

1-1 By: Wilson (Senate Sponsor - Schwertner) H.B. No. 5404
 1-2 (In the Senate - Received from the House May 15, 2023;
 1-3 May 15, 2023, read first time and referred to Committee on Local
 1-4 Government; May 19, 2023, reported favorably by the following
 1-5 vote: Yeas 9, Nays 0; May 19, 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. 49; 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 8010A to read as follows:

1-26 CHAPTER 8010A. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 8010A.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. 49.

1-35 Sec. 8010A.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. 8010A.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. 8010A.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-43 temporary directors may not hold an election under Section
 1-44 8010A.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 as required by
 1-48 applicable law.

1-49 Sec. 8010A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.
 1-50 (a) The district is created to serve a public purpose and benefit.

1-51 (b) The district is created to accomplish the purposes of:

1-52 (1) a municipal utility district as provided by
 1-53 general law and Section 59, Article XVI, Texas Constitution; and

1-54 (2) Section 52, Article III, Texas Constitution, that
 1-55 relate to the construction, acquisition, improvement, operation,
 1-56 or maintenance of macadamized, graveled, or paved roads, or
 1-57 improvements, including storm drainage, in aid of those roads.

1-58 Sec. 8010A.0106. INITIAL DISTRICT TERRITORY. (a) The
 1-59 district is initially composed of the territory described by
 1-60 Section 2 of the Act enacting this chapter.

1-61 (b) The boundaries and field notes contained in Section 2 of

2-1 the Act enacting this chapter form a closure. A mistake made in the
2-2 field notes or in copying the field notes in the legislative process
2-3 does not affect the district's:

- 2-4 (1) organization, existence, or validity;
- 2-5 (2) right to issue any type of bond for the purposes
2-6 for which the district is created or to pay the principal of and
2-7 interest on a bond;
- 2-8 (3) right to impose a tax; or
- 2-9 (4) legality or operation.

2-10 SUBCHAPTER B. BOARD OF DIRECTORS

2-11 Sec. 8010A.0201. GOVERNING BODY; TERMS. (a) The district
2-12 is governed by a board of five elected directors.

2-13 (b) Except as provided by Section 8010A.0202, directors
2-14 serve staggered four-year terms.

2-15 Sec. 8010A.0202. TEMPORARY DIRECTORS. (a) The temporary
2-16 board consists of:

- 2-17 (1) Mark Tickner;
- 2-18 (2) Nick Easley;
- 2-19 (3) Walter Duke;
- 2-20 (4) Zachary Summers; and
- 2-21 (5) Noah Terrazas.

2-22 (b) Temporary directors serve until the earlier of:

- 2-23 (1) the date permanent directors are elected under
2-24 Section 8010A.0103; or
- 2-25 (2) the fourth anniversary of the effective date of
2-26 the Act enacting this chapter.

2-27 (c) If permanent directors have not been elected under
2-28 Section 8010A.0103 and the terms of the temporary directors have
2-29 expired, successor temporary directors shall be appointed or
2-30 reappointed as provided by Subsection (d) to serve terms that
2-31 expire on the earlier of:

- 2-32 (1) the date permanent directors are elected under
2-33 Section 8010A.0103; or
- 2-34 (2) the fourth anniversary of the date of the
2-35 appointment or reappointment.

2-36 (d) If Subsection (c) applies, the owner or owners of a
2-37 majority of the assessed value of the real property in the district
2-38 may submit a petition to the commission requesting that the
2-39 commission appoint as successor temporary directors the five
2-40 persons named in the petition. The commission shall appoint as
2-41 successor temporary directors the five persons named in the
2-42 petition.

2-43 SUBCHAPTER C. POWERS AND DUTIES

2-44 Sec. 8010A.0301. GENERAL POWERS AND DUTIES. The district
2-45 has the powers and duties necessary to accomplish the purposes for
2-46 which the district is created.

2-47 Sec. 8010A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
2-48 DUTIES. The district has the powers and duties provided by the
2-49 general law of this state, including Chapters 49 and 54, Water Code,
2-50 applicable to municipal utility districts created under Section 59,
2-51 Article XVI, Texas Constitution.

2-52 Sec. 8010A.0303. AUTHORITY FOR ROAD PROJECTS. Under
2-53 Section 52, Article III, Texas Constitution, the district may
2-54 design, acquire, construct, finance, issue bonds for, improve,
2-55 operate, maintain, and convey to this state, a county, or a
2-56 municipality for operation and maintenance macadamized, graveled,
2-57 or paved roads, or improvements, including storm drainage, in aid
2-58 of those roads.

2-59 Sec. 8010A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
2-60 road project must meet all applicable construction standards,
2-61 zoning and subdivision requirements, and regulations of each
2-62 municipality in whose corporate limits or extraterritorial
2-63 jurisdiction the road project is located.

2-64 (b) If a road project is not located in the corporate limits
2-65 or extraterritorial jurisdiction of a municipality, the road
2-66 project must meet all applicable construction standards,
2-67 subdivision requirements, and regulations of each county in which
2-68 the road project is located.

2-69 (c) If the state will maintain and operate the road, the

3-1 Texas Transportation Commission must approve the plans and
3-2 specifications of the road project.

3-3 Sec. 8010A.0305. COMPLIANCE WITH MUNICIPAL CONSENT
3-4 ORDINANCE OR RESOLUTION. The district shall comply with all
3-5 applicable requirements of any ordinance or resolution that is
3-6 adopted under Section 54.016 or 54.0165, Water Code, and that
3-7 consents to the creation of the district or to the inclusion of land
3-8 in the district.

3-9 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-10 Sec. 8010A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
3-11 The district may issue, without an election, bonds and other
3-12 obligations secured by:

3-13 (1) revenue other than ad valorem taxes; or
3-14 (2) contract payments described by Section
3-15 8010A.0403.

3-16 (b) The district must hold an election in the manner
3-17 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-18 before the district may impose an ad valorem tax or issue bonds
3-19 payable from ad valorem taxes.

3-20 (c) The district may not issue bonds payable from ad valorem
3-21 taxes to finance a road project unless the issuance is approved by a
3-22 vote of a two-thirds majority of the district voters voting at an
3-23 election held for that purpose.

3-24 Sec. 8010A.0402. OPERATION AND MAINTENANCE TAX. (a) If
3-25 authorized at an election held under Section 8010A.0401, the
3-26 district may impose an operation and maintenance tax on taxable
3-27 property in the district in accordance with Section 49.107, Water
3-28 Code.

3-29 (b) The board shall determine the tax rate. The rate may not
3-30 exceed the rate approved at the election.

3-31 Sec. 8010A.0403. CONTRACT TAXES. (a) In accordance with
3-32 Section 49.108, Water Code, the district may impose a tax other than
3-33 an operation and maintenance tax and use the revenue derived from
3-34 the tax to make payments under a contract after the provisions of
3-35 the contract have been approved by a majority of the district voters
3-36 voting at an election held for that purpose.

3-37 (b) A contract approved by the district voters may contain a
3-38 provision stating that the contract may be modified or amended by
3-39 the board without further voter approval.

3-40 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-41 Sec. 8010A.0501. AUTHORITY TO ISSUE BONDS AND OTHER
3-42 OBLIGATIONS. The district may issue bonds or other obligations
3-43 payable wholly or partly from ad valorem taxes, impact fees,
3-44 revenue, contract payments, grants, or other district money, or any
3-45 combination of those sources, to pay for any authorized district
3-46 purpose.

3-47 Sec. 8010A.0502. TAXES FOR BONDS. At the time the district
3-48 issues bonds payable wholly or partly from ad valorem taxes, the
3-49 board shall provide for the annual imposition of a continuing
3-50 direct ad valorem tax, without limit as to rate or amount, while all
3-51 or part of the bonds are outstanding as required and in the manner
3-52 provided by Sections 54.601 and 54.602, Water Code.

3-53 Sec. 8010A.0503. BONDS FOR ROAD PROJECTS. At the time of
3-54 issuance, the total principal amount of bonds or other obligations
3-55 issued or incurred to finance road projects and payable from ad
3-56 valorem taxes may not exceed one-fourth of the assessed value of the
3-57 real property in the district.

3-58 SECTION 2. The Williamson County Municipal Utility District
3-59 No. 49 initially includes all the territory contained in the
3-60 following area:

3-61 TRACT 1:

3-62 A 59.891 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS
3-63 SURVEY, SECTION NO. 23, ABSTRACT NO. 172, IN WILLIAMSON COUNTY,
3-64 TEXAS, BEING OUT OF A CALLED 60.57 ACRE TRACT CONVEYED TO LETTS
3-65 FAMILY TRUST BY INSTRUMENT RECORDED IN VOLUME 528, PAGE 376 OF THE
3-66 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS A 59.891 ACRE TRACT OF LAND
3-67 SITUATED IN THE ELISHA DAVIS SURVEY, SECTION NO. 23, ABSTRACT NO.
3-68 172, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 60.57 ACRE
3-69 TRACT CONVEYED TO LETTS FAMILY TRUST BY INSTRUMENT RECORDED IN

4-1 VOLUME 528, PAGE 376 OF THE DEED RECORDS OF WILLIAMSON COUNTY,
 4-2 TEXAS. SAID 59.891 ACRE TRACT BEING MORE FULLY DESCRIBED AS
 4-3 FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM
 4-4 ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF
 4-5 1983 NAD 83 (NA2011) EPOCH 2010.00.:

4-6 BEGINNING at a 1/2" iron rod found in the west right-of-way
 4-7 line of County Road 308, said point being the northeast corner of
 4-8 said 60.57-acre tract, for the northeast corner and POINT OF
 4-9 BEGINNING hereof;

4-10 THENCE S 20°52'36" E, with the west right-of-way line of said
 4-11 County Road 308, same being the east boundary line of said
 4-12 60.57-acre tract, a distance of 2045.72 feet to a 1/2" iron rod with
 4-13 yellow cap marked "Pape-Dawson" set in the north right-of-way line
 4-14 of County Road 305, same being the north boundary line of a called
 4-15 0.5039 acre tract of land conveyed to Williamson County, Texas by
 4-16 instrument recorded in Document No. 9820041 of the Official Public
 4-17 Records of said County, for the southeast corner hereof;

4-18 THENCE S 68°21'37" W, with the north boundary line of said
 4-19 0.5039-acre tract, same being the north right-of-way line of said
 4-20 County Road 305, through the interior of said 60.57-acre tract, a
 4-21 distance of 1258.78 feet to a 1/2" iron rod found on a point in the
 4-22 east boundary line of a called 3.92-acre tract of land conveyed to
 4-23 Gary R. Sheley and Rosita R. Sheley, by instrument recorded in
 4-24 Document No. 2009090657 of said Official Public Records, same being
 4-25 the west boundary line of said 60.57-acre tract, for the southwest
 4-26 corner hereof;

4-27 THENCE N 21°39'56" W, departing the north right-of-way line of
 4-28 said County Road 305, with, in part, the east boundary lines of:
 4-29 said 3.92-acre tract, a called 10.00-acre tract of land conveyed to
 4-30 Dudley K. Bukowsky and Tami Bukowsky by instrument recorded in
 4-31 Document No. 2008016420 of said Official Public Records, Lot 5,
 4-32 Bukowsky Subdivision, recorded in Document No. 2019064044 of said
 4-33 Official Public Records, a called 10.51-acre tract of land conveyed
 4-34 to Kerry Conaway, Jr., by instrument recorded in Document
 4-35 No. 2006005509 of said Official Public Records and a called
 4-36 10.51-acre tract of land conveyed to Darral Henderson and Elaine
 4-37 Henderson by instrument recorded in Document No. 2006032860 of said
 4-38 Official Public Records, a distance of 2053.57 feet to a 1/2" iron
 4-39 rod with yellow cap marked "Pape-Dawson" set, for the southwest
 4-40 corner of a called 60.99-acre tract of land conveyed to Wayne E.
 4-41 Cavalier and Cyndi Pietan Cavalier, by instrument recorded in
 4-42 Document No. 2012099245 of said Official Public Records, for the
 4-43 northwest corner hereof;

4-44 THENCE N 68°48'58" E, with the south boundary line of said
 4-45 60.99-acre tract, same being the north boundary line of said
 4-46 60.57-acre tract, a distance of 1286.98 feet to the POINT OF
 4-47 BEGINNING and containing 59.891 acres of land in Williamson County,
 4-48 Texas. Said tract being described in accordance with a survey
 4-49 prepared by Pape Dawson Engineers, Inc. under Job No. 51303-00.

4-50 TRACT 2:

4-51 A 110.720 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS
 4-52 SURVEY, SECTION NO. 23, ABSTRACT NO. 172, IN WILLIAMSON COUNTY,
 4-53 TEXAS. BEING ALL OF A CALLED 113 ACRE TRACT CONVEYED TO LETTS FAMILY
 4-54 TRUST BY INSTRUMENT RECORDED IN VOLUME 486, PAGE 442 OF THE DEED
 4-55 RECORDS OF WILLIAMSON COUNTY, TEXAS, A 110.720 ACRE TRACT OF LAND
 4-56 SITUATED IN THE ELISHA DAVIS SURVEY, SECTION NO. 23, ABSTRACT NO.
 4-57 172, IN WILLIAMSON COUNTY, TEXAS. BEING ALL OF A CALLED 113 ACRE
 4-58 TRACT CONVEYED TO LETTS FAMILY TRUST BY INSTRUMENT RECORDED IN
 4-59 VOLUME 486, PAGE 442 OF THE DEED RECORDS OF WILLIAMSON COUNTY,
 4-60 TEXAS, SAID 110.720 ACRE TRACT BEING MORE FULLY DESCRIBED AS
 4-61 FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM
 4-62 ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF
 4-63 1983 NAD 83 (NA2011) EPOCH 2010.00.:

4-64 BEGINNING at a 1/2" iron rod with yellow cap marked
 4-65 "Pape-Dawson" set in the east right-of-way line of County Road 308,
 4-66 said point being the northwest corner of a called 169.5 acre tract
 4-67 of land conveyed to R.D. Hopper and Margaret Hopper Letts by
 4-68 instrument recorded in Volume 478, Page 349 of said Deed Records,
 4-69 same being the southwest corner of said 113 acre tract, for the

5-1 southeast corner and POINT OF BEGINNING hereof;

5-2 THENCE N 21°22'58" W, with the east right-of-way line of said
5-3 County Road 308, same being the west boundary line of said 113-acre
5-4 tract, a distance of 2048.33 feet to a 5/8" iron rod found for the
5-5 southwest corner of a called 17.0 acre tract of land conveyed to
5-6 Gertrude Ann Braband by instrument recorded in Document
5-7 No. 2016033164 of the Official Public Records of said County, same
5-8 being the northwest corner of said 113-acre tract, for the
5-9 northwest corner hereof;

5-10 THENCE N 69°02'46" E, departing the east right-of-way line of
5-11 said County Road 308, with the south boundary line of said 17.0 acre
5-12 tract, same being the north boundary line of said 113 acre tract,
5-13 for a distance of 1268.96 feet to a 5/8" iron rod found for the
5-14 southeast corner of said 17.0 acre tract, same being an interior ell
5-15 corner in said 113 acre tract, for an ell corner hereof;

5-16 THENCE N 21°00'19" W, with the east boundary line of said 17.0
5-17 acre tract, same being a west boundary line of said 113 acre tract,
5-18 a distance of 582.80 feet to a 1/2" iron rod found for the southwest
5-19 corner of a called 64.797 acre tract of land conveyed to Jose G.
5-20 Garcia, by instrument recorded in Document No. 2017005987 of said
5-21 Official Public records, same being the southeast corner of called
5-22 10.789 acre tract of land conveyed to the Belinda Ramsey Living
5-23 Trust, by instrument recorded in Document No. 2019022035 of said
5-24 Official Public Records, same being the northeast corner of said
5-25 17.0 acre tract, also being the northernmost northwest corner of
5-26 said 113 acre tract, for the northernmost northwest hereof;

5-27 THENCE N 68°21'45" E, with the south boundary line of said
5-28 64.797 acre tract, same being the north boundary line of said 113
5-29 acre tract, a distance of 993.87 feet to a 1/2" iron rod found being
5-30 the northwest corner of a called 177.5 acre tract of land conveyed
5-31 to Charles D. Tonn and Ronald D. Tonn by instrument recorded in
5-32 Document No. 9601061 of said Official Public Records, same being
5-33 the north east corner of said 113-acre tract, for the northeast
5-34 corner hereof:

5-35 THENCE S 21°08'10" E, departing the south boundary line of
5-36 said 64.797 acre tract, with the west boundary line of said 177.5
5-37 acre tract, same being the east boundary line of said 113 acre
5-38 tract, a distance of 2244.92 feet to a 1/2" iron rod with yellow cap
5-39 marked "Pape-Dawson" set in the north boundary line of said 169.5
5-40 acre tract, said point being the southwest corner of said 177.5 acre
5-41 tract, same being the southeast corner of said 113 acre tract, for
5-42 the southeast corner hereof;

5-43 THENCE with the north boundary line of said 169.5 acre tract,
5-44 same being the south boundary line of said 113 acre tract, the
5-45 following three (3) courses and distances:

5-46 1. S 68°41'10" W, a distance of 982.01 feet to a 1/2" iron rod
5-47 with yellow cap marked "Pape-Dawson" set for an angle point hereof,

5-48 2. S 21°25'27" E, a distance of 386.24 feet to a 1/2" iron rod
5-49 with yellow cap marked "Pape-Dawson" set for an angle point hereof,
5-50 and

5-51 3. S 68°47'37" W, a distance of 1275.22 feet to the POINT OF
5-52 BEGINNING and containing 110.720 acres of land in Williamson
5-53 County, Texas. Said tract being described in accordance with a
5-54 survey prepared by Pape Dawson Engineers, Inc. under Job
5-55 No. 51303-00.

5-56 TRACT 3:

5-57 A 172.890 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS
5-58 SURVEY, SECTION 23, ABSTRACT NO. 172, IN WILLIAMSON COUNTY, TEXAS,
5-59 BEING ALL OF A CALLED 169.5 ACRE TRACT CONVEYED TO R.D. HOPPER AND
5-60 MARGARET HOPPER LETT BY A 172.890 ACRE TRACT OF LAND SITUATED IN THE
5-61 ELISHA DAVIS SURVEY, SECTION 23, ABSTRACT NO. 172, IN WILLIAMSON
5-62 COUNTY, TEXAS. BEING ALL OF A CALLED 169.5 ACRE TRACT CONVEYED TO
5-63 R.D. HOPPER AND MARGARET HOPPER LETT BY INSTRUMENT RECORDED IN
5-64 VOLUME 478, PAGE 349 OF THE DEED RECORDS OF WILLIAMSON COUNTY,
5-65 TEXAS. SAID 172.890 ACRE TRACT BEING MORE FULLY DESCRIBED AS
5-66 FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM
5-67 ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF
5-68 1983 NAD 83 (NA2011) EPOCH 2010.00.:

5-69 COMMENCING at a 60D nail found in the north right-of-way line

6-1 of County Road 305, same being the southeast corner of a called 0.58
 6-2 acre tract of land conveyed to Dewey Roger Blackman by instrument
 6-3 recorded in Volume 742, Page 777 of said Deed Records, also being
 6-4 the southwest corner of a called 47.5 acre tract recorded in Volume
 6-5 734, Page 931 of said Deed Records;

6-6 THENCE S 68°58'06" W, departing the west boundary line of said
 6-7 47.5 acre tract, with the north right-of-way line of said County
 6-8 Road 305, same being the south boundary line of said 0.58 acre
 6-9 tract, a distance of 110.09 feet to a 1/2" iron rod with yellow cap
 6-10 marked "Pape-Dawson" set on the southwest corner of said 0.58 acre
 6-11 tract, same being the southeast corner of said 169.5 acre tract, for
 6-12 the southeast corner and POINT OF BEGINNING hereof;

6-13 THENCE S 68°58'06" W, continuing with the north right-of-way
 6-14 line of said County Road 305, and in part, crossing through the
 6-15 right-of-way of County Road 308, same being the south boundary line
 6-16 of said 169.5-acre tract, a distance of 3188.95 feet to an 1/2" iron
 6-17 rod with yellow cap marked "Pape-Dawson" set for the southwest
 6-18 corner hereof;

6-19 THENCE N 21°05'48" W, with the west boundary line of said
 6-20 169.5-acre tract, and in part, crossing through the right-of-way of
 6-21 said County Road 308, a distance of 2071.04 feet to a 1/2" iron rod
 6-22 with yellow cap marked "Pape-Dawson" set, being the southwest
 6-23 corner of a called 113 acre tract of land conveyed to the Letts
 6-24 Family Trust, by instrument recorded in Volume 486, Page 442 of said
 6-25 deed records, same being the northwest corner of said 169.5-acre
 6-26 tract, for the northwest corner hereof, from which a 5/8" iron rod
 6-27 found for the northwest corner of said 113 acre tract bears N
 6-28 21°22'58" W, 2048.33 feet;

6-29 THENCE departing the east right-of-way line of said County
 6-30 Road 308, with, in part, the south boundary line of said 113-acre
 6-31 tract and, in part, the south boundary line of a called 177.5 acre
 6-32 tract of land conveyed to Charles D. Tonn and Ronald D. Tonn by
 6-33 instrument recorded in Document No. 9601061 of the Official Public
 6-34 Records of said County, same being the north boundary line of said
 6-35 169.5-acre tract, the following three (3) courses and distances:

6-36 1. N 68°47'37" E, a distance of 1275.22 feet to a 1/2" iron
 6-37 rod with yellow cap marked "Pape-Dawson" set for an angle point
 6-38 hereof,

6-39 2. N 21°25'27" W, a distance of 386.24 feet to a 1/2" iron rod
 6-40 with yellow cap marked "Pape-Dawson" set for an angle point hereof,
 6-41 and

6-42 3. N 68°41'10" E, a distance of 2332.32 feet to a 1/2" iron
 6-43 rod with yellow cap marked "Pape-Dawson" set being the northeast
 6-44 corner of said 169.5-acre tract, for the northeast corner hereof;

6-45 THENCE S 22°06'37" E, with the south boundary line of said
 6-46 177.5-acre tract, same being the east boundary line of said
 6-47 169.5-acre tract, a distance of 392.10 feet to a 1/2" iron rod with
 6-48 yellow cap marked "Pape-Dawson" set in the north boundary line of a
 6-49 called 50-acre tract of land conveyed to Cheryl A. Chamberlain, by
 6-50 instrument recorded in Document No. 2013019239 of the Official
 6-51 Public Records of said County, same being an angle point in the east
 6-52 boundary line of said 169.5-acre tract, for an angle point hereof;

6-53 THENCE S 68°53'39" W, with the north boundary line of said
 6-54 50-acre tract, same being the east boundary line of said 169.5-acre
 6-55 tract, a distance of 419.61 feet to a 1/2" iron rod with yellow cap
 6-56 marked "Pape-Dawson" set, being the northwest corner of said
 6-57 50-acre tract, same being an angle point in the east boundary line
 6-58 of said 169.5-acre tract, for an angle point hereof;

6-59 THENCE S 20°59'42" E, with, in part, the west boundary line of
 6-60 said 50-acre tract and, in part, the west boundary line of a called
 6-61 47.5 acre tract of land conveyed to D.C. Blackman, by instrument
 6-62 recorded in Volume 734, Page 931 of said Deed Records and, in part,
 6-63 the west boundary line of the aforementioned 0.58-acre tract, same
 6-64 being the east boundary line of said 169.5-acre tract, a distance of
 6-65 2080.08 feet to the POINT OF BEGINNING and containing 172.890 acres
 6-66 of land in Williamson County, Texas. Said tract being described in
 6-67 accordance with a survey prepared by Pape Dawson Engineers, Inc.
 6-68 under Job No. 51303-00.

6-69 SECTION 3. (a) The legal notice of the intention to

7-1 introduce this Act, setting forth the general substance of this
7-2 Act, has been published as provided by law, and the notice and a
7-3 copy of this Act have been furnished to all persons, agencies,
7-4 officials, or entities to which they are required to be furnished
7-5 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7-6 Government Code.

7-7 (b) The governor, one of the required recipients, has
7-8 submitted the notice and Act to the Texas Commission on
7-9 Environmental Quality.

7-10 (c) The Texas Commission on Environmental Quality has filed
7-11 its recommendations relating to this Act with the governor, the
7-12 lieutenant governor, and the speaker of the house of
7-13 representatives within the required time.

7-14 (d) All requirements of the constitution and laws of this
7-15 state and the rules and procedures of the legislature with respect
7-16 to the notice, introduction, and passage of this Act are fulfilled
7-17 and accomplished.

7-18 SECTION 4. (a) If this Act does not receive a two-thirds
7-19 vote of all the members elected to each house, Subchapter C, Chapter
7-20 8010A, Special District Local Laws Code, as added by Section 1 of
7-21 this Act, is amended by adding Section 8010A.0306 to read as
7-22 follows:

7-23 Sec. 8010A.0306. NO EMINENT DOMAIN POWER. The district may
7-24 not exercise the power of eminent domain.

7-25 (b) This section is not intended to be an expression of a
7-26 legislative interpretation of the requirements of Section 17(c),
7-27 Article I, Texas Constitution.

7-28 SECTION 5. This Act takes effect immediately if it receives
7-29 a vote of two-thirds of all the members elected to each house, as
7-30 provided by Section 39, Article III, Texas Constitution. If this
7-31 Act does not receive the vote necessary for immediate effect, this
7-32 Act takes effect September 1, 2023.

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