

By: Kuempel

H.B. No. 3628

A BILL TO BE ENTITLED

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AN ACT

relating to the creation, administration, powers, duties, operation, and financing of the East Central Water District; granting the power of eminent domain and the authority to issue bonds; providing a civil penalty.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

ARTICLE 1. GENERAL PROVISIONS

SECTION 1.01. CREATION. (a) A conservation and reclamation district, to be known as the East Central Water District, is created in Wilson, Guadalupe, and Bexar counties. The district is a governmental agency and a body politic and corporate.

(b) The district is created under and is essential to accomplish the purposes provided by Section 59, Article XVI, Texas Constitution, including the processing and distribution of potable water and the collection, treatment, and ultimate disposition of wastewater and reclaimed water.

SECTION 1.02. DEFINITIONS. In this Act:

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

(2) "Bond" includes a note, debenture, interim certificate or receipt, and other evidence of debt issued by the district.

(3) "Certificate of convenience and necessity" means a permit issued by the commission that authorizes and obligates a

1 retail public utility to furnish, make available, or extend  
2 continuous and adequate retail water or sewer utility service to a  
3 specific geographic area.

4 (4) "Commission" means the Texas Commission on  
5 Environmental Quality.

6 (5) "Director" means a member of the board.

7 (6) "District" means the East Central Water District.

8 (7) "Domestic wastewater" means water or wastewater  
9 from persons or household operations that is discharged to a  
10 wastewater collection system or otherwise enters a treatment works.  
11 The term includes waterborne human waste and waste, including  
12 greywater and blackwater, from domestic activities such as washing,  
13 bathing, and food preparation that is disposed of in an on-site  
14 wastewater system.

15 (8) "Local government" means a municipality, county,  
16 special district, or other political subdivision of this state or a  
17 combination of two or more of those entities.

18 (9) "On-site wastewater system" means a system that:

19 (A) does not treat or dispose of more than 5,000  
20 gallons of wastewater each day; and

21 (B) is used only for disposal of wastewater  
22 produced on a site where any part of the system is located.

23 (10) "Person" has the meaning assigned by Section  
24 311.005, Government Code.

25 (11) "Reclaimed water" means domestic or municipal  
26 wastewater that has been treated to a quality suitable for an  
27 economic use that replaces the use of potable or raw water, in

1 accordance with the policies of, and any applicable requirements  
2 imposed by, the Texas Commission on Environmental Quality and other  
3 applicable rules and permits.

4 (12) "System" means a network of pipelines, conduits,  
5 canals, pumping stations, force mains, treatment plants, and any  
6 other construction, device, or related appurtenance used to treat  
7 or transport water, wastewater, or reclaimed water.

8 (13) "Water" includes:

9 (A) groundwater, percolating or otherwise;

10 (B) any surface water, natural or artificial,  
11 navigable or nonnavigable; and

12 (C) industrial and municipal wastewater.

13 SECTION 1.03. DESCRIPTION OF BOUNDARIES. The district  
14 includes the territory that is contained in the certificate of  
15 convenience and necessity, including pending amendments, of the  
16 East Central Water Supply Corporation immediately before the  
17 effective date of this Act and territory that is annexed by, or  
18 assigned to, the district in the future, whether the territory  
19 contains noncontiguous parcels of land or whether the territory is  
20 located within the boundaries of any other governmental entity or  
21 political subdivision of the state. The boundaries of the district,  
22 subject to amendment, are as follows:

23 BEING that certain tracts or parcels of land lying and being  
24 situated in Bexar, Guadalupe and Wilson Counties, Texas, and being  
25 more particularly described by metes and bounds as follows:

26 Tract 1

27 BEGINNING at a point at the southeast intersection of the

1 right-of-way of U.S. Highway 181 and the Bexar-Wilson County Line  
2 more or less;

3           THENCE N 59°23'56" W, 7444 feet, more or less, across the  
4 right-of-way of Loop 1604, and along the north right-of-way of U.S.  
5 Highway 181 to a point for corner;

6           THENCE N 33°49'34" E, 5911 feet, more or less, to a point in  
7 the east bank of Calaveras Lake, for corner;

8           THENCE along the meanders of the east bank of Calaveras Lake,  
9 as described approximately by the following 229 courses:

10           N 01°19'48" E, 206 feet, more or less, to a point for  
11 corner;

12           N 10°26'13" W, 183 feet, more or less, to a point for  
13 corner;

14           N 18°53'10" W, 120 feet, more or less, to a point for  
15 corner;

16           N 48°30'13" E, 35 feet, more or less, to a point for  
17 corner;

18           S 81°52'12" E, 64 feet, more or less, to a point for  
19 corner;

20           N 12°36'01" E, 87 feet, more or less, to a point for  
21 corner;

22           N 27°35'50" W, 99 feet, more or less, to a point for  
23 corner;

24           S 67°33'26" W, 50 feet, more or less, to a point for  
25 corner;

26           S 77°34'27" W, 60 feet, more or less, to a point for  
27 corner;

1 N 61°41'57" W, 89 feet, more or less, to a point for  
2 corner;  
3 N 73°08'30" W, 138 feet, more or less, to a point for  
4 corner;  
5 N 56°53'19" W, 137 feet, more or less, to a point for  
6 corner;  
7 N 18°09'57" W, 135 feet, more or less, to a point for  
8 corner;  
9 N 03°51'24" E, 89 feet, more or less, to a point for  
10 corner;  
11 N 46°13'08" E, 133 feet, more or less, to a point for  
12 corner;  
13 N 69°24'28" E, 185 feet, more or less, to a point for  
14 corner;  
15 N 16°17'56" E, 178 feet, more or less, to a point for  
16 corner;  
17 N 19°10'04" W, 420 feet, more or less, to a point for  
18 corner;  
19 N 14°50'44" W, 258 feet, more or less, to a point for  
20 corner;  
21 N 08°07'48" E, 163 feet, more or less, to a point for  
22 corner;  
23 N 24°02'03" E, 162 feet, more or less, to a point for  
24 corner;  
25 N 42°53'40" E, 192 feet, more or less, to a point for  
26 corner;  
27 N 03°30'13" W, 98 feet, more or less, to a point for

1 corner;  
2 N 30°47'36" E, 115 feet, more or less, to a point for  
3 corner;  
4 N 09°22'53" E, 117 feet, more or less, to a point for  
5 corner;  
6 S 73°38'39" W, 96 feet, more or less, to a point for  
7 corner;  
8 S 84°28'21" W, 62 feet, more or less, to a point for  
9 corner;  
10 S 45°34'29" W, 211 feet, more or less, to a point for  
11 corner;  
12 S 88°24'32" W, 108 feet, more or less, to a point for  
13 corner;  
14 N 61°17'39" W, 192 feet, more or less, to a point for  
15 corner;  
16 N 57°46'16" W, 54 feet, more or less, to a point for  
17 corner;  
18 N 45°44'39" W, 109 feet, more or less, to a point for  
19 corner;  
20 N 00°00'00" E, 62 feet, more or less, to a point for  
21 corner;  
22 N 31°27'25" E, 100 feet, more or less, to a point for  
23 corner;  
24 N 16°03'36" W, 69 feet, more or less, to a point for  
25 corner;  
26 N 52°31'26" W, 38 feet, more or less, to a point for  
27 corner;

1           S 78°55'47" W, 187 feet, more or less, to a point for  
2 corner;  
3           N 83°02'49" W, 83 feet, more or less, to a point for  
4 corner;  
5           N 17°36'27" E, 175 feet, more or less, to a point for  
6 corner;  
7           N 34°03'12" E, 175 feet, more or less, to a point for  
8 corner;  
9           S 76°18'58" E, 237 feet, more or less, to a point for  
10 corner;  
11          S 84°15'05" E, 300 feet, more or less, to a point for  
12 corner;  
13          N 77°54'19" E, 172 feet, more or less, to a point for  
14 corner;  
15          N 46°29'40" E, 81 feet, more or less, to a point for  
16 corner,  
17          N 17°52'43" E, 65 feet, more or less, to a point for  
18 corner;  
19          N 49°06'44" W, 217 feet, more or less, to a point for  
20 corner;  
21          N 82°38'11" W, 328 feet, more or less, to a point for  
22 corner;  
23          N 69°03'09" W, 137 feet, more or less, to a point for  
24 corner;  
25          N 42°08'15" W, 142 feet, more or less, to a point for  
26 corner;  
27          N 86°13'18" W, 106 feet, more or less, to a point for

1 corner;  
2 N 28°50'08" W, 102 feet, more or less, to a point for  
3 corner;  
4 N 07°45'00" W, 341 feet, more or less, to a point for  
5 corner;  
6 N 46°17'19" E, 346 feet, more or less, to a point for  
7 corner;  
8 N 04°13'01" E, 218 feet, more or less, to a point for  
9 corner;  
10 N 12°22'51" W, 168 feet, more or less, to a point for  
11 corner;  
12 N 03°55'33" E, 102 feet, more or less, to a point for  
13 corner;  
14 N 45°00'00" E, 106 feet, more or less, to a point for  
15 corner;  
16 N 22°47'47" W, 75 feet, more or less, to a point for  
17 corner;  
18 N 41°06'23" W, 135 feet, more or less, to a point for  
19 corner;  
20 N 11°18'36" W, 66 feet, more or less, to a point for  
21 corner;  
22 N 04°45'49" E, 72 feet, more or less, to a point for  
23 corner;  
24 N 67°26'34" W, 70 feet, more or less, to a point for  
25 corner;  
26 S 30°32'26" W, 232 feet, more or less, to a point for  
27 corner;



1           S 54°50'01" W, 269 feet, more or less, to a point for  
2 corner;  
3           S 80°02'20" W, 283 feet, more or less, to a point for  
4 corner;  
5           N 37°35'40" W, 269 feet, more or less, to a point for  
6 corner;  
7           N 32°04'56" W, 395 feet, more or less, to a point for  
8 corner;  
9           N 01°19'01" W, 174 feet, more or less, to a point for  
10 corner;  
11          N 19°31'30" E, 150 feet, more or less, to a point for  
12 corner;  
13          N 06°04'56" W, 123 feet, more or less, to a point for  
14 corner;  
15          N 63°59'28" W, 230 feet, more or less, to a point for  
16 corner;  
17          N 69°55'25" W, 210 feet, more or less, to a point for  
18 corner;  
19          N 42°33'11" W, 166 feet, more or less, to a point for  
20 corner;  
21          N 12°31'44" W, 212 feet, more or less, to a point for  
22 corner;  
23          N 24°38'48" W, 187 feet, more or less, to a point for  
24 corner;  
25          N 42°23'51" W, 156 feet, more or less, to a point for  
26 corner;  
27          N 46°14'43" W, 195 feet, more or less, to a point for

1 corner;  
2 N 44°06'17" W, 91 feet, more or less, to a point for  
3 corner;  
4 N 13°16'44" W, 257 feet, more or less, to a point for  
5 corner;  
6 N 07°11'36" E, 208 feet, more or less, to a point for  
7 corner;  
8 N 31°20'37" E, 285 feet, more or less, to a point for  
9 corner;  
10 N 06°27'23" E, 436 feet, more or less, to a point for  
11 corner;  
12 N 24°03'15" E, 572 feet, more or less, to a point for  
13 corner;  
14 N 44°14'34" E, 161 feet, more or less, to a point for  
15 corner;  
16 N 34°45'55" E, 103 feet, more or less, to a point for  
17 corner;  
18 N 04°13'38" W, 231 feet, more or less, to a point for  
19 corner;  
20 N 45°09'01" E, 269 feet, more or less, to a point for  
21 corner;  
22 N 56°52'04" E, 199 feet, more or less, to a point for  
23 corner;  
24 N 28°19'50" E, 131 feet, more or less, to a point for  
25 corner;  
26 N 05°11'40" E, 188 feet, more or less, to a point for  
27 corner;

1 N 09°37'11" W, 60 feet, more or less, to a point for  
2 corner;  
3 S 85°22'37" W, 372 feet, more or less, to a point for  
4 corner;  
5 N 58°48'27" W, 172 feet, more or less, to a point for  
6 corner;  
7 N 30°11'30" W, 255 feet, more or less, to a point for  
8 corner;  
9 N 19°03'04" W, 294 feet, more or less, to a point for  
10 corner;  
11 N 05°11'40" E, 221 feet, more or less, to a point for  
12 corner;  
13 N 39°40'48" E, 175 feet, more or less, to a point for  
14 corner;  
15 N 89°00'44" E, 174 feet, more or less, to a point for  
16 corner;  
17 N 67°29'25" E, 120 feet, more or less, to a point for  
18 corner;  
19 N 37°09'30" E, 119 feet, more or less, to a point for  
20 corner;  
21 N 70°01'58" E, 307 feet, more or less, to a point for  
22 corner;  
23 N 08°02'34" E, 186 feet, more or less, to a point for  
24 corner;  
25 N 19°35'32" W, 125 feet, more or less, to a point for  
26 corner;  
27 N 76°02'21" W, 369 feet, more or less, to a point for

1 corner;  
2 N 40°39'09" W, 121 feet, more or less, to a point for  
3 corner;  
4 N 03°27'06" W, 316 feet, more or less, to a point for  
5 corner;  
6 N 15°10'22" E, 61 feet, more or less, to a point for  
7 corner;  
8 N 21°27'32" E, 342 feet, more or less, to a point for  
9 corner;  
10 N 15°35'15" E, 242 feet, more or less, to a point for  
11 corner;  
12 N 15°11'43" E, 252 feet, more or less, to a point for  
13 corner;  
14 N 24°23'22" E, 436 feet, more or less, to a point for  
15 corner;  
16 N 21°15'02" W, 116 feet, more or less, to a point for  
17 corner;  
18 S 76°55'15" W, 102 feet, more or less, to a point for  
19 corner;  
20 N 26°19'59" W, 110 feet, more or less, to a point for  
21 corner;  
22 N 53°12'11" E, 471 feet, more or less, to a point for  
23 corner;  
24 N 60°08'53" E, 133 feet, more or less, to a point for  
25 corner;  
26 N 61°09'52" E, 102 feet, more or less, to a point for  
27 corner;

1 N 82°32'09" E, 377 feet, more or less, to a point for  
2 corner;  
3 N 63°26'06" E, 183 feet, more or less, to a point for  
4 corner;  
5 N 89°07'39" E, 197 feet, more or less, to a point for  
6 corner;  
7 S 65°20'26" E, 242 feet, more or less, to a point for  
8 corner;  
9 N 78°19'52" E, 94 feet, more or less, to a point for  
10 corner;  
11 S 51°57'11" E, 117 feet, more or less, to a point for  
12 corner;  
13 S 27°59'50" E, 89 feet, more or less, to a point for  
14 corner;  
15 S 83°55'04" E, 123 feet, more or less, to a point for  
16 corner;  
17 S 43°02'19" E, 207 feet, more or less, to a point for  
18 corner;  
19 S 54°42'48" E, 80 feet, more or less, to a point for  
20 corner;  
21 N 74°52'34" E, 38 feet, more or less, to a point for  
22 corner;  
23 N 16°09'52" W, 144 feet, more or less, to a point for  
24 corner;  
25 N 36°52'12" W, 180 feet, more or less, to a point for  
26 corner;  
27 N 50°24'25" W, 345 feet, more or less, to a point for

1 corner;  
2 N 48°51'59" W, 619 feet, more or less, to a point for  
3 corner;  
4 N 25°26'53" W, 161 feet, more or less, to a point for  
5 corner;  
6 N 00°00'00" E, 413 feet, more or less, to a point for  
7 corner;  
8 N 58°36'35" W, 69 feet, more or less, to a point for  
9 corner;  
10 S 52°11'42" W, 502 feet, more or less, to a point for  
11 corner;  
12 S 76°50'47" W, 189 feet, more or less, to a point for  
13 corner;  
14 N 84°19'29" W, 162 feet, more or less, to a point for  
15 corner;  
16 N 05°14'31" E, 109 feet, more or less, to a point for  
17 corner;  
18 N 36°33'54" E, 188 feet, more or less, to a point for  
19 corner;  
20 N 08°14'58" W, 272 feet, more or less, to a point for  
21 corner;  
22 N 48°56'43" E, 164 feet, more or less, to a point for  
23 corner;  
24 N 64°36'44" E, 131 feet, more or less, to a point for  
25 corner;  
26 N 37°18'14" E, 185 feet, more or less, to a point for  
27 corner;

1 N 16°40'21" E, 206 feet, more or less, to a point for  
2 corner;  
3 N 56°07'17" E, 253 feet, more or less, to a point for  
4 corner;  
5 N 03°11'22" W, 232 feet, more or less, to a point for  
6 corner;  
7 N 41°36'27" W, 178 feet, more or less, to a point for  
8 corner;  
9 N 15°02'47" E, 289 feet, more or less, to a point for  
10 corner;  
11 N 35°39'27" E, 444 feet, more or less, to a point for  
12 corner;  
13 N 46°45'16" E, 393 feet, more or less, to a point for  
14 corner;  
15 N 69°26'38" E, 214 feet, more or less, to a point for  
16 corner;  
17 S 73°53'55" E, 202 feet, more or less, to a point for  
18 corner;  
19 S 77°46'01" E, 231 feet, more or less, to a point for  
20 corner;  
21 N 86°42'39" E, 174 feet, more or less, to a point for  
22 corner;  
23 N 21°24'19" E, 134 feet, more or less, to a point for  
24 corner;  
25 N 03°10'47" E, 180 feet, more or less, to a point for  
26 corner;  
27 N 37°55'08" E, 229 feet, more or less, to a point for

1 corner;  
2 N 77°25'52" E, 464 feet, more or less, to a point for  
3 corner;  
4 S 72°43'07" E, 141 feet, more or less, to a point for  
5 corner;  
6 S 58°35'04" E, 196 feet, more or less, to a point for  
7 corner;  
8 S 23°29'55" E, 75 feet, more or less, to a point for  
9 corner;  
10 S 56°32'05" E, 71 feet, more or less, to a point for  
11 corner;  
12 S 02°00'34" E, 171 feet, more or less, to a point for  
13 corner;  
14 S 36°32'42" E, 106 feet, more or less, to a point for  
15 corner;  
16 S 21°30'05" E, 35 feet, more or less, to a point for  
17 corner;  
18 N 49°23'55" E, 55 feet, more or less, to a point for  
19 corner;  
20 N 14°02'10" E, 95 feet, more or less, to a point for  
21 corner;  
22 N 51°57'11" W, 58 feet, more or less, to a point for  
23 corner;  
24 N 05°03'49" E, 79 feet, more or less, to a point for  
25 corner;  
26 N 02°21'23" E, 243 feet, more or less, to a point for  
27 corner;



1 N 05°54'22" E, 379 feet, more or less, to a point for  
2 corner;  
3 N 36°42'10" E, 549 feet, more or less, to a point for  
4 corner;  
5 N 14°27'40" E, 196 feet, more or less, to a point for  
6 corner;  
7 N 24°37'25" E, 158 feet, more or less, to a point for  
8 corner;  
9 N 39°58'29" E, 347 feet, more or less, to a point for  
10 corner;  
11 N 39°21'45" E, 331 feet, more or less, to a point for  
12 corner;  
13 N 55°52'47" E, 259 feet, more or less, to a point for  
14 corner;  
15 N 62°02'57" E, 166 feet, more or less, to a point for  
16 corner;  
17 N 36°31'44" E, 34 feet, more or less, to a point for  
18 corner;  
19 N 03°10'47" E, 180 feet, more or less, to a point for  
20 corner;  
21 N 37°17'33" E, 190 feet, more or less, to a point for  
22 corner;  
23 N 44°01'44" E, 250 feet, more or less, to a point for  
24 corner;  
25 N 47°21'48" E, 223 feet, more or less, to a point for  
26 corner;  
27 N 46°50'51" E, 44 feet, more or less, to a point for

1 corner;  
2 N 34°23'42" E, 338 feet, more or less, to a point for  
3 corner;  
4 N 34°56'22" E, 208 feet, more or less, to a point for  
5 corner;  
6 S 82°57'16" W, 137 feet, more or less, to a point for  
7 corner;  
8 S 49°33'48" W, 151 feet, more or less, to a point for  
9 corner;  
10 S 57°20'21" W, 93 feet, more or less, to a point for  
11 corner;  
12 N 66°30'05" W, 50 feet, more or less, to a point for  
13 corner;  
14 N 14°19'22" E, 146 feet, more or less, to a point for  
15 corner;  
16 N 65°57'46" E, 233 feet, more or less, to a point for  
17 corner;  
18 N 77°41'13" E, 202 feet, more or less, to a point for  
19 corner;  
20 N 56°18'36" E, 119 feet, more or less, to a point for  
21 corner;  
22 N 31°41'54" E, 455 feet, more or less, to a point for  
23 corner;  
24 S 77°20'06" E, 91 feet, more or less, to a point for  
25 corner;  
26 S 87°30'38" E, 69 feet, more or less, to a point for  
27 corner;

1           N 05°28'47" W, 346 feet, more or less, to a point for  
2 corner;  
3           N 00°38'05" W, 361 feet, more or less, to a point for  
4 corner;  
5           N 77°58'40" W, 110 feet, more or less, to a point for  
6 corner;  
7           S 15°15'18" W, 125 feet, more or less, to a point for  
8 corner;  
9           S 02°51'45" E, 200 feet, more or less, to a point for  
10 corner;  
11          S 14°27'24" E, 132 feet, more or less, to a point for  
12 corner;  
13          S 28°01'28" E, 70 feet, more or less, to a point for  
14 corner;  
15          S 37°31'09" W, 71 feet, more or less, to a point for  
16 corner;  
17          N 69°11'06" W, 129 feet, more or less, to a point for  
18 corner;  
19          S 77°44'07" W, 94 feet, more or less, to a point for  
20 corner;  
21          S 35°16'21" W, 301 feet, more or less, to a point for  
22 corner;  
23          S 59°19'22" W, 206 feet, more or less, to a point for  
24 corner;  
25          N 73°22'09" W, 161 feet, more or less, to a point for  
26 corner;  
27          N 29°13'09" W, 203 feet, more or less, to a point for

1 corner;  
2 N 15°28'26" W, 184 feet, more or less, to a point for  
3 corner;  
4 S 26°33'54" W, 293 feet, more or less, to a point for  
5 corner;  
6 S 19°12'46" W, 140 feet, more or less, to a point for  
7 corner;  
8 S 39°51'58" W, 364 feet, more or less, to a point for  
9 corner;  
10 S 64°43'58" W, 138 feet, more or less, to a point for  
11 corner;  
12 S 52°52'19" W, 222 feet, more or less, to a point for  
13 corner;  
14 S 20°57'52" W, 394 feet, more or less, to a point for  
15 corner;  
16 S 51°42'35" W, 121 feet, more or less, to a point for  
17 corner;  
18 S 36°46'03" W, 336 feet, more or less, to a point for  
19 corner;  
20 S 34°31'36" W, 323 feet, more or less, to a point for  
21 corner;  
22 S 56°18'36" W, 166 feet, more or less, to a point for  
23 corner;  
24 N 88°18'55" W, 102 feet, more or less, to a point for  
25 corner;  
26 S 79°05'55" W, 137 feet, more or less, to a point for  
27 corner;

1           S 47°16'21" W, 178 feet, more or less, to a point for  
2 corner;

3           S 76°17'35" W, 84 feet, more or less, to a point for  
4 corner;

5           S 75°08'29" W, 101 feet, more or less, to a point for  
6 corner;

7           N 57°19'40" W, 4 feet, more or less, to a point for  
8 corner;

9           THENCE N 89°57'44" W, 15837 feet, more or less, across the  
10 right-of-way of Gardner Road, and departing the bank of Calaveras  
11 Lake to a point for corner;

12          THENCE S 05°43'57" W, 5309 feet, more or less, to a point for  
13 corner;

14          THENCE S 24°08'37" W, 1426 feet, more or less, to a point for  
15 corner;

16          THENCE S 31°58'55" W, 4146 feet, more or less, to a point for  
17 corner;

18          THENCE S 32°17'14" W, 3485 feet, more or less, to a point for  
19 corner;

20          THENCE N 56°02'58" W, 3120 feet, more or less, to a point for  
21 corner;

22          THENCE S 37°04'12" W, 2127 feet, more or less, to a point in  
23 the north right-of-way of U.S. Highway 181, for corner;

24          THENCE N 56°15'53" W, 2758 feet, more or less, across the  
25 right-of-way of Foster Road, and along the north right-of-way of  
26 U.S. Highway 181 to a point for corner;

27          THENCE N 18°21'07" E, 9937 feet, more or less, to a point for

1 corner;  
2           THENCE N 54°36'18" W, 2973 feet, more or less, to a point for  
3 corner;  
4           THENCE N 53°37'36" W, 5250 feet, more or less, to a point for  
5 corner;  
6           THENCE N 64°04'51" W, 1062 feet, more or less, across the  
7 right-of-way of W.W. White Road to a point for corner;  
8           THENCE N 66°34'17" E, 1003 feet, more or less, across the  
9 right-of-way of Hildebrandt Road to a point for corner;  
10          THENCE N 89°13'13" E, 2810 feet, more or less, to a point for  
11 corner;  
12          THENCE N 02°15'01" W, 192 feet, more or less, to a point for  
13 corner;  
14          THENCE N 02°54'39" E, 185 feet, more or less, to a point for  
15 corner;  
16          THENCE N 33°12'24" E, 390 feet, more or less, to a point for  
17 corner;  
18          THENCE S 89°45'32" E, 1505 feet, more or less, to a point for  
19 corner;  
20          THENCE S 71°50'50" E, 127 feet, more or less, to a point for  
21 corner;  
22          THENCE S 90°00'00" E, 1080 feet, more or less, to a point for  
23 corner;  
24          THENCE N 89°35'18" E, 3083 feet, more or less, to a point in  
25 the west right-of-way of F.M. 1516, for corner;  
26          THENCE along the west right-of-way of F.M. 1516 being  
27 approximately described by 17 courses as follows:

1           N 18°21'07" E, 43 feet, more or less, to a point for  
2 corner;  
3           N 50°43'40" W, 234 feet, more or less, to a point for  
4 corner;  
5           N 12°46'48" W, 1205 feet, more or less, to a point for  
6 corner;  
7           N 12°46'59" W, 545 feet, more or less, to a point for  
8 corner;  
9           N 13°19'10" W, 149 feet, more or less, to a point for  
10 corner;  
11          N 02°29'53" E, 1452 feet, more or less, to a point for  
12 corner;  
13          N 00°27'30" E, 1250 feet, more or less, to a point for  
14 corner;  
15          N 12°04'26" E, 191 feet, more or less, to a point for  
16 corner;  
17          N 21°10'19" E, 122 feet, more or less, to a point for  
18 corner;  
19          N 49°03'00" E, 105 feet, more or less, to a point for  
20 corner;  
21          N 63°13'24" E, 409 feet, more or less, to a point for  
22 corner;  
23          N 48°28'18" E, 125 feet, more or less, to a point for  
24 corner;  
25          N 46°38'12" E, 31 feet, more or less, to a point for  
26 corner;  
27          N 25°17'02" E, 141 feet, more or less, to a point for

1 corner;  
2                   N 01°46'16" E, 225 feet, more or less, to a point for  
3 corner;  
4                   N 00°53'37" E, 612 feet, more or less, to a point for  
5 corner;  
6                   N 01°21'37" E, 56 feet, more or less, to a point for  
7 corner;  
8            THENCE N 55°34'05" E, 3080 feet, more or less, across the  
9 right-of-way of New Sulphur Springs Road to a point for corner;  
10           THENCE S 76°49'39" E, 4980 feet, more or less, to a point for  
11 corner;  
12           THENCE N 62°28'36" E, 331 feet, more or less, to a point for  
13 corner;  
14           THENCE N 85°14'32" E, 676 feet, more or less, to a point for  
15 corner;  
16           THENCE N 63°27'50" E, 627 feet, more or less, to a point for  
17 corner;  
18           THENCE N 18°07'30" E, 1533 feet, more or less, to a point for  
19 corner;  
20           THENCE N 28°16'00" E, 1974 feet, more or less, to a point for  
21 corner;  
22           THENCE N 26°17'25" E, 994 feet, more or less, to a point for  
23 corner;  
24           THENCE N 12°23'45" E, 1174 feet, more or less, to a point for  
25 corner;  
26           THENCE N 32°14'49" W, 821 feet, more or less, to a point for  
27 corner;



1           THENCE N 19°52'42" E, 357 feet, more or less, across the  
2 right-of-way of U.S. Highway 87 to a point for corner;

3           THENCE N 00°33'42" E, 88 feet, more or less, to a point for  
4 corner;

5           THENCE N 14°33'25" E, 4563 feet, more or less, to a point for  
6 corner;

7           THENCE S 75°26'35" E, 1100 feet, more or less, to a point for  
8 corner;

9           THENCE N 15°05'18" E, 3550 feet, more or less, to a point for  
10 corner;

11          THENCE N 66°05'16" E, 1200 feet, more or less, across the  
12 right-of-way of Real Road to a point for corner;

13          THENCE N 11°44'19" E, 700 feet, more or less, to a point for  
14 corner;

15          THENCE S 79°04'50" E, 2234 feet, more or less, to a point for  
16 corner;

17          THENCE S 78°15'41" E, 1316 feet, more or less, to a point for  
18 corner;

19          THENCE N 13°08'52" E, 424 feet, more or less, to a point for  
20 corner;

21          THENCE S 76°03'34" E, 1364 feet, more or less, across the  
22 right-of-way of Zigmont Road to a point for corner;

23          THENCE S 74°03'17" E, 190 feet, more or less, to a point for  
24 corner;

25          THENCE S 61°51'30" E, 189 feet, more or less, to a point for  
26 corner;

27          THENCE S 64°09'20" E, 33 feet, more or less, to a point for

1 corner;  
2           THENCE S 85°01'49" E, 22 feet, more or less, to a point for  
3 corner;  
4           THENCE S 90°00'00" E, 350 feet, more or less, to a point for  
5 corner;  
6           THENCE S 72°10'52" E, 329 feet, more or less, to a point for  
7 corner;  
8           THENCE S 67°10'55" E, 62 feet, more or less, to a point for  
9 corner;  
10          THENCE S 84°40'04" E, 5 feet, more or less, to a point for  
11 corner;  
12          THENCE S 74°39'00" E, 304 feet, more or less, to a point for  
13 corner;  
14          THENCE S 74°37'40" E, 408 feet, more or less, to a point for  
15 corner;  
16          THENCE S 67°36'27" E, 397 feet, more or less, to a point for  
17 corner;  
18          THENCE S 58°57'01" E, 165 feet, more or less, to a point for  
19 corner;  
20          THENCE S 62°06'10" E, 279 feet, more or less, to a point for  
21 corner;  
22          THENCE S 53°41'44" E, 212 feet, more or less, to a point for  
23 corner;  
24          THENCE S 52°20'43" E, 368 feet, more or less, to a point for  
25 corner;  
26          THENCE S 53°20'29" E, 768 feet, more or less, to a point for  
27 corner;

1           THENCE S 57°19'17" E, 410 feet, more or less, to a point for  
2 corner;

3           THENCE S 61°44'04" E, 184 feet, more or less, to a point for  
4 corner;

5           THENCE S 73°15'55" E, 387 feet, more or less, to a point for  
6 corner;

7           THENCE N 14°27'33" E, 2170 feet, more or less, to a point for  
8 corner;

9           THENCE S 76°13'31" E, 5112 feet, more or less, across the  
10 right-of-way of Stuart Road to a point for corner;

11          THENCE N 14°26'19" E, 4470 feet, more or less, across the  
12 right-of-way of Lavernia Road to a point for corner;

13          THENCE S 74°16'38" E, 1084 feet, more or less, to a point for  
14 corner;

15          THENCE N 19°57'57" E, 1818 feet, more or less, to a point in  
16 the west right-of-way of Loop 1604, for corner;

17          THENCE along the west right-of-way of Loop 1604 being  
18 approximately described by 4 courses as follows:

19                N 40°22'27" W, 1202 feet, more or less, to a point for  
20 corner;

21                N 44°29'26" W, 1661 feet, more or less, across the  
22 right-of-way of F.M. 1346 to a point for corner;

23                N 37°37'44" W, 2415 feet, more or less, to a point for  
24 corner;

25                N 40°23'58" W, 2119 feet, more or less, to a point for  
26 corner;

27          THENCE along the meanders of the centerline of Martinez

1 Creek, as described approximately by the following 100 courses:  
2           S 83°55'25" W, 347 feet, more or less, to a point for  
3 corner;  
4           S 52°11'01" W, 127 feet, more or less, to a point for  
5 corner;  
6           S 37°08'58" W, 94 feet, more or less, to a point for  
7 corner;  
8           S 39°18'51" W, 186 feet, more or less, to a point for  
9 corner;  
10          S 29°01'28" W, 100 feet, more or less, to a point for  
11 corner;  
12          S 44°36'27" W, 235 feet, more or less, to a point for  
13 corner;  
14          S 55°32'26" W, 231 feet, more or less, to a point for  
15 corner;  
16          S 52°49'17" W, 157 feet, more or less, to a point for  
17 corner;  
18          S 47°25'55" W, 53 feet, more or less, to a point for  
19 corner;  
20          S 19°50'22" W, 230 feet, more or less, to a point for  
21 corner;  
22          S 40°57'10" W, 177 feet, more or less, to a point for  
23 corner;  
24          S 51°38'58" W, 329 feet, more or less, to a point for  
25 corner;  
26          S 67°46'41" W, 176 feet, more or less, to a point for  
27 corner;

1           S 84°22'24" W, 247 feet, more or less, to a point for  
2 corner;  
3           N 64°46'23" W, 103 feet, more or less, to a point for  
4 corner;  
5           N 83°53'55" W, 69 feet, more or less, to a point for  
6 corner;  
7           S 84°43'48" W, 214 feet, more or less, to a point for  
8 corner;  
9           S 55°32'26" W, 157 feet, more or less, to a point for  
10 corner;  
11          S 64°24'15" W, 241 feet, more or less, to a point for  
12 corner;  
13          S 84°16'00" W, 153 feet, more or less, to a point for  
14 corner;  
15          N 84°09'28" W, 196 feet, more or less, to a point for  
16 corner;  
17          N 76°30'11" W, 100 feet, more or less, to a point for  
18 corner;  
19          N 49°13'51" W, 146 feet, more or less, to a point for  
20 corner;  
21          N 02°09'23" E, 80 feet, more or less, to a point for  
22 corner;  
23          N 12°21'19" W, 107 feet, more or less, to a point for  
24 corner;  
25          N 22°01'23" W, 96 feet, more or less, to a point for  
26 corner;  
27          N 49°12'02" W, 126 feet, more or less, to a point for

1 corner;  
2 N 66°48'05" W, 175 feet, more or less, to a point for  
3 corner;  
4 N 57°22'15" W, 195 feet, more or less, to a point for  
5 corner;  
6 N 22°32'35" W, 344 feet, more or less, to a point for  
7 corner;  
8 N 34°51'16" W, 136 feet, more or less, to a point for  
9 corner;  
10 N 53°14'47" W, 99 feet, more or less, to a point for  
11 corner;  
12 N 81°44'51" W, 132 feet, more or less, to a point for  
13 corner;  
14 S 78°40'26" W, 66 feet, more or less, to a point for  
15 corner;  
16 S 37°08'36" W, 197 feet, more or less, to a point for  
17 corner;  
18 S 86°31'00" W, 115 feet, more or less, to a point for  
19 corner;  
20 N 76°31'49" W, 172 feet, more or less, to a point for  
21 corner;  
22 N 42°30'38" W, 195 feet, more or less, to a point for  
23 corner;  
24 N 00°42'26" W, 243 feet, more or less, to a point for  
25 corner;  
26 N 35°26'24" W, 136 feet, more or less, to a point for  
27 corner;

1           N 87°52'44" W, 108 feet, more or less, to a point for  
2 corner;  
3           N 77°23'59" W, 87 feet, more or less, to a point for  
4 corner;  
5           N 45°56'58" W, 128 feet, more or less, to a point for  
6 corner;  
7           N 62°55'41" W, 152 feet, more or less, to a point for  
8 corner;  
9           N 80°15'38" W, 136 feet, more or less, to a point for  
10 corner;  
11          N 62°42'57" W, 107 feet, more or less, to a point for  
12 corner;  
13          N 70°08'41" W, 77 feet, more or less, to a point for  
14 corner;  
15          N 90°00'00" W, 46 feet, more or less, to a point for  
16 corner;  
17          S 57°31'44" W, 78 feet, more or less, to a point for  
18 corner;  
19          S 26°16'27" W, 88 feet, more or less, to a point for  
20 corner;  
21          S 23°13'34" W, 46 feet, more or less, to a point for  
22 corner;  
23          S 66°03'51" W, 92 feet, more or less, to a point for  
24 corner;  
25          N 83°40'03" W, 84 feet, more or less, to a point for  
26 corner;  
27          S 86°10'57" W, 134 feet, more or less, to a point for

1 corner;  
2 S 77°14'04" W, 131 feet, more or less, to a point for  
3 corner;  
4 N 90°00'00" W, 72 feet, more or less, to a point for  
5 corner;  
6 N 78°27'55" W, 50 feet, more or less, to a point for  
7 corner;  
8 N 53°40'23" W, 127 feet, more or less, to a point for  
9 corner;  
10 N 74°44'42" W, 125 feet, more or less, to a point for  
11 corner;  
12 S 86°57'52" W, 132 feet, more or less, to a point for  
13 corner;  
14 S 85°29'36" W, 204 feet, more or less, to a point for  
15 corner;  
16 S 55°33'40" W, 127 feet, more or less, to a point for  
17 corner;  
18 S 69°39'21" W, 95 feet, more or less, to a point for  
19 corner;  
20 S 82°36'22" W, 132 feet, more or less, to a point for  
21 corner;  
22 S 83°39'35" W, 145 feet, more or less, to a point for  
23 corner;  
24 S 69°03'09" W, 137 feet, more or less, to a point for  
25 corner;  
26 S 62°50'25" W, 129 feet, more or less, to a point for  
27 corner;



1           S 65°36'15" W, 295 feet, more or less, to a point for  
2 corner;  
3           S 88°09'44" W, 187 feet, more or less, to a point for  
4 corner;  
5           S 74°53'56" W, 65 feet, more or less, to a point for  
6 corner;  
7           S 66°54'11" W, 74 feet, more or less, to a point for  
8 corner;  
9           S 56°27'32" W, 107 feet, more or less, to a point for  
10 corner;  
11          S 77°40'20" W, 155 feet, more or less, to a point for  
12 corner;  
13          S 85°14'36" W, 317 feet, more or less, to a point for  
14 corner;  
15          S 89°11'18" W, 57 feet, more or less, to a point for  
16 corner;  
17          S 86°27'15" W, 46 feet, more or less, to a point for  
18 corner;  
19          S 43°01'40" W, 73 feet, more or less, to a point for  
20 corner;  
21          S 37°50'03" W, 209 feet, more or less, to a point for  
22 corner;  
23          S 41°33'20" W, 33 feet, more or less, to a point for  
24 corner;  
25          S 46°05'15" W, 48 feet, more or less, to a point for  
26 corner;  
27          S 35°01'37" W, 68 feet, more or less, to a point for

1 corner;  
2 S 42°19'58" W, 139 feet, more or less, to a point for  
3 corner;  
4 S 31°37'07" W, 78 feet, more or less, to a point for  
5 corner;  
6 S 55°32'26" W, 48 feet, more or less, to a point;  
7 S 55°32'26" W, 112 feet, more or less, to a point for  
8 corner;  
9 S 73°52'55" W, 192 feet, more or less, to a point for  
10 corner;  
11 S 79°02'45" W, 158 feet, more or less, to a point for  
12 corner;  
13 S 79°17'32" W, 280 feet, more or less, to a point for  
14 corner;  
15 S 87°50'49" W, 266 feet, more or less, to a point for  
16 corner;  
17 N 74°40'59" W, 163 feet, more or less, to a point for  
18 corner,  
19 N 87°00'48" W, 115 feet, more or less, to a point for  
20 corner;  
21 S 84°12'03" W, 129 feet, more or less, to a point for  
22 corner;  
23 S 81°20'17" W, 259 feet, more or less, to a point for  
24 corner;  
25 S 52°25'07" W, 274 feet, more or less, to a point for  
26 corner;  
27 S 75°17'47" W, 146 feet, more or less, to a point for

1 corner;  
2 S 73°49'47" W, 280 feet, more or less, to a point for  
3 corner;  
4 S 71°44'14" W, 211 feet, more or less, to a point for  
5 corner;  
6 N 86°48'24" W, 233 feet, more or less, to a point for  
7 corner;  
8 S 80°54'35" W, 329 feet, more or less, to a point for  
9 corner;  
10 N 59°37'33" W, 155 feet, more or less, to a point for  
11 corner;  
12 THENCE S 14°06'57" W, 1899 feet, more or less, departing the  
13 centerline of Martinez Creek to a point for corner;  
14 THENCE N 75°53'03" W, 8059 feet, more or less, across the  
15 right-of-way of F.M. 1516 to a point for corner;  
16 THENCE N 14°06'57" E, 3360 feet, more or less, to a point for  
17 corner;  
18 THENCE S 75°53'03" E, 2190 feet, more or less, to a point for  
19 corner;  
20 THENCE N 27°08'59" E, 72 feet, more or less, to a point for  
21 corner;  
22 THENCE N 57°25'33" E, 87 feet, more or less, to a point for  
23 corner;  
24 THENCE N 51°34'55" E, 15 feet, more or less, to a point for  
25 corner;  
26 THENCE N 45°00'00" E, 21 feet, more or less, to a point for  
27 corner;

1           THENCE N 52°51'12" E, 96 feet, more or less, to a point for  
2 corner;

3           THENCE N 52°27'13" E, 1252 feet, more or less, to a point for  
4 corner;

5           THENCE N 51°57'11" E, 123 feet, more or less, to a point for  
6 corner;

7           THENCE N 56°08'34" E, 105 feet, more or less, to a point for  
8 corner;

9           THENCE N 57°37'10" E, 93 feet, more or less, to a point for  
10 corner;

11          THENCE N 53°38'34" E, 65 feet, more or less, to a point for  
12 corner;

13          THENCE N 43°43'37" E, 58 feet, more or less, to a point for  
14 corner;

15          THENCE N 32°10'43" E, 12 feet, more or less, to a point in the  
16 west electrical easement right-of-way, for corner;

17          THENCE N 02°41'54" W, 5320 feet, more or less, along the west  
18 electrical easement right-of-way to a point in the south  
19 right-of-way of I.H. 10, for corner;

20          THENCE along the south right-of-way of I.H. 10, as described  
21 approximately by the following 22 courses:

22                N 70°52'37" E, 10530 feet, more or less, across the  
23 right-of-way of F.M. 1516 and Green Road to a point for corner;

24                N 70°33'05" E, 13068 feet, more or less, across the  
25 right-of-way of Loop 1604 and Pfeil Road to a point for corner;

26                N 67°54'01" E, 1272 feet, more or less, to a point for  
27 corner;

1 N 64°14'17" E, 1423 feet, more or less, to a point for  
2 corner;  
3 N 68°07'24" E, 1981 feet, more or less, to a point for  
4 corner;  
5 N 68°10'28" E, 1051 feet, more or less, to a point for  
6 corner;  
7 N 68°09'11" E, 141 feet, more or less, to a point for  
8 corner;  
9 N 72°37'57" E, 255 feet, more or less, to a point for  
10 corner;  
11 N 75°05'17" E, 190 feet, more or less, to a point for  
12 corner;  
13 N 74°23'57" E, 160 feet, more or less, to a point for  
14 corner;  
15 N 72°08'41" E, 375 feet, more or less, to a point for  
16 corner;  
17 N 74°33'37" E, 109 feet, more or less, to a point for  
18 corner;  
19 N 70°56'15" E, 202 feet, more or less, to a point for  
20 corner;  
21 N 60°28'26" E, 260 feet, more or less, to a point for  
22 corner;  
23 N 55°54'31" E, 198 feet, more or less, to a point for  
24 corner;  
25 N 67°33'54" E, 1360 feet, more or less, to a point for  
26 corner;  
27 N 69°55'25" E, 419 feet, more or less, to a point for

1 corner;  
2 N 78°24'01" E, 194 feet, more or less, to a point for  
3 corner;  
4 N 78°06'06" E, 306 feet, more or less, to a point for  
5 corner;  
6 N 52°50'30" E, 119 feet, more or less, to a point for  
7 corner;  
8 S 77°00'19" E, 13 feet, more or less, to a point for  
9 corner;  
10 N 70°17'17" E, 285 feet, more or less, to a point for  
11 corner;  
12 THENCE S 11°40'26" W, 3200 feet, more or less, to a point for  
13 corner;  
14 THENCE S 09°47'09" E, 4484 feet, more or less, to a point on  
15 the north right-of-way line of Abbott Road for corner;  
16 THENCE S 32°09'46" E, 2891 feet, more or less, to a point for  
17 corner;  
18 THENCE S 26°04'35" W, 6527 feet, more or less, to a point for  
19 corner;  
20 THENCE along the meanders of the centerline of Martinez  
21 Creek, as described approximately by the following 157 courses:  
22 S 66°17'44" E, 88 feet, more or less, to a point for  
23 corner;  
24 S 23°13'02" E, 83 feet, more or less, to a point for  
25 corner;  
26 S 45°01'27" E, 77 feet, more or less, to a point for  
27 corner;

1           S 26°35'09" E, 24 feet, more or less, to a point for  
2 corner;  
3           N 63°27'18" E, 73 feet, more or less, to a point for  
4 corner;  
5           N 06°20'45" E, 98 feet, more or less, to a point for  
6 corner;  
7           N 23°12'52" E, 83 feet, more or less, to a point for  
8 corner;  
9           N 45°01'29" E, 46 feet, more or less, to a point for  
10 corner;  
11          S 56°19'55" E, 78 feet, more or less, to a point for  
12 corner;  
13          S 09°28'15" E, 66 feet, more or less, to a point for  
14 corner;  
15          N 60°16'33" E, 88 feet, more or less, to a point for  
16 corner;  
17          N 09°28'15" E, 66 feet, more or less, to a point for  
18 corner;  
19          N 45°01'22" E, 46 feet, more or less, to a point for  
20 corner;  
21          S 40°37'31" E, 100 feet, more or less, to a point for  
22 corner;  
23          S 55°01'50" E, 133 feet, more or less, to a point for  
24 corner;  
25          S 79°53'02" E, 309 feet, more or less, to a point for  
26 corner;  
27          N 83°39'58" E, 98 feet, more or less, to a point for

1 corner;  
2 N 55°01'50" E, 265 feet, more or less, to a point for  
3 corner;  
4 S 90°00'00" E, 44 feet, more or less, to a point for  
5 corner;  
6 S 64°40'24" E, 229 feet, more or less, to a point for  
7 corner;  
8 N 73°18'51" E, 114 feet, more or less, to a point for  
9 corner;  
10 N 78°41'51" E, 55 feet, more or less, to a point for  
11 corner;  
12 N 28°37'51" E, 136 feet, more or less, to a point for  
13 corner;  
14 N 08°45'15" E, 143 feet, more or less, to a point for  
15 corner;  
16 S 55°19'40" E, 172 feet, more or less, to a point for  
17 corner;  
18 S 80°06'01" E, 191 feet, more or less, to a point for  
19 corner;  
20 S 65°10'46" E, 284 feet, more or less, to a point for  
21 corner;  
22 N 68°12'56" E, 117 feet, more or less, to a point for  
23 corner;  
24 N 22°38'09" E, 141 feet, more or less, to a point for  
25 corner;  
26 N 45°01'28" E, 92 feet, more or less, to a point for  
27 corner;



1           N 26°35'08" E, 170 feet, more or less, to a point for  
2 corner;  
3           N 68°12'50" E, 59 feet, more or less, to a point;  
4           S 68°12'50" E, 59 feet, more or less, to a point for  
5 corner;  
6           S 05°11'59" E, 120 feet, more or less, to a point for  
7 corner;  
8           S 81°15'38" E, 143 feet, more or less, to a point for  
9 corner;  
10          N 74°04'00" E, 158 feet, more or less, to a point for  
11 corner;  
12          S 90°00'00" E, 131 feet, more or less, to a point;  
13          S 90°00'00" E, 131 feet, more or less, to a point for  
14 corner;  
15          N 48°50'15" E, 116 feet, more or less, to a point for  
16 corner;  
17          S 85°55'03" E, 153 feet, more or less, to a point for  
18 corner;  
19          S 75°58'28" E, 90 feet, more or less, to a point for  
20 corner;  
21          N 21°49'00" E, 59 feet, more or less, to a point for  
22 corner;  
23          N 05°42'48" W, 109 feet, more or less, to a point for  
24 corner;  
25          N 23°38'47" E, 190 feet, more or less, to a point for  
26 corner;  
27          N 63°27'27" E, 49 feet, more or less, to a point for

1 corner;  
2 S 63°27'20" E, 73 feet, more or less, to a point for  
3 corner;  
4 S 23°58'45" E, 107 feet, more or less, to a point for  
5 corner;  
6 S 60°57'54" E, 112 feet, more or less, to a point for  
7 corner;  
8 N 83°17'44" E, 186 feet, more or less, to a point for  
9 corner;  
10 N 78°11'18" E, 478 feet, more or less, to a point for  
11 corner;  
12 N 66°31'07" E, 273 feet, more or less, to a point for  
13 corner;  
14 N 70°34'30" E, 196 feet, more or less, to a point for  
15 corner;  
16 N 09°28'18" W, 66 feet, more or less, to a point for  
17 corner;  
18 N 21°49'00" E, 59 feet, more or less, to a point for  
19 corner;  
20 N 30°59'08" E, 63 feet, more or less, to a point for  
21 corner;  
22 S 74°04'02" E, 79 feet, more or less, to a point for  
23 corner;  
24 N 68°39'18" E, 32 feet, more or less, to a point for  
25 corner;  
26 S 37°53'52" E, 124 feet, more or less, to a point for  
27 corner;

1 N 73°18'55" E, 114 feet, more or less, to a point for  
2 corner;  
3 S 71°34'46" E, 103 feet, more or less, to a point for  
4 corner;  
5 S 09°28'18" E, 66 feet, more or less, to a point for  
6 corner;  
7 S 59°45'53" E, 302 feet, more or less, to a point for  
8 corner;  
9 S 59°33'20" E, 429 feet, more or less, to a point for  
10 corner;  
11 S 84°17'43" E, 109 feet, more or less, to a point for  
12 corner;  
13 N 26°35'10" E, 97 feet, more or less, to a point for  
14 corner;  
15 N 82°52'50" E, 88 feet, more or less, to a point for  
16 corner;  
17 N 23°12'58" E, 83 feet, more or less, to a point for  
18 corner;  
19 N 77°28'51" E, 100 feet, more or less, to a point for  
20 corner;  
21 S 86°11'20" E, 164 feet, more or less, to a point for  
22 corner;  
23 N 56°19'59" E, 78 feet, more or less, to a point for  
24 corner;  
25 N 48°50'15" E, 116 feet, more or less, to a point for  
26 corner;  
27 N 74°45'27" E, 248 feet, more or less, to a point for

1 corner;  
2 N 56°19'55" E, 196 feet, more or less, to a point for  
3 corner;  
4 N 26°35'04" E, 146 feet, more or less, to a point for  
5 corner;  
6 N 14°02'47" E, 90 feet, more or less, to a point for  
7 corner;  
8 N 26°35'20" E, 49 feet, more or less, to a point for  
9 corner;  
10 S 59°03'2" E, 63 feet, more or less, to a point for  
11 corner;  
12 S 61°24'39" E, 136 feet, more or less, to a point for  
13 corner;  
14 N 33°42'46" E, 157 feet, more or less, to a point for  
15 corner;  
16 N 45°01'28" E, 92 feet, more or less, to a point for  
17 corner;  
18 N 37°25'46" E, 233 feet, more or less, to a point for  
19 corner;  
20 N 43°10'32" E, 238 feet, more or less, to a point for  
21 corner;  
22 N 09°28'18" E, 132 feet, more or less, to a point for  
23 corner;  
24 N 33°42'42" E, 39 feet, more or less, to a point for  
25 corner;  
26 S 90°00'00" E, 33 feet, more or less, to a point for  
27 corner;

1 N 57°17'11" E, 181 feet, more or less, to a point for  
2 corner;  
3 N 53°09'11" E, 217 feet, more or less, to a point for  
4 corner;  
5 N 66°49'08" E, 166 feet, more or less, to a point for  
6 corner;  
7 S 90°00'00" E, 272 feet, more or less, to a point for  
8 corner;  
9 N 76°37'07" E, 235 feet, more or less, to a point for  
10 corner;  
11 N 63°27'18" E, 170 feet, more or less, to a point for  
12 corner;  
13 N 79°23'19" E, 177 feet, more or less, to a point for  
14 corner;  
15 N 76°52'36" E, 335 feet, more or less, to a point for  
16 corner;  
17 N 47°30'50" E, 177 feet, more or less, to a point for  
18 corner;  
19 N 71°34'46" E, 103 feet, more or less, to a point for  
20 corner;  
21 N 45°01'23" E, 46 feet, more or less, to a point for  
22 corner;  
23 N 00°00'00" E, 65 feet, more or less, to a point for  
24 corner;  
25 N 63°27'20" W, 73 feet, more or less, to a point for  
26 corner;  
27 N 26°34'51" W, 73 feet, more or less, to a point for

1 corner;  
2 N 33°42'36" E, 118 feet, more or less, to a point for  
3 corner;  
4 N 56°19'59" E, 78 feet, more or less, to a point for  
5 corner;  
6 S 65°00'06" E, 180 feet, more or less, to a point for  
7 corner;  
8 S 45°01'30" E, 108 feet, more or less, to a point for  
9 corner;  
10 S 18°26'53" E, 69 feet, more or less, to a point for  
11 corner;  
12 S 52°08'58" E, 124 feet, more or less, to a point for  
13 corner;  
14 N 85°02'06" E, 251 feet, more or less, to a point for  
15 corner;  
16 N 74°29'18" E, 203 feet, more or less, to a point for  
17 corner;  
18 N 81°52'36" E, 77 feet, more or less, to a point for  
19 corner;  
20 S 56°19'57" E, 118 feet, more or less, to a point for  
21 corner;  
22 S 12°32'29" W, 100 feet, more or less, to a point for  
23 corner;  
24 S 07°07'43" W, 88 feet, more or less, to a point for  
25 corner;  
26 S 21°49'00" E, 117 feet, more or less, to a point for  
27 corner;

1           S 72°54'39" E, 296 feet, more or less, to a point for  
2 corner;  
3           N 65°23'42" E, 287 feet, more or less, to a point for  
4 corner;  
5           S 90°00'00" E, 76 feet, more or less, to a point for  
6 corner;  
7           S 76°46'14" E, 190 feet, more or less, to a point for  
8 corner;  
9           N 79°23'19" E, 177 feet, more or less, to a point for  
10 corner;  
11          S 79°42'11" E, 122 feet, more or less, to a point for  
12 corner;  
13          S 18°26'59" E, 103 feet, more or less, to a point for  
14 corner;  
15          S 18°26'53" W, 69 feet, more or less, to a point for  
16 corner;  
17          S 33°42'49" E, 78 feet, more or less, to a point for  
18 corner;  
19          S 85°36'17" E, 142 feet, more or less, to a point for  
20 corner;  
21          S 52°08'55" E, 124 feet, more or less, to a point for  
22 corner;  
23          S 56°19'59" W, 78 feet, more or less, to a point for  
24 corner;  
25          N 75°58'34" W, 90 feet, more or less, to a point for  
26 corner;  
27          S 33°42'42" W, 39 feet, more or less, to a point for

1 corner;  
2 S 00°00'00" W, 65 feet, more or less, to a point for  
3 corner;  
4 S 65°34'27" E, 131 feet, more or less, to a point for  
5 corner;  
6 S 50°13'07" E, 85 feet, more or less, to a point for  
7 corner;  
8 S 07°07'56" W, 88 feet, more or less, to a point for  
9 corner;  
10 S 08°08'18" W, 77 feet, more or less, to a point for  
11 corner;  
12 S 10°18'55" E, 122 feet, more or less, to a point for  
13 corner;  
14 S 28°49'51" E, 248 feet, more or less, to a point for  
15 corner;  
16 S 34°31'52" E, 211 feet, more or less, to a point for  
17 corner;  
18 S 35°14'26" E, 226 feet, more or less, to a point for  
19 corner;  
20 S 25°02'05" E, 180 feet, more or less, to a point for  
21 corner;  
22 S 00°00'00" W, 65 feet, more or less, to a point for  
23 corner;  
24 S 40°37'31" E, 100 feet, more or less, to a point for  
25 corner;  
26 S 19°27'19" E, 196 feet, more or less, to a point for  
27 corner;



1           S 58°19'42" E, 229 feet, more or less, to a point for  
2 corner;  
3           S 71°55'45" E, 139 feet, more or less, to a point for  
4 corner;  
5           S 86°59'26" E, 207 feet, more or less, to a point for  
6 corner;  
7           S 87°40'16" E, 66 feet, more or less, to a point for  
8 corner;  
9           S 17°04'27" E, 57 feet, more or less, to a point for  
10 corner;  
11          S 29°04'27" W, 112 feet, more or less, to a point for  
12 corner;  
13          S 26°35'04" E, 73 feet, more or less, to a point for  
14 corner;  
15          S 65°00'03" E, 180 feet, more or less, to a point for  
16 corner;  
17          S 56°19'59" E, 157 feet, more or less, to a point for  
18 corner;  
19          S 53°09'11" E, 109 feet, more or less, to a point for  
20 corner;  
21          S 11°18'57" W, 55 feet, more or less, to a point for  
22 corner;  
23          S 56°19'44" E, 78 feet, more or less, to a point for  
24 corner;  
25          N 66°03'17" E, 107 feet, more or less, to a point for  
26 corner;  
27          S 90°00'00" E, 120 feet, more or less, to a point for

1 corner;  
2 S 00°00'00" W, 109 feet, more or less, to a point for  
3 corner;  
4 S 00°00'00" W, 98 feet, more or less, to a point for  
5 corner;  
6 S 78°42'00" E, 166 feet, more or less, to a point for  
7 corner;  
8 N 73°18'55" E, 114 feet, more or less, to a point for  
9 corner;  
10 THENCE N 07°07'49" W, 1234 feet, more or less, departing the  
11 centerline of Martinez Creek to a point for corner;  
12 THENCE N 60°10'58" E, 12585 feet, more or less, to a point for  
13 corner;  
14 THENCE N 01°55'50" E, 89 feet, more or less, to a point for  
15 corner;  
16 THENCE N 00°00'00" E, 102 feet, more or less, to a point for  
17 corner;  
18 THENCE N 10°50'25" E, 144 feet, more or less, to a point for  
19 corner;  
20 THENCE N 16°30'16" E, 113 feet, more or less, to a point for  
21 corner;  
22 THENCE N 42°55'48" E, 59 feet, more or less, to a point for  
23 corner;  
24 THENCE N 90°00'00" E, 36 feet, more or less, to a point for  
25 corner;  
26 THENCE N 63°26'06" E, 51 feet, more or less, to a point for  
27 corner;

1           THENCE N 23°42'10" E, 90 feet, more or less, to a point for  
2 corner;

3           THENCE N 34°29'15" E, 140 feet, more or less, to a point for  
4 corner;

5           THENCE N 54°57'29" E, 188 feet, more or less, to a point for  
6 corner;

7           THENCE N 56°13'33" E, 189 feet, more or less, to a point for  
8 corner;

9           THENCE N 79°59'31" E, 17 feet, more or less, to a point for  
10 corner;

11          THENCE N 25°03'27" E, 170 feet, more or less, to a point for  
12 corner;

13          THENCE N 03°34'35" W, 96 feet, more or less, to a point for  
14 corner;

15          THENCE N 15°24'12" W, 102 feet, more or less, to a point for  
16 corner;

17          THENCE N 13°04'10" W, 115 feet, more or less, to a point for  
18 corner;

19          THENCE N 05°52'39" W, 68 feet, more or less, to a point for  
20 corner;

21          THENCE N 13°04'10" W, 57 feet, more or less, to a point for  
22 corner;

23          THENCE N 41°29'47" W, 35 feet, more or less, to a point for  
24 corner;

25          THENCE N 57°26'08" E, 141 feet, more or less, to a point for  
26 corner;

27          THENCE N 34°49'28" E, 252 feet, more or less, to a point for

1 corner;  
2           THENCE N 41°53'16" E, 300 feet, more or less, to a point for  
3 corner;  
4           THENCE N 41°37'06" E, 312 feet, more or less, to a point for  
5 corner;  
6           THENCE N 43°02'45" E, 270 feet, more or less, to a point for  
7 corner;  
8           THENCE N 34°37'27" E, 143 feet, more or less, to a point for  
9 corner;  
10          THENCE N 30°14'50" W, 2209 feet, more or less, to a point for  
11 corner;  
12          THENCE N 65°22'08" E, 391 feet, more or less, to a point for  
13 corner;  
14          THENCE N 56°53'21" E, 1285 feet, more or less, across the  
15 right-of-way of Ullrich Road to a point for corner;  
16          THENCE N 39°18'23" W 557 feet, more or less, to a point in the  
17 centerline of Cibolo Creek, for corner;  
18          THENCE along the meanders of the centerline of Cibolo Creek,  
19 as described approximately by the following 135 courses:  
20                N 17°57'15" E, 57 feet, more or less, to a point for  
21 corner;  
22                N 40°31'45" E, 172 feet, more or less, to a point for  
23 corner;  
24                N 23°40'23" E, 301 feet, more or less, to a point for  
25 corner;  
26                N 13°54'10" E, 520 feet, more or less, to a point for  
27 corner;

1 N 01°54'33" E, 210 feet, more or less, to a point for  
2 corner;  
3 N 06°59'48" W, 222 feet, more or less, to a point for  
4 corner;  
5 N 33°49'42" W, 230 feet, more or less, to a point for  
6 corner;  
7 N 85°36'05" W, 78 feet, more or less, to a point for  
8 corner;  
9 S 86°31'54" W, 99 feet, more or less, to a point for  
10 corner;  
11 S 87°00'35" W, 134 feet, more or less, to a point for  
12 corner;  
13 N 26°38'00" W, 375 feet, more or less, to a point for  
14 corner;  
15 N 08°29'55" W, 176 feet, more or less, to a point for  
16 corner;  
17 N 40°43'56" E, 95 feet, more or less, to a point for  
18 corner;  
19 N 87°06'56" E, 517 feet, more or less, to a point for  
20 corner;  
21 N 21°17'50" E, 127 feet, more or less, to a point for  
22 corner;  
23 N 12°27'42" W, 185 feet, more or less, to a point for  
24 corner;  
25 N 43°14'57" W, 162 feet, more or less, to a point for  
26 corner;  
27 N 50°28'39" W, 52 feet, more or less, to a point for

1 corner;  
2 N 61°34'44" W, 97 feet, more or less, to a point for  
3 corner;  
4 N 40°31'58" W, 91 feet, more or less, to a point for  
5 corner;  
6 N 31°51'58" E, 131 feet, more or less, to a point for  
7 corner;  
8 N 57°31'44" E, 104 feet, more or less, to a point for  
9 corner;  
10 N 52°18'21" E, 167 feet, more or less, to a point for  
11 corner;  
12 N 84°44'46" E, 175 feet, more or less, to a point for  
13 corner;  
14 S 78°07'51" E, 301 feet, more or less, to a point for  
15 corner;  
16 S 61°17'39" E, 479 feet, more or less, to a point for  
17 corner;  
18 S 55°01'40" E, 236 feet, more or less, to a point for  
19 corner;  
20 S 60°31'27" E, 53 feet, more or less, to a point for  
21 corner;  
22 S 05°08'52" E, 111 feet, more or less, to a point for  
23 corner;  
24 S 18°48'58" W, 143 feet, more or less, to a point for  
25 corner;  
26 S 43°17'55" W, 71 feet, more or less, to a point for  
27 corner;

1           S 66°30'05" W, 50 feet, more or less, to a point for  
2 corner;  
3           S 69°51'49" W, 192 feet, more or less, to a point for  
4 corner;  
5           S 45°58'16" W, 42 feet, more or less, to a point for  
6 corner;  
7           S 28°09'45" E, 112 feet, more or less, to a point for  
8 corner;  
9           S 44°04'51" E, 132 feet, more or less, to a point for  
10 corner;  
11          S 20°10'14" E, 104 feet, more or less, to a point for  
12 corner;  
13          S 11°02'27" E, 167 feet, more or less, to a point for  
14 corner;  
15          S 56°39'33" E, 91 feet, more or less, to a point for  
16 corner;  
17          S 87°30'38" E, 138 feet, more or less, to a point for  
18 corner;  
19          N 57°03'27" E, 531 feet, more or less, to a point for  
20 corner;  
21          N 36°52'12" E, 110 feet, more or less, to a point for  
22 corner;  
23          N 39°23'16" E, 123 feet, more or less, to a point for  
24 corner;  
25          N 63°26'06 E, 103 feet, more or less, to a point for  
26 corner;  
27          S 89°28'33 E, 328 feet, more or less, to a point for

1 corner;  
2 S 64°33'50° E, 91 feet, more or less, to a point for  
3 corner;  
4 S 22°47'26" E, 129 feet, more or less, to a point for  
5 corner;  
6 S 17°57'45" E, 140 feet, more or less, to a point for  
7 corner,  
8 S 32°11'05" W, 113 feet, more or less, to a point for  
9 corner;  
10 S 35°56'01" W, 135 feet, more or less, to a point for  
11 corner;  
12 S 70°16'40" W, 282 feet, more or less, to a point for  
13 corner;  
14 S 55°07'29" W, 80 feet, more or less, to a point for  
15 corner;  
16 S 18°34'09" W, 135 feet, more or less, to a point for  
17 corner;  
18 S 02°09'14" E, 452 feet, more or less, to a point for  
19 corner;  
20 S 16°07'44 E, 472 feet, more or less, to a point for  
21 corner;  
22 S 45°39'49" E, 183 feet, more or less, to a point for  
23 corner;  
24 S 64°46'02" E, 192 feet, more or less, to a point for  
25 corner;  
26 S 80°13'03" E, 177 feet, more or less, to a point for  
27 corner,



1 N 86°58'30" E, 246 feet, more or less, to a point for  
2 corner;  
3 N 40°58'18" E, 101 feet, more or less, to a point for  
4 corner;  
5 N 00°00'00" E, 92 feet, more or less, to a point for  
6 corner;  
7 N 49°05'08" E, 99 feet, more or less, to a point for  
8 corner;  
9 N 86°57'52" E, 132 feet, more or less, to a point for  
10 corner;  
11 N 75°01'23" E, 163 feet, more or less, to a point for  
12 corner;  
13 N 77°48'41" E, 128 feet, more or less, to a point for  
14 corner;  
15 N 57°48'43" E, 233 feet, more or less, to a point for  
16 corner;  
17 N 35°00'04" E, 509 feet, more or less, to a point for  
18 corner;  
19 N 54°15'52" E, 505 feet, more or less, to a point for  
20 corner;  
21 N 64°52'24" E, 410 feet, more or less, to a point for  
22 corner;  
23 N 87°52'16" E, 269 feet, more or less, to a point for  
24 corner;  
25 S 79°56'37" E, 206 feet, more or less, to a point for  
26 corner;  
27 S 54°38'53" E, 430 feet, more or less, to a point for

1 corner;  
2 S 32°19'49" E, 93 feet, more or less, to a point for  
3 corner;  
4 S 16°57'58" E, 370 feet, more or less, to a point for  
5 corner;  
6 S 18°38'05" E, 91 feet, more or less, to a point for  
7 corner;  
8 S 47°54'21" E, 279 feet, more or less, to a point for  
9 corner;  
10 S 58°40'17" E, 188 feet, more or less, to a point for  
11 corner;  
12 S 33°51'14" E, 194 feet, more or less, to a point for  
13 corner;  
14 S 41°30'32" E, 267 feet, more or less, to a point for  
15 corner;  
16 S 54°06'09" E, 130 feet, more or less, to a point for  
17 corner;  
18 S 46°02'30" E, 156 feet, more or less, to a point for  
19 corner;  
20 S 25°59'38" E, 135 feet, more or less, to a point for  
21 corner;  
22 S 00°00'00" W, 109 feet, more or less, to a point for  
23 corner;  
24 S 15°46'51" W, 96 feet, more or less, to a point for  
25 corner;  
26 S 28°38'51" W, 123 feet, more or less, to a point for  
27 corner;

1           S 45°00'00" W, 83 feet, more or less, to a point for  
2 corner;  
3           S 57°15'53" W, 133 feet, more or less, to a point for  
4 corner;  
5           S 81°03'17" W, 109 feet, more or less, to a point for  
6 corner;  
7           N 71°16'27" W, 187 feet, more or less, to a point for  
8 corner;  
9           N 88°21'48" W, 105 feet, more or less, to a point for  
10 corner;  
11          S 53°12'26" W, 149 feet, more or less, to a point for  
12 corner;  
13          S 21°56'19" W, 78 feet, more or less, to a point for  
14 corner;  
15          S 00°00'00" W, 79 feet, more or less, to a point for  
16 corner;  
17          S 02°12'09" W, 78 feet, more or less, to a point for  
18 corner;  
19          S 27°31'12" E, 134 feet, more or less, to a point for  
20 corner;  
21          S 24°02'39" E, 71 feet, more or less, to a point for  
22 corner;  
23          S 15°13'28" E, 164 feet, more or less, to a point for  
24 corner;  
25          S 12°55'15" E, 174 feet, more or less, to a point for  
26 corner;  
27          S 16°55'39" E, 48 feet, more or less, to a point for

1 corner;  
2 S 60°15'18" E, 113 feet, more or less, to a point for  
3 corner;  
4 S 41°11'09" E, 149 feet, more or less, to a point for  
5 corner;  
6 S 40°17'07" E, 138 feet, more or less, to a point for  
7 corner;  
8 S 53°17'09" E, 147 feet, more or less, to a point for  
9 corner;  
10 S 84°58'49" E, 149 feet, more or less, to a point for  
11 corner;  
12 N 76°56'41" E, 142 feet, more or less, to a point for  
13 corner;  
14 N 64°21'32" E, 222 feet, more or less, to a point for  
15 corner;  
16 N 71°55'00" E, 52 feet, more or less, to a point for  
17 corner;  
18 S 70°47'14" E, 70 feet, more or less, to a point for  
19 corner;  
20 S 38°19'12" E, 79 feet, more or less, to a point for  
21 corner;  
22 S 09°27'44" E, 97 feet, more or less, to a point for  
23 corner;  
24 S 20°10'14" W, 104 feet, more or less, to a point for  
25 corner;  
26 S 13°08'02" E, 31 feet, more or less, to a point for  
27 corner;

1           S 12°09'54" W, 171 feet, more or less, to a point for  
2 corner;  
3           S 09°40'51" E, 172 feet, more or less, to a point for  
4 corner;  
5           S 26°33'54" E, 103 feet, more or less, to a point for  
6 corner;  
7           S 08°02'34" E, 93 feet, more or less, to a point for  
8 corner;  
9           S 28°59'20" E, 169 feet, more or less, to a point for  
10 corner;  
11          S 41°13'28" E, 140 feet, more or less, to a point for  
12 corner;  
13          S 50°17'24" E, 153 feet, more or less, to a point for  
14 corner;  
15          S 47°26'02" E, 316 feet, more or less, to a point for  
16 corner;  
17          S 42°49'31" E, 112 feet, more or less, to a point for  
18 corner;  
19          S 32°58'40" E, 156 feet, more or less, to a point for  
20 corner;  
21          S 32°44'07" E, 67 feet, more or less, to a point for  
22 corner;  
23          S 23°22'09" E, 265 feet, more or less, to a point for  
24 corner;  
25          S 20°21'12" E, 132 feet, more or less, to a point for  
26 corner;  
27          S 20°59'34" E, 92 feet, more or less, to a point for

1 corner;  
2 S 08°25'37" E, 109 feet, more or less, to a point for  
3 corner;  
4 S 12°28'14" E, 320 feet, more or less, to a point for  
5 corner;  
6 S 02°00'16" E, 200 feet, more or less, to a point for  
7 corner;  
8 S 06°57'48" E, 132 feet, more or less, to a point for  
9 corner;  
10 S 16°03'59" E, 130 feet, more or less, to a point for  
11 corner;  
12 S 18°26'06" E, 145 feet, more or less, to a point for  
13 corner;  
14 S 16°59'54" E, 202 feet, more or less, to a point for  
15 corner;  
16 S 05°26'25" E, 274 feet, more or less, to a point for  
17 corner;  
18 S 00°00'00" W, 197 feet, more or less, to a point for  
19 corner;  
20 THENCE N 58°38'38" E, 3198 feet, more or less, departing the  
21 centerline of Cibolo Creek, to a point for corner;  
22 THENCE N 13°25'20" W, 3960 feet, more or less, to a point for  
23 corner;  
24 THENCE N 64°50'58" E, 5459 feet, more or less, across the  
25 right-of-way of Co. Rd. 415 to a point for corner;  
26 THENCE N 64°50'59" E, 1346 feet, more or less, to a point for  
27 corner;

1           THENCE S 30°53'01" E, 4753 feet, more or less, to a point for  
2 corner;

3           THENCE N 58°16'32" E, 103 feet, more or less, across the  
4 right-of-way of F.M. 775 to a point for corner;

5           THENCE N 46°25'23" E, 52 feet, more or less, to a point for  
6 corner;

7           THENCE N 66°31'33" E, 279 feet, more or less, to a point for  
8 corner;

9           THENCE S 30°56'22" E, 3958 feet, more or less, to a point for  
10 corner;

11          THENCE N 58°46'07" E, 549 feet, more or less, to a point for  
12 corner;

13          THENCE N 87°10'28" E, 523 feet, more or less, to a point for  
14 corner;

15          THENCE N 73°34'40" E, 369 feet, more or less, to a point for  
16 corner;

17          THENCE N 79°53'53" E, 317 feet, more or less, to a point for  
18 corner;

19          THENCE N 63°46'50" E, 263 feet, more or less, to a point for  
20 corner;

21          THENCE N 70°54'29" E, 264 feet, more or less, to a point for  
22 corner;

23          THENCE N 80°14'48" E, 809 feet, more or less, to a point for  
24 corner;

25          THENCE N 80°56'24" E, 360 feet, more or less, to a point for  
26 corner;

27          THENCE N 72°03'13" E, 142 feet, more or less, to a point for

1 corner;  
2           THENCE N 60°08'18" E, 198 feet, more or less, to a point for  
3 corner;  
4           THENCE S 27°59'20" E, 452 feet, more or less, across the  
5 right-of-way of Co. Rd. 412 to a point for corner;  
6           THENCE S 13°12'18" W, 19 feet, more or less, to a point for  
7 corner;  
8           THENCE S 13°07'10" W, 288 feet, more or less, to a point for  
9 corner;  
10          THENCE S 15°49'28" W, 452 feet, more or less, to a point for  
11 corner;  
12          THENCE S 09°28'14" W, 211 feet, more or less, to a point for  
13 corner;  
14          THENCE S 08°09'06" W, 140 feet, more or less, to a point for  
15 corner;  
16          THENCE S 16°44'09" W, 527 feet, more or less, to a point for  
17 corner;  
18          THENCE S 04°49'47" E, 517 feet, more or less, to a point for  
19 corner;  
20          THENCE S 21°18'47" E, 230 feet, more or less, to a point for  
21 corner;  
22          THENCE S 23°39'31" E, 638 feet, more or less, to a point for  
23 corner;  
24          THENCE S 08°56'37" W, 443 feet, more or less, to a point for  
25 corner;  
26          THENCE S 34°12'14" W, 534 feet, more or less, to a point for  
27 corner;



1           THENCE S 40°00'00" W, 439 feet, more or less, to a point for  
2 corner;

3           THENCE S 26°28'00" W, 252 feet, more or less, to a point for  
4 corner;

5           THENCE S 32°27'19" E, 292 feet, more or less, to a point for  
6 corner;

7           THENCE S 26°42'38" E, 380 feet, more or less, to a point for  
8 corner;

9           THENCE S 45°07'08" E, 795 feet, more or less, to a point for  
10 corner;

11          THENCE S 57°09'00" E, 809 feet, more or less, to a point for  
12 corner;

13          THENCE S 46°53'14" E, 774 feet, more or less, to a point for  
14 corner;

15          THENCE S 29°45'09" E, 633 feet, more or less, to a point for  
16 corner;

17          THENCE S 03°02'28" E, 1825 feet, more or less, to a point for  
18 corner;

19          THENCE S 19°32'22" W, 1049 feet, more or less, to a point for  
20 corner;

21          THENCE S 35°16'29" W, 919 feet, more or less, to a point for  
22 corner;

23          THENCE S 58°27'12" W, 1496 feet, more or less, to a point for  
24 corner;

25          THENCE S 73°02'20" W, 587 feet, more or less, to a point for  
26 corner;

27          THENCE S 87°04'39" W, 990 feet, more or less, to a point for

1 corner;  
2           THENCE S 00°55'12" W, 442 feet, more or less, to a point for  
3 corner;  
4           THENCE N 89°39'15" W, 685 feet, more or less, across the  
5 right-of-way of Church Road to a point for corner;  
6           THENCE S 01°13'44" E, 1006 feet, more or less, along the west  
7 right-of-way of Church Road to a point for corner;  
8           THENCE S 36°52'12" W, 70 feet, more or less, to a point on the  
9 north right-of-way of F.M. 467 for corner;  
10          THENCE N 89°57'00" W, 688 feet, more or less, along the north  
11 right-of-way of F.M. 467 to a point for corner;  
12          THENCE S 01°04'50" E, 1140 feet, more or less, to a point for  
13 corner;  
14          THENCE S 86°41'04" W, 2317 feet, more or less, to a point for  
15 corner;  
16          THENCE S 77°02'35" W, 1056 feet, more or less, across the  
17 right-of-way of Blue Creek Road to a point for corner;  
18          THENCE S 62°02'35" W, 3168 feet, more or less, to a point for  
19 corner;  
20          THENCE S 55°02'35" W, 897 feet, more or less, to a point for  
21 corner;  
22          THENCE S 49°02'35" W, 2038 feet, more or less, to a point for  
23 corner;  
24          THENCE S 02°57'25" E, 5574 feet, more or less, across the  
25 right-of-way of Hartfield Road to a point for corner;  
26          THENCE S 52°03'01" E, 649 feet, more or less, to a point for  
27 corner;

1           THENCE S 20°29'54" W, 2402 feet, more or less, to a point for  
2 corner;

3           THENCE S 23°15'20" E, 2524 feet, more or less, to a point for  
4 corner;

5           THENCE S 22°57'51" E, 338 feet, more or less, to a point for  
6 corner;

7           THENCE S 20°18'00" E, 212 feet, more or less, to a point for  
8 corner;

9           THENCE S 17°24'01" E, 382 feet, more or less, to a point for  
10 corner;

11          THENCE N 59°02'27" E, 328 feet, more or less, to a point for  
12 corner;

13          THENCE N 60°58'39" E, 911 feet, more or less, to a point for  
14 corner;

15          THENCE S 00°10'44" W, 5053 feet, more or less, to a point on  
16 the Wilson-Guadalupe County Line for corner;

17          THENCE S 57°55'30" W, 2402 feet, more or less, along the  
18 Wilson-Guadalupe County Line across the right-of-way of F.M. 775 to  
19 a point for corner;

20          THENCE S 59°13'22" W, 4258 feet, more or less, to a point in  
21 the centerline of Cibolo Creek, for corner;

22          THENCE along the meanders of the centerline of Cibolo Creek,  
23 as described approximately by the following 12 courses:

24                S 34°41'43" E, 16 feet, more or less, to a point for  
25 corner;

26                S 06°56'28" E, 116 feet, more or less, to a point for  
27 corner;

1           S 02°23'09" E, 144 feet, more or less, to a point for  
2 corner;

3           S 22°14'56" E, 166 feet, more or less, to a point for  
4 corner;

5           S 06°27'09" E, 169 feet, more or less, to a point for  
6 corner;

7           S 24°28'24" W, 266 feet, more or less, to a point for  
8 corner;

9           S 20°20'39" W, 190 feet, more or less, to a point for  
10 corner;

11          S 02°04'38" E, 193 feet, more or less, to a point for  
12 corner;

13          S 19°10'02" E, 198 feet, more or less, to a point for  
14 corner;

15          S 48°03'44" E, 172 feet, more or less, to a point for  
16 corner;

17          S 47°29'22" W, 49 feet, more or less, to a point for  
18 corner;

19          THENCE S 87°23'51" W, 220 feet, more or less, departing the  
20 centerline of Cibolo Creek, to a point in the centerline of Dry  
21 Hollow Creek, for corner;

22          THENCE along the meanders of the centerline of Dry Hollow  
23 Creek, as described approximately by the following 64 courses:

24          N 60°15'18" W, 185 feet, more or less, to a point for  
25 corner;

26          N 17°58'42" W, 159 feet, more or less, to a point for  
27 corner;

1           N 00°53'09" W, 194 feet, more or less, to a point for  
2 corner;  
3           N 51°45'58" W, 126 feet, more or less, to a point for  
4 corner;  
5           S 79°55'10" W, 183 feet, more or less, to a point for  
6 corner;  
7           N 81°09'03" W, 169 feet, more or less, to a point for  
8 corner;  
9           N 26°46'16" W, 124 feet, more or less, to a point for  
10 corner;  
11          N 56°06'14" W, 154 feet, more or less, to a point for  
12 corner;  
13          S 56°42'56" W, 157 feet, more or less, to a point for  
14 corner;  
15          S 23°11'55" W, 160 feet, more or less, to a point for  
16 corner;  
17          N 71°42'39" W, 124 feet, more or less, to a point for  
18 corner;  
19          N 44°32'12" W, 262 feet, more or less, to a point for  
20 corner;  
21          N 80°22'49" W, 120 feet, more or less, to a point for  
22 corner;  
23          S 31°10'26" W, 234 feet, more or less, to a point for  
24 corner;  
25          S 47°34'32" W, 205 feet, more or less, to a point for  
26 corner;  
27          N 89°15'44" W, 233 feet, more or less, to a point for

1 corner;  
2 N 47°14'05" W, 290 feet, more or less, to a point for  
3 corner;  
4 N 53°09'54" W, 329 feet, more or less, to a point for  
5 corner;  
6 N 65°15'12" W, 282 feet, more or less, to a point for  
7 corner;  
8 S 85°38'35" W, 211 feet, more or less, to a point for  
9 corner;  
10 S 66°48'05" W, 168 feet, more or less, to a point for  
11 corner;  
12 N 90°00'00" W, 154 feet, more or less, to a point for  
13 corner;  
14 N 83°34'02" W, 205 feet, more or less, to a point for  
15 corner;  
16 S 78°46'27" W, 134 feet, more or less, to a point for  
17 corner;  
18 N 81°21'26" W, 126 feet, more or less, to a point for  
19 corner;  
20 N 82°48'41" W, 112 feet, more or less, to a point for  
21 corner;  
22 N 57°39'34" W, 51 feet, more or less, to a point for  
23 corner;  
24 N 33°02'45" W, 53 feet, more or less, to a point for  
25 corner;  
26 N 16°42'43" W, 47 feet, more or less, to a point for  
27 corner;

1           N 06°07'14" E, 63 feet, more or less, to a point for  
2 corner;  
3           N 38°10'49" E, 40 feet, more or less, to a point for  
4 corner;  
5           N 52°55'57" E, 63 feet, more or less, to a point for  
6 corner;  
7           N 50°22'54" E, 196 feet, more or less, to a point for  
8 corner;  
9           N 12°39'09" E, 151 feet, more or less, to a point for  
10 corner;  
11          N 26°33'54" W, 154 feet, more or less, to a point for  
12 corner;  
13          N 50°00'14" W, 154 feet, more or less, to a point for  
14 corner;  
15          N 85°36'05" W, 39 feet, more or less, to a point for  
16 corner;  
17          N 29°31'39" W, 294 feet, more or less, to a point for  
18 corner;  
19          N 18°19'20" W, 321 feet, more or less, to a point for  
20 corner;  
21          S 82°28'12" W, 176 feet, more or less, to a point for  
22 corner;  
23          S 26°00'26" W, 322 feet, more or less, to a point for  
24 corner;  
25          S 09°56'39" W, 156 feet, more or less, to a point for  
26 corner;  
27          S 50°00'26" W, 235 feet, more or less, to a point for

1 corner;  
2 N 68°47'02" W, 345 feet, more or less, to a point for  
3 corner;  
4 N 54°37'11" W, 85 feet, more or less, to a point for  
5 corner;  
6 N 79°29'31" W, 126 feet, more or less, to a point for  
7 corner;  
8 S 38°41'10" W, 341 feet, more or less, to a point for  
9 corner;  
10 S 71°21'11" W, 256 feet, more or less, to a point for  
11 corner;  
12 S 88°57'07" W, 164 feet, more or less, to a point for  
13 corner;  
14 S 55°10'01" W, 236 feet, more or less, to a point for  
15 corner;  
16 N 43°57'30" W, 156 feet, more or less, to a point for  
17 corner;  
18 N 02°33'10" W, 157 feet, more or less, to a point for  
19 corner;  
20 N 58°52'05" E, 292 feet, more or less, to a point for  
21 corner;  
22 N 01°32'53" W, 148 feet, more or less, to a point for  
23 corner;  
24 N 11°12'30" E, 221 feet, more or less, to a point for  
25 corner;  
26 N 38°50'13" E, 151 feet, more or less, to a point for  
27 corner;



1 N 31°07'04" E, 192 feet, more or less, to a point for  
2 corner;

3 N 23°27'08" E, 296 feet, more or less, to a point for  
4 corner;

5 N 17°36'04" W, 152 feet, more or less, to a point for  
6 corner;

7 N 05°32'28" W, 135 feet, more or less, to a point for  
8 corner;

9 N 09°27'44" W, 280 feet, more or less, to a point for  
10 corner;

11 S 66°48'05" W, 183 feet, more or less, to a point for  
12 corner;

13 N 61°21'09" W, 246 feet, more or less, to a point for  
14 corner;

15 THENCE N 00°00'00" E, 105 feet, more or less, departing the  
16 centerline of Dry Hollow Creek, to a point for corner;

17 THENCE along the extra-territorial jurisdiction line of the  
18 City of La Vernia, as described approximately by the following 7  
19 courses:

20 886 feet, more or less, along circular curve having the  
21 following parameters:

22 Radius = 2640 feet, more or less

23 Chord Bearing = S 69°34'28" W

24 Chord Distance = 882 feet, more or less

25 to a point of tangency for corner;

26 S 59°57'21" W, 895 feet, more or less, to a point;

27 S 59°57'21" W, 742 feet, more or less, to a point;

1           S 59°57'21" W, 331 feet, more or less, to a point;  
2           S 59°57'21" W, 1157 feet, more or less, to a point;  
3           S 59°57'21" W, 772 feet, more or less, to a point of  
4 curvature for corner;

5           2708 feet, more or less, along circular curve having the  
6 following parameters:

7                         Radius = 2638 feet, more or less

8                         Chord Bearing = S 30°33'39" W

9                         Chord Distance = 2590 feet, more or less

10           to a point of tangency for corner;

11           THENCE along the north right-of-way of U.S. Highway 87 being  
12 approximately described by 6 courses as follows:

13           N 88°53'38" W, 760 feet, more or less, to a point for  
14 corner;

15           N 88°46'22" W, 1805 feet, more or less, to a point for  
16 corner;

17           N 89°28'28" W, 1592 feet, more or less, to a point for  
18 corner;

19           S 89°02'19" W, 2504 feet, more or less, to a point for  
20 corner;

21           S 88°32'30" W, 1805 feet, more or less, to a point;

22           S 88°33'41" W, 2642 feet, more or less, to a point for  
23 corner;

24           THENCE S 14°10'08" W, 1343 feet, more or less, across the  
25 right-of-way of U.S. Highway 87 to a point for corner;

26           THENCE S 88°12'40" W, 5227 feet, more or less, across the  
27 right-of-way of Co. Rd. 357 to a point for corner;

1           THENCE N 01°47'20" W, 580 feet, more or less, to a point for  
2 corner;

3           THENCE S 88°12'40" W, 528 feet, more or less, to a point for  
4 corner;

5           THENCE N 01°47'20" W, 385 feet, more or less, to a point for  
6 corner;

7           THENCE N 80°48'44" W, 988 feet, more or less, to a point for  
8 corner;

9           THENCE S 12°56'50" W, 3221 feet, more or less, to a point for  
10 corner;

11          THENCE S 77°03'10" E, 1584 feet, more or less, to a point for  
12 corner;

13          THENCE S 12°56'50" W, 7148 feet, more or less, across the  
14 right-of-way of Co. Rd. 327 to a point for corner;

15          THENCE N 77°03'10" W, 5181 feet, more or less, to a point for  
16 corner;

17          THENCE S 35°58'20" W, 8816 feet, along the Bexar-Wilson County  
18 line more or less, across the right-of-way of New Sulphur Springs  
19 Road to a point for corner;

20          THENCE N 73°44'23" W, 1253 feet, more or less, to a point for  
21 corner;

22          THENCE N 17°27'57" E, 158 feet, more or less, to a point for  
23 corner;

24          THENCE N 75°15'52" W, 1477 feet, more or less, to a point for  
25 corner;

26          THENCE S 23°48'40" W, 2217 feet, more or less, to a point for  
27 corner;

1           THENCE S 72°19'54" E, 2253 feet, more or less, to a point for  
2 corner;

3           THENCE S 35°58'20" W, 16659 feet, more or less, along the  
4 Bexar-Wilson County line to a point for corner;

5           THENCE S 71°56'49" W, 2539 feet, more or less, to a point for  
6 corner;

7           THENCE S 07°15'48" E, 2165 feet, more or less, to a point for  
8 corner;

9           THENCE S 35°58'20" W, 2165 feet, more or less, along the  
10 Bexar-Wilson County line to the point of beginning and containing  
11 86,636 acres or 135 square miles of land, more or less.

12                           Tract 2

13           BEGINNING at a point in the west right-of-way of Western  
14 Trails Drive approximately 912 feet along the west right-of-way  
15 line of Western Trails Drive from U.S. Highway 181 intersection;

16           THENCE N 52°09'16" W, 233 feet, more or less, to a point for  
17 corner;

18           THENCE N 43°30'19" E, 109 feet, more or less, to a point for  
19 corner;

20           THENCE N 52°11'57" W, 1144 feet, more or less, to a point for  
21 corner;

22           THENCE N 40°23'24" E, 501 feet, more or less, to a point for  
23 corner;

24           THENCE S 51°41'32" E, 812 feet, more or less, to a point for  
25 corner;

26           THENCE N 40°40'48" E, 276 feet, more or less, to a point for  
27 corner;



1 Net Area of Tracts 1, 2 and 3 being 87,254 acres or 135.97  
2 square miles of land, more or less.

3 SECTION 1.04. APPLICABILITY OF OTHER LAW. (a) Chapter 49,  
4 Water Code, applies to the district to the extent the provisions of  
5 that chapter are not inconsistent with this Act.

6 (b) This Act prevails over any inconsistent provision of  
7 general law.

8 SECTION 1.05. FINDING OF BENEFIT. All the land and other  
9 property included within the boundaries of the district will be  
10 benefited by the works and projects that are to be accomplished by  
11 the district under powers conveyed by this Act. The district is  
12 created to:

13 (1) serve a public use and benefit; and

14 (2) accomplish:

15 (A) governmental functions related to the  
16 provision of water and sewer utility service; and

17 (B) related functions to ensure that water  
18 resources provided by the district to its customers are used and  
19 conserved in the most efficient manner possible.

20 ARTICLE 2. DIRECTORS

21 SECTION 2.01. BOARD OF DIRECTORS. (a) The district is  
22 governed by a board of nine directors.

23 (b) The board shall appoint a person to fill a vacancy in the  
24 office of director until the next election for directors. If the  
25 position is not scheduled to be filled at the election, the person  
26 elected to fill the position serves only for the remainder of the  
27 unexpired term.

1 (c) To be eligible to serve as director, a person must be a  
2 qualified voter in the district.

3 SECTION 2.02. METHOD OF ELECTION OF DIRECTORS. (a) The  
4 directors shall be elected from the district at large.

5 (b) Subchapter C, Chapter 146, Election Code, applies to the  
6 consideration of votes for a write-in candidate for the office of  
7 initial permanent director or permanent director as if the district  
8 were a municipality.

9 SECTION 2.03. SERVICE OF DIRECTORS. (a) Temporary  
10 directors serve until the initial permanent directors are elected  
11 under Section 2.05 of this Act.

12 (b) The initial permanent directors serve until permanent  
13 directors are elected under Section 2.06 of this Act.

14 (c) Permanent directors serve staggered four-year terms.

15 (d) A director serves until the director's successor has  
16 qualified.

17 SECTION 2.04. TEMPORARY DIRECTORS. (a) The temporary  
18 board of directors is composed of the nine individuals serving as  
19 directors of the East Central Water Supply Corporation immediately  
20 before the effective date of this Act.

21 (b) If a temporary director fails to qualify for office, the  
22 temporary directors who have qualified shall appoint a person to  
23 fill the vacancy. If at any time there are fewer than two qualified  
24 temporary directors, or if the temporary directors cannot agree on  
25 the appointment, the commission shall appoint the necessary number  
26 of persons to fill all vacancies on the board.

27 SECTION 2.05. INITIAL PERMANENT DIRECTORS ELECTION. (a)

1 On the first uniform election date of calendar year 2004, the  
2 temporary board of directors shall hold an election to elect nine  
3 initial permanent directors.

4 (b) A person who desires to be a candidate for the office of  
5 initial permanent director may file an application with the  
6 temporary board to have the candidate's name printed on the ballot.

7 (c) At the initial permanent directors election, the  
8 temporary board of directors shall have placed on the ballot:

9 (1) the name of each candidate filing for the office of  
10 director; and

11 (2) blank spaces to write in the names of other  
12 persons.

13 (d) The temporary board of directors, at the time the vote  
14 is canvassed, shall:

15 (1) declare the qualified person who receives the most  
16 votes for each position to be elected as the initial director for  
17 that position; and

18 (2) include the results of the initial directors  
19 election in the district's election report to the commission.

20 (e) As soon as practicable after the initial permanent  
21 directors have qualified, the directors shall draw lots to  
22 determine their terms so that:

23 (1) four directors serve terms that expire when  
24 permanent directors are elected at the first election held under  
25 Section 2.06 of this Act; and

26 (2) five directors serve terms that expire when  
27 permanent directors are elected at the second election held under



1 Section 2.06 of this Act.

2 (f) Section 41.001(a), Election Code, does not apply to the  
3 initial permanent directors election held under this section.

4 SECTION 2.06. ELECTION DATES. On the first uniform  
5 election date of the calendar year in each subsequent even-numbered  
6 year, the appropriate number of directors shall be elected to the  
7 board.

8 SECTION 2.07. COST OF ELECTION. The temporary board of the  
9 district shall fund the cost of the initial permanent directors  
10 election.

11 ARTICLE 3. ADMINISTRATIVE PROVISIONS

12 SECTION 3.01. MEETINGS AND ACTIONS OF BOARD. The board  
13 shall meet at least four times each year and may meet at any other  
14 time the board considers appropriate.

15 SECTION 3.02. GENERAL MANAGER. (a) The board shall employ  
16 a general manager as the chief administrative officer of the  
17 district. The board by rule may delegate to the general manager  
18 full authority to manage and operate the affairs of the district  
19 subject only to the orders of the board.

20 (b) The duties of the general manager include:

21 (1) the administration of the orders of the board;

22 (2) coordination with state, federal, and local  
23 agencies;

24 (3) the oversight of development of district plans and  
25 programs; and

26 (4) other duties assigned by the board.

27 (c) The board shall determine the terms of office and

1 employment and the compensation to be paid the general manager. The  
2 general manager may be discharged by majority vote of the board.

3 SECTION 3.03. OUTSIDE CONSULTANTS. (a) The board shall  
4 hire outside consultants, including attorneys, bookkeepers,  
5 engineers, and other expert and specialized personnel, that the  
6 board considers necessary for the efficient operation of the  
7 district. The board may base its hiring decisions on  
8 recommendations made by the general manager.

9 (b) The board shall determine the compensation to be paid to  
10 consultants employed by the district under this section.

11 SECTION 3.04. EMPLOYEES; BONDS. (a) The general manager of  
12 the district shall employ all persons necessary for the proper  
13 handling of the business and operations of the district, other than  
14 those hired by the board under Section 3.03 of this Act. The  
15 general manager shall determine compensation to be paid to persons  
16 employed by the district under this section.

17 (b) The general manager may discharge persons employed by  
18 the district under this section.

19 (c) The general manager of the district and each employee or  
20 contractor of the district who is charged with the collection,  
21 custody, or payment of any money of the district shall execute a  
22 fidelity bond in an amount determined by the board and in a form and  
23 with a surety approved by the board. The district shall pay for the  
24 bond.

25 ARTICLE 4. POWERS AND DUTIES

26 SECTION 4.01. GENERAL POWERS AND DUTIES. (a) The district  
27 has all of the rights, powers, privileges, authority, functions,

1 and duties necessary and convenient to accomplish the purposes of  
2 this Act, including those provided by Chapter 49, Water Code.

3 (b) The district may:

4 (1) acquire or develop surface water and groundwater  
5 supplies from sources inside and outside the district;

6 (2) conserve, store, transport, treat, purify,  
7 distribute, sell, and deliver water to persons, corporations,  
8 municipal corporations, political subdivisions of the state, and  
9 others, inside and outside the district;

10 (3) enter into contracts with persons, including  
11 political subdivisions of the state, on terms and conditions the  
12 board considers desirable, fair, and advantageous for the  
13 performance of its rights, powers, and authority under this Act;

14 (4) coordinate water, wastewater, and reclaimed water  
15 services provided inside, outside, or into the district;

16 (5) sue and be sued; and

17 (6) administer and enforce the provisions of this Act.

18 (c) The district's rights, powers, privileges, authority,  
19 functions, and duties are subject to the continuing right of  
20 supervision of the state, to be exercised by and through the  
21 commission.

22 (d) The district shall exercise its rights, powers,  
23 privileges, and authority in a manner that will promote  
24 regionalization of water treatment and distribution.

25 (e) The district's funds shall be deposited in a depository  
26 designated and secured in the manner provided by general law for the  
27 depositing and securing of county funds.

1 SECTION 4.02. DISTRICT RULES. (a) The district shall adopt  
2 and enforce rules reasonably required to implement this Act,  
3 including rules governing procedures before the board.

4 (b) The board annually shall compile its rules in a book and  
5 make them available for use and inspection at the district's  
6 principal office.

7 SECTION 4.03. RATES AND CHARGES. (a) The district may  
8 establish rates and charges as necessary to enable the district to  
9 fulfill the district's regulatory obligations provided by this Act.

10 (b) The board annually shall compile its rates and charges  
11 in a book and make them available for use and inspection at the  
12 district's principal office. The district shall file an  
13 informational copy of its rates and charges with the commission.

14 SECTION 4.04. CIVIL PENALTY; INJUNCTION. (a) A person who  
15 violates a rule or order of the district is subject to a civil  
16 penalty of not less than \$50 and not more than \$5,000 for each  
17 violation or each day of a continuing violation.

18 (b) The district may bring an action to recover the penalty  
19 in a court of competent jurisdiction in the county where the  
20 violation occurred. The penalty shall be paid to the district.

21 (c) The district may bring an action for injunctive relief  
22 in a court of competent jurisdiction in the county where a violation  
23 of a district rule or order occurs or is threatened to occur. The  
24 court may grant to the district, without bond or other undertaking,  
25 a prohibitory or mandatory injunction that the facts warrant,  
26 including a temporary restraining order, temporary injunction, or  
27 permanent injunction.

1 (d) The district may bring an action for a civil penalty and  
2 injunctive relief in the same proceeding.

3 SECTION 4.05. WATER SUPPLY PLANS. The district by rule  
4 shall, as needed but not less frequently than every five years,  
5 develop, prepare, revise, and adopt comprehensive water supply and  
6 drought contingency plans for various areas of the district. The  
7 plans:

8 (1) must be consistent with regional planning; and

9 (2) must include 10-year, 20-year, and 50-year  
10 projections of water needs within the district.

11 SECTION 4.06. ACQUISITION, CONSTRUCTION, AND OPERATION OF  
12 SYSTEMS. (a) The district may:

13 (1) acquire and provide by purchase, gift, or lease  
14 all or part of a water treatment or supply system or a wastewater  
15 system inside or outside the district's boundaries;

16 (2) design, finance, or construct a water treatment or  
17 supply system or a wastewater system and provide water services  
18 inside or outside the district's boundaries;

19 (3) operate, lease, or sell a water treatment or  
20 supply system or a wastewater system the district constructs or  
21 acquires; and

22 (4) contract with any person to operate or maintain a  
23 water treatment or supply system or a wastewater system the person  
24 owns.

25 (b) The district may give persons outside the district's  
26 boundaries the option to contract for available excess capacity of  
27 the district's water treatment or supply system or wastewater

1 system or, before construction of a water treatment or supply  
2 system or wastewater system begins, for additional capacity of the  
3 system. The district must offer a contract that would enable the  
4 person to pay for the excess capacity or additional capacity in  
5 accordance with the person's pro rata share of the capital  
6 investment and operational and maintenance costs for providing the  
7 excess capacity or additional capacity, taking into consideration  
8 the effect of any development costs and operational impact on  
9 existing customers within the district.

10 (c) The district may undertake water improvement projects  
11 inside or outside the district to accomplish the governmental  
12 functions of the district.

13 SECTION 4.07. SALE OR RECLAMATION OF WATER OR BY-PRODUCT.  
14 The district may store, sell, or reclaim:

- 15 (1) water;
- 16 (2) wastewater;
- 17 (3) reclaimed water; or
- 18 (4) any by-product from the district's operations.

19 SECTION 4.08. EMINENT DOMAIN. The district may exercise  
20 the power of eminent domain in the manner provided by Chapter 21,  
21 Property Code, to acquire property of any kind inside or outside the  
22 district's boundaries to further authorized purposes of the  
23 district.

24 SECTION 4.09. CONTRACTS. (a) The district may enter into a  
25 contract with any person or legal entity regarding the performance  
26 of any purpose or function of the district, including a contract to  
27 jointly construct, finance, own, or operate works, improvements,

1 facilities, plants, equipment, or appliances necessary to  
2 accomplish a purpose or function of the district. A contract may be  
3 of unlimited duration.

4 (b) The district may purchase an interest in a project used  
5 for a purpose or function of the district.

6 (c) The district may contract for:

7 (1) the purchase or sale of water or water rights;

8 (2) the purchase or sale of wastewater or reclaimed  
9 water;

10 (3) the performance of activities within the powers of  
11 the district to promote the continuing and orderly development of  
12 land and property in the district through the purchase,  
13 construction, or installation of works, improvements, facilities,  
14 plants, equipment, or appliances so that, to the greatest extent  
15 possible, considering sound engineering practices and economic  
16 feasibility, all the land and property in the district may receive  
17 services of the works, improvements, facilities, plants,  
18 equipment, or appliances of the district; or

19 (4) the construction, ownership, maintenance, or  
20 operation of any works, improvements, facilities, plants,  
21 equipment, or appliances of the district or another person or legal  
22 entity.

23 (d) The district may purchase surplus property from this  
24 state, the United States, or another public entity through a  
25 negotiated contract without bids.

26 (e) An officer, agent, or employee of the district who is  
27 financially interested in a contract of the type described by

1 Subsection (d) of this section shall disclose the interest to the  
2 board before the board votes on the acceptance of the contract.

3 SECTION 4.10. COOPERATION WITH AND ASSISTANCE OF OTHER  
4 GOVERNMENTAL ENTITIES. (a) In implementing this Act, the board may  
5 cooperate with and request the assistance of the Texas Water  
6 Development Board, the commission, other local governments, and  
7 other agencies of the United States and this state.

8 (b) The district may enter into an interlocal contract.

9 (c) The board shall coordinate with neighboring and  
10 regional water utilities to develop an interregional plan for a  
11 system to distribute treated surface water or groundwater, if  
12 applicable, in an economical and efficient manner.

13 SECTION 4.11. GIFTS AND GRANTS. The district may accept a  
14 gift or grant as provided by Section 49.229, Water Code.

15 SECTION 4.12. EXPENDITURES. (a) The district's money may  
16 be disbursed only by check, draft, order, or other instrument.

17 (b) Disbursements of the district must be signed by at least  
18 two directors, except the board by resolution may allow the general  
19 manager, treasurer, bookkeeper, or other employee of the district  
20 to sign disbursements after executing a bond established by the  
21 board.

22 (c) The board by resolution may allow disbursements to be  
23 transferred by federal reserve wire system to accounts in the name  
24 of the district.

25 SECTION 4.13. TAXATION. The district may not impose an ad  
26 valorem tax.

27 SECTION 4.14. PROHIBITION OF CONFLICTS OF INTEREST. The



1 board shall adopt rules prohibiting conflicts of interest in:

- 2 (1) procurement;
- 3 (2) employment; and
- 4 (3) business activities of the board, employees, and
- 5 customers.

6 ARTICLE 5. NOTES AND BONDS

7 SECTION 5.01. REVENUE NOTES. (a) The board, without an  
8 election, may borrow money on negotiable notes of the district to be  
9 paid solely from the revenue derived from any legal source,  
10 including:

- 11 (1) tolls, charges, and fees the district imposes;
- 12 (2) the sale of water, wastewater, reclaimed water, or
- 13 any other service or product of the district;
- 14 (3) grants or gifts;
- 15 (4) the ownership and operation of all or a designated
- 16 part of the district's works, improvements, facilities, plants, or
- 17 equipment; and
- 18 (5) contracts between the district and any person,
- 19 including a local government.

20 (b) The notes may be first or subordinate lien notes at the  
21 board's discretion. An obligation may not be a charge on the  
22 property of the district. An obligation may only be a charge on  
23 revenue pledged for the payment of the obligation.

24 SECTION 5.02. BONDS. (a) To carry out a power or authority  
25 conferred by this Act, the district may issue bonds secured by all  
26 or part of the revenue derived from any source, including any source  
27 described by Section 5.01(a) of this Act.

1           (b) In issuing or securing a bond or note of the district,  
2 the district may exercise any power of an issuer under Chapter 1371,  
3 Government Code.

4           (c) The district may conduct a public, private, or  
5 negotiated sale of the bonds.

6           (d) The district's bonds must:

7               (1) be authorized by board resolution;

8               (2) be issued in the district's name;

9               (3) be signed by the president or vice president of the  
10 board, which may be accomplished by facsimile signature;

11               (4) be attested by the secretary of the board, which  
12 may be accomplished by facsimile signature; and

13               (5) bear the district's seal or facsimile seal.

14           (e) A district bond may be secured by an indenture of trust  
15 with a corporate trustee.

16           (f) The district may issue bonds in more than one series as  
17 required for carrying out the purposes of this Act. In issuing  
18 bonds secured by revenue of the district, the district may reserve  
19 the right to issue additional bonds secured by the district's  
20 revenue that are on a parity with or are senior or subordinate to  
21 the bonds issued earlier.

22           (g) The resolution authorizing the bonds or the trust  
23 indenture securing the bonds may specify additional provisions that  
24 constitute a contract between the district and its bondholders. The  
25 board may provide:

26               (1) for additional bond provisions; and

27               (2) for a corporate trustee or receiver to take

1 possession of the district's facilities if the district defaults.

2 (h) Sections 49.181 and 49.182, Water Code, do not apply to  
3 bonds or notes issued by the district. Bonds and notes of the  
4 district that would otherwise be subject to Sections 49.181 and  
5 49.182, Water Code, must meet the following criteria:

6 (1) the financial advisor employed by the board must  
7 provide, for review by the board, a standard financial feasibility  
8 and payback analysis for the project that is to be financed by the  
9 bonds;

10 (2) the engineer employed by the board must provide,  
11 for review by the board, a project description report, including  
12 data profiles, maps, plans, and specifications for the project that  
13 is to be financed by the bonds; and

14 (3) the board must find that the project to be financed  
15 by the bonds is feasible.

16 SECTION 5.03. REFUNDING BONDS. The provisions of this Act  
17 that apply to the district's issuance of other bonds, their  
18 security, and the remedies of the holders apply to refunding bonds.

19 SECTION 5.04. APPROVAL AND REGISTRATION OF BONDS. After  
20 the district authorizes bonds, the district shall submit the bonds  
21 and the record relating to their issuance to the attorney general  
22 for approval. If the bonds are secured by a pledge of the proceeds  
23 of a contract between the district and a municipality or other  
24 governmental agency, authority, or district, the district shall  
25 submit to the attorney general a copy of the contract and the  
26 proceedings of the municipality or other governmental agency,  
27 authority, or district authorizing the contract. If the attorney

1 general finds that the bonds have been authorized and each contract  
2 has been made in accordance with the constitution and laws of this  
3 state, the attorney general shall approve the bonds and contracts.  
4 On approval, the bonds shall be registered by the comptroller.

5 ARTICLE 6. MISCELLANEOUS PROVISIONS

6 SECTION 6.01. FINDINGS RELATED TO PROCEDURAL REQUIREMENTS.

7 (a) The proper and legal notice of the intention to introduce this  
8 Act, setting out the general substance of this Act, has been  
9 published as provided by law, and the notice and a copy of this Act  
10 have been furnished to all persons, agencies, officials, or  
11 entities to which they are required to be furnished by the  
12 constitution and other laws of this state, including the governor,  
13 who has submitted the notice and the Act to the commission.

14 (b) The commission has filed its recommendations relating  
15 to this Act with the governor, lieutenant governor, and speaker of  
16 the house of representatives within the required time.

17 (c) All requirements of the constitution and laws of this  
18 state and the rules and procedures of the legislature with respect  
19 to notice, introduction, and passage of this Act are fulfilled and  
20 accomplished.

21 SECTION 6.02. EXEMPTIONS. (a) The district is exempt from  
22 all taxes.

23 (b) Section 13.255, Water Code, does not apply to the  
24 district.

25 SECTION 6.03. EFFECTIVE DATE. This Act takes effect  
26 immediately if it receives a vote of two-thirds of all the members  
27 elected to each house, as provided by Section 39, Article III, Texas

H.B. No. 3628

1 Constitution. If this Act does not receive the vote necessary for  
2 immediate effect, this Act takes effect September 1, 2003.