

Suspending limitations on conference committee
jurisdiction, H.B. No. 5344 (Bell of Montgomery/Creighton)

By: Bell of Montgomery

H.R. No. 2470

R E S O L U T I O N

1 BE IT RESOLVED by the House of Representatives of the State of
2 Texas, 88th Legislature, Regular Session, 2023, That House Rule 13,
3 Section 9(a), be suspended in part as provided by House Rule 13,
4 Section 9(f), to enable the conference committee appointed to
5 resolve the differences on House Bill 5344 (the eligibility of
6 certain retired firefighters, police officers, and emergency
7 medical services providers to purchase continued health benefits
8 coverage; the creation of certain special purpose districts and the
9 name, powers, and duties of the 3 B&J Municipal Utility District;
10 granting a limited power of eminent domain; providing authority to
11 issue bonds; providing authority to impose assessments, fees, and
12 taxes) to consider and take action on the following matters:

13 (1) House Rule 13, Section 9(a)(4), is suspended to permit
14 the committee to add text on a matter not included in either the
15 house or senate version of the bill by adding the following new
16 SECTIONS to the bill:

17 SECTION 1. Section 175.001, Local Government Code, is
18 amended to read as follows:

19 Sec. 175.001. APPLICABILITY. (a) In this section,
20 "township" means a special district with territory that only
21 includes a census designated place, as designated by the United
22 States Bureau of the Census.

23 (b) This chapter applies to a person who:

24 (1) retires from:

1 (A) county employment in a county with a
2 population of 75,000 or more;

3 (B) employment by an appraisal district in a
4 county with a population of 75,000 or more;

5 (C) municipal employment in a municipality with a
6 population of 25,000 or more; ~~or~~

7 (D) employment as a firefighter or emergency
8 medical services provider by an emergency services district located
9 wholly or partly in a county with a population of 150,000 or more;
10 or

11 (E) employment as a firefighter, police officer,
12 or emergency medical services provider by a township with a
13 population of 110,000 or more; and

14 (2) is entitled to receive retirement benefits from a
15 county, appraisal district, or municipal retirement plan, ~~or~~
16 emergency services district, or township.

17 SECTION 2. (a) Subtitle C, Title 4, Special District Local
18 Laws Code, is amended by adding Chapter 4001 to read as follows:

19 CHAPTER 4001. DENTON COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 2

20 SUBCHAPTER A. GENERAL PROVISIONS

21 Sec. 4001.0101. DEFINITIONS. In this chapter:

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

23 (2) "County" means Denton County, Texas.

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

25 (4) "District" means the Denton County Municipal
26 Management District No. 2.

27 Sec. 4001.0102. NATURE OF DISTRICT. The Denton County

1 Municipal Management District No. 2 is a special district created
2 under Section 59, Article XVI, Texas Constitution.

3 Sec. 4001.0103. PURPOSE; DECLARATION OF INTENT. (a) The
4 creation of the district is essential to accomplish the purposes of
5 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
6 Texas Constitution, and other public purposes stated in this
7 chapter.

8 (b) By creating the district and in authorizing the county
9 and other political subdivisions to contract with the district, the
10 legislature has established a program to accomplish the public
11 purposes set out in Section 52-a, Article III, Texas Constitution.

12 (c) The creation of the district is necessary to promote,
13 develop, encourage, and maintain employment, commerce,
14 transportation, housing, tourism, recreation, the arts,
15 entertainment, economic development, safety, and the public
16 welfare in the district.

17 (d) This chapter and the creation of the district may not be
18 interpreted to relieve the county from providing the level of
19 services provided as of the effective date of the Act enacting this
20 chapter to the area in the district. The district is created to
21 supplement and not to supplant county services provided in the
22 district.

23 Sec. 4001.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

24 (a) All land and other property included in the district will
25 benefit from the improvements and services to be provided by the
26 district under powers conferred by Sections 52 and 52-a, Article
27 III, and Section 59, Article XVI, Texas Constitution, and other

1 powers granted under this chapter.

2 (b) The district is created to serve a public use and
3 benefit.

4 (c) The creation of the district is in the public interest
5 and is essential to further the public purposes of:

6 (1) developing and diversifying the economy of the
7 state;

8 (2) eliminating unemployment and underemployment; and

9 (3) developing or expanding transportation and
10 commerce.

11 (d) The district will:

12 (1) promote the health, safety, and general welfare of
13 residents, employers, potential employees, employees, visitors,
14 and consumers in the district, and of the public;

15 (2) provide needed funding for the district to
16 preserve, maintain, and enhance the economic health and vitality of
17 the district territory as a community and business center;

18 (3) promote the health, safety, welfare, and enjoyment
19 of the public by providing pedestrian ways and by landscaping and
20 developing certain areas in the district, which are necessary for
21 the restoration, preservation, and enhancement of scenic beauty;
22 and

23 (4) provide for water, wastewater, drainage, road, and
24 recreational facilities for the district.

25 (e) Pedestrian ways along or across a street, whether at
26 grade or above or below the surface, and street lighting, street
27 landscaping, parking, and street art objects are parts of and

1 necessary components of a street and are considered to be a street
2 or road improvement.

3 (f) The district will not act as the agent or
4 instrumentality of any private interest even though the district
5 will benefit many private interests as well as the public.

6 Sec. 4001.0105. INITIAL DISTRICT TERRITORY. (a) The
7 district is initially composed of the territory described by
8 Section 2(b) of the Act enacting this chapter.

9 (b) The boundaries and field notes contained in Section 2(b)
10 of the Act enacting this chapter form a closure. A mistake in the
11 field notes or in copying the field notes in the legislative process
12 does not affect the district's:

13 (1) organization, existence, or validity;

14 (2) right to issue any type of bonds for the purposes
15 for which the district is created or to pay the principal of and
16 interest on the bonds;

17 (3) right to impose or collect an assessment or tax; or

18 (4) legality or operation.

19 Sec. 4001.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
20 All or any part of the area of the district is eligible to be
21 included in:

22 (1) a tax increment reinvestment zone created under
23 Chapter 311, Tax Code; or

24 (2) a tax abatement reinvestment zone created under
25 Chapter 312, Tax Code.

26 Sec. 4001.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
27 DISTRICTS LAW. Except as otherwise provided by this chapter,

1 Chapter 375, Local Government Code, applies to the district.

2 Sec. 4001.0108. CONSTRUCTION OF CHAPTER. This chapter
3 shall be liberally construed in conformity with the findings and
4 purposes stated in this chapter.

5 SUBCHAPTER B. BOARD OF DIRECTORS

6 Sec. 4001.0201. GOVERNING BODY; TERMS. (a) The district is
7 governed by a board of five elected directors who serve staggered
8 terms of four years.

9 (b) Directors are elected in the manner provided by
10 Subchapter D, Chapter 49, Water Code.

11 Sec. 4001.0202. COMPENSATION; EXPENSES. (a) The district
12 may compensate each director in an amount not to exceed \$150 for
13 each board meeting. The total amount of compensation for each
14 director in one year may not exceed \$7,200.

15 (b) A director is entitled to reimbursement for necessary
16 and reasonable expenses incurred in carrying out the duties and
17 responsibilities of the board.

18 Sec. 4001.0203. TEMPORARY DIRECTORS. (a) On or after the
19 effective date of the Act enacting this chapter, the owner or owners
20 of a majority of the assessed value of the real property in the
21 district may submit a petition to the Texas Commission on
22 Environmental Quality requesting that the commission appoint as
23 temporary directors the five persons named in the petition. The
24 commission shall appoint as temporary directors the five persons
25 named in the petition.

26 (b) The temporary or successor temporary directors shall
27 hold an election to elect five permanent directors as provided by

1 Section 49.102, Water Code.

2 (c) Temporary directors serve until the earlier of:

3 (1) the date permanent directors are elected under
4 Subsection (b); or

5 (2) the fourth anniversary of the effective date of
6 the Act enacting this chapter.

7 (d) If permanent directors have not been elected under
8 Subsection (b) and the terms of the temporary directors have
9 expired, successor temporary directors shall be appointed or
10 reappointed as provided by Subsection (e) to serve terms that
11 expire on the earlier of:

12 (1) the date permanent directors are elected under
13 Subsection (b); or

14 (2) the fourth anniversary of the date of the
15 appointment or reappointment.

16 (e) If Subsection (d) applies, the owner or owners of a
17 majority of the assessed value of the real property in the district
18 may submit a petition to the commission requesting that the
19 commission appoint as successor temporary directors the five
20 persons named in the petition. The commission shall appoint as
21 successor temporary directors the five persons named in the
22 petition.

23 SUBCHAPTER C. POWERS AND DUTIES

24 Sec. 4001.0301. GENERAL POWERS AND DUTIES. The district
25 has the powers and duties necessary to accomplish the purposes for
26 which the district is created.

27 Sec. 4001.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The

1 district, using any money available to the district for the
2 purpose, may provide, design, construct, acquire, improve,
3 relocate, operate, maintain, or finance an improvement project or
4 service authorized under this chapter or Chapter 375, Local
5 Government Code.

6 (b) The district may contract with a governmental or private
7 entity to carry out an action under Subsection (a).

8 (c) The implementation of a district project or service is a
9 governmental function or service for the purposes of Chapter 791,
10 Government Code.

11 Sec. 4001.0303. NONPROFIT CORPORATION. (a) The board by
12 resolution may authorize the creation of a nonprofit corporation to
13 assist and act for the district in implementing a project or
14 providing a service authorized by this chapter.

15 (b) The nonprofit corporation:

16 (1) has each power of and is considered to be a local
17 government corporation created under Subchapter D, Chapter 431,
18 Transportation Code; and

19 (2) may implement any project and provide any service
20 authorized by this chapter.

21 (c) The board shall appoint the board of directors of the
22 nonprofit corporation. The board of directors of the nonprofit
23 corporation shall serve in the same manner as the board of directors
24 of a local government corporation created under Subchapter D,
25 Chapter 431, Transportation Code, except that a board member is not
26 required to reside in the district.

27 Sec. 4001.0304. LAW ENFORCEMENT SERVICES. To protect the

1 public interest, the district may contract with a qualified party,
2 including the county, to provide law enforcement services in the
3 district for a fee.

4 Sec. 4001.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

5 The district may join and pay dues to a charitable or nonprofit
6 organization that performs a service or provides an activity
7 consistent with the furtherance of a district purpose.

8 Sec. 4001.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The

9 district may engage in activities that accomplish the economic
10 development purposes of the district.

11 (b) The district may establish and provide for the
12 administration of one or more programs to promote state or local
13 economic development and to stimulate business and commercial
14 activity in the district, including programs to:

15 (1) make loans and grants of public money; and

16 (2) provide district personnel and services.

17 (c) The district may create economic development programs
18 and exercise the economic development powers provided to
19 municipalities by:

20 (1) Chapter 380, Local Government Code; and

21 (2) Subchapter A, Chapter 1509, Government Code.

22 Sec. 4001.0307. PARKING FACILITIES. (a) The district may

23 acquire, lease as lessor or lessee, construct, develop, own,
24 operate, and maintain parking facilities or a system of parking
25 facilities, including lots, garages, parking terminals, or other
26 structures or accommodations for parking motor vehicles off the
27 streets and related appurtenances.

1 (b) The district's parking facilities serve the public
2 purposes of the district and are owned, used, and held for a public
3 purpose even if leased or operated by a private entity for a term of
4 years.

5 (c) The district's parking facilities are parts of and
6 necessary components of a street and are considered to be a street
7 or road improvement.

8 (d) The development and operation of the district's parking
9 facilities may be considered an economic development program.

10 Sec. 4001.0308. ADDING OR EXCLUDING LAND. The district may
11 add or exclude land in the manner provided by Subchapter J, Chapter
12 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

13 Sec. 4001.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The
14 board by resolution shall establish the number of directors'
15 signatures and the procedure required for a disbursement or
16 transfer of district money.

17 Sec. 4001.0310. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT.
18 Section 375.161, Local Government Code, does not apply to the
19 district.

20 Sec. 4001.0311. EMINENT DOMAIN. The district may exercise
21 the power of eminent domain in the manner provided by Section
22 49.222, Water Code.

23 Sec. 4001.0312. DIVISION OF DISTRICT. (a) The district
24 may be divided into two or more new districts only if the district:

25 (1) has no outstanding bonded debt; and

26 (2) is not imposing ad valorem taxes.

27 (b) This chapter applies to any new district created by the

1 division of the district, and a new district has all the powers and
2 duties of the district.

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

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

11 (e) An order dividing the district must:

12 (1) name each new district;

13 (2) include the metes and bounds description of the
14 territory of each new district;

15 (3) appoint temporary directors for each new
16 district; and

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

19 (f) On or before the 30th day after the date of adoption of
20 an order dividing the district, the district shall file the order
21 with the Texas Commission on Environmental Quality and record the
22 order in the real property records of each county in which the
23 district is located.

24 (g) Any new district created by the division of the district
25 must hold an election as required by this chapter to obtain voter
26 approval before the district may impose a maintenance tax or issue
27 bonds payable wholly or partly from ad valorem taxes.

1 (h) Municipal consent to the creation of the district and to
2 the inclusion of land in the district granted under Section
3 4001.0506 acts as municipal consent to the creation of any new
4 district created by the division of the district and to the
5 inclusion of land in the new district.

6 SUBCHAPTER D. ASSESSMENTS

7 Sec. 4001.0401. PETITION REQUIRED FOR FINANCING SERVICES
8 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
9 service or improvement project with assessments under this chapter
10 unless a written petition requesting that service or improvement
11 has been filed with the board.

12 (b) A petition filed under Subsection (a) must be signed by
13 the owners of a majority of the assessed value of real property in
14 the district subject to assessment according to the most recent
15 certified tax appraisal roll for the county.

16 Sec. 4001.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
17 The board by resolution may impose and collect an assessment for any
18 purpose authorized by this chapter in all or any part of the
19 district.

20 (b) An assessment, a reassessment, or an assessment
21 resulting from an addition to or correction of the assessment roll
22 by the district, penalties and interest on an assessment or
23 reassessment, an expense of collection, and reasonable attorney's
24 fees incurred by the district:

25 (1) are a first and prior lien against the property
26 assessed;

27 (2) are superior to any other lien or claim other than

1 a lien or claim for county, school district, or municipal ad valorem
2 taxes; and

3 (3) are the personal liability of and a charge against
4 the owners of the property even if the owners are not named in the
5 assessment proceedings.

6 (c) The lien is effective from the date of the board's
7 resolution imposing the assessment until the date the assessment is
8 paid. The board may enforce the lien in the same manner that the
9 board may enforce an ad valorem tax lien against real property.

10 (d) The board may make a correction to or deletion from the
11 assessment roll that does not increase the amount of assessment of
12 any parcel of land without providing notice and holding a hearing in
13 the manner required for additional assessments.

14 SUBCHAPTER E. TAXES AND BONDS

15 Sec. 4001.0501. TAX ELECTION REQUIRED. (a) The district
16 must hold an election in the manner provided by Chapter 49, Water
17 Code, or, if applicable, Chapter 375, Local Government Code, to
18 obtain voter approval before the district may impose an ad valorem
19 tax.

20 (b) Section 375.243, Local Government Code, does not apply
21 to the district.

22 Sec. 4001.0502. OPERATION AND MAINTENANCE TAX. (a) If
23 authorized by a majority of the district voters voting at an
24 election under Section 4001.0501, the district may impose an
25 operation and maintenance tax on taxable property in the district
26 in the manner provided by Section 49.107, Water Code, for any
27 district purpose, including to:

- 1 (1) maintain and operate the district;
- 2 (2) construct or acquire improvements; or
- 3 (3) provide a service.

4 (b) The board shall determine the operation and maintenance
5 tax rate. The rate may not exceed the rate approved at the
6 election.

7 Sec. 4001.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
8 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
9 terms determined by the board.

10 (b) The district may issue bonds, notes, or other
11 obligations payable wholly or partly from ad valorem taxes,
12 assessments, impact fees, revenue, contract payments, grants, or
13 other district money, or any combination of those sources of money,
14 to pay for any authorized district purpose.

15 Sec. 4001.0504. BONDS SECURED BY REVENUE OR CONTRACT
16 PAYMENTS. The district may issue, without an election, bonds
17 secured by:

18 (1) revenue other than ad valorem taxes, including
19 contract revenues; or

20 (2) contract payments, provided that the requirements
21 of Section 49.108, Water Code, have been met.

22 Sec. 4001.0505. BONDS SECURED BY AD VALOREM TAXES;
23 ELECTIONS. (a) If authorized at an election under Section
24 4001.0501, the district may issue bonds payable from ad valorem
25 taxes.

26 (b) At the time the district issues bonds payable wholly or
27 partly from ad valorem taxes, the board shall provide for the annual

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

5 (c) All or any part of any facilities or improvements that
6 may be acquired by a district by the issuance of its bonds may be
7 submitted as a single proposition or as several propositions to be
8 voted on at the election.

9 Sec. 4001.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The
10 board may not issue bonds until each municipality in whose
11 corporate limits or extraterritorial jurisdiction the district is
12 located has consented by ordinance or resolution to the creation of
13 the district and to the inclusion of land in the district as
14 required by applicable law.

15 (b) This section applies only to the district's first
16 issuance of bonds payable from ad valorem taxes.

17 SUBCHAPTER I. DISSOLUTION

18 Sec. 4001.0901. DISSOLUTION. (a) The board shall dissolve
19 the district on written petition filed with the board by the owners
20 of:

21 (1) at least two-thirds of the assessed value of the
22 property subject to assessment by the district based on the most
23 recent certified county property tax rolls; or

24 (2) at least two-thirds of the surface area of the
25 district, excluding roads, streets, highways, utility
26 rights-of-way, other public areas, and other property exempt from
27 assessment by the district according to the most recent certified

1 county property tax rolls.

2 (b) The board by majority vote may dissolve the district at
3 any time.

4 (c) The district may not be dissolved by its board under
5 Subsection (a) or (b) if the district:

6 (1) has any outstanding bonded indebtedness until that
7 bonded indebtedness has been repaid or defeased in accordance with
8 the order or resolution authorizing the issuance of the bonds;

9 (2) has a contractual obligation to pay money until
10 that obligation has been fully paid in accordance with the
11 contract; or

12 (3) owns, operates, or maintains public works,
13 facilities, or improvements unless the district contracts with
14 another person for the ownership, operation, or maintenance of the
15 public works, facilities, or improvements.

16 (d) Sections 375.261, 375.262, and 375.264, Local
17 Government Code, do not apply to the district.

18 (b) The Denton County Municipal Management District No. 2
19 initially includes all territory contained in the following area:

20 TRACT I:

21 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING
22 SITUATED IN THE B. WAY SURVEY, ABSTRACT NUMBER 1350, W. JOHNSON
23 SURVEY, ABSTRACT NUMBER 680, J. STEWART, ABSTRACT NUMBER 1199,
24 DENTON COUNTY, TEXAS, AND BEING PART OF A TRACT DESCRIBED IN A DEED
25 TO CLEAR CREEK RIDGE, LLC, RECORDED IN VOLUME 5127, PAGE 1955, AND
26 VOLUME 5127, PAGE 1951, REAL PROPERTY RECORDS OF DENTON COUNTY,
27 TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1 BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE SOUTHERN MOST
2 SOUTHEAST CORNER OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127,
3 PAGE 1955 AND BEING ON THE WEST LINE OF A DEED TO F. JEFFERY CHARNEY,
4 RECORDED IN VOLUME 3035, PAGE 534, REAL PROPERTY RECORDS, DENTON
5 COUNTY, TEXAS, AND BEING ON THE NORTHERN MOST NORTHEAST CORNER OF A
6 TRACT DESCRIBED IN A DEED TO ROYAL WHITE JONES, RECORDED IN VOLUME
7 1231, PAGE 701, DEED RECORDS, DENTON COUNTY, TEXAS;

8 THENCE NORTH 71 DEGREES 47 MINUTES 53 SECONDS WEST WITH THE
9 SOUTH LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE
10 1955, A DISTANCE OF 5542.39 FEET TO A 1/2 INCH IRON PIN SET AT THE
11 SOUTHERN MOST SOUTHWEST CORNER OF SAID CLEAR CREEK RIDGE TRACT IN
12 VOLUME 5127, PAGE 1955, AN INNER ELL CORNER OF A TRACT DESCRIBED IN
13 A DEED TO CASEY MARK HARRINGTON, RECORDED IN VOLUME 2031, PAGE 348,
14 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

15 THENCE NORTH WITH A WEST LINE OF SAID CLEAR CREEK RIDGE TRACT
16 IN VOLUME 5127, PAGE 1955, A DISTANCE OF 240.00 FEET TO A 1/2 INCH
17 IRON PIN SET AT A SOUTHWEST CORNER OF SAID CLEAR CREEK RIDGE TRACT
18 IN VOLUME 5127, PAGE 1955;

19 THENCE SOUTH 89 DEGREES 24 MINUTES 00 SECONDS EAST, A
20 DISTANCE OF 154.60 FEET TO A 1/2 INCH IRON PIN SET FOR CORNER AT AN
21 INNER ELL CORNER OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127,
22 PAGE 1955 AND THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO
23 MARY TOM CRAVENS CURNUTT, RECORDED IN VOLUME 2505, PAGE 298, REAL
24 PROPERTY RECORDS, DENTON COUNTY, TEXAS;

25 THENCE NORTH 15 DEGREES 54 MINUTES 04 SECONDS EAST WITH THE
26 WEST LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE 1955,
27 A DISTANCE OF 2222.30 FEET TO A 1/2 INCH IRON PIN SET FOR CORNER;

1 THENCE SOUTH 82 DEGREES 47 MINUTES 03 SECONDS EAST WITH A
2 SOUTH LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE
3 1955, A DISTANCE OF 667.90 FEET TO A 1/2 INCH IRON PIN FOUND FOR
4 CORNER;

5 THENCE NORTH 56 DEGREES 22 MINUTES 21 SECONDS EAST WITH A
6 SOUTHWEST LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE
7 1955, A DISTANCE OF 642.42 FEET TO A 1/2 INCH IRON PIN FOUND FOR
8 CORNER;

9 THENCE NORTH 50 DEGREES 04 MINUTES 04 SECONDS EAST WITH A
10 SOUTHWEST LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE
11 1955, A DISTANCE OF 311.43 FEET TO A 1/2 INCH IRON PIN FOUND FOR
12 CORNER;

13 THENCE NORTH 36 DEGREES 03 MINUTES 57 SECONDS EAST WITH THE
14 WEST LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE 1955,
15 A DISTANCE OF 1119.19 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER;

16 THENCE NORTH 26 DEGREES 07 MINUTES 18 SECONDS WEST WITH THE
17 WEST LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE 1955,
18 A DISTANCE OF 1390.50 FEET TO A 1/2 INCH IRON PIN SET FOR CORNER;

19 THENCE NORTH 00 DEGREES 14 MINUTES 50 SECONDS EAST WITH THE
20 WEST LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE 1955,
21 A DISTANCE OF 913.00 FEET TO A 1/2 INCH IRON PIN SET FOR CORNER ON
22 THE NORTH LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE
23 1955, AND THE SOUTH LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME
24 5127, PAGE 1951;

25 THENCE NORTH 89 DEGREES 52 MINUTES 14 SECONDS WEST WITH A
26 NORTH LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE 1955
27 AND THE SOUTH LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127,

1 PAGE 1951, A DISTANCE OF 771.47 FEET TO A 1/2 INCH IRON PIN SET FOR
2 CORNER BEING ON A WEST LINE OF SAID CLEAR CREEK RIDGE TRACT IN
3 VOLUME 5127, PAGE 1951 AND AN EAST LINE OF A TRACT DESCRIBED IN A
4 DEED TO RAY HENGER, RECORDED IN VOLUME 4612, PAGE 567, REAL PROPERTY
5 RECORDS, DENTON COUNTY, TEXAS;

6 THENCE NORTH 00 DEGREES 46 MINUTES 29 SECONDS WEST WITH A WEST
7 LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE 1951 AND
8 AN EAST LINE OF SAID HENGER TRACT, A DISTANCE OF 1151.02 FEET TO A
9 1/2 INCH IRON PIN SET FOR CORNER;

10 THENCE WITH CLEAR CREEK THE FOLLOWING FIFTY-FOUR (54) CALLS:

11 1.) NORTH 55 DEGREES 38 MINUTES 38 SECONDS EAST, A DISTANCE
12 OF 110.80 FEET;

13 2.) NORTH 51 DEGREES 23 MINUTES 04 SECONDS EAST, A DISTANCE
14 OF 278.21 FEET;

15 3.) SOUTH 70 DEGREES 46 MINUTES 01 SECONDS EAST, A DISTANCE
16 OF 415.87 FEET;

17 4.) SOUTH 40 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE
18 OF 604.83 FEET;

19 5.) SOUTH 51 DEGREES 09 MINUTES 01 SECONDS EAST, A DISTANCE
20 OF 410.80 FEET;

21 6.) SOUTH 37 DEGREES 53 MINUTES 33 SECONDS EAST, A DISTANCE
22 OF 82.37 FEET;

23 7.) SOUTH 18 DEGREES 46 MINUTES 16 SECONDS EAST, A DISTANCE
24 OF 75.16 FEET;

25 8.) SOUTH 05 DEGREES 46 MINUTES 16 SECONDS WEST, A DISTANCE
26 OF 49.39 FEET;

27 9.) SOUTH 22 DEGREES 04 MINUTES 06 SECONDS WEST, A DISTANCE

1 OF 308.38 FEET;
2 10.) SOUTH 26 DEGREES 11 MINUTES 20 SECONDS WEST, A DISTANCE
3 OF 76.63 FEET;
4 11.) SOUTH 26 DEGREES 11 MINUTES 20 SECONDS WEST, A DISTANCE
5 OF 547.10 FEET;
6 12.) SOUTH 46 DEGREES 12 MINUTES 54 SECONDS EAST, A DISTANCE
7 OF 174.23 FEET;
8 13.) NORTH 86 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE
9 OF 417.50 FEET;
10 14.) NORTH 53 DEGREES 53 MINUTES 06 SECONDS EAST, A DISTANCE
11 OF 225.22 FEET;
12 15.) SOUTH 70 DEGREES 20 MINUTES 06 SECONDS EAST, A DISTANCE
13 OF 93.57 FEET;
14 16.) SOUTH 54 DEGREES 37 MINUTES 57 SECONDS EAST, A DISTANCE
15 OF 330.11 FEET;
16 17.) NORTH 64 DEGREES 44 MINUTES 37 SECONDS EAST, A DISTANCE
17 OF 674.49 FEET;
18 18.) NORTH 84 DEGREES 14 MINUTES 43 SECONDS EAST, A DISTANCE
19 OF 100.20 FEET;
20 19.) SOUTH 56 DEGREES 23 MINUTES 54 SECONDS EAST, A DISTANCE
21 OF 116.40 FEET;
22 20.) SOUTH 06 DEGREES 22 MINUTES 27 SECONDS WEST, A DISTANCE
23 OF 228.98 FEET;
24 21.) SOUTH 52 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE
25 OF 271.35 FEET;
26 22.) SOUTH 87 DEGREES 06 MINUTES 16 SECONDS WEST, A DISTANCE
27 OF 326.84 FEET;

- 1 23.) SOUTH 63 DEGREES 22 MINUTES 32 SECONDS WEST, A DISTANCE
2 OF 93.18 FEET;
- 3 24.) SOUTH 19 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE
4 OF 274.65 FEET;
- 5 25.) SOUTH 06 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE
6 OF 129.80 FEET;
- 7 26.) SOUTH 59 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE
8 OF 155.04 FEET;
- 9 27.) NORTH 61 DEGREES 09 MINUTES 15 SECONDS EAST, A DISTANCE
10 OF 459.27 FEET;
- 11 28.) SOUTH 85 DEGREES 11 MINUTES 12 SECONDS EAST, A DISTANCE
12 OF 101.67 FEET;
- 13 29.) SOUTH 50 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE
14 OF 160.52 FEET;
- 15 30.) SOUTH 19 DEGREES 38 MINUTES 33 SECONDS EAST, A DISTANCE
16 OF 218.07 FEET;
- 17 31.) SOUTH 08 DEGREES 39 MINUTES 06 SECONDS WEST, A DISTANCE
18 OF 110.67 FEET;
- 19 32.) SOUTH 60 DEGREES 37 MINUTES 40 SECONDS WEST, A DISTANCE
20 OF 111.17 FEET;
- 21 33.) NORTH 71 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE
22 OF 205.32 FEET;
- 23 34.) NORTH 58 DEGREES 00 MINUTES 21 SECONDS WEST, A DISTANCE
24 OF 175.42 FEET;
- 25 35.) SOUTH 60 DEGREES 53 MINUTES 09 SECONDS WEST, A DISTANCE
26 OF 81.38 FEET;
- 27 36.) SOUTH 19 DEGREES 12 MINUTES 39 SECONDS EAST, A DISTANCE

1 OF 180.46 FEET;
2 37.) SOUTH 31 DEGREES 27 MINUTES 36 SECONDS EAST, A DISTANCE
3 OF 348.51 FEET;
4 38.) SOUTH 08 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE
5 OF 80.11 FEET;
6 39.) SOUTH 44 DEGREES 00 MINUTES 08 SECONDS WEST, A DISTANCE
7 OF 157.91 FEET;
8 40.) SOUTH 69 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE
9 OF 188.37 FEET;
10 41.) SOUTH 03 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE
11 OF 190.40 FEET;
12 42.) SOUTH 62 DEGREES 37 MINUTES 49 SECONDS EAST, A DISTANCE
13 OF 165.30 FEET;
14 43.) NORTH 43 DEGREES 07 MINUTES 44 SECONDS EAST, A DISTANCE
15 OF 253.82 FEET;
16 44.) NORTH 58 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE
17 OF 135.83 FEET;
18 45.) SOUTH 34 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE
19 OF 149.30 FEET;
20 46.) SOUTH 21 DEGREES 47 MINUTES 10 SECONDS WEST, A DISTANCE
21 OF 518.33 FEET;
22 47.) SOUTH 20 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE
23 OF 329.19 FEET;
24 48.) SOUTH 66 DEGREES 36 MINUTES 28 SECONDS EAST, A DISTANCE
25 OF 195.08 FEET;
26 49.) SOUTH 87 DEGREES 31 MINUTES 31 SECONDS EAST, A DISTANCE
27 OF 403.76 FEET;

1 50.) SOUTH 68 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE
2 OF 144.04 FEET;

3 51.) SOUTH 03 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE
4 OF 91.78 FEET;

5 52.) SOUTH 23 DEGREES 36 MINUTES 59 SECONDS WEST, A DISTANCE
6 OF 322.95 FEET;

7 53.) SOUTH 39 DEGREES 05 MINUTES 30 SECONDS EAST, A DISTANCE
8 OF 167.15 FEET;

9 54.) SOUTH 54 DEGREES 29 MINUTES 12 SECONDS EAST, A DISTANCE
10 OF 152.28 FEET TO A 1/2 INCH IRON PIN FOUND ON AN EAST LINE OF SAID
11 CLEAR CREEK RIDGE TRACT;

12 THENCE SOUTH 00 DEGREES 52 MINUTES 17 SECONDS EAST WITH AN
13 EAST LINE OF SAID CLEAR CREEK RIDGE TRACT IN VOLUME 5127, PAGE 1955,
14 A DISTANCE OF 3736.55 FEET TO THE POINT OF BEGINNING AND CONTAINING
15 IN ALL 535.703 ACRES OF LAND.

16 (c) Section 4001.0311, Special District Local Laws Code, as
17 added by Subsection (a) of this section, takes effect only if this
18 Act receives a two-thirds vote of all the members elected to each
19 house.

20 (d) If the Act enacting this section does not receive a
21 two-thirds vote of all the members elected to each house,
22 Subchapter C, Chapter 4001, Special District Local Laws Code, as
23 added by Subsection (a) of this section, is amended by adding
24 Section 4001.0311 to read as follows:

25 Sec. 4001.0311. NO EMINENT DOMAIN POWER. The district may
26 not exercise the power of eminent domain.

27 SECTION 4. (a) Subtitle F, Title 6, Special District Local

1 Laws Code, is amended by adding Chapter 7962 to read as follows:

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

3 SUBCHAPTER A. GENERAL PROVISIONS

4 Sec. 7962.0101. DEFINITIONS. In this chapter:

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

6 (2) "Commission" means the Texas Commission on
7 Environmental Quality.

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

9 (4) "District" means the Jarrell Estates Municipal
10 Utility District No. 1.

11 Sec. 7962.0102. NATURE OF DISTRICT. The district is a
12 municipal utility district created under Section 59, Article XVI,
13 Texas Constitution.

14 Sec. 7962.0103. CONFIRMATION AND DIRECTORS' ELECTION
15 REQUIRED. The temporary directors shall hold an election to
16 confirm the creation of the district and to elect five permanent
17 directors as provided by Section 49.102, Water Code.

18 Sec. 7962.0104. CONSENT OF MUNICIPALITY REQUIRED. The
19 temporary directors may not hold an election under Section
20 7962.0103 until each municipality in whose corporate limits or
21 extraterritorial jurisdiction the district is located has
22 consented by ordinance or resolution to the creation of the
23 district and to the inclusion of land in the district.

24 Sec. 7962.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

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

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

27 (1) a municipal utility district as provided by

1 general law and Section 59, Article XVI, Texas Constitution; and
2 (2) Section 52, Article III, Texas Constitution, that
3 relate to the construction, acquisition, improvement, operation,
4 or maintenance of macadamized, graveled, or paved roads, or
5 improvements, including storm drainage, in aid of those roads.

6 Sec. 7962.0106. INITIAL DISTRICT TERRITORY. (a) The
7 district is initially composed of the territory described by
8 Section 4(b) of the Act enacting this chapter.

9 (b) The boundaries and field notes contained in Section 4(b)
10 of the Act enacting this chapter form a closure. A mistake made in
11 the field notes or in copying the field notes in the legislative
12 process does not affect the district's:

- 13 (1) organization, existence, or validity;
14 (2) right to issue any type of bond for the purposes
15 for which the district is created or to pay the principal of and
16 interest on a bond;
17 (3) right to impose a tax; or
18 (4) legality or operation.

19 SUBCHAPTER B. BOARD OF DIRECTORS

20 Sec. 7962.0201. GOVERNING BODY; TERMS. (a) The district is
21 governed by a board of five elected directors.

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

24 Sec. 7962.0202. TEMPORARY DIRECTORS. (a) The temporary
25 board consists of:

- 26 (1) Jake Newman;
27 (2) Davis Craig;

1 (3) Brad Harwick;

2 (4) LouAnn Covington; and

3 (5) Stephen Fowler.

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

5 (1) the date permanent directors are elected under
6 Section 7962.0103; or

7 (2) the fourth anniversary of the effective date of
8 the Act enacting this chapter.

9 (c) If permanent directors have not been elected under
10 Section 7962.0103 and the terms of the temporary directors have
11 expired, successor temporary directors shall be appointed or
12 reappointed as provided by Subsection (d) to serve terms that
13 expire on the earlier of:

14 (1) the date permanent directors are elected under
15 Section 7962.0103; or

16 (2) the fourth anniversary of the date of the
17 appointment or reappointment.

18 (d) If Subsection (c) applies, the owner or owners of a
19 majority of the assessed value of the real property in the district
20 may submit a petition to the commission requesting that the
21 commission appoint as successor temporary directors the five
22 persons named in the petition. The commission shall appoint as
23 successor temporary directors the five persons named in the
24 petition.

25 SUBCHAPTER C. POWERS AND DUTIES

26 Sec. 7962.0301. GENERAL POWERS AND DUTIES. The district
27 has the powers and duties necessary to accomplish the purposes for

1 which the district is created.

2 Sec. 7962.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
3 DUTIES. The district has the powers and duties provided by the
4 general law of this state, including Chapters 49 and 54, Water Code,
5 applicable to municipal utility districts created under Section 59,
6 Article XVI, Texas Constitution.

7 Sec. 7962.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
8 52, Article III, Texas Constitution, the district may design,
9 acquire, construct, finance, issue bonds for, improve, operate,
10 maintain, and convey to this state, a county, or a municipality for
11 operation and maintenance macadamized, graveled, or paved roads, or
12 improvements, including storm drainage, in aid of those roads.

13 Sec. 7962.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
14 road project must meet all applicable construction standards,
15 zoning and subdivision requirements, and regulations of each
16 municipality in whose corporate limits or extraterritorial
17 jurisdiction the road project is located.

18 (b) If a road project is not located in the corporate limits
19 or extraterritorial jurisdiction of a municipality, the road
20 project must meet all applicable construction standards,
21 subdivision requirements, and regulations of each county in which
22 the road project is located.

23 (c) If the state will maintain and operate the road, the
24 Texas Transportation Commission must approve the plans and
25 specifications of the road project.

26 Sec. 7962.0305. COMPLIANCE WITH MUNICIPAL REGULATIONS. Any
27 water, sanitary sewer, road, drainage, or other infrastructure or

1 public facilities constructed, acquired, improved, maintained, or
2 operated by the district shall comply with any subdivision or other
3 applicable regulations of any municipality in whose corporate
4 limits or extraterritorial jurisdiction the infrastructure or
5 public facilities are located unless other regulations are
6 specified in a development agreement between the district and the
7 municipality.

8 Sec. 7962.0306. COMPLIANCE WITH MUNICIPAL CONSENT
9 ORDINANCE OR RESOLUTION. The district shall comply with all
10 applicable requirements of any ordinance or resolution that is
11 adopted under Section 54.016 or 54.0165, Water Code, and that
12 consents to the creation of the district or to the inclusion of land
13 in the district.

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

16 (1) has no outstanding bonded debt; and

17 (2) is not imposing ad valorem taxes.

18 (b) 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 (c) Any new district created by the division of the district
22 may not, at the time the new district is created, contain any land
23 outside the area described by Section 4(b) of the Act enacting this
24 chapter.

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

1 district.

2 (e) The board may adopt an order dividing the district
3 before or after the date the board holds an election under Section
4 7962.0103 to confirm the district's creation.

5 (f) An order dividing the district shall:

6 (1) name each new district;

7 (2) include the metes and bounds description of the
8 territory of each new district;

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

10 and

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

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

17 (h) Any new district created by the division of the district
18 shall hold a confirmation and directors' election as required by
19 Section 7962.0103. If the voters of a new district do not confirm
20 the creation of the new district, the assets, obligations,
21 territory, and governance of the new district revert to the
22 original district.

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

26 (j) Municipal consent to the creation of the district and to
27 the inclusion of land in the district granted under Section

1 7962.0104 acts as municipal consent to the creation of any new
2 district created by the division of the district and to the
3 inclusion of land in the new district.

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

8 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

9 Sec. 7962.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)

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

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

13 (2) contract payments described by Section 7962.0403.

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

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

22 Sec. 7962.0402. OPERATION AND MAINTENANCE TAX. (a) If
23 authorized at an election held under Section 7962.0401, the
24 district may impose an operation and maintenance tax on taxable
25 property in the district in accordance with Section 49.107, Water
26 Code.

27 (b) The board shall determine the tax rate. The rate may not

1 exceed the rate approved at the election.

2 (c) Section 49.107(f), Water Code, does not apply to
3 reimbursements for projects constructed or acquired under Section
4 7962.0303.

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

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

14 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

15 Sec. 7962.0501. AUTHORITY TO ISSUE BONDS AND OTHER
16 OBLIGATIONS. The district may issue bonds or other obligations
17 payable wholly or partly from ad valorem taxes, impact fees,
18 revenue, contract payments, grants, or other district money, or any
19 combination of those sources, to pay for any authorized district
20 purpose.

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

27 Sec. 7962.0503. BONDS FOR ROAD PROJECTS. At the time of

1 issuance, the total principal amount of bonds or other obligations
2 issued or incurred to finance road projects and payable from ad
3 valorem taxes may not exceed one-fourth of the assessed value of the
4 real property in the district.

5 (b) The Jarrell Estates Municipal Utility District No. 1
6 initially includes all the territory contained in the following
7 area:

8 (a) BEGINNING: At a 2" pipe post found in the North line of
9 County Road 232 for the lower Southeast corner of a 649.53 Acre
10 Tract (Document #2004074055, Official Public Records, described in
11 Volume 2520, Page 200 and Volume 2598, Page 457, Official Public
12 Records) and an exterior corner of said 3072.64 Acre Tract and of
13 this tract from which a 2" pipe post found in the South line of said
14 county road for the Northwest corner of a 48.65 Acre Tract (surveyed
15 March 10, 2022) bears S 00° 18' 48" W 56.15 feet;

16 THENCE: Along a fence with the lower East line of said 649.53
17 Acre Tract and a West line of said 3072.64 Acre Tract and of this
18 tract as follows:

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

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

24 THENCE: Along a fence with the upper South line of said 649.53
25 Acre Tract and a North line of said 3072.64 Acre Tract and of this
26 tract as follows:

27 N 65° 24' 32" E 680.46 feet to a 2" pipe post found for an angle

1 point;

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

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

7 THENCE: Along a fence with the East line of Abstract No. 358,
8 Survey No. 1, and said 649.53 Acre Tract, the lower East line of a
9 1209.24 Acre Tract (Document #2014012037, Official Public
10 Records), the West line of Survey No. 21, and the upper West line of
11 said 3072.64 Acre Tract and of this tract as follows:

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

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

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

19 S 69° 04' 53" W 13.57 feet with the North line of said 649.53
20 Acre Tract to a 3" pipe post found for the Southeast corner of said
21 1209.24 Acre Tract and an angle point of this tract;

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

25 THENCE: Along a fence with the upper South line of said
26 1209.24 Acre Tract, the South line of a 5611 Acre Tract (Volume 365,
27 Page 115, Deed Records) and the North line of said 3072.64 Acre

1 Tract and of this tract as follows:

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

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

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

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

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

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

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

23 S 21° 05' 42" E 540.16 feet into said 3072.64 Acre Tract to a
24 5/8" iron pin set for an interior corner of said 1205.00 Acre Tract
25 and the upper Southeast corner of this tract;

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

1 corner of this tract;

2 THENCE: S 21° 02' 32" E 5182.49 feet, at 2584.32 feet pass a
3 5/8" iron pin set for an angle point of said 1205.00 Acre Tract and
4 the upper Northwest corner of a 514.30 Acre Tract (this day
5 surveyed), continuing to a 5/8" iron pin set for an interior corner
6 of said 514.30 Acre Tract and an exterior corner of this tract;

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

10 THENCE: N 20° 44' 59" W 1603.97 feet along a fence with the
11 East line of Survey No. 13 and a 195.5 Acre Tract (Volume 2458, Page
12 859, Deed Records) and the West line of Survey No. 21 to a 1/2" iron
13 pin found by 10" cedar post for the Northeast corner of Survey
14 No. 13 and said 195.5 Acre Tract, the Southeast corner of Abstract
15 No. 358, and an interior corner of said 3072.64 Acre Tract and of
16 this tract;

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

21 THENCE: Along a fence with the East line of said county road
22 and a West line of said 3072.64 Acre Tract and of this tract passing
23 2" pipe posts found as follows:

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

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

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

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

1 N 17° 54' 39" W 267.13 feet to an angle point;
2 N 22° 26' 20" W 168.35 feet to an angle point;
3 N 46° 44' 55" W 100.13 feet to an angle point;
4 N 71° 41' 21" W 102.15 feet to an angle point;
5 N 81° 36' 11" W 539.79 feet to the POINT OF BEGINNING.

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

13 THENCE: Along a fence with the West line of said 673.33 Acre
14 Tract and the lower East line of said 3072.64 Acre Tract and of this
15 tract as follows:

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

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

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

27 S 69° 56' 54" W 252.66 feet to a 1/2" iron pin found by 3" pipe

1 post for the lower Northwest corner of said 673.33 Acre Tract, the
2 Northeast corner of said nature trail, and an angle point of this
3 tract;

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

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

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

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

8 S 69° 24' 50" W 1554.14 feet to a 2" pipe post found for the
9 Northwest corner of said nature trail, the Northeast corner of said
10 67.66 Acre Tract, and an interior corner of this tract;

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

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

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

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

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

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

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

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

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

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

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

10 THENCE: S 71° 03' 19" W 770.90 feet along a fence to a 1/2"
11 iron pin found by 10" creosote post for the Northwest corner of the
12 remainder of said 2161.001 Acre Tract, the Southwest corner of said
13 67.66 Acre Tract, and the lower Southwest corner of this tract;

14 THENCE: N 21° 37' 35" W 1396.02 feet along a fence with the
15 East line of Survey No. 13 and a 106.95 Acre Tract (Volume 2255,
16 Page 742, Official Public Records) and the West line of Survey
17 No. 20 to a 1/2" iron pin found by 8" creosote post for the
18 Northeast corner of said 106.95 Acre Tract, an angle point of said
19 67.66 Acre Tract, an exterior corner of said 3072.64 Acre Tract, and
20 an interior corner of this tract;

21 THENCE: Along a fence with the North line of said 106.95 Acre
22 Tract and a South line of said 3072.64 Acre Tract and of this tract
23 as follows:

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

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

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

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

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

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

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

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

13 S 42° 07' 36" W 152.96 feet to a 5/8" iron pin set for the
14 Northwest corner of said 106.95 Acre Tract and an exterior corner of
15 said 3072.64 Acre Tract and of this tract;

16 THENCE: Along a fence with the East line of County Road 232
17 and a West line of said 3072.64 Acre Tract and of this tract as
18 follows:

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

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

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

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

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

27 N 44° 10' 37" W 593.32 feet to a 2" pipe post found for an angle

1 point;

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

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

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

10 THENCE: N 20° 44' 59" W 702.86 feet along a fence with the
11 East line of Survey No. 13 and said 195.5 Acre Tract and the West
12 line of Survey No. 21 and said 3072.64 Acre Tract to a 5/8" iron pin
13 set for an exterior corner of a 1419.57 Acre Tract (this day
14 surveyed) and the lower Northwest corner of this tract;

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

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

20 N 21° 02' 32" W 2598.17 feet with the lower East line of said
21 1419.57 Acre Tract to a 5/8" iron pin set for an angle point of said
22 1205.00 Acre Tract and the upper Northwest corner of this tract;

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

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

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

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

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

8 (c) BEGINNING: At a 1/2" iron pin found in the West line of
9 County Road 232 and the South line of a 195.5 Acre Tract (Volume
10 2458, Page 859, Deed Records) for the Northeast corner of this tract
11 from which a 1/2" iron pin found in the East line of said county road
12 for an exterior corner of a 514.30 Acre Tract (this day surveyed)
13 bears N 68° 50' 18" E 54.24 feet;

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

16 S 04° 49' 16" E 455.90 feet to an angle point;

17 S 14° 52' 48" E 238.88 feet to an angle point;

18 S 44° 15' 55" E 602.34 feet to an angle point;

19 S 44° 13' 37" E 256.82 feet to an angle point;

20 S 39° 27' 01" E 248.02 feet to an angle point;

21 S 38° 18' 33" E 658.46 feet to an angle point;

22 S 24° 31' 17" E 109.18 feet to a 1/2" iron pin found for the
23 Southeast corner of this tract;

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

26 S 18° 59' 07" W 95.53 feet to a 5/8" iron pin set for an angle
27 point;

1 S 44° 19' 36" W 271.53 feet to a 5/8" iron pin set for an angle
2 point;

3 S 43° 01' 41" W 369.83 feet to a 1/2" iron pin found for an
4 angle point;

5 S 42° 33' 02" W 219.62 feet to a 1/2" iron pin found for an
6 angle point;

7 S 04° 07' 18" W 76.42 feet to a 5/8" iron pin set for an angle
8 point;

9 S 37° 56' 47" W 139.57 feet, at 79.09 feet pass a found 2" pipe
10 post, continuing to the Southwest corner of this tract;

11 THENCE: Along the center of North Salado Creek with the East
12 line of a 12.00 Acre Tract (Document #2020075231, Official Public
13 Records) and a 124.74 Acre Tract (Document #2016095553, Official
14 Public Records) and the West line of this tract as follows:

15 N 41° 03' 59" W 131.42 feet to an angle point;

16 N 11° 53' 19" W 40.63 feet to an angle point;

17 N 76° 36' 27" W 45.17 feet to an angle point;

18 N 30° 48' 05" W 126.68 feet to an angle point;

19 N 78° 57' 33" W 87.41 feet to an angle point;

20 N 12° 44' 59" E 79.02 feet to an angle point;

21 N 11° 00' 13" W 73.47 feet to an angle point;

22 S 88° 36' 10" W 82.16 feet to an angle point;

23 N 66° 02' 15" W 98.65 feet to an angle point;

24 N 06° 27' 32" W 106.86 feet to an angle point;

25 N 30° 17' 17" E 145.33 feet to an angle point;

26 N 03° 28' 06" W 75.42 feet to an angle point;

27 N 37° 44' 59" W 146.89 feet to an angle point;

1 N 63° 26' 06" W 145.44 feet to an angle point;
2 N 38° 31' 49" W 136.06 feet to an angle point;
3 N 12° 39' 09" W 86.38 feet to an angle point;
4 N 04° 05' 08" W 70.68 feet to an angle point;
5 S 86° 18' 31" W 52.15 feet to an angle point;
6 N 76° 52' 51" W 106.01 feet to an angle point;
7 N 12° 38' 00" W 83.15 feet to an angle point;
8 N 23° 29' 55" W 105.25 feet to an angle point;
9 N 10° 37' 11" E 136.64 feet to an angle point;
10 N 04° 47' 52" W 86.56 feet to an angle point;
11 N 34° 45' 21" W 139.44 feet to an angle point;
12 N 06° 54' 40" W 77.72 feet to an angle point;
13 N 17° 40' 47" E 51.12 feet to an angle point;
14 N 52° 40' 44" E 193.31 feet to an angle point;
15 N 18° 45' 31" E 85.20 feet to an angle point;
16 N 23° 41' 26" W 105.23 feet to an angle point;
17 N 86° 35' 59" W 152.93 feet to an angle point;
18 N 60° 31' 27" W 77.06 feet to an angle point;
19 N 30° 15' 23" W 81.04 feet to an angle point;
20 N 67° 37' 12" W 107.25 feet to an angle point;
21 S 79° 56' 22" W 183.67 feet to an angle point;
22 N 73° 48' 39" W 94.15 feet to an angle point;
23 S 88° 10' 54" W 91.93 feet to an angle point;
24 N 53° 44' 46" W 180.85 feet to an angle point;
25 N 74° 50' 45" W 120.88 feet to an angle point;
26 N 39° 12' 26" W 60.40 feet to the Southwest corner of said
27 195.5 Acre Tract and the Northwest corner of this tract;

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

4 (d) BEGINNING: At a 2" pipe post found in the South line of
5 County Road 232 and the lower East line of a 649.53 Acre Tract
6 (Document # #2004074055, Official Public Records, described in
7 Volume 2520, Page 200 and Volume 2598, Page 457, Official Public
8 Records) for the Northwest corner of this tract from which a 2" pipe
9 post found in the North line of said county road for the upper
10 Southwest corner of a 1419.57 Acre Tract (this day surveyed) bears N
11 00° 18' 48" E 56.15 feet;

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

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

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

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

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

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

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

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

1 THENCE: S 68° 22' 29" W 1256.52 feet along a fence with the
2 North line of Survey No. 13 and a 195.5 Acre Tract (Volume 2458,
3 Page 859, Deed Records) and the South line of Abstract No. 358, at
4 1209.80 feet pass a 1/2" iron pin found by 14" Elm, continuing
5 without fence to the Northwest corner of said 195.5 Acre Tract and
6 the lower Southwest corner of this tract;

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

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

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

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

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

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

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

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

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

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

25 (c) If the Act enacting this section does not receive a
26 two-thirds vote of all the members elected to each house,
27 Subchapter C, Chapter 7962, Special District Local Laws Code, as

1 added by Subsection (a) of this section, is amended by adding
2 Section 7962.0308 to read as follows:

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

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

8 SECTION 6. (a) Subtitle F, Title 6, Special District Local
9 Laws Code, is amended by adding Chapter 8010A to read as follows:

10 CHAPTER 8010A. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49

11 SUBCHAPTER A. GENERAL PROVISIONS

12 Sec. 8010A.0101. DEFINITIONS. In this chapter:

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

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

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

17 (4) "District" means the Williamson County Municipal
18 Utility District No. 49.

19 Sec. 8010A.0102. NATURE OF DISTRICT. The district is a
20 municipal utility district created under Section 59, Article XVI,
21 Texas Constitution.

22 Sec. 8010A.0103. CONFIRMATION AND DIRECTOR ELECTION
23 REQUIRED. The temporary directors shall hold an election to
24 confirm the creation of the district and to elect five permanent
25 directors as provided by Section 49.102, Water Code.

26 Sec. 8010A.0104. CONSENT OF MUNICIPALITY REQUIRED. The
27 temporary directors may not hold an election under Section

1 8010A.0103 until each municipality in whose corporate limits or
2 extraterritorial jurisdiction the district is located has
3 consented by ordinance or resolution to the creation of the
4 district and to the inclusion of land in the district as required by
5 applicable law.

6 Sec. 8010A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

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

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

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

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

15 Sec. 8010A.0106. INITIAL DISTRICT TERRITORY. (a) The
16 district is initially composed of the territory described by
17 Section 6(b) of the Act enacting this chapter.

18 (b) The boundaries and field notes contained in Section 6(b)
19 of the Act enacting this chapter form a closure. A mistake made in
20 the field notes or in copying the field notes in the legislative
21 process does not affect the district's:

22 (1) organization, existence, or validity;

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

26 (3) right to impose a tax; or

27 (4) legality or operation.

1 SUBCHAPTER B. BOARD OF DIRECTORS

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

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

6 Sec. 8010A.0202. TEMPORARY DIRECTORS. (a) The temporary
7 board consists of:

8 (1) Mark Tickner;

9 (2) Nick Easley;

10 (3) Walter Duke;

11 (4) Zachary Summers; and

12 (5) Noah Terrazas.

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

14 (1) the date permanent directors are elected under
15 Section 8010A.0103; or

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

18 (c) If permanent directors have not been elected under
19 Section 8010A.0103 and the terms of the temporary directors have
20 expired, successor temporary directors shall be appointed or
21 reappointed as provided by Subsection (d) to serve terms that
22 expire on the earlier of:

23 (1) the date permanent directors are elected under
24 Section 8010A.0103; or

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

27 (d) If Subsection (c) applies, the owner or owners of a

1 majority of the assessed value of the real property in the district
2 may submit a petition to the commission requesting that the
3 commission appoint as successor temporary directors the five
4 persons named in the petition. The commission shall appoint as
5 successor temporary directors the five persons named in the
6 petition.

7 SUBCHAPTER C. POWERS AND DUTIES

8 Sec. 8010A.0301. GENERAL POWERS AND DUTIES. The district
9 has the powers and duties necessary to accomplish the purposes for
10 which the district is created.

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

16 Sec. 8010A.0303. AUTHORITY FOR ROAD PROJECTS. Under
17 Section 52, Article III, Texas Constitution, the district may
18 design, acquire, construct, finance, issue bonds for, improve,
19 operate, maintain, and convey to this state, a county, or a
20 municipality for operation and maintenance macadamized, graveled,
21 or paved roads, or improvements, including storm drainage, in aid
22 of those roads.

23 Sec. 8010A.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. 8010A.0305. COMPLIANCE WITH MUNICIPAL CONSENT
10 ORDINANCE OR RESOLUTION. The district shall comply with all
11 applicable requirements of any ordinance or resolution that is
12 adopted under Section 54.016 or 54.0165, Water Code, and that
13 consents to the creation of the district or to the inclusion of land
14 in the district.

15 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

16 Sec. 8010A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
17 The district may issue, without an election, bonds and other
18 obligations secured by:

- 19 (1) revenue other than ad valorem taxes; or
20 (2) contract payments described by Section
21 8010A.0403.

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

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

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

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

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

10 Sec. 8010A.0403. CONTRACT TAXES. (a) In accordance with
11 Section 49.108, Water Code, the district may impose a tax other than
12 an operation and maintenance tax and use the revenue derived from
13 the tax to make payments under a contract after the provisions of
14 the contract have been approved by a majority of the district voters
15 voting at an election held for that purpose.

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

19 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

20 Sec. 8010A.0501. AUTHORITY TO ISSUE BONDS AND OTHER
21 OBLIGATIONS. The district may issue bonds or other obligations
22 payable wholly or partly from ad valorem taxes, impact fees,
23 revenue, contract payments, grants, or other district money, or any
24 combination of those sources, to pay for any authorized district
25 purpose.

26 Sec. 8010A.0502. TAXES FOR BONDS. At the time the district
27 issues bonds payable wholly or partly from ad valorem taxes, the

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

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

10 (b) The Williamson County Municipal Utility District No. 49
11 initially includes all the territory contained in the following
12 area:

13 TRACT 1:

14 A 59.891 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS
15 SURVEY, SECTION NO. 23, ABSTRACT NO. 172, IN WILLIAMSON COUNTY,
16 TEXAS, BEING OUT OF A CALLED 60.57 ACRE TRACT CONVEYED TO LETTS
17 FAMILY TRUST BY INSTRUMENT RECORDED IN VOLUME 528, PAGE 376 OF THE
18 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS A 59.891 ACRE TRACT OF LAND
19 SITUATED IN THE ELISHA DAVIS SURVEY, SECTION NO. 23, ABSTRACT NO.
20 172, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 60.57 ACRE
21 TRACT CONVEYED TO LETTS FAMILY TRUST BY INSTRUMENT RECORDED IN
22 VOLUME 528, PAGE 376 OF THE DEED RECORDS OF WILLIAMSON COUNTY,
23 TEXAS. SAID 59.891 ACRE TRACT BEING MORE FULLY DESCRIBED AS
24 FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM
25 ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF
26 1983 NAD 83 (NA2011) EPOCH 2010.00.:

27 BEGINNING at a 1/2" iron rod found in the west right-of-way

1 line of County Road 308, said point being the northeast corner of
2 said 60.57-acre tract, for the northeast corner and POINT OF
3 BEGINNING hereof;

4 THENCE S 20°52'36" E, with the west right-of-way line of said
5 County Road 308, same being the east boundary line of said
6 60.57-acre tract, a distance of 2045.72 feet to a 1/2" iron rod with
7 yellow cap marked "Pape-Dawson" set in the north right-of-way line
8 of County Road 305, same being the north boundary line of a called
9 0.5039 acre tract of land conveyed to Williamson County, Texas by
10 instrument recorded in Document No. 9820041 of the Official Public
11 Records of said County, for the southeast corner hereof;

12 THENCE S 68°21'37" W, with the north boundary line of said
13 0.5039-acre tract, same being the north right-of-way line of said
14 County Road 305, through the interior of said 60.57-acre tract, a
15 distance of 1258.78 feet to a 1/2" iron rod found on a point in the
16 east boundary line of a called 3.92-acre tract of land conveyed to
17 Gary R. Sheley and Rosita R. Sheley, by instrument recorded in
18 Document No. 2009090657 of said Official Public Records, same being
19 the west boundary line of said 60.57-acre tract, for the southwest
20 corner hereof;

21 THENCE N 21°39'56" W, departing the north right-of-way line of
22 said County Road 305, with, in part, the east boundary lines of:
23 said 3.92-acre tract, a called 10.00-acre tract of land conveyed to
24 Dudley K. Bukowsky and Tami Bukowsky by instrument recorded in
25 Document No. 2008016420 of said Official Public Records, Lot 5,
26 Bukowsky Subdivision, recorded in Document No. 2019064044 of said
27 Official Public Records, a called 10.51-acre tract of land conveyed

1 to Kerry Conaway, Jr., by instrument recorded in Document
2 No. 2006005509 of said Official Public Records and a called
3 10.51-acre tract of land conveyed to Darral Henderson and Elaine
4 Henderson by instrument recorded in Document No. 2006032860 of said
5 Official Public Records, a distance of 2053.57 feet to a 1/2" iron
6 rod with yellow cap marked "Pape-Dawson" set, for the southwest
7 corner of a called 60.99-acre tract of land conveyed to Wayne E.
8 Cavalier and Cyndi Pietan Cavalier, by instrument recorded in
9 Document No. 2012099245 of said Official Public Records, for the
10 northwest corner hereof;

11 THENCE N 68°48'58" E, with the south boundary line of said
12 60.99-acre tract, same being the north boundary line of said
13 60.57-acre tract, a distance of 1286.98 feet to the POINT OF
14 BEGINNING and containing 59.891 acres of land in Williamson County,
15 Texas. Said tract being described in accordance with a survey
16 prepared by Pape Dawson Engineers, Inc. under Job No. 51303-00.

17 TRACT 2:

18 A 110.720 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS
19 SURVEY, SECTION NO. 23, ABSTRACT NO. 172, IN WILLIAMSON COUNTY,
20 TEXAS. BEING ALL OF A CALLED 113 ACRE TRACT CONVEYED TO LETTS FAMILY
21 TRUST BY INSTRUMENT RECORDED IN VOLUME 486, PAGE 442 OF THE DEED
22 RECORDS OF WILLIAMSON COUNTY, TEXAS, A 110.720 ACRE TRACT OF LAND
23 SITUATED IN THE ELISHA DAVIS SURVEY, SECTION NO. 23, ABSTRACT NO.
24 172, IN WILLIAMSON COUNTY, TEXAS. BEING ALL OF A CALLED 113 ACRE
25 TRACT CONVEYED TO LETTS FAMILY TRUST BY INSTRUMENT RECORDED IN
26 VOLUME 486, PAGE 442 OF THE DEED RECORDS OF WILLIAMSON COUNTY,
27 TEXAS, SAID 110.720 ACRE TRACT BEING MORE FULLY DESCRIBED AS

1 FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM
2 ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF
3 1983 NAD 83 (NA2011) EPOCH 2010.00.:

4 BEGINNING at a 1/2" iron rod with yellow cap marked
5 "Pape-Dawson" set in the east right-of-way line of County Road 308,
6 said point being the northwest corner of a called 169.5 acre tract
7 of land conveyed to R.D. Hopper and Margaret Hopper Letts by
8 instrument recorded in Volume 478, Page 349 of said Deed Records,
9 same being the southwest corner of said 113 acre tract, for the
10 southeast corner and POINT OF BEGINNING hereof;

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

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

25 THENCE N 21°00'19" W, with the east boundary line of said 17.0
26 acre tract, same being a west boundary line of said 113 acre tract,
27 a distance of 582.80 feet to a 1/2" iron rod found for the southwest

1 corner of a called 64.797 acre tract of land conveyed to Jose G.
2 Garcia, by instrument recorded in Document No. 2017005987 of said
3 Official Public records, same being the southeast corner of called
4 10.789 acre tract of land conveyed to the Belinda Ramsey Living
5 Trust, by instrument recorded in Document No. 2019022035 of said
6 Official Public Records, same being the northeast corner of said
7 17.0 acre tract, also being the northernmost northwest corner of
8 said 113 acre tract, for the northernmost northwest hereof;

9 THENCE N 68°21'45" E, with the south boundary line of said
10 64.797 acre tract, same being the north boundary line of said 113
11 acre tract, a distance of 993.87 feet to a 1/2" iron rod found being
12 the northwest corner of a called 177.5 acre tract of land conveyed
13 to Charles D. Tonn and Ronald D. Tonn by instrument recorded in
14 Document No. 9601061 of said Official Public Records, same being
15 the north east corner of said 113-acre tract, for the northeast
16 corner hereof:

17 THENCE S 21°08'10" E, departing the south boundary line of
18 said 64.797 acre tract, with the west boundary line of said 177.5
19 acre tract, same being the east boundary line of said 113 acre
20 tract, a distance of 2244.92 feet to a 1/2" iron rod with yellow cap
21 marked "Pape-Dawson" set in the north boundary line of said 169.5
22 acre tract, said point being the southwest corner of said 177.5 acre
23 tract, same being the southeast corner of said 113 acre tract, for
24 the southeast corner hereof;

25 THENCE with the north boundary line of said 169.5 acre tract,
26 same being the south boundary line of said 113 acre tract, the
27 following three (3) courses and distances:

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

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

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

11 TRACT 3:

12 A 172.890 ACRE TRACT OF LAND SITUATED IN THE ELISHA DAVIS
13 SURVEY, SECTION 23, ABSTRACT NO. 172, IN WILLIAMSON COUNTY, TEXAS,
14 BEING ALL OF A CALLED 169.5 ACRE TRACT CONVEYED TO R.D. HOPPER AND
15 MARGARET HOPPER LETT BY A 172.890 ACRE TRACT OF LAND SITUATED IN THE
16 ELISHA DAVIS SURVEY, SECTION 23, ABSTRACT NO. 172, IN WILLIAMSON
17 COUNTY, TEXAS. BEING ALL OF A CALLED 169.5 ACRE TRACT CONVEYED TO
18 R.D. HOPPER AND MARGARET HOPPER LETT BY INSTRUMENT RECORDED IN
19 VOLUME 478, PAGE 349 OF THE DEED RECORDS OF WILLIAMSON COUNTY,
20 TEXAS. SAID 172.890 ACRE TRACT BEING MORE FULLY DESCRIBED AS
21 FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM
22 ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF
23 1983 NAD 83 (NA2011) EPOCH 2010.00.:

24 COMMENCING at a 60D nail found in the north right-of-way line
25 of County Road 305, same being the southeast corner of a called 0.58
26 acre tract of land conveyed to Dewey Roger Blackman by instrument
27 recorded in Volume 742, Page 777 of said Deed Records, also being

1 the southwest corner of a called 47.5 acre tract recorded in Volume
2 734, Page 931 of said Deed Records;

3 THENCE S 68°58'06" W, departing the west boundary line of said
4 47.5 acre tract, with the north right-of-way line of said County
5 Road 305, same being the south boundary line of said 0.58 acre
6 tract, a distance of 110.09 feet to a 1/2" iron rod with yellow cap
7 marked "Pape-Dawson" set on the southwest corner of said 0.58 acre
8 tract, same being the southeast corner of said 169.5 acre tract, for
9 the southeast corner and POINT OF BEGINNING hereof;

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

16 THENCE N 21°05'48" W, with the west boundary line of said
17 169.5-acre tract, and in part, crossing through the right-of-way of
18 said County Road 308, a distance of 2071.04 feet to a 1/2" iron rod
19 with yellow cap marked "Pape-Dawson" set, being the southwest
20 corner of a called 113 acre tract of land conveyed to the Letts
21 Family Trust, by instrument recorded in Volume 486, Page 442 of said
22 deed records, same being the northwest corner of said 169.5-acre
23 tract, for the northwest corner hereof, from which a 5/8" iron rod
24 found for the northwest corner of said 113 acre tract bears N
25 21°22'58" W, 2048.33 feet;

26 THENCE departing the east right-of-way line of said County
27 Road 308, with, in part, the south boundary line of said 113-acre

1 tract and, in part, the south boundary line of a called 177.5 acre
2 tract of land conveyed to Charles D. Tonn and Ronald D. Tonn by
3 instrument recorded in Document No. 9601061 of the Official Public
4 Records of said County, same being the north boundary line of said
5 169.5-acre tract, the following three (3) courses and distances:

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

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

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

15 THENCE S 22°06'37" E, with the south boundary line of said
16 177.5-acre tract, same being the east boundary line of said
17 169.5-acre tract, a distance of 392.10 feet to a 1/2" iron rod with
18 yellow cap marked "Pape-Dawson" set in the north boundary line of a
19 called 50-acre tract of land conveyed to Cheryl A. Chamberlain, by
20 instrument recorded in Document No. 2013019239 of the Official
21 Public Records of said County, same being an angle point in the east
22 boundary line of said 169.5-acre tract, for an angle point hereof;

23 THENCE S 68°53'39" W, with the north boundary line of said
24 50-acre tract, same being the east boundary line of said 169.5-acre
25 tract, a distance of 419.61 feet to a 1/2" iron rod with yellow cap
26 marked "Pape-Dawson" set, being the northwest corner of said
27 50-acre tract, same being an angle point in the east boundary line

1 (3) "District" means the Williamson County [~~3 B&J~~]
2 Municipal Utility District No. 51.

3 (c) Section 8221.202, Special District Local Laws Code, is
4 amended to read as follows:

5 Sec. 8221.202. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
6 the time bonds or other obligations payable wholly or partly from ad
7 valorem taxes are issued, ~~+~~

8 ~~[(1)]~~ the board shall provide for the annual
9 imposition of [~~impose~~] a continuing direct annual ad valorem tax,
10 without limit to the rate or amount of the tax while all or part of
11 the bonds are outstanding as provided by Sections 54.601 and
12 54.602, Water Code [~~at a rate not to exceed the rate approved at an~~
13 ~~election held under Section 8221.151, for each year that all or part~~
14 ~~of the bonds are outstanding, and~~

15 ~~[(2)]~~ the district annually shall impose an ad valorem
16 tax on all taxable property in the district in an amount sufficient
17 to:

18 ~~[(A)]~~ pay the interest on the bonds or other
19 obligations as the interest becomes due,

20 ~~[(B)]~~ create a sinking fund for the payment of the
21 principal of the bonds or other obligations when due or the
22 redemption price at any earlier required redemption date, and

23 ~~[(C)]~~ pay the expenses of imposing the taxes].

24 (d) The Williamson County Municipal Utility District No. 51
25 retains all the rights, powers, privileges, authority, duties, and
26 functions that it had before the effective date of this Act.

27 (e) The legislature validates and confirms all governmental

1 acts and proceedings of the Williamson County Municipal Utility
2 District No. 51 that were taken before the effective date of this
3 Act.

4 (f) The legislature validates and confirms all governmental
5 acts and proceedings relating to the creation and the consent to the
6 creation of the Williamson County Municipal Utility District
7 No. 51.

8 (g) Subsections (e) and (f) of this section do not apply to
9 any matter that on the effective date of this Act:

10 (1) is involved in litigation if the litigation
11 ultimately results in the matter being held invalid by a final court
12 judgment; or

13 (2) has been held invalid by a final court judgment.

14 SECTION 8. Sections [8221.003\(b\)](#), [8221.105](#), [8221.106](#),
15 [8221.107](#), and [8221.108](#), Special District Local Laws Code, are
16 repealed.

17 SECTION 10. (a) Chapter [175](#), Local Government Code, as
18 amended by this Act, applies according to its terms to all eligible
19 persons who leave employment with a township on or after January 1,
20 2024.

21 (b) A township that is required by Chapter [175](#), Local
22 Government Code, as amended by this Act, to provide continued
23 health benefits coverage but that is not allowed to provide the
24 coverage under the terms of the township's existing group health
25 plan shall ensure that the required continued health benefits
26 coverage is provided for in any new plan that is adopted by the
27 township on or after January 1, 2024, unless the township is

1 exempted under Section 175.007, Local Government Code.

2 Explanation: This change is necessary to:

3 (1) allow a firefighter, police officer, or emergency
4 services provider employed by certain townships to receive
5 retirement benefits;

6 (2) create certain special purpose districts; and

7 (3) change the name and certain duties of the 3 B&J
8 Municipal Utility District.

9 (2) House Rule 13, Section 9(a)(1), is suspended to permit
10 the committee to change, alter, or amend text not in disagreement in
11 SECTION 5 of the bill, in added Sections 7968A.0106(a) and (b),
12 Special District Local Laws Code, by striking "Section 2" and
13 substituting "Section 5(b)".

14 Explanation: This change is necessary to correct the
15 cross-references.

16 (3) House Rule 13, Section 9(a)(1), is suspended to permit
17 the committee to change, alter, or amend text which is not in
18 disagreement in proposed SECTIONS 9 and 11 of the bill, adding local
19 notice and effective date language, to read as follows:

20 SECTION 9. (a) The legal notice of the intention to file
21 bills creating or affecting each district described by this Act, as
22 applicable, has been published as provided by law, and the notice
23 and a copy of this Act have been furnished to all persons, agencies,
24 officials, or entities to which they are required to be furnished
25 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
26 Government Code.

27 (b) The governor, one of the required recipients, has

1 submitted the notice and a copy of a bill to create or affect each
2 applicable district described by this Act to the Texas Commission
3 on Environmental Quality.

4 (c) The Texas Commission on Environmental Quality has filed
5 its recommendations relating to each bill to create or affect each
6 applicable district described by this Act with the governor, the
7 lieutenant governor, and the speaker of the house of
8 representatives within the required time.

9 (d) All requirements of the constitution and laws of this
10 state and the rules and procedures of the legislature with respect
11 to the notice, introduction, and passage of each bill to create or
12 affect each applicable district described by this Act are fulfilled
13 and accomplished.

14 SECTION 11. (a) Except as provided by Subsection (b) of
15 this section, this Act takes effect immediately if it receives a
16 vote of two-thirds of all the members elected to each house, as
17 provided by Section 39, Article III, Texas Constitution. If this
18 Act does not receive the vote necessary for immediate effect, this
19 Act takes effect September 1, 2023.

20 (b) Sections 1 and 10 of this Act take effect September 1,
21 2023.

22 Explanation: This change is necessary to comply with the
23 constitutional requirements of publishing notice and to clarify the
24 dates on which the Act takes effect.