.00-acre tract, a corner of said County  
7-15 Road 289, for a corner of this herein described tract;  
7-16       THENCE: North 23°21'55" West a distance of 252.71 feet along a  
7-17 northeastern line of said County Road 289, a southwestern line of  
7-18 the said 16.00-acre tract to a 1/2-inch iron rod found for a corner  
7-19 of said County Road 289, a corner of the said 16.00-acre tract, for  
7-20 a corner of this herein described tract;  
7-21       THENCE: North 19°56'36" West a distance of 216.15 feet  
7-22 continuing along a northeastern line of said County Road 289, a  
7-23 southwestern line of the said 16.00-acre tract to a 1/2-inch iron  
7-24 rod found for the northwestern corner of the said 16.00-acre tract,  
7-25 the southwestern corner of the said 10.98-acre tract in Document  
7-26 No. 2009090300, a corner of said County Road 289, for a corner of  
7-27 this herein described tract, from which a 1/2-inch iron rod found  
7-28 for the northeastern corner of the said 16.00-acre tract, an  
7-29 eastern corner of the said 10.89-acre tract and a corner of the said  
7-30 24.89-acre tract bears North 46°11'32" East a distance of 1410.65  
7-31 feet;  
7-32       THENCE: North 20°09'59" West a distance of 113.57 feet  
7-33 continuing along a northeastern line of said County Road 289, a  
7-34 southwestern line of the said 10.98-acre tract to a 3/8-inch iron  
7-35 rod found for a corner of said County Road 289, a corner of the said  
7-36 10.98-acre tract, for a corner of this herein described tract;  
7-37       THENCE: North 34°59'24" West a distance of 178.61 feet  
7-38 continuing along a northeastern line of said County Road 289, a  
7-39 southwestern line of the said 10.98-acre tract to a 1/2-inch iron  
7-40 rod found for a corner of said County Road 289, a corner of the said  
7-41 10.98-acre tract, for a corner of this herein described tract;  
7-42       THENCE: North 52°26'07" West a distance of 106.30 feet  
7-43 continuing along a northeastern line of said County Road 289, a  
7-44 southwestern line of the said 10.98-acre tract to a 1/2-inch iron  
7-45 rod found for a corner of said County Road 289, a corner of the said  
7-46 10.98-acre tract, for a corner of this herein described tract;  
7-47       THENCE: South 78°42'39" West a distance of 41.23 feet  
7-48 continuing along a northern line of said County Road 289, a line of  
7-49 the said 10.98-acre tract to a 1/2-inch iron rod found for a corner  
7-50 of said County Road 289, the westernmost corner of the said  
7-51 10.98-acre tract, a corner of the said Tract One - 19.30 acres in  
7-52 Document No. 2002072070, for a corner of this herein described  
7-53 tract;  
7-54       THENCE: South 78°42'39" West a distance 58.41 feet continuing  
7-55 along a northern line of said County Road 289 and passing a common  
7-56 corner of the said Tract One - 19.30 acres and the said 18.34-acre  
7-57 tract in Document No. 2001088303 to a 5/8-inch iron rod with cap  
7-58 stamped "Jones|Carter" set for a corner of the said 18.34-acre  
7-59 tract, a corner of said County Road 289, for a corner of this herein  
7-60 described tract;  
7-61       THENCE: South 61°47'42" West a distance of 47.02 feet  
7-62 continuing along a northern line of said County Road 289 to a  
7-63 5/8-inch iron rod with cap stamped "Jones|Carter" set for the  
7-64 westernmost southwestern corner of the said 18.34-acre tract, the  
7-65 southeastern corner of that certain tract called Tract 2 - 0.72  
7-66 acres in a Warranty Deed to John Ben Atkinson in Document  
7-67 No. 2018011295 of the Official Public Records of Williamson County,  
7-68 Texas, for a corner of this herein described tract, from which a  
7-69 1/2-inch iron rod found for a corner of said Tract 2 - 0.72 acres

8-1 bears South 61°47'42" West a distance of 64.27 feet;  
8-2       THENCE: North 02°28'00" West a distance of 170.14 feet along a  
8-3 western line of the said 18.34-acre tract, an eastern line of said  
8-4 Tract 2 - 0.72 acres to a 1/2-inch iron rod found for a corner of the  
8-5 said 18.34-acre tract, a corner of said Tract 2, for a corner of  
8-6 this herein described tract;  
8-7       THENCE: North 21°00'43" East a distance of 190.45 feet  
8-8 continuing along a western line of the said 18.34-acre tract, a  
8-9 southeastern line of the said Tract 2 - 0.72 acres to a 1/2-inch  
8-10 iron rod found for a corner of the said 18.34-acre tract, a corner  
8-11 of said Tract 2, for a corner of this herein described tract;  
8-12       THENCE: North 37°19'00" East a distance of 107.77 feet  
8-13 continuing along a line of the said 18.34-acre tract, a  
8-14 southeastern line of said Tract 2 - 0.72 acres to a 1/2-inch iron  
8-15 rod found on the southwestern line of Tract 1 - 35.28 acres in said  
8-16 Document No. 2018011295, for a corner of said Tract 2, a corner of  
8-17 the said 18.34-acre tract, for a corner of this herein described  
8-18 tract;  
8-19       THENCE: South 17°33'06" East a distance of 13.62 feet along  
8-20 the southwestern line of said Tract 1 - 35.28 acres, a line of the  
8-21 said 18.34-acre tract to a 1/2-inch iron rod found for the  
8-22 southwestern corner of said Tract 1, a corner of the said 18.34-acre  
8-23 tract, for a corner of this herein described tract;  
8-24       THENCE: North 70°28'29" East a distance of 1204.48 feet along  
8-25 the southeastern line of said Tract 1 - 35.28 acres, a line of the  
8-26 said 18.34-acre tract to a 1/2-inch iron rod found for the  
8-27 southeastern corner of the said Tract 1, a corner of the said  
8-28 18.34-acre tract, for a corner of this herein described tract;  
8-29       THENCE: North 16°16'49" West a distance of 1307.48 feet along  
8-30 the northeastern line of said Tract 1 - 35.28 acres, a southwestern  
8-31 line of the said 18.34-acre tract to a 3/4-inch iron pipe with  
8-32 pinched top found on the southeastern line of that certain Tract  
8-33 called Tract 1 containing 129.95 acres in a Special Warranty Deed to  
8-34 Rocking Wilco, L.P. in Document No. 2014101181 and described in a  
8-35 metes and bounds description in Document No. 2005007206 of the  
8-36 Official Public Records of Williamson County, Texas, for the  
8-37 northeastern corner of said Tract 1 - 35.28 acres, the northwestern  
8-38 corner of the said 18.34-acre tract, for a corner of this herein  
8-39 described tract;  
8-40       THENCE: North 67°51'17" East a distance of 1163.65 feet along  
8-41 the southeastern line of the said 129.95-acre tract, the  
8-42 northwestern line of the said 18.34-acre tract to a disturbed  
8-43 1/2-inch iron rod found for the northeastern corner of this herein  
8-44 described tract on the southwestern line of that certain tract of  
8-45 land called to contain 413.839-acres in a Special Warranty Deed  
8-46 with Vendor's Lien to GT Land Holdings I, LLC in Document  
8-47 No. 2021072442 of the Official Public Records of Williamson County,  
8-48 Texas, for the northeastern corner of the said 18.34-acre tract,  
8-49 from which a 2-inch pipe fence post found called to be the  
8-50 southeastern corner of the said 129.95-acre tract bears South  
8-51 88°53'27" West a distance of 0.93 feet;  
8-52       THENCE: South 20°33'31" East a distance of 257.86 feet along a  
8-53 northeastern line of the said 18.34-acre tract, a southwestern line  
8-54 of the said 413.839-acre tract to a 1/2-inch iron rod found for a  
8-55 corner of the said 18.34-acre tract, a corner of the said  
8-56 413.839-acre tract, for a corner of this herein described tract;  
8-57       THENCE: South 11°21'33" East a distance of 378.92 feet  
8-58 continuing a northeastern line of the said 18.34-acre tract, a  
8-59 southwestern line of the said 413.839-acre tract to a 1/2-inch iron  
8-60 rod found for the easternmost southeastern corner of the said  
8-61 18.34-acre tract, the northeastern corner of said Tract One - 19.30  
8-62 acres in Document No. 2002072070, for a corner of this herein  
8-63 described tract, from which a 1/2-inch iron rod found for the  
8-64 southeastern corner of said Tract Two - 1.00 acres in said Document  
8-65 No. 2002072070 bears South 68°48'22" West a distance of 128.84 feet;  
8-66       THENCE: South 11°05'57" East a distance of 732.65 feet  
8-67 continuing along a southwestern line of the said 413.839-acre  
8-68 tract, the southwestern line of the said 109.818-acre tract in  
8-69 Document No. 2021072442, the northeastern line of the said Tract



9-1 One - 19.30 acres, to a 1/2-inch iron rod found for the southeastern  
 9-2 corner of the said Tract One - 19.30 acres, the northeastern corner  
 9-3 of the said 24.89-acre tract in Document No. 2006082693, for a  
 9-4 corner of this herein described tract;

9-5 THENCE: South 10°39'33" East a distance of 233.04 feet along a  
 9-6 northeastern line of the said 24.89-acre tract, a southwestern line  
 9-7 of the said 109.818-acre tract to a 1/2-inch iron rod with cap  
 9-8 stamped "Bury & Partners" found for a corner of the said  
 9-9 109.818-acre tract, a corner of the said 24.89-acre tract, for a  
 9-10 corner of this herein described tract;

9-11 THENCE: South 19°27'42" East a distance of 716.60 feet  
 9-12 continuing along a northeastern line of the said 24.89-acre tract,  
 9-13 a southwestern line of the said 109.818-acre tract to a 1/2-inch  
 9-14 iron rod found for the southeastern corner of the said 24.89-acre  
 9-15 tract, the northeastern corner of the said 16.05-acre tract in  
 9-16 Document No. 2009032102 for a corner of this herein described  
 9-17 tract, from which a 1/2-inch iron rod found the northwestern corner  
 9-18 of the said 16.05-acre tract, a corner of the said 24.89-acre tract  
 9-19 bears South 71°28'00" West a distance of 1295.28 feet;

9-20 THENCE: South 19°19'23" East a distance of 496.60 feet  
 9-21 continuing along the northeastern line of the said 16.05-acre  
 9-22 tract, a southwestern line of the said 109.818-acre tract to a  
 9-23 1/2-inch iron rod found for the southwestern corner of the said  
 9-24 109.818-acre tract, the southeastern corner of the said 16.05-acre  
 9-25 tract on the Northern line of the said 16.15-acre tract in Document  
 9-26 No. 2009034437, for a corner of this herein described tract;

9-27 THENCE: North 74°48'53" East a distance of 321.30 feet along a  
 9-28 southern line of the said 109.818-acre tract, the northern line of  
 9-29 the said 16.15-acre tract to a 1/2-inch iron rod with cap stamped  
 9-30 "RCS 5793" found for the easternmost northeastern corner of the  
 9-31 said 16.15-acre tract, a corner of the said Williamson County  
 9-32 0.245-acre tract in Document No. 2006014718, for a corner of this  
 9-33 herein described tract, from which a 1/2-inch iron rod with cap  
 9-34 stamped "RCS 5793" found for the northeastern corner of the said  
 9-35 0.245-acre tract, the northwestern corner of the said 0.0265-acre  
 9-36 tract in Document No. 2009034437, the same being the northwestern  
 9-37 corner of the above described 0.0264-acre tract bears North  
 9-38 74°51'58" East a distance of 158.60 feet;

9-39 THENCE: South 58°52'35" West a distance of 47.62 feet along a  
 9-40 northern line of the said 0.245-acre tract, a line of the said  
 9-41 16.15-acre tract to a 1/2-inch iron rod with cap stamped "PBS&J"  
 9-42 found for the westernmost northwestern corner of the said  
 9-43 0.245-acre tract, a corner of the said 16.15-acre tract, for a  
 9-44 corner of this herein described tract;

9-45 THENCE: South 31°22'49" East a distance of 70.07 feet along a  
 9-46 western line of the said 0.245-acre tract, a line of the said  
 9-47 16.15-acre tract to POINT OF BEGINNING and CONTAINING 122.662 acres  
 9-48 of land.

9-49 SECTION 3. (a) The legal notice of the intention to  
 9-50 introduce this Act, setting forth the general substance of this  
 9-51 Act, has been published as provided by law, and the notice and a  
 9-52 copy of this Act have been furnished to all persons, agencies,  
 9-53 officials, or entities to which they are required to be furnished  
 9-54 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 9-55 Government Code.

9-56 (b) The governor, one of the required recipients, has  
 9-57 submitted the notice and Act to the Texas Commission on  
 9-58 Environmental Quality.

9-59 (c) The Texas Commission on Environmental Quality has filed  
 9-60 its recommendations relating to this Act with the governor, the  
 9-61 lieutenant governor, and the speaker of the house of  
 9-62 representatives within the required time.

9-63 (d) All requirements of the constitution and laws of this  
 9-64 state and the rules and procedures of the legislature with respect  
 9-65 to the notice, introduction, and passage of this Act are fulfilled  
 9-66 and accomplished.

9-67 SECTION 4. (a) If this Act does not receive a two-thirds  
 9-68 vote of all the members elected to each house, Subchapter C, Chapter  
 9-69 7971A, Special District Local Laws Code, as added by Section 1 of

10-1 this Act, is amended by adding Section 7971A.0306 to read as  
10-2 follows:

10-3 Sec. 7971A.0306. NO EMINENT DOMAIN POWER. The district may  
10-4 not exercise the power of eminent domain.

10-5 (b) This section is not intended to be an expression of a  
10-6 legislative interpretation of the requirements of Section 17(c),  
10-7 Article I, Texas Constitution.

10-8 SECTION 5. This Act takes effect immediately if it receives  
10-9 a vote of two-thirds of all the members elected to each house, as  
10-10 provided by Section 39, Article III, Texas Constitution. If this  
10-11 Act does not receive the vote necessary for immediate effect, this  
10-12 Act takes effect September 1, 2023.

10-13

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