

By: Wilson

H.B. No. 5382

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the creation of the Jarrell Estates Municipal Utility
3 District No. 1; 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 7962 to read as follows:

9 CHAPTER 7962. JARRELL ESTATES MUNICIPAL UTILITY DISTRICT NO. 1

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 7962.0101. 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 Jarrell Estates Municipal
17 Utility District No. 1.

18 Sec. 7962.0102. NATURE OF DISTRICT. The district is a
19 municipal utility district created under Section 59, Article XVI,
20 Texas Constitution.

21 Sec. 7962.0103. CONFIRMATION AND DIRECTORS' 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. 7962.0104. CONSENT OF MUNICIPALITY REQUIRED. The
2 temporary directors may not hold an election under Section
3 7962.0103 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. 7962.0105. 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. 7962.0106. 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. 7962.0201. GOVERNING BODY; TERMS. (a) The district is
4 governed by a board of five elected directors.

5 (b) Except as provided by Section 7962.0202, directors
6 serve staggered four-year terms.

7 Sec. 7962.0202. TEMPORARY DIRECTORS. (a) The temporary
8 board consists of:

9 (1) Jake Newman;

10 (2) Davis Craig;

11 (3) Brad Harwick;

12 (4) LouAnn Covington; and

13 (5) Stephen Fowler.

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

15 (1) the date permanent directors are elected under
16 Section 7962.0103; 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 7962.0103 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 7962.0103; 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. 7962.0301. 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. 7962.0302. 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. 7962.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
18 52, Article III, Texas Constitution, the district may design,
19 acquire, construct, finance, issue bonds for, improve, operate,
20 maintain, and convey to this state, a county, or a municipality for
21 operation and maintenance macadamized, graveled, or paved roads, or
22 improvements, including storm drainage, in aid of those roads.

23 Sec. 7962.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
24 road project must meet all applicable construction standards,
25 zoning and subdivision requirements, and regulations of each
26 municipality in whose corporate limits or extraterritorial
27 jurisdiction the road project is located.

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

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

9 Sec. 7962.0305. COMPLIANCE WITH MUNICIPAL REGULATIONS. Any
10 water, sanitary sewer, road, drainage, or other infrastructure or
11 public facilities constructed, acquired, improved, maintained, or
12 operated by the district shall comply with any subdivision or other
13 applicable regulations of any municipality in whose corporate
14 limits or extraterritorial jurisdiction the infrastructure or
15 public facilities are located unless other regulations are
16 specified in a development agreement between the district and the
17 municipality.

18 Sec. 7962.0306. COMPLIANCE WITH MUNICIPAL CONSENT
19 ORDINANCE OR RESOLUTION. The district shall comply with all
20 applicable requirements of any ordinance or resolution that is
21 adopted under Section 54.016 or 54.0165, Water Code, and that
22 consents to the creation of the district or to the inclusion of land
23 in the district.

24 Sec. 7962.0307. DIVISION OF DISTRICT. (a) The district may
25 be divided into two or more new districts only if the district:

26 (1) has no outstanding bonded debt; and

27 (2) is not imposing ad valorem taxes.

1 (b) This chapter applies to any new district created by the
2 division of the district, and a new district has all the powers and
3 duties of the district.

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

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

12 (e) The board may adopt an order dividing the district
13 before or after the date the board holds an election under Section
14 7962.0103 to confirm the district's creation.

15 (f) An order dividing the district shall:

16 (1) name each new district;

17 (2) include the metes and bounds description of the
18 territory of each new district;

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

20 and

21 (4) provide for the division of assets and liabilities
22 between or among the new districts.

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

27 (h) Any new district created by the division of the district

1 shall hold a confirmation and directors' election as required by
2 Section 7962.0103. If the voters of a new district do not confirm
3 the creation of the new district, the assets, obligations,
4 territory, and governance of the new district revert to the
5 original district.

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

9 (j) Municipal consent to the creation of the district and to
10 the inclusion of land in the district granted under Section
11 7962.0104 acts as municipal consent to the creation of any new
12 district created by the division of the district and to the
13 inclusion of land in the new district.

14 (k) Any new district created by the division of the district
15 must hold an election as required by this chapter to obtain voter
16 approval before the district may impose a maintenance tax or issue
17 bonds payable wholly or partly from ad valorem taxes.

18 (l) This chapter applies to any new district created by the
19 division of the district, and a new district has all the powers and
20 duties of the district.

21 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

22 Sec. 7962.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
23 The district may issue, without an election, bonds and other
24 obligations secured by:

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

26 (2) contract payments described by Section 7962.0403.

27 (b) The district must hold an election in the manner

1 provided by Chapters 49 and 54, Water Code, to obtain voter approval
2 before the district may impose an ad valorem tax or issue bonds
3 payable from ad valorem taxes.

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

8 Sec. 7962.0402. OPERATION AND MAINTENANCE TAX. (a) If
9 authorized at an election held under Section 7962.0401, the
10 district may impose an operation and maintenance tax on taxable
11 property in the district in accordance with Section 49.107, Water
12 Code.

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

15 (c) Section 49.107(f), Water Code, does not apply to
16 reimbursements for projects constructed or acquired under Section
17 7962.0303.

18 Sec. 7962.0403. CONTRACT TAXES. (a) In accordance with
19 Section 49.108, Water Code, the district may impose a tax other than
20 an operation and maintenance tax and use the revenue derived from
21 the tax to make payments under a contract after the provisions of
22 the contract have been approved by a majority of the district voters
23 voting at an election held for that purpose.

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

1 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

2 Sec. 7962.0501. AUTHORITY TO ISSUE BONDS AND OTHER
3 OBLIGATIONS. The district may issue bonds or other obligations
4 payable wholly or partly from ad valorem taxes, impact fees,
5 revenue, contract payments, grants, or other district money, or any
6 combination of those sources, to pay for any authorized district
7 purpose.

8 Sec. 7962.0502. TAXES FOR BONDS. At the time the district
9 issues bonds payable wholly or partly from ad valorem taxes, the
10 board shall provide for the annual imposition of a continuing
11 direct ad valorem tax, without limit as to rate or amount, while all
12 or part of the bonds are outstanding as required and in the manner
13 provided by Sections 54.601 and 54.602, Water Code.

14 Sec. 7962.0503. BONDS FOR ROAD PROJECTS. At the time of
15 issuance, the total principal amount of bonds or other obligations
16 issued or incurred to finance road projects and payable from ad
17 valorem taxes may not exceed one-fourth of the assessed value of the
18 real property in the district.

19 SECTION 2. The Jarrell Estates Municipal Utility District
20 No. 1 initially includes all the territory contained in the
21 following area:

22 (a) BEGINNING: At a 2" pipe post found in the North line of
23 County Road 232 for the lower Southeast corner of a 649.53 Acre
24 Tract (Document #2004074055, Official Public Records, described in
25 Volume 2520, Page 200 and Volume 2598, Page 457, Official Public
26 Records) and an exterior corner of said 3072.64 Acre Tract and of
27 this tract from which a 2" pipe post found in the South line of said

1 county road for the Northwest corner of a 48.65 Acre Tract (surveyed
2 March 10, 2022) bears S 00° 18' 48" W 56.15 feet;

3 THENCE: Along a fence with the lower East line of said 649.53
4 Acre Tract and a West line of said 3072.64 Acre Tract and of this
5 tract as follows:

6 N 04° 31' 43" W 735.20 feet to a 3" pipe post found for an angle
7 point;

8 N 10° 51' 27" W 14.01 feet to a 3" pipe post found for an
9 interior corner of said 649.53 Acre Tract and an exterior corner of
10 said 3072.64 Acre Tract and of this tract;

11 THENCE: Along a fence with the upper South line of said 649.53
12 Acre Tract and a North line of said 3072.64 Acre Tract and of this
13 tract as follows:

14 N 65° 24' 32" E 680.46 feet to a 2" pipe post found for an angle
15 point;

16 N 65° 28' 50" E 651.69 feet to a 2" pipe post found for an angle
17 point;

18 N 68° 01' 01" E 2635.82 feet to a 100D nail set for the
19 Southeast corner of said 649.53 Acre Tract and an interior corner of
20 said 3072.64 Acre Tract and of this tract;

21 THENCE: Along a fence with the East line of Abstract No. 358,
22 Survey No. 1, and said 649.53 Acre Tract, the lower East line of a
23 1209.24 Acre Tract (Document #2014012037, Official Public
24 Records), the West line of Survey No. 21, and the upper West line of
25 said 3072.64 Acre Tract and of this tract as follows:

26 N 21° 16' 42" W 2553.70 feet to a 2" pipe post found for an
27 angle point;

1 N 21° 14' 51" W 877.13 feet to a steel post found for an angle
2 point;

3 N 20° 54' 03" W 2216.78 feet to a 3" pipe post found for the
4 Northeast corner of said 649.53 Acre Tract and an angle point of
5 this tract;

6 S 69° 04' 53" W 13.57 feet with the North line of said 649.53
7 Acre Tract to a 3" pipe post found for the Southeast corner of said
8 1209.24 Acre Tract and an angle point of this tract;

9 N 20° 05' 30" W 1230.33 feet to a 2" pipe post found for an
10 interior corner of said 1209.24 Acre Tract and the upper Northwest
11 corner of said 3072.64 Acre Tract and of this tract;

12 THENCE: Along a fence with the upper South line of said
13 1209.24 Acre Tract, the South line of a 5611 Acre Tract (Volume 365,
14 Page 115, Deed Records) and the North line of said 3072.64 Acre
15 Tract and of this tract as follows:

16 N 68° 20' 52" E 277.73 feet to a 1/2" iron pin found by 10"
17 cedar post for the upper Southeast corner of said 1209.24 Acre
18 Tract, the upper Southwest corner of said 5611 Acre Tract, and an
19 angle point of this tract;

20 N 68° 26' 45" E 5079.62 feet to a 2" pipe post found for an
21 angle point;

22 S 86° 22' 04" E 411.00 feet to a 1/2" iron pin found by 6" cedar
23 post for an interior corner of said 5611 Acre Tract and the upper
24 Northeast corner of this tract;

25 S 20° 51' 48" E 2076.49 feet to a 5/8" iron pin found by 3" pipe
26 post for an exterior corner of said 5611 Acre Tract and an interior
27 corner of this tract;

1 N 69° 23' 59" E 1379.50 feet to a 3" pipe post found for an
2 interior corner of said 5611 Acre Tract and an exterior corner of
3 this tract;

4 S 21° 50' 49" E 1736.87 feet to a 3" pipe post found for an
5 angle point;

6 S 20° 41' 55" E 1761.43 feet to a 3" pipe post found for the
7 lower Southwest corner of said 5611 Acre Tract, an interior corner
8 of said 3072.64 Acre Tract, an exterior corner of a 1205.00 Acre
9 Tract (this day surveyed), and an angle point of this tract;

10 S 21° 05' 42" E 540.16 feet into said 3072.64 Acre Tract to a
11 5/8" iron pin set for an interior corner of said 1205.00 Acre Tract
12 and the upper Southeast corner of this tract;

13 THENCE: S 68° 43' 40" W 5320.62 feet to a 5/8" iron pin set for
14 the Northwest corner of said 1205.00 Acre Tract and an interior
15 corner of this tract;

16 THENCE: S 21° 02' 32" E 5182.49 feet, at 2584.32 feet pass a
17 5/8" iron pin set for an angle point of said 1205.00 Acre Tract and
18 the upper Northwest corner of a 514.30 Acre Tract (this day
19 surveyed), continuing to a 5/8" iron pin set for an interior corner
20 of said 514.30 Acre Tract and an exterior corner of this tract;

21 THENCE: S 68° 57' 28" W 1870.94 feet to a 5/8" iron pin set for
22 the lower Northwest corner of said 514.30 Acre Tract and the lower
23 Southwest corner of this tract;

24 THENCE: N 20° 44' 59" W 1603.97 feet along a fence with the
25 East line of Survey No. 13 and a 195.5 Acre Tract (Volume 2458, Page
26 859, Deed Records) and the West line of Survey No. 21 to a 1/2" iron
27 pin found by 10" cedar post for the Northeast corner of Survey

1 No. 13 and said 195.5 Acre Tract, the Southeast corner of Abstract
2 No. 358, and an interior corner of said 3072.64 Acre Tract and of
3 this tract;

4 THENCE: S 68° 20' 05" W 3102.03 feet along a fence with the
5 North line of Survey No. 13 and the South line of Abstract No. 358
6 to a 6" cedar post found for an exterior corner of said 3072.64 Acre
7 Tract and of this tract;

8 THENCE: Along a fence with the East line of said county road
9 and a West line of said 3072.64 Acre Tract and of this tract passing
10 2" pipe posts found as follows:

11 N 32° 07' 47" W 379.77 feet to an angle point;

12 N 33° 01' 44" W 321.50 feet to an angle point;

13 N 50° 45' 25" W 315.12 feet to an angle point;

14 N 41° 41' 33" W 368.36 feet to an angle point;

15 N 17° 54' 39" W 267.13 feet to an angle point;

16 N 22° 26' 20" W 168.35 feet to an angle point;

17 N 46° 44' 55" W 100.13 feet to an angle point;

18 N 71° 41' 21" W 102.15 feet to an angle point;

19 N 81° 36' 11" W 539.79 feet to the POINT OF BEGINNING.

20 (b) BEGINNING: At a 5/8" iron pin set under fence in the West
21 line of a 673.33 Acre Tract (Document #2021159264, Official Public
22 Records) and the lower East line of said 3072.64 Acre Tract for the
23 lower Southeast corner of a 1205.00 Acre Tract (this day surveyed)
24 and the lower Northeast corner of this tract from which a 1/2" iron
25 pin found for an angle point of said 1205.00 Acre Tract bears N 20°
26 43' 12med" W 159.01 feet;

27 THENCE: Along a fence with the West line of said 673.33 Acre

1 Tract and the lower East line of said 3072.64 Acre Tract and of this
2 tract as follows:

3 S 20° 43' 10" E 519.72 feet to a 1/2" iron pin found for an
4 angle point;

5 S 12° 01' 50" E 291.83 feet to a 5/8" iron pin found for an
6 interior corner of said 673.33 Acre Tract, an exterior corner of
7 said 3072.64 Acre Tract, and the upper Southeast corner of this
8 tract;

9 THENCE: Along a fence with the North line of Survey No. 20,
10 the lower North line of said 673.33 Acre Tract, and the North line
11 of a 30-foot Nature Trail of Spear's Ranch on Salado Creek Section
12 One (Cabinet T, Slides 209 thru 223, Plat Records), and the South
13 line of Survey No. 21, and a South line of this tract as follows:

14 S 69° 56' 54" W 252.66 feet to a 1/2" iron pin found by 3" pipe
15 post for the lower Northwest corner of said 673.33 Acre Tract, the
16 Northeast corner of said nature trail, and an angle point of this
17 tract;

18 S 69° 04' 11" W 416.61 feet to an angle point;

19 S 69° 08' 40" W 1831.06 feet to an angle point;

20 S 68° 48' 01" W 760.40 feet to an angle point;

21 S 67° 55' 49" W 1390.64 feet to an angle point;

22 S 69° 24' 50" W 1554.14 feet to a 2" pipe post found for the
23 Northwest corner of said nature trail, the Northeast corner of said
24 67.66 Acre Tract, and an interior corner of this tract;

25 THENCE: Along a fence with the West line of said nature trail,
26 the East line of said 67.66 Acre Tract, and the lower East line of
27 this tract as follows:

1 S 02° 25' 02" E 30.04 feet to a 1/2" iron pin found by 26" Live
2 Oak tree for an angle point;

3 S 26° 21' 04" E 218.30 feet to a 3/8" iron pin found for an
4 angle point;

5 S 26° 19' 50" E 456.50 feet to a 3/8" iron pin found by 16" Live
6 Oak tree for an angle point;

7 S 25° 01' 14" E 305.56 feet to an 18" Oak tree found for an
8 angle point;

9 S 21° 39' 46" E 165.35 feet to a 3/8" iron pin found for an
10 angle point;

11 S 16° 12' 10" E 339.66 feet to an 18" Cedar tree found for an
12 angle point;

13 S 14° 12' 03" E 533.49 feet to a 1/2" iron pin found by 18" Oak
14 tree for an angle point;

15 S 19° 05' 16" E 202.66 feet to a 3/8" iron pin found by 12" Live
16 Oak for an angle point;

17 S 14° 09' 26" E 650.74 feet to a 3/8" iron pin found by 4" cedar
18 post for an angle point;

19 S 15° 16' 20" E 383.91 feet to a 10" cedar post found for the
20 Northeast corner of the remainder of a 2161.001 Acre Tract
21 (Document #2000028918, Official Public Records), the Southeast
22 corner of said 67.66 Acre Tract, and the lower Southeast corner of
23 this tract;

24 THENCE: S 71° 03' 19" W 770.90 feet along a fence to a 1/2"
25 iron pin found by 10" creosote post for the Northwest corner of the
26 remainder of said 2161.001 Acre Tract, the Southwest corner of said
27 67.66 Acre Tract, and the lower Southwest corner of this tract;

1 THENCE: N 21° 37' 35" W 1396.02 feet along a fence with the
2 East line of Survey No. 13 and a 106.95 Acre Tract (Volume 2255,
3 Page 742, Official Public Records) and the West line of Survey
4 No. 20 to a 1/2" iron pin found by 8" creosote post for the
5 Northeast corner of said 106.95 Acre Tract, an angle point of said
6 67.66 Acre Tract, an exterior corner of said 3072.64 Acre Tract, and
7 an interior corner of this tract;

8 THENCE: Along a fence with the North line of said 106.95 Acre
9 Tract and a South line of said 3072.64 Acre Tract and of this tract
10 as follows:

11 S 68° 18' 48" W 1267.81 feet to a 1/2" iron pin found for an
12 angle point;

13 S 76° 37' 01" W 136.62 feet to a 40D nail found by Elm for an
14 angle point;

15 S 83° 29' 14" W 102.48 feet to a 40D nail found by Elm for an
16 angle point;

17 N 61° 35' 19" W 10.73 feet to a 6" cedar post found for an angle
18 point;

19 N 87° 05' 38" W 119.71 feet to a 1/2" iron pin found by 2" pipe
20 post for an angle point;

21 S 06° 13' 12" E 175.36 feet to a 1/2" iron pin found by 2" pipe
22 post for an angle point;

23 S 56° 36' 48" W 75.04 feet to a 1/2" iron pin found for an angle
24 point;

25 S 44° 41' 09" W 113.47 feet to a 2" pipe post found for an angle
26 point;

27 S 42° 07' 36" W 152.96 feet to a 5/8" iron pin set for the

1 Northwest corner of said 106.95 Acre Tract and an exterior corner of
2 said 3072.64 Acre Tract and of this tract;

3 THENCE: Along a fence with the East line of County Road 232
4 and a West line of said 3072.64 Acre Tract and of this tract as
5 follows:

6 N 19° 17' 35" E 134.40 feet to an angle point;

7 N 24° 00' 25" W 138.58 feet to an angle point;

8 N 38° 19' 18" W 658.87 feet to a 1/2" iron pin found by 2" pipe
9 post for an angle point;

10 N 39° 31' 29" W 250.06 feet, at 51.76 feet pass the South
11 terminus of a 50-foot Road Easement (this day surveyed), continuing
12 to an angle point;

13 N 44° 04' 25" W 261.31 feet to an angle point;

14 N 44° 10' 37" W 593.32 feet to a 2" pipe post found for an angle
15 point;

16 N 14° 32' 04" W 211.93 feet to an angle point;

17 N 04° 30' 47" W 470.65 feet to a 1/2" iron pin found in the
18 South line of a 195.5 Acre Tract (Volume 2458, Page 859, Deed
19 Records) and an exterior corner of said 3072.64 Acre Tract and of
20 this tract;

21 THENCE: N 68° 15' 37" E 2341.32 feet along a fence to a 10"
22 cedar post found for the Southeast corner of said 195.5 Acre Tract
23 and an interior corner of said 3072.64 Acre Tract and of this tract;

24 THENCE: N 20° 44' 59" W 702.86 feet along a fence with the
25 East line of Survey No. 13 and said 195.5 Acre Tract and the West
26 line of Survey No. 21 and said 3072.64 Acre Tract to a 5/8" iron pin
27 set for an exterior corner of a 1419.57 Acre Tract (this day

1 surveyed) and the lower Northwest corner of this tract;

2 THENCE: Crossing said 3072.64 Acre Tract with the North line
3 of this tract as follows:

4 N 68° 57' 28" E 1870.94 feet to a 5/8" iron pin set for the
5 lower Southeast corner of said 1419.57 Acre Tract and an interior
6 corner of this tract;

7 N 21° 02' 32" W 2598.17 feet with the lower East line of said
8 1419.57 Acre Tract to a 5/8" iron pin set for an angle point of said
9 1205.00 Acre Tract and the upper Northwest corner of this tract;

10 Continuing with the North line of this tract and the South
11 line of said 1205.00 Acre Tract as follows:

12 S 64° 48' 25" E 1376.79 feet, at 618.20 feet pass the North
13 terminus of said road easement, continuing to a 5/8" iron pin set
14 for an angle point;

15 N 72° 00' 34" E 2659.37 feet to a 5/8" iron pin set for an
16 interior corner of said 1205.00 Acre Tract and the upper Northeast
17 corner of this tract;

18 S 20° 22' 11" E 1911.75 feet to a 5/8" iron pin set for the
19 Southwest corner of said 1205.00 Acre Tract and an interior corner
20 of this tract;

21 N 67° 49' 03" E 1727.05 feet to the POINT OF BEGINNING.

22 (c) BEGINNING: At a 1/2" iron pin found in the West line of
23 County Road 232 and the South line of a 195.5 Acre Tract (Volume
24 2458, Page 859, Deed Records) for the Northeast corner of this tract
25 from which a 1/2" iron pin found in the East line of said county road
26 for an exterior corner of a 514.30 Acre Tract (this day surveyed)
27 bears N 68° 50' 18" E 54.24 feet;

1 THENCE: With the West line of said road and the East line of
2 this tract passing 1/2" iron pins found as follows:

3 S 04° 49' 16" E 455.90 feet to an angle point;
4 S 14° 52' 48" E 238.88 feet to an angle point;
5 S 44° 15' 55" E 602.34 feet to an angle point;
6 S 44° 13' 37" E 256.82 feet to an angle point;
7 S 39° 27' 01" E 248.02 feet to an angle point;
8 S 38° 18' 33" E 658.46 feet to an angle point;
9 S 24° 31' 17" E 109.18 feet to a 1/2" iron pin found for the
10 Southeast corner of this tract;

11 THENCE: With the North line of said county road and the South
12 line of this tract as follows:

13 S 18° 59' 07" W 95.53 feet to a 5/8" iron pin set for an angle
14 point;
15 S 44° 19' 36" W 271.53 feet to a 5/8" iron pin set for an angle
16 point;
17 S 43° 01' 41" W 369.83 feet to a 1/2" iron pin found for an
18 angle point;
19 S 42° 33' 02" W 219.62 feet to a 1/2" iron pin found for an
20 angle point;
21 S 04° 07' 18" W 76.42 feet to a 5/8" iron pin set for an angle
22 point;
23 S 37° 56' 47" W 139.57 feet, at 79.09 feet pass a found 2" pipe
24 post, continuing to the Southwest corner of this tract;

25 THENCE: Along the center of North Salado Creek with the East
26 line of a 12.00 Acre Tract (Document #2020075231, Official Public
27 Records) and a 124.74 Acre Tract (Document #2016095553, Official

1 Public Records) and the West line of this tract as follows:

- 2 N 41° 03' 59" W 131.42 feet to an angle point;
- 3 N 11° 53' 19" W 40.63 feet to an angle point;
- 4 N 76° 36' 27" W 45.17 feet to an angle point;
- 5 N 30° 48' 05" W 126.68 feet to an angle point;
- 6 N 78° 57' 33" W 87.41 feet to an angle point;
- 7 N 12° 44' 59" E 79.02 feet to an angle point;
- 8 N 11° 00' 13" W 73.47 feet to an angle point;
- 9 S 88° 36' 10" W 82.16 feet to an angle point;
- 10 N 66° 02' 15" W 98.65 feet to an angle point;
- 11 N 06° 27' 32" W 106.86 feet to an angle point;
- 12 N 30° 17' 17" E 145.33 feet to an angle point;
- 13 N 03° 28' 06" W 75.42 feet to an angle point;
- 14 N 37° 44' 59" W 146.89 feet to an angle point;
- 15 N 63° 26' 06" W 145.44 feet to an angle point;
- 16 N 38° 31' 49" W 136.06 feet to an angle point;
- 17 N 12° 39' 09" W 86.38 feet to an angle point;
- 18 N 04° 05' 08" W 70.68 feet to an angle point;
- 19 S 86° 18' 31" W 52.15 feet to an angle point;
- 20 N 76° 52' 51" W 106.01 feet to an angle point;
- 21 N 12° 38' 00" W 83.15 feet to an angle point;
- 22 N 23° 29' 55" W 105.25 feet to an angle point;
- 23 N 10° 37' 11" E 136.64 feet to an angle point;
- 24 N 04° 47' 52" W 86.56 feet to an angle point;
- 25 N 34° 45' 21" W 139.44 feet to an angle point;
- 26 N 06° 54' 40" W 77.72 feet to an angle point;
- 27 N 17° 40' 47" E 51.12 feet to an angle point;

1 N 52° 40' 44" E 193.31 feet to an angle point;
2 N 18° 45' 31" E 85.20 feet to an angle point;
3 N 23° 41' 26" W 105.23 feet to an angle point;
4 N 86° 35' 59" W 152.93 feet to an angle point;
5 N 60° 31' 27" W 77.06 feet to an angle point;
6 N 30° 15' 23" W 81.04 feet to an angle point;
7 N 67° 37' 12" W 107.25 feet to an angle point;
8 S 79° 56' 22" W 183.67 feet to an angle point;
9 N 73° 48' 39" W 94.15 feet to an angle point;
10 S 88° 10' 54" W 91.93 feet to an angle point;
11 N 53° 44' 46" W 180.85 feet to an angle point;
12 N 74° 50' 45" W 120.88 feet to an angle point;
13 N 39° 12' 26" W 60.40 feet to the Southwest corner of said
14 195.5 Acre Tract and the Northwest corner of this tract;

15 THENCE: N 68° 20' 39" E 1386.29 feet with the South line of
16 said 195.5 Acre Tract, at 19.37 feet pass a found 12" Pecan stump,
17 continuing along a fence to the POINT OF BEGINNING.

18 (d) BEGINNING: At a 2" pipe post found in the South line of
19 County Road 232 and the lower East line of a 649.53 Acre Tract
20 (Document # #2004074055, Official Public Records, described in
21 Volume 2520, Page 200 and Volume 2598, Page 457, Official Public
22 Records) for the Northwest corner of this tract from which a 2" pipe
23 post found in the North line of said county road for the upper
24 Southwest corner of a 1419.57 Acre Tract (this day surveyed) bears N
25 00° 18' 48" E 56.15 feet;

26 THENCE: Along a fence with the South and West line of said
27 county road and the North and East line of this tract as follows:

1 S 83° 15' 32" E 491.41 feet to a 6" cedar post found for an
2 angle point;

3 S 71° 41' 57" E 76.53 feet to a 6" cedar post found for an angle
4 point;

5 S 48° 56' 34" E 139.44 feet to a 6" cedar post found for an
6 angle point;

7 S 19° 57' 48" E 414.71 feet to a 5" cedar post found for an
8 angle point;

9 S 41° 43' 21" E 317.47 feet to a 5" cedar post found for an
10 angle point;

11 S 49° 16' 01" E 370.58 feet to a 6" cedar post found for an
12 angle point;

13 S 32° 42' 02" E 683.73 feet to a 2" pipe post found for the
14 Southeast corner of this tract;

15 THENCE: S 68° 22' 29" W 1256.52 feet along a fence with the
16 North line of Survey No. 13 and a 195.5 Acre Tract (Volume 2458,
17 Page 859, Deed Records) and the South line of Abstract No. 358, at
18 1209.80 feet pass a 1/2" iron pin found by 14" Elm, continuing
19 without fence to the Northwest corner of said 195.5 Acre Tract and
20 the lower Southwest corner of this tract;

21 THENCE: Along the center of North Salado Creek with the North
22 line of a 61.80 Acre Tract (Document #2010063430, Official Public
23 Records) and the South line of this tract as follows:

24 N 02° 31' 01" W 103.87 feet to an angle point;

25 N 52° 32' 58" W 74.50 feet to an angle point;

26 N 84° 29' 40" W 104.92 feet to an angle point;

27 S 85° 34' 16" W 152.08 feet to an angle point;

1 N 80° 01' 20" W 218.89 feet to the lower Southeast corner of
2 said 649.53 Acre Tract and the Southwest corner of this tract;

3 THENCE: With the lower East line of said 649.53 Acre Tract
4 and the West line of this tract as follows:

5 N 04° 31' 03" E 649.14 feet, at 72.82 feet pass a found 2" pipe
6 post, continuing along a fence to a 12" cedar post found for an
7 angle point;

8 N 02° 28' 22" E 641.86 feet along a fence to a 2" pipe post
9 found for an angle point;

10 N 04° 10' 33" W 608.21 feet along a fence to the POINT OF
11 BEGINNING.

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 7962, Special District Local Laws Code, as added by Section 1 of
6 this Act, is amended by adding Section 7962.0308 to read as follows:

7 Sec. 7962.0308. NO EMINENT DOMAIN POWER. The district may
8 not exercise the power of eminent domain.

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

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