

1-1 By: Fraser S.B. No. 1821
1-2 (In the Senate - Filed March 29, 2005; April 4, 2005, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; April 29, 2005, reported favorably by the following
1-5 vote: Yeas 4, Nays 0; April 29, 2005, sent to printer.)

1-6 A BILL TO BE ENTITLED
1-7 AN ACT

1-8 relating to the creation of the Flatrock Springs Municipal
1-9 Management District; granting authority for taxation and the
1-10 issuance of bonds.

1-11 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-12 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-13 Code, is amended by adding Chapter 3818 to read as follows:

1-14 CHAPTER 3818. FLATROCK SPRINGS MUNICIPAL MANAGEMENT DISTRICT

1-15 SUBCHAPTER A. GENERAL PROVISIONS

1-16 Sec. 3818.001. DEFINITIONS. In this chapter:

1-17 (1) "Board" means the board of directors of the
1-18 district.

1-19 (2) "District" means the Flatrock Springs Municipal
1-20 Management District.

1-21 Sec. 3818.002. FLATROCK SPRINGS MUNICIPAL MANAGEMENT
1-22 DISTRICT. (a) The Flatrock Springs Municipal Management District
1-23 is created in Burnet County. The district is a political
1-24 subdivision of the state, a governmental agency, and a body politic
1-25 and corporate.

1-26 (b) The name of the district may be changed by resolution of
1-27 the board.

1-28 (c) The district is created under and is essential to
1-29 accomplish the purposes of Sections 52 and 52-a, Article III, and
1-30 Section 1-g, Article VIII, Texas Constitution, and other public
1-31 purposes stated in this chapter.

1-32 Sec. 3818.003. DISTRICT TERRITORY. (a) The district is
1-33 composed of the territory described by Section 2 of the Act creating
1-34 this chapter.

1-35 (b) The boundaries and field notes of the district contained
1-36 in Section 2 of the Act creating this chapter form a closure. A
1-37 mistake made in the field notes or in copying the field notes in the
1-38 legislative process does not affect:

1-39 (1) the organization, existence, or validity of the
1-40 district;

1-41 (2) the right of the district to levy and collect taxes
1-42 or issue bonds;

1-43 (3) the district's right to enter into any type of
1-44 contract for the purposes for which the district is created; or

1-45 (4) the legality or operation of the district or the
1-46 board.

1-47 Sec. 3818.004. LEGISLATIVE DECLARATIONS AND FINDINGS OF
1-48 PUBLIC BENEFIT. (a) The legislature finds that all of the land and
1-49 other property included within the boundaries of the district will
1-50 be benefited by the works, services, and projects that are to be
1-51 accomplished by the district under the powers conferred by Sections
1-52 52 and 52-a, Article III, and Section 1-g, Article VIII, Texas
1-53 Constitution, and other powers granted under this chapter.

1-54 (b) The creation of the district is essential to accomplish
1-55 the purposes of Sections 52 and 52-a, Article III, and Section 1-g,
1-56 Article VIII, Texas Constitution, and to accomplish the other
1-57 public uses, benefits, and purposes of this chapter.

1-58 (c) The legislature finds that the creation of the district:

1-59 (1) is essential to the conservation and beneficial
1-60 use of the water, land, soil, and other natural resources in or
1-61 adjacent to the district;

1-62 (2) is essential to further the public purposes of the
1-63 economic development and diversification of the state, the
1-64 elimination of unemployment and underemployment, and the

2-1 stimulation and development of transportation and commerce;
2-2 (3) will promote the health, safety, and general
2-3 welfare of residents, employers, employees, and consumers in the
2-4 district and in Burnet County and of the public; and

2-5 (4) is in the public interest.

2-6 (d) The district's operations and the district's
2-7 improvement projects will enable the district to preserve,
2-8 maintain, and enhance the economic health and vitality of the area
2-9 in the district as a community, residential, recreational,
2-10 business, and commerce center. The district will further promote
2-11 the health, safety, welfare, education, convenience, and enjoyment
2-12 of the public by improving, landscaping, and developing certain
2-13 areas in and adjacent to the district and providing public services
2-14 and facilities in and adjacent to the district that are necessary
2-15 for the restoration, preservation, enhancement, and enjoyment of
2-16 scenic beauty.

2-17 Sec. 3818.005. CONSTRUCTION OF CHAPTER. This chapter shall
2-18 be liberally construed in conformity with the findings and purposes
2-19 stated in this chapter.

2-20 Sec. 3818.006. APPLICABILITY OF OTHER LAW. This chapter
2-21 prevails over any provision of general law that is in conflict or
2-22 inconsistent with this chapter. Any general law which supplements
2-23 the power and authority of the district, to the extent not in
2-24 conflict or inconsistent with this chapter, is adopted and
2-25 incorporated herein by reference.

2-26 Sec. 3818.007. PROHIBITION AGAINST IMPAIRMENT OF DISTRICT.
2-27 (a) A municipality in whose extraterritorial jurisdiction the
2-28 district is located may not adopt an ordinance or resolution or take
2-29 any other action that:

2-30 (1) impairs the ability of the district to exercise
2-31 its own powers under this chapter; or

2-32 (2) limits the ability of the district to finance,
2-33 construct, operate, or provide the improvements and services
2-34 authorized in this chapter.

2-35 (b) The district and a municipality in whose
2-36 extraterritorial jurisdiction the district is located may enter
2-37 into development agreements under Subchapter G, Chapter 212, Local
2-38 Government Code, concerning development of the property within the
2-39 district and annexation of all or a portion of the district by the
2-40 municipality.

2-41 [Sections 3818.008-3818.020 reserved for expansion]

2-42 SUBCHAPTER A-1. TEMPORARY PROVISIONS

2-43 Sec. 3818.021. TEMPORARY DIRECTORS. (a) The temporary
2-44 board consists of:

- 2-45 (1) Sandy Jenkins;
- 2-46 (2) Pat Dickey;
- 2-47 (3) Vi Cloud;
- 2-48 (4) Terry Turner; and
- 2-49 (5) Jack Cooley.

2-50 (b) If a temporary director fails to qualify for office, the
2-51 temporary directors who have qualified shall appoint a person to
2-52 fill the vacancy.

2-53 (c) Temporary directors serve until initial directors are
2-54 elected under Section 3818.022.

2-55 Sec. 3818.022. INITIAL DIRECTORS' ELECTION. In the manner
2-56 provided by Section 49.102, Water Code, the temporary board of
2-57 directors shall call and hold an election to elect five initial
2-58 directors.

2-59 Sec. 3818.023. INITIAL ELECTED DIRECTORS; TERMS. The
2-60 directors elected under Section 3818.022 shall draw lots to
2-61 determine which two shall serve until the first regularly scheduled
2-62 election of directors under Section 3818.052 and which three shall
2-63 serve until the second regularly scheduled election of directors.

2-64 Sec. 3818.024. EXPIRATION OF SUBCHAPTER. This subchapter
2-65 expires September 1, 2010.

2-66 [Sections 3818.025-3818.050 reserved for expansion]

2-67 SUBCHAPTER B. BOARD OF DIRECTORS

2-68 Sec. 3818.051. BOARD OF DIRECTORS. (a) The district is
2-69 governed by a board of five directors.

3-1 (b) Directors serve staggered four-year terms.

3-2 (c) Each director must qualify to serve as a director in the
3-3 manner provided by Sections 49.052, 49.055, and 54.025, Water Code,
3-4 as applicable.

3-5 (d) A director serves until the director's successor has
3-6 qualified.

3-7 (e) A vacancy in the office of director because of the
3-8 death, resignation, or removal of the director shall be filled by
3-9 the remaining members of the board by appointing a qualified person
3-10 for the unexpired term.

3-11 Sec. 3818.052. ELECTION OF DIRECTORS. On the uniform
3-12 election date, established by the Election Code, in May of each
3-13 even-numbered year, the appropriate number of directors shall be
3-14 elected.

3-15 [Sections 3818.053-3818.100 reserved for expansion]

3-16 SUBCHAPTER C. POWERS AND DUTIES

3-17 Sec. 3818.101. GENERAL POWERS OF DISTRICT. (a) The
3-18 district has all of the rights, powers, privileges, authority, and
3-19 functions:

3-20 (1) of a district created under Chapter 375, Local
3-21 Government Code, except:

3-22 (A) the rights, powers, privileges, authority,
3-23 and functions unique to a conservation and reclamation district
3-24 created under Section 59, Article XVI, Texas Constitution; and

3-25 (B) as otherwise provide by this chapter;

3-26 (2) of a municipality or a county under Chapter 372,
3-27 Local Government Code;

3-28 (3) of a corporation under Section 4B, Development
3-29 Corporation Act of 1979 (Article 5190.6, Vernon's Texas Civil
3-30 Statutes); and

3-31 (4) provided by the general laws of the state
3-32 authorizing:

3-33 (A) programs and the making of loans and grants
3-34 of public money for economic development permitted under Section
3-35 52-a, Article III, Texas Constitution; and

3-36 (B) the development of property under Section
3-37 1-g, Article VIII, Texas Constitution.

3-38 (b) The powers incorporated by reference in Subsection (a)
3-39 include the power to issue bonds or other obligations and to levy,
3-40 assess, and collect ad valorem taxes, assessments, and impact fees
3-41 and apply the proceeds of the taxes, assessments, or fees to the
3-42 payment of debt, contract payments, or maintenance and operating
3-43 expenses, and the district may exercise such powers.

3-44 (c) Without limiting any of the powers referenced in this
3-45 chapter, the district has all powers necessary or required to
3-46 accomplish the purposes for which the district was created.

3-47 Sec. 3818.102. IMPROVEMENT PROJECTS. (a) The district may
3-48 provide, or it may enter into contracts with a governmental or
3-49 private entity to provide, improvement projects.

3-50 (b) A district improvement project may include the
3-51 following types of improvement projects or activities in support of
3-52 or incidental to those projects, whether individual, intermittent,
3-53 or continuing and whether located or conducted within or outside
3-54 the district, for the planning, design, construction, acquisition,
3-55 lease, rental, lease-purchase, installment purchase, improvement,
3-56 provision of furnishings, equipment, rehabilitation, repair,
3-57 reconstruction, relocation, use, management, operation, or
3-58 maintenance of any works, improvements, or facilities or the
3-59 provision, support, enhancement, improvement, extension, or
3-60 expansion of services, whether provided to, for, by, or on behalf of
3-61 the district, for the accomplishment of the public purposes of the
3-62 district:

3-63 (1) landscaping; lighting, banners, and signs;
3-64 streets or sidewalks; hike and bike paths and trails, pedestrian
3-65 walkways, skywalks, crosswalks, or tunnels; highway right-of-way
3-66 or transit corridor beautification and improvements; fiber optic
3-67 cables and networks; parks, trails, lakes, gardens, recreational
3-68 facilities, open space, scenic areas, and related exhibits and
3-69 preserves; and any other public improvements, facilities, or

4-1 services similar to the improvements, facilities, or services
 4-2 described by this subdivision;

4-3 (2) the removal, razing, demolition, or clearing of
 4-4 land or improvements in connection with an improvement project;

4-5 (3) the acquisition and improvement of land and other
 4-6 property for the mitigation of the environmental effects of an
 4-7 improvement project;

4-8 (4) the acquisition of real or personal property or an
 4-9 interest in real or personal property in connection with an
 4-10 authorized improvement project; and

4-11 (5) any special or supplemental services for the
 4-12 improvement and promotion of the district or adjacent areas or for
 4-13 the protection of public health and safety within or adjacent to the
 4-14 district, including health and sanitation, public safety,
 4-15 security, development, advertising, promotion, elimination of
 4-16 traffic congestion, and recreational improvements, enhancements,
 4-17 and services.

4-18 (c) The district may undertake an improvement project
 4-19 separately or jointly with another person and pay all or part of the
 4-20 costs of an improvement project, including an improvement project
 4-21 that:

4-22 (1) improves, enhances, or supports public safety and
 4-23 security and law enforcement within and adjacent to the district;

4-24 (2) confers a general benefit on the entire district
 4-25 and the areas adjacent to the district; or

4-26 (3) confers a special benefit on a definable part of
 4-27 the district, which may be all or part of the district.

4-28 (d) When applicable to a particular improvement project,
 4-29 the district may enter into a contract with any private or
 4-30 governmental entity to own, acquire, lease, lease-purchase,
 4-31 construct, operate, or maintain, jointly or otherwise, an
 4-32 improvement project. The contract may provide:

4-33 (1) that any payments due under the contract are
 4-34 payable from and are secured by a pledge of a specified part of the
 4-35 revenues of one or more improvement projects;

4-36 (2) for the levying of an ad valorem or maintenance tax
 4-37 to make payments due under the contract; or

4-38 (3) that the payments due under the contract be made
 4-39 from a combination of revenues from one or more improvement
 4-40 projects and taxes.

4-41 Sec. 3818.103. PUBLIC SAFETY. (a) The district may not
 4-42 employ peace officers, but may contract for off-duty peace officers
 4-43 to provide public safety and security services in connection with a
 4-44 special event, holiday, period with high traffic congestion, or
 4-45 similar circumstance.

4-46 (b) The board by rule may regulate the private use of public
 4-47 roadways, open spaces, parks, sidewalks, and similar public areas.
 4-48 The rules may provide for the safe and orderly use of public
 4-49 roadways, open spaces, parks, sidewalks, and similar public areas
 4-50 or facilities.

4-51 Sec. 3818.104. EMPLOYEES; COMPENSATION. The board may
 4-52 employ and establish the terms of employment and compensation of an
 4-53 executive director, a general manager, and any other operating
 4-54 officer of the district the board considers necessary.

4-55 Sec. 3818.105. BORROWING MONEY. The district may borrow
 4-56 money for the corporate purposes of the district.

4-57 Sec. 3818.106. CONTRACTS; GRANTS; DONATIONS. (a) The
 4-58 district may contract with any person to accomplish the purposes of
 4-59 this chapter including contracting for the payment, repayment, or
 4-60 reimbursement, out of tax proceeds or any other specified source of
 4-61 funds, of costs, including carrying costs, incurred by the person
 4-62 on behalf of the district, including all or part of the costs of an
 4-63 improvement project.

4-64 (b) The district may apply for and contract with a person to
 4-65 receive, administer, and perform the district's duties and
 4-66 obligations under any federal, state, local, or private gift,
 4-67 grant, loan, conveyance, transfer, bequest, donation, or other
 4-68 financial assistance arrangement relating to the investigation,
 4-69 planning, analysis, study, design, acquisition, construction,

5-1 improvement, completion, implementation, or operation by the
5-2 district or others of a proposed or existing improvement project.

5-3 (c) The district may contract with the state or a state
5-4 agency, city, county, other political subdivision, corporation, or
5-5 other person to carry out the purposes of this chapter on such terms
5-6 and conditions and for such period of time as the board may
5-7 determine. The state or a state agency, city, county, other
5-8 political subdivision, corporation, individual, or other entity
5-9 may contract with the district to carry out the purposes of this
5-10 chapter without any further authorization, notwithstanding any
5-11 other law or charter provision to the contrary.

5-12 Sec. 3818.107. RULES. The district may adopt and enforce
5-13 rules for:

- 5-14 (1) the administration and operation of the district;
- 5-15 (2) the use, enjoyment, availability, protection,
5-16 security, and maintenance of the district's properties and
5-17 facilities; and
- 5-18 (3) the provision of public safety and security in the
5-19 district.

5-20 Sec. 3818.108. FEES; CHARGES. The district may:

- 5-21 (1) establish and collect user fees, concession fees,
5-22 admission fees, rental charges, or other similar fees or charges;
5-23 and
- 5-24 (2) apply the proceeds from those fees or charges for
5-25 the enjoyment, sale, rental, or other use of the district's
5-26 facilities, services, properties, or improvement projects.

5-27 Sec. 3818.109. PAYMENT OF EXPENSES. The district may
5-28 provide or secure the payment or repayment of the costs and expenses
5-29 of the establishment, administration, and operation of the district
5-30 and the district's costs or share of the costs on any improvement
5-31 project, or the district's contractual obligation or indebtedness,
5-32 by or through:

- 5-33 (1) a lease, lease-purchase agreement, installment
5-34 purchase contract, or other agreement with any person;
- 5-35 (2) a tax, assessment, user fee, concession fee, or
5-36 rental charge; or
- 5-37 (3) any other revenues or resources of the district.

5-38 [Sections 3818.110-3818.150 reserved for expansion]

5-39 SUBCHAPTER D. DISSOLUTION

5-40 Sec. 3818.151. DISSOLUTION OF DISTRICT. (a) The district
5-41 may be dissolved as provided by Subchapter M, Chapter 375, Local
5-42 Government Code.

5-43 (b) If the district has debt and is dissolved, the district
5-44 shall remain in existence solely for the limited purpose of
5-45 discharging its bonds or other obligations according to their terms.

5-46 SECTION 2. The Flatrock Springs Municipal Management
5-47 District includes all the territory contained in the following
5-48 described area:

5-49 BEING 1056.98 acres of land consisting of approximately 7.77
5-50 acres out of the W. Giesecke Survey No. 1508, Abstract No. 1551,
5-51 approximately 40.56 acres out of the J. Barton Survey No. 418,
5-52 Abstract No. 135 and approximately 1008.65 acres out of the
5-53 Guadalupe Flores Survey No. 7, Abstract No. 304 of Burnet County,
5-54 Texas and being described in four tracts as follows:

5-55 (a) TRACT ONE, being 1026.22 acres, consisting of
5-56 approximately 7.77 acres out of the W. Giesecke Survey No. 1508,
5-57 Abstract No. 1551, 40.56 acres out of the J. Barton Survey No. 418,
5-58 Abstract No. 135 and 977.89 acres out of the Guadalupe Flores Survey
5-59 No. 7, Abstract No. 304 of Burnet County, Texas, and being a remnant
5-60 of 1095.093 acres described in a deed to Josephine Schieffer,
5-61 recorded in Volume 168, Page 389 of the Burnet County Deed Records,
5-62 Burnet County, Texas, and being more particularly described as
5-63 follows:

5-64 Beginning at a ½ inch steel stake found for the Northeast
5-65 corner of said remnant of 1095.093 acres being the Southeast corner
5-66 of Channel Oaks, Section II, the Plat of which is recorded in
5-67 Volume 1, Page 230 of the Burnet County Plat Records and being in
5-68 the West line of that certain 12.19 acres conveyed to John Randall,
5-69 recorded in Volume 486, Page 905 of the Burnet County Deed Records,

6-1 as shown on the plat of Lake Marble Falls Subdivision, an unrecorded
6-2 subdivision,

6-3 Thence with the West line of said Lake Marble Falls
6-4 Subdivision, the West line of that certain 200.7 acres conveyed to
6-5 J. E. Roper recorded in Volume 87, Page 483 and Volume 88, Page 620
6-6 of the Burnet County Deed Records, and with the East line of said
6-7 remnant of 1095.093 acres, South 01 degrees 40 minutes 05 seconds
6-8 East (South 00 degrees 45 minutes East) 9,534.99 ft. a $\frac{1}{2}$ inch steel
6-9 stake set with plastic surveyor cap stamped R.P.L.S. No. 1877, in
6-10 the West line of the Old Highway No. 108 (Burnet County 77/275
6-11 B.C.D.R.),

6-12 Thence with the West line of said Highway No. 108, South 09
6-13 degrees 58 minutes 34 seconds West (South 11 degrees 00 minutes
6-14 West) 662.29 ft. a $\frac{1}{2}$ inch steel stake set with plastic surveyor cap
6-15 stamped R.P.L.S. No. 1877 for the beginning point of a curve to the
6-16 right,

6-17 Thence continuing with the West line of said Highway No. 108
6-18 and said curve to the right, the radius of which is 3769.64 ft.,
6-19 through a delta angle of 05 degrees 06 minutes 46 seconds, an arc of
6-20 336.38 ft., and a chord bearing and distance of South 12 degrees 31
6-21 minutes 58 seconds West 336.27 ft., a $\frac{1}{2}$ inch steel stake set with
6-22 plastic surveyor cap stamped R.P.L.S. No. 1877 for the end point of
6-23 said curve to the right, in the West line of U.S. Highway No. 281
6-24 (State of Texas 120/632 B.C.D.R.)

6-25 Thence South 23 degrees 24 minutes 55 seconds West (South 24
6-26 degrees 21 minutes West) 588.00 ft. a brass highway monument found
6-27 for the North corner of that certain 10.30 acres conveyed to the
6-28 State of Texas, recorded in Volume 212, Page 49 of the Burnet County
6-29 Deed Records,

6-30 Thence with the West line of said 10.30 acres South 36 degrees
6-31 38 minutes 26 seconds West (South 37 degrees 36 minutes 45 seconds
6-32 West) 1134.58 ft. (1134.80 ft.) a brass highway monument found,
6-33 South 44 degrees 06 minutes 29 seconds West (South 45 degrees 03
6-34 minutes 30 seconds West) 1061.61 ft. (1061.84 ft.) a brass monument
6-35 found, South 76 degrees 10 minutes 25 seconds West (South 77 degrees
6-36 10 minutes 30 seconds West) 485.98 ft. (485.96 ft.) a brass highway
6-37 monument found, and North 77 degrees 21 minutes 12 seconds West
6-38 (North 76 degrees 22 minutes 45 seconds West) 400.36 ft. (400.50
6-39 ft.) a concrete highway monument found for the West corner of said
6-40 10.30 acres in the North line of State Highway No. 71 (State of
6-41 Texas, Tract 2, 111/640 B.C.D.R.),

6-42 Thence continuing with the North line of said State Highway
6-43 No. 71, North 74 degrees 29 minutes 20 seconds West (North 73
6-44 degrees 31 minutes West) at 940.39 ft. passing a concrete highway
6-45 monument found and in all a total distance of 942.77 ft. (942.4 ft.)
6-46 a $\frac{5}{8}$ inch steel stake found therein for the Southeast corner of
6-47 that certain portion of 246.6 acres conveyed to Hugo Hohernberger
6-48 and Bertha C. Hohernberger, Homestead Designation recorded in
6-49 Volume 139, Page 578 of the Burnet County Deed Records, from which
6-50 point a concrete highway monument found bears North 74 degrees 28
6-51 minutes 35 seconds West 2307.26 ft.,

6-52 Thence leaving the North line of said State Highway No. 71,
6-53 with the East line of said 246.6 acres, North 01 degrees 39 minutes
6-54 30 seconds West (North 00 degrees 48 minutes West) 3200.25 ft.
6-55 (3200.5 ft.) a fence post found for the Northeast corner of same,

6-56 Thence with the North line of said 246.6 acres with fence
6-57 posts found, South 86 degrees 36 minutes 52 seconds West (West)
6-58 408.02 ft. (509.0 ft.), South 77 degrees 44 minutes 11 seconds West
6-59 (South 79 degrees 25 minutes West) 200.78 ft. (257.0 ft.), South 60
6-60 degrees 19 minutes 06 seconds West 106.41 ft., and South 35 degrees
6-61 07 minutes 05 seconds West (South 36 degrees 49 minutes West) 243.44
6-62 ft. (242.1 ft.) a fence post found therein, for the most Easterly
6-63 Southeast corner of that certain Tract No. 2, 460.869 acres
6-64 described in a certificate of release of Federal Estate Tax Lien,
6-65 recorded in Volume 712, Page 730 Official Public Records of Burnet
6-66 County, Texas, ref: Volume 168, Page 397 Burnet County Deed
6-67 Records, from which point a gate post found bears South 35 degrees
6-68 07 minutes 05 seconds West (South 36 degrees 49 minutes West) 29.85
6-69 ft. (31.7 ft.),

7-1 Thence with the East line of said 460.869 acres, North 01
 7-2 degrees 35 minutes 40 seconds West (North 00 degrees 09 minutes
 7-3 East) 2739.44 ft. (2736.9 ft.) a fence post found for the Northeast
 7-4 corner of same, in the South line of that certain remnant of 590
 7-5 acres conveyed to H.R. Anderson recorded in Volume 80, Page 593 of
 7-6 the Burnet County Deed Records,

7-7 Thence with the South line of said 590 acres, North 87 degrees
 7-8 30 minutes 27 seconds East (North 89 degrees 13 minutes East) 636.59
 7-9 ft. (632.5 ft.) a $\frac{1}{2}$ inch steel stake found for the Southeast corner
 7-10 of said 590 acres and the Southwest corner of that certain 67.23
 7-11 acres conveyed to Jane Benedum recorded in Volume 481, Page 837 of
 7-12 the Burnet County Deed of Records,

7-13 Thence with the South line of said 67.23 acres, South 86
 7-14 degrees 22 minutes 03 seconds East (South 84 degrees 33 minutes
 7-15 East) 203.24 ft. (206.5 ft.) a $\frac{1}{2}$ inch steel stake found for the
 7-16 Southeast corner of said 67.23 acres,

7-17 Thence with the East line of said 67.23 acres and the East
 7-18 line of that certain 17.47 acres conveyed to Jane Benedum recorded
 7-19 in Volume 481, Page 833 of the Burnet County Deed Records, North 01
 7-20 degrees 30 minutes 44 seconds West (North 00 degrees 16 minutes 45
 7-21 seconds West) 1193.24 ft. (1193.35 ft.) a fence post found, North 01
 7-22 degrees 49 minutes 14 seconds West (North 00 degrees 35 minutes 15
 7-23 seconds West) 295.61 ft. (295.64 ft.) a computed point, North 01
 7-24 degrees 43 minutes 19 seconds West (North 00 degrees 29 minutes 20
 7-25 seconds West) 2305.18 ft. (2305.40 ft.) a $\frac{1}{2}$ inch steel stake found,
 7-26 North 01 degrees 34 minutes 39 seconds West (North 00 degrees 20
 7-27 minutes 40 seconds West) 1140.92 ft. (1140.68 ft.) a $\frac{1}{2}$ inch steel
 7-28 stake found and North 01 degrees 40 minutes 49 seconds West (North
 7-29 00 degrees 26 minutes 50 seconds West) 374.06 ft., a computed point
 7-30 therein for the Southwest corner of that certain 29.99 acres
 7-31 described as 30.000 acres conveyed to the Alexandria Schieffer
 7-32 Husted, Harry Husted, Nancy Nelsen and Tom L. Nelsen recorded in
 7-33 Volume 470, Page 189 of the Burnet County Deed Records, from which
 7-34 point a $\frac{1}{2}$ inch steel stake found bears North 89 degrees 58 minutes
 7-35 37 seconds East 0.31 ft.,

7-36 Thence with the South line of said 30.000 acres North 89
 7-37 degrees 58 minutes 37 seconds East (North 89 degrees 09 minutes 14
 7-38 seconds East) 1338.48 ft. a $\frac{1}{2}$ inch steel stake found for the
 7-39 Southeast corner of said 30.000 acres,

7-40 Thence with the East line of said 30.000 acres North 01
 7-41 degrees 45 minutes 47 seconds West (North 00 degrees 51 minutes 11
 7-42 seconds West) 1485.96 ft. (1485.45 ft.) a computed point for the
 7-43 Northeast corner of said 30.000 acres in the South line of said
 7-44 Channel Oaks Subdivision, from which computed point a $\frac{1}{2}$ inch steel
 7-45 stake found bears North 01 degrees 45 minutes 47 seconds West 3.25
 7-46 ft.,

7-47 Thence with the South line of said Channel Oaks Subdivision,
 7-48 North 88 degrees 15 minutes 43 seconds East (East) 800.60 ft. a $\frac{1}{2}$
 7-49 inch steel stake set with plastic surveyor cap stamped R.P.L.S. No.
 7-50 1877, North 88 degrees 38 minutes 31 seconds East (South 89 degrees
 7-51 45 minutes East) 454.17 ft. (454.4 ft.) a $\frac{1}{2}$ inch steel stake found,
 7-52 North 87 degrees 53 minutes 19 seconds East (North 89 degrees 33
 7-53 minutes East) 407.13 ft. (406.9 ft.) a $\frac{1}{2}$ inch steel stake found and
 7-54 North 88 degrees 01 minutes 57 seconds East (North 89 degrees 54
 7-55 minutes East) 695.86 ft. (696 ft.) to the place of beginning;

7-56 (b) TRACT TWO, being 0.75 acre out of the Guadalupe Flores
 7-57 Survey No. 7, abstract No. 304 of Burnet County, Texas, and being
 7-58 those certain Lot Nos. 1 and 2 and a portion of 3 of Channel Oaks,
 7-59 Section II, the plat of which is recorded in Volume 1, Page 230 of
 7-60 the Burnet County Plat Records, and being that same tract conveyed
 7-61 to Alexandria Husted, recorded in Volume 470, Page 189 of the Burnet
 7-62 County Deed Records, and being more particularly described as
 7-63 follows:

7-64 Beginning at a $\frac{1}{2}$ inch steel stake set with plastic surveyor
 7-65 cap stamped R.P.L.S. No. 1877 in the South line of R. M. Highway No.
 7-66 2147 for the Northwest corner of said Lot No. 1 and the Northwest
 7-67 corner of said Husted Tract, and the Northeast corner of that
 7-68 certain 17.47 acres conveyed to the Jane Benedum recorded in Volume
 7-69 481, Page 833 of the Burnet County Deed Records, from which point a

8-1 concrete highway monument found bears, South 74 degrees 04 minutes
8-2 09 seconds West (South 74 degrees 53 minutes West) 241.68 ft.
8-3 (241.95 ft.),

8-4 Thence with the South line of said R. M. Highway No. 2147 and
8-5 the North line of said Lot Nos. 1, 2 and 3, North 74 degrees 04
8-6 minutes 09 seconds East (North 74 degrees 53 minutes East) 500.60
8-7 ft. a $\frac{1}{2}$ inch steel stake found for the Northeast corner of said
8-8 Husted Tract and the Northwest corner of that certain 0.655 acre
8-9 recorded in Volume 428, Page 795 of the Burnet County Deed Records,
8-10 from which $\frac{1}{2}$ inch steel stake found a concrete highway monument
8-11 found bears North 74 degrees 04 minutes 09 seconds East (North 74
8-12 degrees 53 minutes East) 245.99 ft.,

8-13 Thence with the West line of said 0.655 acre and the East line
8-14 of said Husted Tract, South 01 degrees 55 minutes 13 seconds East
8-15 (South 00 degrees 54 minutes 46 seconds East) 128.65 ft. (129.12
8-16 ft.) a $\frac{1}{2}$ inch steel stake set with plastic surveyor cap stamped
8-17 R.P.L.S. NO. 1877, for the Southwest corner of said 0.655 acre, the
8-18 Southeast corner of said Husted Tract and the Northwest corner of
8-19 that certain 15.00 acres conveyed to Joe David Offield and Bena Jane
8-20 Offield recorded in Volume 428, Page 792 of the Burnet County Deed
8-21 Records,

8-22 Thence with the South line of said Lot Nos. 1, 2 and 3 and the
8-23 South line of said Husted Tract, South 88 degrees 15 minutes 43
8-24 seconds West (West) 485.73 ft. a $\frac{1}{2}$ inch steel stake set in the East
8-25 line of said 17.47 acres for the Southwest corner of said Lot No. 1
8-26 and the Southwest corner of said Husted Tract,

8-27 Thence with the East line of said 17.47 acres, the West line
8-28 of said Lot No. 1 and the West line of said Husted Tract, North 01
8-29 degrees 40 minutes 49 seconds West (North 00 degrees 26 minutes 50
8-30 seconds West) 5.91 ft. (6.7 ft.) to the place of beginning;

8-31 (c) TRACT THREE, being 29.99 acres out of the Guadalupe
8-32 Flores Survey No. 7, Abstract No. 304 and being that same tract
8-33 described as 30.000 acres conveyed to Alexandria Schieffer Husted,
8-34 Harry Husted, Nancy Nelsen, and Tom L. Nelsen recorded in Volume
8-35 470, Page 189 of the Burnet County Deed Records, Burnet County,
8-36 Texas, and being more particularly described as follows:

8-37 Beginning at a $\frac{1}{2}$ inch steel stake set with plastic surveyor
8-38 cap stamped R.P.L.S. No. 1877 for the Southwest corner of that
8-39 certain Lot No. 1 of said Channel Oaks Subdivision and being the
8-40 Southwest corner of that same Tract No. One conveyed to Alexandria
8-41 Husted recorded in Volume 470, Page 189 and being the Northwest
8-42 corner of said 30.000 acres,

8-43 Thence with the South line of said Lot No. 1, Lot No. 2, and
8-44 Lot No. 3 of said Channel Oaks Subdivision North 88 degrees 15
8-45 minutes 43 seconds East (East) 485.73 ft. (485.26 ft.) a $\frac{1}{2}$ inch
8-46 steel stake set with plastic surveyor cap stamped R.P.L.S. No. 1877
8-47 for the Southwest corner of that certain 0.655 acre recorded in
8-48 Volume 428, Page 795 of the Burnet County Deed Records, the
8-49 Southeast corner of said Husted Tract and the Northwest corner of
8-50 that certain 15.00 acres conveyed to Joe David Offield and Ben Jane
8-51 Offield recorded in Volume 428, Page 792 of the Burnet County Deed
8-52 records,

8-53 Thence with the West line of said 15.00 acres, South 15
8-54 degrees 59 minutes 48 seconds West (South 16 degrees 51 minutes 35
8-55 seconds West) 1416.16 ft. (1415.45 ft.) a $\frac{1}{2}$ inch steel stake set
8-56 with plastic surveyor cap stamped R.P.L.S. No. 1877, for the
8-57 Southwest corner of said 15.00 acres,

8-58 Thence with the South line of said 15.00 acres, North 89
8-59 degrees 58 minutes 59 seconds East (South 89 degrees 09 minutes 14
8-60 seconds East) 774.85 ft. a fence post found for the Southeast corner
8-61 of said 15.00 acres,

8-62 Thence with the East line of said 15.00 acres, North 34
8-63 degrees 12 minutes 02 seconds West (North 33 degrees 18 minutes 51
8-64 seconds West) 150.00 ft. a $\frac{1}{2}$ inch steel stake set with plastic
8-65 surveyor cap stamped R.P.L.S. No. 1877, North 09 degrees 45 minutes
8-66 18 seconds West (North 08 degrees 53 minutes 31 seconds West) 287.58
8-67 ft. a $\frac{1}{2}$ inch steel stake found, North 12 degrees 02 minutes 56
8-68 seconds East (North 12 degrees 54 minutes 43 seconds East) 110.67
8-69 ft. a $\frac{1}{2}$ inch steel stake found, North 17 degrees 58 minutes 49

9-1 seconds East (North 18 degrees 50 minutes 36 seconds East) 174.95
 9-2 ft. a $\frac{1}{2}$ inch steel stake set with plastic surveyor cap stamped
 9-3 R.P.L.S. No. 1877, North 11 degrees 27 minutes 22 seconds West
 9-4 (North 10 degrees 35 minutes 35 seconds West) 200.30 ft. a $\frac{1}{2}$ inch
 9-5 steel stake found, North 06 degrees 29 minutes 51 seconds East
 9-6 (North 07 degrees 21 minutes 38 seconds East) 203.51 ft. a fence
 9-7 post found and North 27 degrees 47 minutes 32 seconds West (North 26
 9-8 degrees 55 minutes 46 seconds West) 322.56 ft. (321.10 ft.) a $\frac{1}{2}$ inch
 9-9 steel stake set with plastic surveyor cap stamped R.P.L.S. No. 1877
 9-10 for the Northeast corner of said 15.00 acres in the South line of
 9-11 said Channel Oaks Subdivision,

9-12 Thence with the South line of said Channel Oaks Subdivision
 9-13 and the North line of said 30.000 acres, North 88 degrees 15 minutes
 9-14 43 seconds East (East) 688.47 ft. a computed point therein for the
 9-15 Northeast corner of said 30.000 acres,

9-16 Thence with the East line of said 30.000 acres South 01
 9-17 degrees 45 minutes 47 seconds East (South 00 degrees 51 minutes 11
 9-18 seconds East) 1485.96 (1485.45 ft.) a $\frac{1}{2}$ inch steel stake found for
 9-19 the Southeast corner of said 30.000 acres,

9-20 Thence with the South line of said 30.000 acres, South 89
 9-21 degrees 58 minutes 37 seconds West (South 89 degrees 09 minutes 14
 9-22 seconds West) 1338.48 ft. (1338.17 ft.) a computed point in the East
 9-23 line of that certain 17.47 acres conveyed to Jane Benedum recorded
 9-24 in Volume 481, Page 833 of the Burnet County Deed Records, for the
 9-25 Southwest corner of said 30.00 acres, from which point a $\frac{1}{2}$ inch
 9-26 steel stake found bears North 89 degrees 58 minutes 37 seconds East
 9-27 0.31 ft.,

9-28 Thence with the East line of said 17.47 acres and the West
 9-29 line of said 30.000 acres, North 01 degrees 40 minutes 49 seconds
 9-30 West (North 00 degrees 28 minutes 50 seconds West) 1445.91 ft.
 9-31 (1445.58 ft.) to the place of beginning; and

9-32 (d) TRACT FOUR, being 0.02 acres out of the Guadalupe Flores
 9-33 Survey No. 7, abstract No. 304 and being a portion of that certain
 9-34 Remainder of 1095.093 acres conveyed to Josephine Schieffer recorded
 9-35 in Volume 168, Page 389 of the Burnet County Deed Records, and being
 9-36 more particularly described as follows:

9-37 Beginning at a $\frac{1}{2}$ inch steel stake set with plastic surveyor
 9-38 cap stamped R.P.L.S. No. 1877 at the intersection of the South line
 9-39 of said Old Highway No. 108 (Burnet County 77/275 B.C.D.R.) and the
 9-40 West line of U.S. Highway No. 281 (State of Texas 120/632 B.C.D.R.),
 9-41 being the Southeast corner of said 1095.093 acres, from which point
 9-42 a brass highway monument found bears North 23 degrees 21 minutes 41
 9-43 seconds East (North 24 degrees 21 minutes East) 492.85 ft., and from
 9-44 which beginning point a $\frac{1}{2}$ inch steel stake found bears South 01
 9-45 degrees 40 minutes 05 seconds East 0.65 ft.,

9-46 Thence with the West line of said U.S. Highway No. 281, South
 9-47 23 degrees 21 minutes 41 seconds West (South 24 degrees 21 minutes
 9-48 West) 54.26 ft. a $\frac{1}{2}$ inch steel stake set with plastic surveyor cap
 9-49 stamped R.P.L.S. No. 1877, in the West line of said U.S. Highway No.
 9-50 281 and the East line of said Old Highway No. 108,

9-51 Thence with the East line of said Old Highway No. 108, North
 9-52 09 degrees 58 minutes 34 seconds East (North 11 degrees 00 minutes
 9-53 East) 113.74 ft. a $\frac{1}{2}$ inch steel stake set with plastic surveyor cap
 9-54 stamped R.P.L.S. No. 1877 at the intersection of the South line of
 9-55 said Old Highway No. 108 and the East line of said 1095.093 acres,
 9-56 from which point the most Easterly Southeast corner of TRACT ONE
 9-57 herein bears North 01 degrees 40 minutes 05 seconds West 495.45 ft.,

9-58 Thence with the East line of said 1095.093 acres, South 01
 9-59 degrees 40 minutes 05 seconds East (South 00 degrees 45 minutes
 9-60 East) 62.23 ft. to the place of beginning.

9-61 SECTION 3. (a) The legal notice of the intention to
 9-62 introduce this Act, setting forth the general substance of this
 9-63 Act, has been published as provided by law, and the notice and a
 9-64 copy of this Act have been furnished to all persons, agencies,
 9-65 officials, or entities to which they are required to be furnished
 9-66 under the constitution and other laws of this state.

9-67 (b) All requirements of the constitution and laws of this
 9-68 state and the rules and procedures of the legislature with respect
 9-69 to the notice, introduction, and passage of this Act are fulfilled

10-1 and accomplished.

10-2 SECTION 4. This Act takes effect September 1, 2005.

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