

AN ACT

relating to the creation of the Espada Development District;  
providing authority to impose taxes and issue bonds.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3833 to read as follows:

CHAPTER 3833. ESPADA DEVELOPMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3833.001. DEFINITIONS. In this chapter:

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

(2) "Bond" means any type of interest-bearing obligation, including a bond, note, bond anticipation note, certificate of participation, or other similar evidence of indebtedness.

(3) "City" means the City of San Antonio.

(4) "District" means the Espada Development District.

Sec. 3833.002. ESPADA DEVELOPMENT DISTRICT. The Espada Development District is a special district created under Sections 52 and 52-a, Article III, Section 1-g, Article VIII, and Section 59, Article XVI, Texas Constitution.

Sec. 3833.003. MUNICIPAL CONSENT REQUIRED; CONDITIONS.

(a) Unless the governing body of the city by resolution consents to the creation of the district before January 1, 2007:

1           (1) the board may not hold an election to confirm the  
2 creation of the district and to elect directors under Section  
3 3833.024;

4           (2) the district is dissolved on that date; and

5           (3) this chapter expires September 1, 2008.

6           (b) The governing body of the city by resolution may consent  
7 or withhold consent to the creation of the district and the  
8 governing body may condition its consent on any terms expressly  
9 provided by the resolution. The governing body may include as a  
10 condition to its consent a requirement that certain territory be  
11 added to or excluded from the district before the confirmation  
12 election.

13           Sec. 3833.004. CONFIRMATION ELECTION REQUIRED. If the  
14 creation of the district is not confirmed at a confirmation  
15 election held under Section 3833.024 before September 1, 2009:

16           (1) the district is dissolved September 1, 2009,  
17 except that:

18                   (A) the district shall pay any debts incurred;

19                   (B) the district shall transfer any assets that  
20 remain after the payment of debts to the city; and

21                   (C) the organization of the district is  
22 maintained until all debts are paid and remaining assets are  
23 transferred; and

24           (2) this chapter expires September 1, 2012.

25           Sec. 3833.005. PURPOSE; DECLARATION OF INTENT. (a) The  
26 creation of the district is essential to accomplish the purposes of  
27 Sections 52 and 52-a, Article III, and Section 59, Article XVI,

1 Texas Constitution, and other public purposes stated in this  
2 chapter.

3 (b) The creation of the district is necessary to develop,  
4 encourage, and maintain employment, commerce, economic  
5 development, and the public welfare of residents, employers,  
6 employees, and consumers in the district and adjacent areas.

7 (c) Except as provided by this chapter, the creation of the  
8 district may not be interpreted to relieve the city from providing  
9 services to the area of the district. The district is created to  
10 supplement and not to supplant the city services provided in the  
11 area of the district.

12 Sec. 3833.006. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

13 (a) The district is created to serve a public use and benefit.

14 (b) The creation of the district is in the public interest  
15 and is essential to:

16 (1) further the public purposes of developing and  
17 diversifying the economy of the state;

18 (2) eliminate unemployment and underemployment; and

19 (3) develop or expand transportation and commerce.

20 (c) The district will provide needed funding for the  
21 district to maintain and enhance the economic health and vitality  
22 of the district territory as a community and business center.

23 (d) The district may not act as the agent or instrumentality  
24 of any private interest even though the district will benefit many  
25 private interests as well as the public.

26 Sec. 3833.007. DISTRICT TERRITORY. (a) The district is  
27 composed of the territory described by Section 2 of the Act enacting

1 this chapter, as that territory may have been modified to meet a  
2 condition of the city's resolution consenting to the district's  
3 creation.

4 (b) The boundaries and field notes contained in Section 2 of  
5 the Act creating this chapter form a closure. A mistake made in the  
6 field notes or in copying the field notes in the legislative process  
7 does not affect the district's:

8 (1) organization, existence, or validity;

9 (2) right to impose taxes;

10 (3) right to issue or pay bonds; or

11 (4) legality or operation.

12 (c) After the confirmation election, the district may not  
13 add or exclude territory from the district.

14 Sec. 3833.008. COMPLIANCE WITH MUNICIPAL CONSENT  
15 RESOLUTIONS. The district shall comply with all terms and  
16 conditions of any resolution adopted by the governing body of the  
17 city that consents to the creation of the district or to the  
18 inclusion or exclusion of territory in the district.

19 Sec. 3833.009. APPLICABILITY OF OTHER WATER DISTRICTS LAW.  
20 Except as otherwise provided by this chapter, Chapter 49, Water  
21 Code, does not apply to the district.

22 Sec. 3833.010. LIBERAL CONSTRUCTION OF CHAPTER. This  
23 chapter shall be liberally construed in conformity with the  
24 findings and purposes stated in this chapter.

25 [Sections 3833.011-3833.020 reserved for expansion]

26 SUBCHAPTER A1. TEMPORARY PROVISIONS

27 Sec. 3833.021. INITIAL DIRECTORS. (a) If the governing

1 body of the city consents to the creation of the district under  
2 Section 3833.003, the governing body shall appoint a board of five  
3 initial voting directors.

4 (b) The governing body of the city shall appoint the initial  
5 directors with:

6 (1) two directors' terms expiring on June 1, 2008; and

7 (2) three directors' terms expiring on June 1, 2010.

8 (c) This section expires September 1, 2011.

9 Sec. 3833.022. ORGANIZATIONAL MEETING OF INITIAL  
10 DIRECTORS. As soon as practicable after the appointment of all the  
11 initial directors, the initial directors shall meet at a location  
12 in the district agreeable to a majority of the directors. At the  
13 meeting, the initial directors shall elect officers from among the  
14 initial directors and conduct any other district business.

15 Sec. 3833.023. CHANGE IN DISTRICT TERRITORY BEFORE  
16 CONFIRMATION ELECTION. (a) Except as provided by Subsection (b),  
17 Section 49.315, Water Code, applies to the district.

18 (b) The governing body of the city must approve by  
19 resolution the addition or exclusion of any territory in the  
20 district. The governing body may include conditions in the  
21 resolution, including a condition that certain territory be added  
22 to or excluded from the district.

23 Sec. 3833.024. CONFIRMATION ELECTION. (a) The initial  
24 board shall hold an election to confirm the district's creation.

25 (b) The ballots for a confirmation election must provide for  
26 voting "For District" and "Against District."

27 (c) If a majority of the votes cast in the election favor the

1 creation of the district, then the initial board shall declare that  
2 the district is created and enter the result in its minutes. If  
3 less than a majority of the votes cast in the election are against  
4 the creation of the district, the initial board shall declare that  
5 the district was defeated and enter the result in its minutes. The  
6 board shall file a copy of the order with the governing body of the  
7 city.

8 (d) The order canvassing the results of the confirmation  
9 election must contain a description of the district's boundaries.  
10 The initial board shall file the order in the district's records and  
11 in the deed records of the county or counties in which the district  
12 is located.

13 Sec. 3833.025. EXPIRATION OF SUBCHAPTER. This subchapter  
14 expires September 1, 2012.

15 [Sections 3833.026-3833.050 reserved for expansion]

16 SUBCHAPTER B. BOARD OF DIRECTORS

17 Sec. 3833.051. BOARD OF DIRECTORS; TERMS. The district is  
18 governed by a board of five directors who serve staggered four-year  
19 terms, with two or three directors' terms expiring June 1 of each  
20 even-numbered year.

21 Sec. 3833.052. QUALIFICATIONS. (a) To be qualified to  
22 serve as a director, a person must be at least 18 years of age and be  
23 eligible to vote in the:

24 (1) city, if fewer than 1,000 individuals reside in  
25 the district; or

26 (2) district, if 1,000 or more individuals reside in  
27 the district.

1       (b) A change in the number of individuals who reside in the  
2 district does not affect a director's entitlement to serve out the  
3 remainder of the director's term.

4       Sec. 3833.053. APPOINTMENT OF DIRECTORS. The governing  
5 body of the city shall appoint the district's directors.

6       Sec. 3833.054. NONVOTING DIRECTORS. (a) The following  
7 persons serve as nonvoting directors:

8           (1) the directors of the following departments of the  
9 city or a person designated by that director:

10                   (A) finance; and

11                   (B) public works; and

12           (2) the city manager of the city or a person designated  
13 by the city manager.

14       (b) If a department described by Subsection (a) is  
15 consolidated, renamed, or changed, the board may appoint a director  
16 of the consolidated, renamed, or changed department as a nonvoting  
17 director. If a department described by Subsection (a) is  
18 abolished, the board may appoint a representative of another  
19 department that performs duties comparable to those performed by  
20 the abolished department.

21       Sec. 3833.055. QUORUM. Nonvoting directors are not counted  
22 for purposes of determining whether a quorum is present.

23       Sec. 3833.056. VACANCY. A vacancy on the board is filled  
24 for the remainder of the unexpired term in the same manner as the  
25 original appointment.

26       Sec. 3833.057. GENERAL VOTING REQUIREMENTS. Except as  
27 provided by Section 3833.251, three directors must approve any

1 official district action.

2 Sec. 3833.058. COMPENSATION. A director is not entitled to  
3 compensation for service on the board but is entitled to  
4 reimbursement for necessary and reasonable expenses incurred in  
5 carrying out the duties and responsibilities of a director.

6 Sec. 3833.059. REMOVAL OF DIRECTORS. A board majority may  
7 petition the city's governing body to remove a director for  
8 misconduct or failure to carry out the director's duties. The  
9 governing body, after notice and hearing, may remove the director  
10 for the misconduct or failure.

11 Sec. 3833.060. APPLICABILITY OF OTHER WATER DISTRICTS LAW.  
12 Subchapter C, Chapter 49, Water Code, applies to the district,  
13 except for Sections 49.053, 49.055, and 49.060.

14 Sec. 3833.0601. REPORTING REQUIREMENTS. (a) After each  
15 board meeting, and at least once per month, the board shall provide  
16 a written status report to each state senator and state  
17 representative who represents a portion of the district.

18 (b) The report must include a copy of the board minutes,  
19 provide information on the progress of development in the district,  
20 and include information on district finances, obstacles to  
21 progress, successes, and all other important matters.

22 (c) This section expires January 1, 2007.

23 [Sections 3833.061-3833.100 reserved for expansion]

24 SUBCHAPTER C. PUBLIC IMPROVEMENTS

25 Sec. 3833.101. GENERAL IMPROVEMENTS POWERS; LIMIT.

26 (a) The district has all powers necessary to acquire, construct,  
27 and maintain improvements specified by this subchapter.



1       (b) The district may not exercise a power granted by this  
2 subchapter outside the district's boundaries.

3       Sec. 3833.102. WATER-RELATED IMPROVEMENTS. The district  
4 may acquire, construct, or maintain stormwater, drainage and  
5 detention facilities, sanitary sewer lines and pump stations, and  
6 water lines and pump stations.

7       Sec. 3833.103. ROAD-RELATED IMPROVEMENTS; REIMBURSEMENT TO  
8 PRIVATE PARTY. (a) The district may acquire, construct, or  
9 maintain streets and alleys, including sidewalks, streetscapes,  
10 street signs, traffic signals, and street lights.

11       (b) For construction that occurs after the district's  
12 creation, the district may reimburse a private person for money  
13 spent to construct a road or related improvement that will be  
14 transferred under Subchapter D or to purchase a road or improvement  
15 constructed by the private person.

16       Sec. 3833.104. TRANSIT FACILITIES. The district may  
17 acquire, construct, or maintain transit facilities.

18       Sec. 3833.105. PUBLIC PARKING FACILITIES. The district may  
19 acquire, construct, or maintain public parking facilities.

20       Sec. 3833.106. PUBLIC ART. The district may acquire,  
21 construct, or maintain public art.

22       Sec. 3833.107. PARKS AND OPEN SPACES. The district may  
23 acquire, construct, or maintain parks and open spaces.

24       Sec. 3833.108. PEDESTRIAN LINKAGES. The district may  
25 acquire, construct, or maintain pedestrian linkages.

26       Sec. 3833.109. LIBRARY, POLICE STATION, FIRE STATION; CITY  
27 CONSENT REQUIRED. After obtaining the city's consent by

1 resolution, the district may acquire, construct, and maintain a  
2 library, police station, or a fire station.

3 Sec. 3833.110. GAS AND ELECTRIC TRANSMISSION LINES. The  
4 district may acquire, construct, or maintain gas or electric  
5 transmission lines and related appurtenances.

6 Sec. 3833.111. CITY CONSENT REQUIRED FOR CERTAIN ROADS AND  
7 CITY PROPERTY. Before the district begins a project that involves  
8 the use of the rights-of-way of streets, roads, or highways or the  
9 use of municipal land or any easements granted by the city, the  
10 district must obtain the approval of the city's governing body in  
11 the form of a resolution approving the plans and specifications of  
12 the project, including a substantial alteration to a plan or  
13 specification.

14 Sec. 3833.112. APPLICATION OF INTERLOCAL COOPERATION ACT.  
15 For purposes of Chapter 791, Government Code, the implementation of  
16 an improvement under this subchapter is a governmental function or  
17 service.

18 Sec. 3833.113. ACQUISITION OF CERTAIN ENCUMBERED PROPERTY  
19 PROHIBITED. The district may not acquire an improvement under this  
20 subchapter that has a lien on it or is otherwise encumbered.

21 [Sections 3833.114-3833.150 reserved for expansion]

22 SUBCHAPTER D. TRANSFER OF PUBLIC IMPROVEMENTS

23 Sec. 3833.151. TRANSFER OF CERTAIN IMPROVEMENTS REQUIRED.  
24 (a) Subject to Section 3833.155, the district shall transfer an  
25 improvement as provided by this section when the district acquires  
26 or completes the improvement and the receiving entity approves the  
27 transfer.

1           (b) The district shall transfer a:

2                   (1) water line or system, including a pump station or  
3 other ancillary improvement, that is located in a portion of the  
4 district that is in the certificated service area of the:

5                           (A) San Antonio Water System, to that system; and

6                           (B) Bexar Metropolitan Water District, to that  
7 district;

8                   (2) wastewater line or system, including a pump  
9 station or other ancillary improvement, to the San Antonio Water  
10 System;

11                   (3) library, police station, or fire station to the  
12 city;

13                   (4) stormwater, drainage, or detention line or  
14 detention facility, to the city;

15                           (5) road, alley, or street, to the city;

16                           (6) sidewalk, to the city;

17                           (7) streetscape, to the city;

18                           (8) street light, to the city;

19                           (9) street sign, to the city;

20                           (10) traffic signal, to the city;

21                           (11) pedestrian linkage, to the city; and

22                           (12) gas or electric transmission lines and related  
23 appurtenances to CPS Energy.

24           (c) The district is not required to transfer an improvement  
25 described by Subsections (b)(4)-(11) if the district and city enter  
26 into a written agreement that the transfer is not required. The  
27 district and the city may agree on other terms under this

1 subsection.

2 Sec. 3833.152. CONSTRUCTION STANDARDS. A public  
3 improvement required to be transferred under this subchapter must  
4 be constructed in compliance with the requirements and  
5 specifications established by the appropriate receiving entity at  
6 the time construction of the improvement begins.

7 Sec. 3833.153. OPTIONAL TRANSFER FOR CERTAIN IMPROVEMENTS.

8 (a) The district may retain bus terminals or may transfer the bus  
9 terminals to the VIA Metropolitan Transit Authority or any  
10 successor regional transportation authority or district with the  
11 agreement of the authority.

12 (b) The district may retain public parking areas, parks and  
13 open space improvements and public art, or may transfer these to the  
14 city with the agreement of the city.

15 Sec. 3833.154. PARTIAL TRANSFER IN STAGES. The district  
16 may transfer part of an improvement as provided by this subchapter  
17 if the district constructs the improvement in stages.

18 Sec. 3833.155. TRANSFER WITHOUT DEBT REQUIRED. The  
19 district shall convey all improvements that it is required to  
20 transfer under this subchapter without debt or other encumbrance.

21 Sec. 3833.156. OWNERSHIP AND RESPONSIBILITY AFTER  
22 TRANSFER. (a) After a transfer under this subchapter, the  
23 receiving entity owns the improvement and has sole jurisdiction and  
24 control over the improvement. On acceptance of the transfer, the  
25 receiving entity is responsible for all maintenance of the public  
26 improvement and the district is not responsible for the public  
27 improvement or its maintenance.

1       (b) This section does not affect any authority of the  
2 receiving entity to alter, relocate, close, or discontinue  
3 maintenance of an improvement.

4       Sec. 3833.157. CONTRACT WITH DISTRICT TO MAINTAIN  
5 IMPROVEMENT AFTER TRANSFER. The district may contract with the  
6 receiving entity to provide a higher level of maintenance to an  
7 improvement transferred under this subchapter. The district shall  
8 pay the receiving entity for the higher level of maintenance.

9       Sec. 3833.158. EFFECT OF CONVEYANCE ON DISTRICT DEBT.  
10 Conveyance of a public improvement to the appropriate entity under  
11 this subchapter does not affect:

12           (1) the sole responsibility of the district to pay in  
13 full the principal of and interest and any premium on any  
14 outstanding district bonds or other debt; or

15           (2) the district's responsibility to perform the  
16 obligations provided by the orders or resolutions authorizing the  
17 bonds or other debt.

18       [Sections 3833.159-3833.200 reserved for expansion]

19       SUBCHAPTER E. OTHER GENERAL POWERS AND DUTIES

20       Sec. 3833.201. CONTRACTS. In addition to the powers  
21 granted by Section 49.057, Water Code, the district may contract  
22 with any person for any district purpose, including governmental  
23 entities, under terms and conditions the board considers advisable.

24       Sec. 3833.202. CONTRACT ELECTIONS. Section 49.108, Water  
25 Code, applies to the district.

26       Sec. 3833.203. GRANTS; LOANS. The district may accept a  
27 grant or loan from any person for any district purpose.

1       Sec. 3833.204. PROPERTY. The district may acquire or  
2 dispose of any property right in any manner necessary, convenient,  
3 or useful to exercise a district power.

4       Sec. 3833.205. SURPLUS PROPERTY. (a) The district may  
5 sell, lease, or otherwise dispose of any property right that is not  
6 necessary for or, if the property right is a lease, that is  
7 inconsistent with the efficient operation and maintenance of the  
8 district's improvements.

9       (b) The district may sell, lease, or otherwise dispose of  
10 any surplus property that is not necessary to implement a district  
11 purpose.

12       Sec. 3833.206. RECREATIONAL FACILITIES. In addition to the  
13 district's powers under Section 3833.106 or 3833.107, Subchapter N,  
14 Chapter 49, Water Code, applies to the district.

15       Sec. 3833.207. HEARINGS. The district may conduct hearings  
16 and take testimony and proof, under oath or affirmation, at public  
17 hearings, on any matter necessary to implement a district purpose.

18       Sec. 3833.208. NOTICES, REPORTS, AND BANKRUPTCY.  
19 (a) Except as provided by Subsection (b), Subchapter M, Chapter  
20 49, Water Code, applies to the district.

21       (b) Section 49.454, Water Code, does not apply to the  
22 district.

23       Sec. 3833.209. ANNEXATION OF DEVELOPER'S PROPERTY; TAX  
24 INCREMENT REINVESTMENT ZONE; SERVICES. (a) In this section,  
25 "developer" means a person who owns a tract of land in the district  
26 and who has divided or proposes to divide the tract into two or more  
27 parts to lay out a subdivision of the tract, including an addition

1 to a municipality, or to lay out suburban, building, or other lots,  
2 and to lay out streets, alleys, squares, parks, or other parts of  
3 the tract intended to be dedicated to public use or for the use of  
4 purchasers or owners of lots fronting on or adjacent to the streets,  
5 alleys, squares, parks, or other parts.

6 (b) The developer may petition the city to annex the  
7 developer's property in the district and for the formation of a tax  
8 increment reinvestment zone in the annexed property under Chapter  
9 311, Tax Code.

10 (c) The developer and the city may negotiate the terms and  
11 levels of services to be provided in the annexed area based on the  
12 developer's projected development plan. The plan may provide that  
13 one or more city services is not required unless and until the  
14 property actually develops sufficiently to justify the service.

15 (d) In negotiating an agreement for services under this  
16 section, the parties may agree to:

17 (1) any term allowed under Section 42.044 or 43.0751,  
18 Local Government Code, regardless of whether the city or the area  
19 proposed for annexation would have otherwise been able to agree to  
20 the term under those sections; and

21 (2) any other provision to which both parties agree to  
22 satisfactorily resolve any dispute between the parties.

23 (e) The terms and conditions of the negotiated service plan  
24 bind the city for the period provided by Section 43.056(1), Local  
25 Government Code, and the developer, the developer's heirs,  
26 successors, and assigns, and any person taking title to all or a  
27 portion of the property annexed under the annexation petition for

1 that period.

2 (f) The developer and the city may amend the negotiated  
3 service plan. An amendment binds only the property owned or  
4 controlled by the developer at the time of the approval of the  
5 amendment by the developer and the city.

6 (g) The developer and the city shall forward the negotiated  
7 service plan and any later amendments to the board.

8 Sec. 3833.210. PROHIBITION ON UTILITY SERVICES. The  
9 district may not provide electric, gas, water, sewer, drainage, or  
10 flood control services to residential, retail, or commercial  
11 customers in or outside the district.

12 Sec. 3833.211. USE AND ALTERATION OF PUBLIC WAYS. (a) The  
13 district may not change, alter, or damage the property, including  
14 facilities, of the state or any other governmental entity or of  
15 owners providing public services, or disrupt those services being  
16 provided by others, or otherwise inconvenience the owners of that  
17 property or those facilities without having first obtained the  
18 written consent of those owners.

19 (b) If the owners of the property, including facilities,  
20 desire to handle the change, alteration, or damage of the property,  
21 including facilities, with their own personnel or to have the work  
22 done by contractors of their own choosing, the district may agree  
23 with the owners to provide for the necessary changes, alterations,  
24 or damage of the property, including facilities, by the owners or  
25 contractors and the reimbursement by the district to those owners  
26 of the costs incurred by the owners in making those changes,  
27 alterations, or damages or having them accomplished by contractors.



1       Sec. 3833.212. NO EMINENT DOMAIN POWER. The district may  
2 not exercise the power of eminent domain.

3       [Sections 3833.213-3833.250 reserved for expansion]

4               SUBCHAPTER F. GENERAL FINANCIAL PROVISIONS

5       Sec. 3833.251. BOARD VOTE REQUIRED TO IMPOSE TAXES OR ISSUE  
6 BONDS. The district may not impose a tax or issue bonds unless four  
7 directors vote in favor of the tax or the issuance of bonds.

8       Sec. 3833.252. BORROWING MONEY. The district may borrow  
9 money on terms and conditions the board determines.

10       Sec. 3833.253. APPLICABILITY OF WATER DISTRICTS LAW ON  
11 GENERAL FISCAL PROVISIONS. (a) Except as provided by Subsection  
12 (b), Subchapter E, Chapter 49, Water Code, applies to the district.

13       (b) Section 49.153, Water Code, does not apply to the  
14 district.

15       Sec. 3833.254. INSURANCE. The district may obtain  
16 insurance and pay premiums to insurers for insurance of any type in  
17 amounts considered necessary or advisable by the board.

18       Sec. 3833.255. DISADVANTAGED BUSINESSES. Section 375.222,  
19 Local Government Code, applies to the district.

20       Sec. 3833.256. AUDIT. (a) The board shall have the  
21 district's fiscal accounts and records audited annually. The audit  
22 must be completed not later than the 120th day after the date on  
23 which the district's fiscal year ends.

24       (b) The person who performs the audit must hold a license  
25 issued under Chapter 901, Occupations Code.

26       (c) The audit must be performed according to generally  
27 accepted auditing standards.

1       Sec. 3833.257. STATE AUDITOR. The state auditor may audit  
2 the financial transactions of the district if the state auditor  
3 determines the audit is necessary.

4       Sec. 3833.258. FINANCIAL REPORTS. (a) The district shall  
5 keep a full and itemized account of district money. These accounts  
6 must be available for audit.

7       (b) Financial statements must be prepared in accordance  
8 with generally accepted accounting principles.

9       Sec. 3833.259. APPLICABILITY OF WATER DISTRICTS LAW ON  
10 CONSTRUCTION, EQUIPMENT, MATERIALS, AND MACHINERY CONTRACTS.

11 (a) Except as provided by Subsection (b), Subchapter I, Chapter  
12 49, Water Code, applies to the district.

13       (b) Section 49.279, Water Code, does not apply to the  
14 district.

15       Sec. 3833.260. PREVAILING WAGE RATES; CITY. The district  
16 shall use the prevailing wage rate in the city for purposes of  
17 complying with Section 2258.022, Government Code.

18       Sec. 3833.261. HIGH TECHNOLOGY PROCUREMENT. In making a  
19 high technology procurement, the district must comply with Sections  
20 252.021(a) and 252.042, Local Government Code, in the same manner  
21 as a municipality governed by those sections.

22       Sec. 3833.262. ASSESSMENTS OR IMPACT FEES NOT AUTHORIZED.  
23 The district may not impose an assessment or impact fee.

24       [Sections 3833.263-3833.300 reserved for expansion]

25                               SUBCHAPTER G. TAXES

26       Sec. 3833.301. AD VALOREM TAXES FOR MAINTENANCE AND  
27 OPERATION OR TO PAY BONDS. Section 49.107, Water Code, and

1 Subchapter G, Chapter 54, Water Code, apply to the district.

2 Sec. 3833.302. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

3 (a) All or any part of the area of the district is eligible to be  
4 included in a tax increment reinvestment zone created by the city  
5 under Chapter 311, Tax Code.

6 (b) If the city includes all or part of the district in a tax  
7 increment reinvestment zone, the city may, for the area in the  
8 district, delegate to the district:

9 (1) all powers provided to the city under Chapter 311,  
10 Tax Code; or

11 (2) the power to enter into an interlocal agreement  
12 with an overlapping taxing unit for payment of all or a portion of  
13 the tax increment of the unit to the district.

14 Sec. 3833.303. NO SALES AND USE TAX. The district may not  
15 impose a sales or use tax.

16 Sec. 3833.304. NO TAX PHASE-INS AND ABATEMENTS. The  
17 district may not grant a tax abatement or phase-in under Chapter 311  
18 or 312, Tax Code, or any other law.

19 [Sections 3833.305-3833.350 reserved for expansion]

20 SUBCHAPTER H. BONDS

21 Sec. 3833.351. BONDS AND OTHER OBLIGATIONS. (a) The  
22 district may issue bonds payable wholly or partly from ad valorem  
23 taxes, revenue, grants, or other money of the district, or any  
24 combination of those sources of money, to pay for any authorized  
25 purpose of the district.

26 (b) The district may issue a bond or other obligation in the  
27 form of a bond, note, certificate of participation, or other

1 instrument evidencing a proportionate interest in payments to be  
2 made by the district, or other type of obligation.

3 Sec. 3833.352. CITY CONSENT FOR PUBLIC IMPROVEMENTS BONDS.  
4 Before issuing any bonds in connection with an improvement under  
5 Subchapter C or Section 3833.206, the district must obtain the  
6 approval of the city's governing body by a resolution approving:

7 (1) the issuance of the bonds; and

8 (2) the plans and specifications of the improvement,  
9 including any substantial alteration to a plan or specification.

10 Sec. 3833.353. CITY NOT REQUIRED TO PAY DISTRICT  
11 OBLIGATIONS. Except as provided by Section 3833.452, the city is  
12 not required to pay a bond, note, or other obligation of the  
13 district.

14 Sec. 3833.354. APPLICABILITY OF MUNICIPAL UTILITY  
15 DISTRICTS BONDS LAW. Sections 54.510, 54.512, 54.518, 54.520, and  
16 54.521, Water Code, apply to the district.

17 Sec. 3833.355. BOND SALES. Section 49.183, Water Code,  
18 applies to the district.

19 Sec. 3833.356. BOND ELECTIONS; GENERAL. Section 49.106,  
20 Water Code, applies to the district.

21 Sec. 3833.357. BOND ELECTION REQUIRED. The district may  
22 not issue bonds payable in whole or in part from taxes unless the  
23 issuance is approved by a majority of the registered voters in the  
24 district voting at an election held for that purpose.

25 Sec. 3833.358. BOND ELECTION NOT REQUIRED. The district  
26 may issue bonds payable only from sources other than taxes without  
27 an election.

1       Sec. 3833.359. PLEDGES. (a) The district may pledge to  
2 the payment of the principal or interest or any other amounts due  
3 under district bonds all or any part of:

4           (1) district taxes;

5           (2) revenue from a public improvement financed under  
6 this chapter, except as provided by Subsection (c); or

7           (3) money from grants, donations, or other income or  
8 funds received or to be received from any public or private entity.

9       (b) The district shall set and collect the pledged funds in  
10 amounts that are at least sufficient, with any other pledged  
11 resources, to provide for all payments of principal, interest, and  
12 any other amounts due or required in connection with the bonds and,  
13 to the extent required by the order or resolution authorizing the  
14 issuance of the bonds, to provide for the payment of expenses in  
15 connection with the bonds and to pay operation, maintenance, and  
16 other expenses in connection with the public improvements  
17 undertaken by the district.

18       (c) The district may not encumber, or pledge revenue under  
19 this section from, a public improvement that the district may be  
20 required to transfer under Section 3833.151.

21       [Sections 3833.360-3833.400 reserved for expansion]

22       SUBCHAPTER I. ADDITIONAL ELECTION PROVISIONS

23       Sec. 3833.401. TIME OF ELECTION. An election held under  
24 this chapter may be held at the same time and in conjunction with  
25 any other election.

26       Sec. 3833.402. ELECTION CALLED BY BOARD. The board may call  
27 an election for the purpose of voting on any measure.

1           [Sections 3833.403-3833.450 reserved for expansion]

2                           SUBCHAPTER J. DISSOLUTION

3           Sec. 3833.451. DISSOLUTION BY CITY VOTE. The governing  
4 body of the city, by a vote of not less than two-thirds of its  
5 membership, may by resolution dissolve the district.

6           Sec. 3833.452. ASSETS AND LIABILITIES TO CITY. After a  
7 dissolution under this subchapter, the city assumes all debts and  
8 assets of the district.

9           SECTION 2. Unless modified to meet a condition to the  
10 consent required by Section 3833.003 or 3833.023, Special District  
11 Local Laws Code, as added by this Act, the Espada Development  
12 District includes all the territory contained in the following  
13 described area:

14           Tract 1:

15           A 740.59 acre, or 32,260,018 square foot more or less, tract  
16 of land being a portion of that remaining portion of a 1115.024 acre  
17 tract as recorded and conveyed to Donald R. Vestal in Warranty Deed  
18 recorded in Volume 5716, Page 396-412 of the Official Public  
19 Records of Real Property of Bexar County, Texas, a portion of that  
20 672.567 acre tract as recorded and conveyed to Bexar Metropolitan  
21 Water in Warranty Deed recorded in Volume 7057, Page 1327-1336 of  
22 the Official Public Records of Real Property of Bexar County,  
23 Texas, being out of the Juan M. Uriegas Survey No. 32, Abstract 769,  
24 County Block 4283 of Bexar County, Texas, situated in New City Block  
25 (N.C.B.) 15647 of the City of San Antonio, Bexar County, Texas. Said  
26 740.59 acre tract being more fully described as follows:

27           BEGINNING: At a found 1/2" iron rod on the east right-of-way

1 line of South Flores Street (F.M. 1937), a 40-foot right-of-way,  
2 the southeast corner of said 672.567 acre tract, the west line of  
3 said remaining portion of said 1115.024 acre tract;

4       THENCE: Along and with the east line of said South Flores  
5 Street (F.M. 1937), the west line of said remaining portion of said  
6 1115.024 acre tract, the following calls and distances:

7       N 14°09'09"W, a distance of 117.47 feet to a found 1/2" iron  
8 rod;

9       N 14°52'33"W, a distance of 21.07 feet to a Texas Department  
10 of Transportation Monument;

11       N 15°30'04"W, a distance of 1409.70 feet to a Texas Department  
12 of Transportation Monument;

13       N 15°57'21"W, a distance of 2007.89 feet to a Texas Department  
14 of Transportation Monument on the east right-of-way line of U.S.  
15 Highway 281, a variable width right-of-way;

16       THENCE: N 13°16'45"W, along and with the east right-of-way  
17 line of said U.S. Highway 281, a distance of 485.43 feet to a Texas  
18 Department of Transportation Monument;

19       THENCE: N 16°07'55"W, continuing along and with the east  
20 right-of-way line of said U.S. Highway 281, a distance of 905.55  
21 feet to a found 1/2" iron rod;

22       THENCE: N 72°56'55"E, departing the east right-of-way line of  
23 said U.S. Highway 281, the west line of the remaining portion of  
24 said 1115.024 acre tract, a distance of 888.02 feet to a point on  
25 the south line of said 35.80 acre tract, the north line of the  
26 remaining portion of said 1115.024 acre tract;

27       THENCE: S 89°57'22"E, along and with the north line of the

1 remaining portion of said 1115.024 acre tract, a distance of  
2 4361.85 feet to a point on the south line of a 2.090 acre tract  
3 recorded in Volume 6749, Page 121-125 of the Deed Records of Bexar  
4 County, Texas;

5       THENCE: S 00°00'00"W, departing the south line of said 2.090  
6 acre tract, the north line of the remaining portion of said 1115.024  
7 acre tract, a distance of 317.01 feet to a point;

8       THENCE: S 08°10'26"E, a distance of 1574.05 feet to a point;

9       THENCE: N 81°10'44"E, a distance of 586.75 feet to a point;

10       THENCE: N 78°26'10"E, a distance of 816.04 feet to a point on  
11 the west line of said 672.567 acre tract;

12       THENCE: Along and with the west line of said 672.567 acre  
13 tract, the following calls and distances:

14       S 13°56'24"E, a distance of 116.96 feet to a found 1/2" iron  
15 rod;

16       S 33°07'16"E, a distance of 530.97 feet to a Texas Department  
17 of Transportation Monument with a brass plate;

18       S 55°27'49"E, a distance of 144.31 feet to a Texas Department  
19 of Transportation Monument with a brass plate;

20       S 60°34'06"E, a distance of 339.63 feet to a Texas Department  
21 of Transportation Monument with a brass plate;

22       S 40°22'42"W, a distance of 217.12 feet to a found 1/2" iron  
23 rod on the north line of said 672.567 acre tract;

24       THENCE: Along and with the north line of said 672.567 acre  
25 tract, the following calls and distances:

26       N 75°06'48"W, a distance of 299.40 feet to a found 1/2" iron  
27 rod;



1 N 63°23'14"W, a distance of 259.33 feet to a found 1/2" iron  
2 rod;

3 N 37°10'46"W, a distance of 334.69 feet to a point;

4 THENCE: Departing the north line of said 672.567 acre tract,  
5 the following calls and distances:

6 S 06°38'09"W, a distance of 275.92 feet to a point;

7 N 66°24'27"W, a distance of 140.04 feet to a point;

8 N 63°12'53"W, a distance of 118.33 feet to a point;

9 S 79°06'43"W, a distance of 113.52 feet to a point;

10 S 49°34'25"W, a distance of 80.15 feet to a point;

11 N 87°18'21"W, a distance of 110.18 feet to a point;

12 S 88°22'14"W, a distance of 170.33 feet to a point;

13 S 58°19'38"W, a distance of 165.81 feet to a point;

14 S 37°26'15"W, a distance of 188.04 feet to a point;

15 S 16°24'37"W, a distance of 140.40 feet to a point;

16 S 41°27'25"W, a distance of 263.61 feet to a point;

17 S 37°35'31"W, a distance of 243.33 feet to a point;

18 S 36°10'37"W, a distance of 108.98 feet to a point;

19 S 67°06'23"W, a distance of 117.23 feet to a point;

20 S 80°09'09"W, a distance of 334.62 feet to a point;

21 S 73°27'54"W, a distance of 230.48 feet to a point;

22 N 54°19'25"W, a distance of 163.98 feet to a point;

23 N 17°35'33"W, a distance of 430.18 feet to a point;

24 N 54°27'44"W, a distance of 172.07 feet to a point;

25 N 21°48'05"W, a distance of 188.51 feet to a point;

26 N 37°15'59"W, a distance of 289.05 feet to a point;

27 N 14°49'35"W, a distance of 351.76 feet to a point;

1 N 34°46'40"W, a distance of 219.18 feet to a point;  
2 N 50°42'38"W, a distance of 142.15 feet to a point;  
3 N 37°18'14"W, a distance of 132.02 feet to a point;  
4 N 20°07'11"W, a distance of 537.89 feet to a point;  
5 N 22°31'14"W, a distance of 221.95 feet to a point;  
6 N 12°01'50"W, a distance of 311.89 feet to a point;  
7 N 02°56'08"W, a distance of 195.28 feet to a point;  
8 N 19°46'52"W, a distance of 111.22 feet to a found 1/2" iron  
9 rod on the north line of said 672.567 acre tract;  
10 N 89°53'20"W, a distance of 259.68 feet to a point;  
11 THENCE: Departing the north line of said 672.567 acre tract,  
12 the following calls and distances:  
13 S 09°56'21"E, a distance of 530.36 feet to a point;  
14 S 17°50'25"E, a distance of 228.49 feet to a point;  
15 S 21°17'50"E, a distance of 316.62 feet to a point;  
16 S 16°00'40"E, a distance of 598.20 feet to a point;  
17 S 45°39'31"E, a distance of 307.61 feet to a point;  
18 S 34°06'52"E, a distance of 187.22 feet to a point;  
19 S 19°17'24"E, a distance of 402.60 feet to a point;  
20 S 61°28'37"E, a distance of 104.71 feet to a point;  
21 S 28°08'30"E, a distance of 243.82 feet to a point;  
22 S 01°14'01"E, a distance of 232.25 feet to a point;  
23 S 75°55'09"W, a distance of 22.99 feet to a point;  
24 S 44°37'47"W, a distance of 83.38 feet to a point;  
25 S 18°40'42"W, a distance of 205.95 feet to a point;  
26 S 08°00'07"W, a distance of 133.57 feet to a point;  
27 S 04°21'40"E, a distance of 153.65 feet to a point;

- 1 S 22°18'37"E, a distance of 115.10 feet to a point;
- 2 S 37°18'31"E, a distance of 112.15 feet to a point;
- 3 S 50°24'55"E, a distance of 186.70 feet to a point;
- 4 S 63°38'21"E, a distance of 108.62 feet to a point;
- 5 S 80°06'26"E, a distance of 191.33 feet to a point;
- 6 S 89°00'59"E, a distance of 115.96 feet to a point;
- 7 N 86°28'43"E, a distance of 179.35 feet to a point;
- 8 N 88°19'30"E, a distance of 78.78 feet to a point;
- 9 N 82°38'44"E, a distance of 129.80 feet to a point;
- 10 N 84°00'13"E, a distance of 197.49 feet to a point;
- 11 N 75°54'18"E, a distance of 208.41 feet to a point;
- 12 N 78°38'32"E, a distance of 193.76 feet to a point;
- 13 N 71°13'44"E, a distance of 231.05 feet to a point;
- 14 N 62°44'11"E, a distance of 123.08 feet to a point;
- 15 N 50°15'54"E, a distance of 149.00 feet to a point;
- 16 N 63°06'59"E, a distance of 166.38 feet to a point;
- 17 N 71°41'34"E, a distance of 64.52 feet to a point;
- 18 N 89°42'47"E, a distance of 27.62 feet to a point;
- 19 N 75°23'41"E, a distance of 76.58 feet to a point;
- 20 N 59°52'07"E, a distance of 124.83 feet to a point;
- 21 N 48°19'11"E, a distance of 54.41 feet to a point;
- 22 N 81°03'14"E, a distance of 175.20 feet to a point;
- 23 N 75°58'25"E, a distance of 154.24 feet to a point;
- 24 N 63°27'07"E, a distance of 132.46 feet to a point;
- 25 N 45°01'16"E, a distance of 111.58 feet to a point;
- 26 N 37°25'33"E, a distance of 49.74 feet to a point;
- 27 N 67°00'04"E, a distance of 76.76 feet to a point;

- 1 S 85°04'33"E, a distance of 99.44 feet to a point;
- 2 S 67°31'46"E, a distance of 122.13 feet to a point;
- 3 S 41°52'34"E, a distance of 62.30 feet to a point;
- 4 S 22°52'47"E, a distance of 87.06 feet to a point;
- 5 S 13°27'16"E, a distance of 120.82 feet to a point;
- 6 S 00°00'00"W, a distance of 112.66 feet to a point;
- 7 S 21°43'58"W, a distance of 123.92 feet to a point;
- 8 S 25°52'55"W, a distance of 161.82 feet to a point;
- 9 S 03°39'18"E, a distance of 104.10 feet to a point;
- 10 S 10°18'09"E, a distance of 292.00 feet to a point;
- 11 S 49°51'53"E, a distance of 66.40 feet to a point;
- 12 S 80°22'10"E, a distance of 85.28 feet to a point;
- 13 N 64°43'28"E, a distance of 159.65 feet to a point;
- 14 N 83°25'22"E, a distance of 83.04 feet to a point;
- 15 N 67°42'41"E, a distance of 124.59 feet to a point;
- 16 S 82°18'12"E, a distance of 155.12 feet to a point;
- 17 S 70°04'06"E, a distance of 90.99 feet to a point;
- 18 S 52°01'18"E, a distance of 216.61 feet to a point;
- 19 S 66°37'04"E, a distance of 201.52 feet to a point;
- 20 S 76°19'46"E, a distance of 197.81 feet to a point;
- 21 S 70°55'51"E, a distance of 84.60 feet to a point;
- 22 S 46°29'24"E, a distance of 60.73 feet to a point;
- 23 S 20°17'22"E, a distance of 168.97 feet to a point;
- 24 S 29°45'47"E, a distance of 72.65 feet to a point;
- 25 S 01°20'00"W, a distance of 96.88 feet to a point;
- 26 S 27°29'30"E, a distance of 63.48 feet to a point;
- 27 S 58°15'34"E, a distance of 111.32 feet to a point;

1 S 87°30'44"E, a distance of 103.79 feet to a point;  
2 N 53°09'02"E, a distance of 90.14 feet to a point;  
3 N 84°48'34"E, a distance of 124.49 feet to a point;  
4 N 59°11'16"E, a distance of 129.89 feet to a point;  
5 N 24°32'06"E, a distance of 115.64 feet to a point;  
6 N 77°40'11"E, a distance of 92.58 feet to a point;  
7 S 84°17'37"E, a distance of 85.21 feet to a point;  
8 S 62°08'27"E, a distance of 173.69 feet to a point;  
9 N 82°41'59"E, a distance of 71.00 feet to a point;  
10 S 76°18'10"E, a distance of 76.21 feet to a point;  
11 S 49°55'12"E, a distance of 89.68 feet to a point;  
12 S 03°41'39"E, a distance of 112.11 feet to a point;  
13 S 34°42'58"E, a distance of 307.98 feet to a point;  
14 S 48°33'12"E, a distance of 324.35 feet to a point;  
15 S 09°52'23"E, a distance of 131.90 feet to a point;  
16 S 03°49'01"W, a distance of 169.87 feet to a point;  
17 S 51°25'25"W, a distance of 425.43 feet to a point on the south  
18 line of said 672.567 acre tract;  
19 THENCE: N 73°30'59"W, along and with the south line of said  
20 672.567 acre tract, a distance of 2068.97 feet to a point;  
21 THENCE: S 84°13'34"W, departing the south line of said 672.567  
22 acre tract, a distance of 3741.80 feet to a point, a southeast  
23 corner of said 672.567 acre tract;  
24 THENCE: N 72°46'06"W, along and with the south line of said  
25 672.567 acre tract, a distance of 3116.51 feet to the POINT OF  
26 BEGINNING, and containing 740.59 acres in the City of San Antonio,  
27 Bexar County, Texas. Said tract being described in accordance with

1 a survey made on the ground and a survey map prepared by Pape-Dawson  
2 Engineers, Inc.

3 Tract 2:

4 A 107.94 acre, or 4,702,064 square foot more or less, tract of  
5 land being, all of that 12.226 and 22.227 acre tract as recorded and  
6 conveyed to Incarnate Word College in Warranty Deed recorded in  
7 Volume 6344, Page 595-598 of the Official Public Records of Real  
8 Property of Bexar County, Texas, all of that 2.00 acre tract as  
9 recorded and conveyed to Gary J. Roberts Jr. and Heather N. Roberts  
10 in Warranty Deed recorded in Volume 7936, Page 2083-2086 of the  
11 Official Public Records of Real Property of Bexar County, Texas,  
12 all of that 2.089 acre tract as recorded and conveyed to Gilbert R.  
13 Jimenez and Robert D. Garza in Warranty Deed recorded in Volume  
14 5073, Page 989-990 of the Official Public Records of Real Property  
15 of Bexar County, Texas, all of that 2.089 acre tract as recorded and  
16 conveyed to Fred and Lydia Jimenez in Warranty Deed recorded in  
17 Volume 6749, Page 105-109 of the Official Public Records of Real  
18 Property of Bexar County, Texas, a portion of that 10.00 acre tract  
19 as recorded and conveyed to Richard G. Pulido Trust in Warranty Deed  
20 recorded in Volume 9424, Page 159-161 of the Official Public  
21 Records of Real Property of Bexar County, Texas, a portion of that  
22 remaining 20.00 acre tract as recorded and conveyed to Joe A. De  
23 Gasperi in Warranty Deed recorded in Volume 9031, Page 2306-2307 of  
24 the Official Public Records of Real Property of Bexar County,  
25 Texas, all of that 6.00 acre tract as recorded and conveyed to  
26 Herman Roberts and Rosie Roberts in Warranty Deed recorded in  
27 Volume 7139, Page 806-809 of the Official Public Records of Real

1 Property of Bexar County, Texas, all of that 2.089 acre tract as  
2 recorded and conveyed to Herman Roberts and Rosie Roberts in  
3 Warranty Deed recorded in Volume 6749, Page 99-104 of the Official  
4 Public Records of Real Property of Bexar County, Texas, all of that  
5 9.967 acre tract as recorded and conveyed to Herman Roberts and  
6 Rosie Roberts in Warranty Deed recorded in Volume 6785, Page 29-32  
7 of the Official Public Records of Real Property of Bexar County,  
8 Texas, all of that 10.00 acre tract as recorded and conveyed to  
9 Hiram Polendo in Warranty Deed recorded in Volume 5624, Page  
10 1030-1034 of the Official Public Records of Real Property of Bexar  
11 County, Texas, and being out of the Juan M. Uriegas Survey No. 32,  
12 Abstract 769, County Block 4283 of Bexar County, Texas, situated in  
13 New City Block (N.C.B.) 11039 and 15647 of the City of San Antonio,  
14 Bexar County, Texas. Said 107.94 acre tract being more fully  
15 described as follows:

16           COMMENCING: At a found 1/2" iron rod on the east right-of-way  
17 line of U.S. Highway 281, a variable width right-of-way, the  
18 northwest corner of the remaining portion of a 1115.024 acre tract  
19 recorded in Volume 5716, Page 396-412 of the Official Public  
20 Records of Real Property of Bexar County, Texas, the southwest  
21 corner of the remaining portion of a 35.80 acre tract recorded in  
22 Volume 5079, Page 222-225 of the Official Public Records of Real  
23 Property of Bexar County, Texas;

24           THENCE: S 89°57'22"E, departing the east right-of-way line of  
25 said U.S. Highway 281, along and with the south line of the  
26 remaining portion of said 35.80 acre tract, the north line of the  
27 remaining portion of said 1115.024 acre tract, a distance of

1 2844.44 feet to the POINT OF BEGINNING, southeast corner of the  
2 remaining portion of a 42.153 acre tract recorded in Volume 4145,  
3 Page 1731-1732 of the Official Public Records of Real Property of  
4 Bexar County, Texas; the southwest corner of said 22.227 acre  
5 tract;

6       THENCE: N 00°48'52"W, along and with the east line of the  
7 remaining portion of said 42.153 acre tract, the west line of said  
8 22.227 acre tract, at a distance of 1396.26 feet passing the  
9 southeast corner of a 30.00 acre tract recorded in Volume 9859, Page  
10 1413-1416 of the Official Public Records of Real Property of Bexar  
11 County, Texas, continuing along with the west line of said 22.227  
12 acre tract, the east line of said 30.00 acre tract, at a distance of  
13 3355.41 feet passing a northeast corner of said 30.00 acre tract,  
14 the southwest corner of a 1.00 acre tract recorded in Volume 5957,  
15 Page 1565-1567 of the Official Public Records of Real Property of  
16 Bexar County, Texas, continuing along and with the east line of said  
17 1.00 acre tract, the west line of said 22.227 acre tract, for a  
18 total distance of 3563.85 feet to a point on the south right-of-way  
19 line of Chavaneaux Road, a 50-foot right-of-way, the northeast  
20 corner of said 1.00 acre tract, the northwest corner of said 22.227  
21 acre tract;

22       THENCE: S 89°49'44"E, along and with the south right-of-way  
23 line of said Chavaneaux Road, a distance of 827.52 feet to a point,  
24 the northeast corner of the remaining portion of a 20.25 acre tract  
25 recorded in Volume 7139, Page 806-809 of the Official Public  
26 Records of Real Property of Bexar County, Texas, the northwest  
27 corner of a 2.00 acre tract recorded in Volume 8298, Page 1014-1016



1 of the Official Public Records of Real Property of Bexar County,  
2 Texas;

3       THENCE: S 00°29'54"W, departing the south right-of-way line  
4 of said Chavaneaux Road, along and with the east line of the  
5 remaining portion of said 20.25 acre tract, a distance of 1101.22  
6 feet to a point, the southwest corner of a 1.00 acre tract recorded  
7 in Volume 9108, Page 1703-1705 of the Official Public Records of  
8 Real Property of Bexar County, Texas;

9       THENCE: S 89°49'44"E, departing the east line of the  
10 remaining portion of said 20.25 acre tract, a distance of 775.92  
11 feet to a point on the west line of a 14.94 acre tract recorded in  
12 Volume 4616, Page 398-399 of the Official Public Records of Real  
13 Property of Bexar County, Texas, the east line of the remaining  
14 portion of said 20.00 acre tract;

15       THENCE: S 00°29'54"W, along and with the east line of the  
16 remaining portion of said 20.00 acre tract, a distance of 2157.76  
17 feet to a point, the northwest corner of a 2.303 acre tract recorded  
18 in Volume 7192, Page 267-268 of the Official Public Records of Real  
19 Property of Bexar County, Texas, a corner of the remaining portion  
20 of said 20.00 acre tract;

21       THENCE: S 11°44'36"W, along and with the east line of the  
22 remaining portion of said 20.00 acre tract, the west line of said  
23 2.303 acre tract, a distance of 307.41 feet to a point, the  
24 southwest corner of said 2.303 acre tract, the southeast corner of  
25 said 20.00 acre tract, on the north line of the remaining portion of  
26 said 1115.024 acre tract;

27       THENCE: N 89°57'22"W, along and with the north line of the

1 remaining portion of said 1115.024 acre tract, a distance of  
2 1461.86 feet to the POINT OF BEGINNING, and containing 107.94 acres  
3 in the City of San Antonio, Bexar County, Texas. Said tract being  
4 described in accordance with a survey made on the ground and a  
5 survey map prepared by Pape-Dawson Engineers, Inc.

6 SECTION 3. The legislature finds that:

7 (1) proper and legal notice of the intention to  
8 introduce this Act, setting forth the general substance of this  
9 Act, has been published as provided by law, and the notice and a  
10 copy of this Act have been furnished to all persons, agencies,  
11 officials, or entities to which they are required to be furnished by  
12 the constitution and laws of this state, including the governor,  
13 who has submitted the notice and Act to the Texas Commission on  
14 Environmental Quality;

15 (2) the Texas Commission on Environmental Quality has  
16 filed its recommendations relating to this Act with the governor,  
17 lieutenant governor, and speaker of the house of representatives  
18 within the required time; and

19 (3) all requirements of the constitution and laws of  
20 this state and the rules and procedures of the legislature with  
21 respect to the notice, introduction, and passage of this Act have  
22 been fulfilled and accomplished.

23 SECTION 4. This Act takes effect immediately if it receives  
24 a vote of two-thirds of all the members elected to each house, as  
25 provided by Section 39, Article III, Texas Constitution. If this  
26 Act does not receive the vote necessary for immediate effect, this  
27 Act takes effect September 1, 2005.

\_\_\_\_\_  
President of the Senate

\_\_\_\_\_  
Speaker of the House

I hereby certify that S.B. No. 1892 passed the Senate on May 12, 2005, by the following vote: Yeas 31, Nays 0; and that the Senate concurred in House amendment on May 28, 2005, by the following vote: Yeas 31, Nays 0.

\_\_\_\_\_  
Secretary of the Senate

I hereby certify that S.B. No. 1892 passed the House, with amendment, on May 25, 2005, by the following vote: Yeas 144, Nays 0, two present not voting.

\_\_\_\_\_  
Chief Clerk of the House

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Governor