

By: Madla S.B. No. 1892
(In the Senate - Filed May 2, 2005; May 2, 2005, read first
time and referred to Committee on Intergovernmental Relations;
May 4, 2005, reported favorably by the following vote: Yeas 5,
Nays 0; May 4, 2005, sent to printer.)

A BILL TO BE ENTITLED
AN ACT

relating to the creation of the Espada Development District;
providing authority to provide water and wastewater services and to
impose assessments and taxes and to 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) "City" means the City of San Antonio.

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

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

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

(3) this chapter expires September 1, 2008.

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

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

(A) the district shall pay any debts incurred;

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

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

(2) this chapter expires September 1, 2012.

Sec. 3833.005. PURPOSE; DECLARATION OF INTENT. (a) The
creation of the district is essential to accomplish the purposes of
Sections 52 and 52-a, Article III, and Section 59, Article XVI,
Texas Constitution, and other public purposes stated in this
chapter.

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

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

Sec. 3833.006. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

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

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

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

- (2) eliminate unemployment and underemployment; and
- (3) develop or expand transportation and commerce.

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

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

Sec. 3833.007. DISTRICT TERRITORY. (a) The district is composed of the territory described by Section 2 of the Act enacting this chapter, as that territory may have been modified under:

- (1) Subchapter J, Chapter 49, Water Code; or
- (2) other law.

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

- (1) organization, existence, or validity;
- (2) right to impose taxes;
- (3) right to issue or pay bonds; or
- (4) legality or operation.

Sec. 3833.008. COMPLIANCE WITH MUNICIPAL CONSENT RESOLUTIONS. The district shall comply with all applicable requirements of any resolution adopted by the governing body of the city that consents to the creation of the district or to the inclusion of territory in the district.

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

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

[Sections 3833.011-3833.020 reserved for expansion]
SUBCHAPTER A1. TEMPORARY PROVISIONS

Sec. 3833.021. INITIAL DIRECTORS. (a) If the governing body of the city consents to the creation of the district under Section 3833.003, the governing body shall appoint a board of five initial voting directors.

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

- (1) two directors' terms expiring on June 1, 2008; and
- (2) three directors' terms expiring on June 1, 2010.

(c) This section expires September 1, 2011.

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

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

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

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

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

(c) If a majority of the votes cast in the election favor the creation of the district, the initial board shall declare that the district is created and enter the result in its minutes. If less than a majority of the votes cast in the election are against the creation of the district, the initial board shall declare that the district was defeated and enter the result in its minutes. The board shall file a copy of the order with the governing body of the city.

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

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

[Sections 3833.026-3833.050 reserved for expansion]

SUBCHAPTER B. BOARD OF DIRECTORS

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

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

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

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

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

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

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

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

(A) finance; and

(B) public works; and

(2) the city manager of the city.

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

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

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

Sec. 3833.057. GENERAL VOTING REQUIREMENTS. Except as provided by Section 3833.251, three directors must approve any official district action.

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

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

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

[Sections 3833.061-3833.100 reserved for expansion]

SUBCHAPTER C. PUBLIC IMPROVEMENTS

Sec. 3833.101. GENERAL IMPROVEMENTS POWERS. The district has all powers necessary to acquire, construct, and maintain improvements specified by this subchapter.

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

Sec. 3833.103. ROAD-RELATED IMPROVEMENTS; REIMBURSEMENT TO

PRIVATE PARTY. (a) The district may acquire, construct, or maintain streets, including sidewalks, streetscapes, street signs, traffic signals, and street lights.

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

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

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

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

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

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

Sec. 3833.109. LIBRARY, POLICE STATION, FIRE STATION; CITY CONSENT REQUIRED. After obtaining the city's consent by resolution, the district may acquire, construct, and maintain a library, police station, or fire station.

Sec. 3833.110. CITY CONSENT REQUIRED FOR CERTAIN ROADS AND CITY PROPERTY. Before the district begins a project that involves the use of the rights-of-way of streets, roads, or highways or the use of municipal land or any easements granted by the city, the district must obtain the approval of the city's governing body in the form of a resolution approving the plans and specifications of the project, including a substantial alteration to a plan or specification.

Sec. 3833.111. APPLICATION OF INTERLOCAL COOPERATION ACT. For purposes of Chapter 791, Government Code, the implementation of an improvement under this subchapter is a governmental function or service.

Sec. 3833.112. ACQUISITION OF CERTAIN ENCUMBERED PROPERTY PROHIBITED. The district may not acquire an improvement under this subchapter that has a lien on it or is otherwise encumbered.

[Sections 3833.113-3833.150 reserved for expansion]

SUBCHAPTER D. TRANSFER OF PUBLIC IMPROVEMENTS

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

(b) The district shall transfer a:
(1) water line or system, including a pump station or other ancillary improvement, that is located in a portion of the district that is in the certificated service area of the:

(A) San Antonio Water System, to that system; and
(B) Bexar Metropolitan Water District, to that district;

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

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

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

(5) road or street, to the city;

(6) sidewalk, to the city;

(7) streetscape, to the city;

(8) street light, to the city;

(9) street sign, to the city;

(10) traffic signal, to the city; and

(11) pedestrian linkage, to the city.

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

subsection.

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

Sec. 3833.153. OPTIONAL TRANSFER FOR CERTAIN IMPROVEMENTS. (a) The district may retain bus terminals or may transfer bus terminals to the VIA Metropolitan Transit Authority or any successor regional transportation authority or district with the agreement of the authority.

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

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

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

Sec. 3833.156. OWNERSHIP AND RESPONSIBILITY AFTER TRANSFER. (a) After a transfer under this subchapter, the receiving entity owns the improvement and has sole jurisdiction and control over the improvement. The receiving entity is responsible for all maintenance of the public improvement, and the district is not responsible for the public improvement or its maintenance.

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

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

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

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

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

[Sections 3833.159-3833.200 reserved for expansion]

SUBCHAPTER E. OTHER GENERAL POWERS AND DUTIES

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

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

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

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

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

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

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

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

6-1 Sec. 3833.207. HEARINGS. The district may conduct
 6-2 hearings, and take testimony and proof, under oath or affirmation,
 6-3 at public hearings, on any matter necessary to implement a district
 6-4 purpose.

6-5 Sec. 3833.208. NOTICES, REPORTS, AND BANKRUPTCY.
 6-6 (a) Except as provided by Subsection (b), Subchapter M, Chapter
 6-7 49, Water Code, applies to the district.

6-8 (b) Section 49.454, Water Code, does not apply to the
 6-9 district.

6-10 Sec. 3833.209. ANNEXATION OF DEVELOPER'S PROPERTY; TAX
 6-11 INCREMENT REINVESTMENT ZONE; SERVICES. (a) In this section,
 6-12 "developer" means a person who owns a tract of land in the district
 6-13 and who has divided or proposes to divide the tract into two or more
 6-14 parts to lay out a subdivision of the tract, including an addition
 6-15 to a municipality, or to lay out suburban, building, or other lots,
 6-16 and to lay out streets, alleys, squares, parks, or other parts of
 6-17 the tract intended to be dedicated to public use or for the use of
 6-18 purchasers or owners of lots fronting on or adjacent to the streets,
 6-19 alleys, squares, parks, or other parts.

6-20 (b) The developer may petition the city to annex the
 6-21 developer's property in the district and for the formation of a tax
 6-22 increment reinvestment zone in the annexed property under Chapter
 6-23 311, Tax Code.

6-24 (c) The developer and the city may negotiate the terms and
 6-25 levels of services to be provided in the annexed area based on the
 6-26 developer's projected development plan. The plan may provide that
 6-27 one or more city services is not required unless and until the
 6-28 property actually develops sufficiently to justify the service.

6-29 (d) In negotiating an agreement for services under this
 6-30 section, the parties may agree to:

6-31 (1) any term allowed under Section 42.044 or 43.0751,
 6-32 Local Government Code, regardless of whether the city or the area
 6-33 proposed for annexation would have otherwise been able to agree to
 6-34 the term under those sections; and

6-35 (2) any other provision to which both parties agree to
 6-36 satisfactorily resolve any dispute between the parties.

6-37 (e) The terms and conditions of the negotiated service plan
 6-38 bind the city for the period provided by Section 43.056(1), Local
 6-39 Government Code, and the developer, the developer's heirs,
 6-40 successors, and assigns, and any person taking title to all or a
 6-41 portion of the property annexed under the annexation petition for
 6-42 that period.

6-43 (f) The developer and the city may amend the negotiated
 6-44 service plan. An amendment binds only the property owned or
 6-45 controlled by the developer at the time of the approval of the
 6-46 amendment by the developer and the city.

6-47 (g) The developer and the city shall forward the negotiated
 6-48 service plan and any later amendments to the board.

6-49 Sec. 3833.210. PROHIBITION ON UTILITY SERVICES. The
 6-50 district may not provide water, sewer, drainage, or flood control
 6-51 services to residential, retail, or commercial customers in or
 6-52 outside the district.

6-53 Sec. 3833.211. USE AND ALTERATION OF PUBLIC WAYS. (a) The
 6-54 district may not change, alter, or damage the property, including
 6-55 facilities, of the state or any other governmental entity or of
 6-56 owners providing public services, or disrupt those services being
 6-57 provided by others, or otherwise inconvenience the owners of that
 6-58 property or those facilities, without having first obtained the
 6-59 written consent of those owners.

6-60 (b) If the owners of the property, including facilities,
 6-61 desire to handle the change, alteration, or damage of the property,
 6-62 including facilities, with their own personnel or to have the work
 6-63 done by contractors of their own choosing, the district may agree
 6-64 with the owners to provide for the necessary changes, alterations,
 6-65 or damage of the property, including facilities, by the owners or
 6-66 contractors and the reimbursement by the district to those owners
 6-67 of the costs incurred by the owners in making those changes,
 6-68 alterations, or damages or having them accomplished by contractors.

6-69 Sec. 3833.212. NO EMINENT DOMAIN POWER. The district may

not exercise the power of eminent domain.

[Sections 3833.213-3833.250 reserved for expansion]

SUBCHAPTER F. GENERAL FINANCIAL PROVISIONS

Sec. 3833.251. BOARD VOTE REQUIRED TO IMPOSE ASSESSMENTS, TAXES, OR BONDS. The district may not impose an assessment or tax, or issue bonds, unless four directors vote in favor of the assessment, tax, or issuance of bonds.

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

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

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

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

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

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

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

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

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

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

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

Sec. 3833.259. APPLICABILITY OF WATER DISTRICT LAW ON CONSTRUCTION, EQUIPMENT, MATERIALS, AND MACHINERY CONTRACTS. (a) Except as provided by Subsection (b), Subchapter I, Chapter 49, Water Code, applies to the district.

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

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

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

Sec. 3833.262. ASSESSMENT ELECTION NOT REQUIRED. The district may impose an assessment without approval at an election.

[Sections 3833.263-3833.300 reserved for expansion]

SUBCHAPTER G. TAXES

Sec. 3833.301. AD VALOREM TAXES FOR MAINTENANCE AND OPERATION OR TO PAY BONDS. The district may impose ad valorem taxes for maintenance and operation or to pay bonds in accordance with Section 49.107, Water Code, and Subchapter G, Chapter 54, Water Code.

Sec. 3833.302. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES. (a) All or any part of the area of the district is eligible to be included in a tax increment reinvestment zone created by the city under Chapter 311, Tax Code.

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

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

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

8-1 Sec. 3833.303. NO SALES TAX. The district may not impose a
 8-2 sales tax.

8-3 Sec. 3833.304. NO TAX PHASE-INS AND ABATEMENTS. The
 8-4 district may not grant a tax abatement or phase-in under Chapter 311
 8-5 or 312, Tax Code, or any other law.

8-6 [Sections 3833.305-3833.350 reserved for expansion]

8-7 SUBCHAPTER H. BONDS

8-8 Sec. 3833.351. BONDS AND OTHER OBLIGATIONS. (a) The
 8-9 district may issue bonds payable wholly or partly from ad valorem
 8-10 taxes, assessments, impact fees, revenue, grants, or other money of
 8-11 the district, or any combination of those sources of money, to pay
 8-12 for any authorized purpose of the district.

8-13 (b) The district may issue a bond or other obligation in the
 8-14 form of a bond, note, certificate of participation or other
 8-15 instrument evidencing a proportionate interest in payments to be
 8-16 made by the district, or other type of obligation.

8-17 Sec. 3833.352. CITY CONSENT FOR PUBLIC IMPROVEMENTS BONDS.
 8-18 Before issuing any bonds in connection with an improvement under
 8-19 Subchapter C, the district must obtain the approval of the city's
 8-20 governing body by a resolution approving:

8-21 (1) the issuance of the bonds; and

8-22 (2) the plans and specifications of the improvement,
 8-23 including any substantial alteration to a plan or specification.

8-24 Sec. 3833.353. CITY NOT REQUIRED TO PAY DISTRICT
 8-25 OBLIGATIONS. Except as provided by Section 3833.452, the city is
 8-26 not required to pay a bond, note, or other obligation of the
 8-27 district.

8-28 Sec. 3833.354. APPLICABILITY OF MUNICIPAL UTILITY DISTRICT
 8-29 BOND LAW. Sections 54.510, 54.512, 54.518, 54.520, and 54.521,
 8-30 Water Code, apply to the district.

8-31 Sec. 3833.355. BOND SALES. Section 49.183, Water Code,
 8-32 applies to the district.

8-33 Sec. 3833.356. BOND ELECTIONS; GENERAL. Section 49.106,
 8-34 Water Code, applies to the district.

8-35 Sec. 3833.357. BOND ELECTION REQUIRED. The district may
 8-36 not issue bonds payable in whole or in part from taxes unless the
 8-37 issuance is approved by a majority of the registered voters in the
 8-38 district voting at an election held for that purpose.

8-39 Sec. 3833.358. BOND ELECTION NOT REQUIRED. The district
 8-40 may issue bonds payable only from sources other than taxes without
 8-41 an election.

8-42 [Sections 3833.359-3833.400 reserved for expansion]

8-43 SUBCHAPTER I. ADDITIONAL ELECTION PROVISIONS

8-44 Sec. 3833.401. TIME OF ELECTION. An election held under
 8-45 this chapter may be held at the same time and in conjunction with
 8-46 any other election.

8-47 Sec. 3833.402. ELECTION CALLED BY BOARD. The board may call
 8-48 an election for the purpose of voting on any measure.

8-49 [Sections 3833.403-3833.450 reserved for expansion]

8-50 SUBCHAPTER J. DISSOLUTION

8-51 Sec. 3833.451. DISSOLUTION BY CITY VOTE. The governing
 8-52 body of the city, by a vote of not less than two-thirds of its
 8-53 membership, may by resolution dissolve the district.

8-54 Sec. 3833.452. ASSETS AND LIABILITIES TO CITY. After a
 8-55 dissolution under this subchapter, the city assumes all debts and
 8-56 assets of the district.

8-57 SECTION 2. Except as provided by Section 3833.023, Special
 8-58 District Local Laws Code, as added by this Act, as of the effective
 8-59 date of this Act, the Espada Development District includes all the
 8-60 territory contained in the following described area:

8-61 Tract 1:

8-62 A 740.59 acre, or 32,260,018 square foot more or less, tract
 8-63 of land being a portion of that remaining portion of a 1115.024 acre
 8-64 tract as recorded and conveyed to Donald R. Vestal in Warranty Deed
 8-65 recorded in Volume 5716, Page 396-412 of the Official Public
 8-66 Records of Real Property of Bexar County, Texas, a portion of that
 8-67 672.567 acre tract as recorded and conveyed to Bexar Metropolitan
 8-68 Water in Warranty Deed recorded in Volume 7057, Page 1327-1336 of
 8-69 the Official Public Records of Real Property of Bexar County,

Texas, being out of the Juan M. Uriegas Survey No. 32, Abstract 769, County Block 4283 of Bexar County, Texas, situated in New City Block (N.C.B.) 15647 of the City of San Antonio, Bexar County, Texas. Said 740.59 acre tract being more fully described as follows:

BEGINNING: At a found 1/2" iron rod on the east right-of-way line of South Flores Street (F.M. 1937), a 40-foot right-of-way, the southeast corner of said 672.567 acre tract, the west line of said remaining portion of said 1115.024 acre tract;

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

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

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

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

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

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

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

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

THENCE: S 89°57'22"E, along and with the north line of the remaining portion of said 1115.024 acre tract, a distance of 4361.85 feet to a point on the south line of a 2.090 acre tract recorded in Volume 6749, Page 121-125 of the Deed Records of Bexar County, Texas;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10-1 N 87°18'21"W, a distance of 110.18 feet to a point;
 10-2 S 88°22'14"W, a distance of 170.33 feet to a point;
 10-3 S 58°19'38"W, a distance of 165.81 feet to a point;
 10-4 S 37°26'15"W, a distance of 188.04 feet to a point;
 10-5 S 16°24'37"W, a distance of 140.40 feet to a point;
 10-6 S 41°27'25"W, a distance of 263.61 feet to a point;
 10-7 S 37°35'31"W, a distance of 243.33 feet to a point;
 10-8 S 36°10'37"W, a distance of 108.98 feet to a point;
 10-9 S 67°06'23"W, a distance of 117.23 feet to a point;
 10-10 S 80°09'09"W, a distance of 334.62 feet to a point;
 10-11 S 73°27'54"W, a distance of 230.48 feet to a point;
 10-12 N 54°19'25"W, a distance of 163.98 feet to a point;
 10-13 N 17°35'33"W, a distance of 430.18 feet to a point;
 10-14 N 54°27'44"W, a distance of 172.07 feet to a point;
 10-15 N 21°48'05"W, a distance of 188.51 feet to a point;
 10-16 N 37°15'59"W, a distance of 289.05 feet to a point;
 10-17 N 14°49'35"W, a distance of 351.76 feet to a point;
 10-18 N 34°46'40"W, a distance of 219.18 feet to a point;
 10-19 N 50°42'38"W, a distance of 142.15 feet to a point;
 10-20 N 37°18'14"W, a distance of 132.02 feet to a point;
 10-21 N 20°07'11"W, a distance of 537.89 feet to a point;
 10-22 N 22°31'14"W, a distance of 221.95 feet to a point;
 10-23 N 12°01'50"W, a distance of 311.89 feet to a point;
 10-24 N 02°56'08"W, a distance of 195.28 feet to a point;
 10-25 N 19°46'52"W, a distance of 111.22 feet to a found 1/2" iron
 10-26 rod on the north line of said 672.567 acre tract;
 10-27 N 89°53'20"W, a distance of 259.68 feet to a point;
 10-28 THENCE: Departing the north line of said 672.567 acre tract,
 10-29 the following calls and distances:
 10-30 S 09°56'21"E, a distance of 530.36 feet to a point;
 10-31 S 17°50'25"E, a distance of 228.49 feet to a point;
 10-32 S 21°17'50"E, a distance of 316.62 feet to a point;
 10-33 S 16°00'40"E, a distance of 598.20 feet to a point;
 10-34 S 45°39'31"E, a distance of 307.61 feet to a point;
 10-35 S 34°06'52"E, a distance of 187.22 feet to a point;
 10-36 S 19°17'24"E, a distance of 402.60 feet to a point;
 10-37 S 61°28'37"E, a distance of 104.71 feet to a point;
 10-38 S 28°08'30"E, a distance of 243.82 feet to a point;
 10-39 S 01°14'01"E, a distance of 232.25 feet to a point;
 10-40 S 75°55'09"W, a distance of 22.99 feet to a point;
 10-41 S 44°37'47"W, a distance of 83.38 feet to a point;
 10-42 S 18°40'42"W, a distance of 205.95 feet to a point;
 10-43 S 08°00'07"W, a distance of 133.57 feet to a point;
 10-44 S 04°21'40"E, a distance of 153.65 feet to a point;
 10-45 S 22°18'37"E, a distance of 115.10 feet to a point;
 10-46 S 37°18'31"E, a distance of 112.15 feet to a point;
 10-47 S 50°24'55"E, a distance of 186.70 feet to a point;
 10-48 S 63°38'21"E, a distance of 108.62 feet to a point;
 10-49 S 80°06'26"E, a distance of 191.33 feet to a point;
 10-50 S 89°00'59"E, a distance of 115.96 feet to a point;
 10-51 N 86°28'43"E, a distance of 179.35 feet to a point;
 10-52 N 88°19'30"E, a distance of 78.78 feet to a point;
 10-53 N 82°38'44"E, a distance of 129.80 feet to a point;
 10-54 N 84°00'13"E, a distance of 197.49 feet to a point;
 10-55 N 75°54'18"E, a distance of 208.41 feet to a point;
 10-56 N 78°38'32"E, a distance of 193.76 feet to a point;
 10-57 N 71°13'44"E, a distance of 231.05 feet to a point;
 10-58 N 62°44'11"E, a distance of 123.08 feet to a point;
 10-59 N 50°15'54"E, a distance of 149.00 feet to a point;
 10-60 N 63°06'59"E, a distance of 166.38 feet to a point;
 10-61 N 71°41'34"E, a distance of 64.52 feet to a point;
 10-62 N 89°42'47"E, a distance of 27.62 feet to a point;
 10-63 N 75°23'41"E, a distance of 76.58 feet to a point;
 10-64 N 59°52'07"E, a distance of 124.83 feet to a point;
 10-65 N 48°19'11"E, a distance of 54.41 feet to a point;
 10-66 N 81°03'14"E, a distance of 175.20 feet to a point;
 10-67 N 75°58'25"E, a distance of 154.24 feet to a point;
 10-68 N 63°27'07"E, a distance of 132.46 feet to a point;
 10-69 N 45°01'16"E, a distance of 111.58 feet to a point;

11-1 N 37°25'33"E, a distance of 49.74 feet to a point;
 11-2 N 67°00'04"E, a distance of 76.76 feet to a point;
 11-3 S 85°04'33"E, a distance of 99.44 feet to a point;
 11-4 S 67°31'46"E, a distance of 122.13 feet to a point;
 11-5 S 41°52'34"E, a distance of 62.30 feet to a point;
 11-6 S 22°52'47"E, a distance of 87.06 feet to a point;
 11-7 S 13°27'16"E, a distance of 120.82 feet to a point;
 11-8 S 00°00'00"W, a distance of 112.66 feet to a point;
 11-9 S 21°43'58"W, a distance of 123.92 feet to a point;
 11-10 S 25°52'55"W, a distance of 161.82 feet to a point;
 11-11 S 03°39'18"E, a distance of 104.10 feet to a point;
 11-12 S 10°18'09"E, a distance of 292.00 feet to a point;
 11-13 S 49°51'53"E, a distance of 66.40 feet to a point;
 11-14 S 80°22'10"E, a distance of 85.28 feet to a point;
 11-15 N 64°43'28"E, a distance of 159.65 feet to a point;
 11-16 N 83°25'22"E, a distance of 83.04 feet to a point;
 11-17 N 67°42'41"E, a distance of 124.59 feet to a point;
 11-18 S 82°18'12"E, a distance of 155.12 feet to a point;
 11-19 S 70°04'06"E, a distance of 90.99 feet to a point;
 11-20 S 52°01'18"E, a distance of 216.61 feet to a point;
 11-21 S 66°37'04"E, a distance of 201.52 feet to a point;
 11-22 S 76°19'46"E, a distance of 197.81 feet to a point;
 11-23 S 70°55'51"E, a distance of 84.60 feet to a point;
 11-24 S 46°29'24"E, a distance of 60.73 feet to a point;
 11-25 S 20°17'22"E, a distance of 168.97 feet to a point;
 11-26 S 29°45'47"E, a distance of 72.65 feet to a point;
 11-27 S 01°20'00"W, a distance of 96.88 feet to a point;
 11-28 S 27°29'30"E, a distance of 63.48 feet to a point;
 11-29 S 58°15'34"E, a distance of 111.32 feet to a point;
 11-30 S 87°30'44"E, a distance of 103.79 feet to a point;
 11-31 N 53°09'02"E, a distance of 90.14 feet to a point;
 11-32 N 84°48'34"E, a distance of 124.49 feet to a point;
 11-33 N 59°11'16"E, a distance of 129.89 feet to a point;
 11-34 N 24°32'06"E, a distance of 115.64 feet to a point;
 11-35 N 77°40'11"E, a distance of 92.58 feet to a point;
 11-36 S 84°17'37"E, a distance of 85.21 feet to a point;
 11-37 S 62°08'27"E, a distance of 173.69 feet to a point;
 11-38 N 82°41'59"E, a distance of 71.00 feet to a point;
 11-39 S 76°18'10"E, a distance of 76.21 feet to a point;
 11-40 S 49°55'12"E, a distance of 89.68 feet to a point;
 11-41 S 03°41'39"E, a distance of 112.11 feet to a point;
 11-42 S 34°42'58"E, a distance of 307.98 feet to a point;
 11-43 S 48°33'12"E, a distance of 324.35 feet to a point;
 11-44 S 09°52'23"E, a distance of 131.90 feet to a point;
 11-45 S 03°49'01"W, a distance of 169.87 feet to a point;
 11-46 S 51°25'25"W, a distance of 425.43 feet to a point on the south
 11-47 line of said 672.567 acre tract;
 11-48 THENCE: N 73°30'59"W, along and with the south line of said
 11-49 672.567 acre tract, a distance of 2068.97 feet to a point;
 11-50 THENCE: S 84°13'34"W, departing the south line of said
 11-51 672.567 acre tract, a distance of 3741.80 feet to a point, a
 11-52 southeast corner of said 672.567 acre tract;
 11-53 THENCE: N 72°46'06"W, along and with the south line of said
 11-54 672.567 acre tract, a distance of 3116.51 feet to the POINT OF
 11-55 BEGINNING, and containing 740.59 acres in the City of San Antonio,
 11-56 Bexar County, Texas. Said tract being described in accordance with
 11-57 a survey made on the ground and a survey map prepared by Pape-Dawson
 11-58 Engineers, Inc.
 11-59 Tract 2:
 11-60 A 219.94 acre, or 9,580,576 square foot more or less, tract of
 11-61 land being all of that 98 acre tract as recorded and conveyed to
 11-62 Erwin J. Ripps in Warranty Deed recorded in Volume 2423, Page
 11-63 332-334 of the Official Public Records of Real Property of Bexar
 11-64 County, Texas, a portion of 96.14 acre tract as recorded and
 11-65 conveyed to Shamrock Logistics Operations in Special Warranty Deed
 11-66 recorded in Volume 8840, Page 1936-1940 of the Official Public
 11-67 Records of Real Property of Bexar County, Texas, a portion of 67.25
 11-68 acre tract as recorded and conveyed to Erwin J. Ripps and Eleanor L.
 11-69 Ripps in Warranty Deed recorded in Volume 5907, Page 639-641 of the

Official Public Records of Real Property of Bexar County, Texas, and being out of the Juan M. Uriegas Survey No. 32, Abstract 769, County Block 4283 of Bexar County, Texas, all in New City Block (N.C.B.) 11166 of the City of San Antonio, Bexar County, Texas. Said 219.94 acre tract being more fully described as follows:

BEGINNING: At a found 1/2" iron pipe on the west right-of-way line of U.S. Highway 281, a variable width right-of-way, the northeast corner of the remaining portion of a 692.353 acre tract recorded in Volume 6609, Page 597-608 of the Official Public Records of Real Property of Bexar County, Texas, the southwest corner of a 98 acre tract recorded in Volume 2423, Page 332-334 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 89°16'24"W, departing the west right-of-way line of said U.S. Highway 281, along and with north line of said remaining portion of 692.353 acre tract, the south line of said 98 acre tract, at a distance of 858.81 feet passing a found 1/2" iron rod marked "Vickrey" at the northeast corner of the Mission Del Lago P.U.D. Subdivision Unit 3 recorded in Volume 9554, Page 111 of the Deed and Plat Records of Bexar County, Texas, continuing along and with the south line of said 98 acre tract, the north line of said Mission Del Lago P.U.D. Subdivision Unit 3 at a distance of 1423.81 feet passing a found 1/2" iron rod marked "Baker" at the northwest corner of said Mission Del Lago P.U.D. Subdivision Unit 3 continuing along and with the south line of said 98 acre tract, the north line of said remaining portion of 692.353 acre tract for a total distance of 2488.87 feet to a found 1" iron rod;

THENCE: Along and with the south line of said 98 acre tract, the north line of said remaining portion of 692.353 acre tract, the following calls and distances:

N 01°28'59"W, a distance of 130.35 feet to a found 1" iron pipe;

N 79°32'47"W, a distance of 2396.47 feet to a found 1" iron pipe, the southwest corner of said 98 acre tract, the northwest corner of said remaining portion of 692.353 acre tract, on the east line of said 96.14 acre tract;

THENCE: Along and with the east line of said 96.14 acre tract, the west line of said remaining portion of 692.353 acre tract, the following calls and distances:

S 24°49'48"W, a distance of 818.94 feet to a found 2" iron pipe;

S 21°07'38"W, a distance of 114.18 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of a 3.367 acre tract recorded in Volume 8840, Page 1936-1940 of the Official Public Records of Real Property of Bexar County, Texas, a southwest corner of said 96.14 acre tract;

THENCE: N 84°56'30"W, along and with the north line of said 3.367 acre tract, the south line of said 96.14 acre tract, a distance of 374.08 feet to a found 3/4" iron pipe, on the east line of a 307.75 acre tract recorded in Volume 7075, Page 152 of the Official Public Records of Real Property of Bexar County, Texas, the northwest corner of said 3.367 acre tract, the southeast corner of said 96.14 acre tract;

THENCE: N 12°12'39"E, along and with the east line of said 307.75 acre tract, the west line of said 96.14 acre tract, a distance of 2139.81 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of said 307.75 acre tract, the northwest corner of said 96.14 acre tract, the southwest corner of said 67.25 acre tract, the southeast corner of a 36 1/2 acre tract recorded Volume 7659, Page 334-338 of the Deed Records of Bexar County, Texas;

THENCE: N 89°59'06"E, along and with the north line of said 96.14 acre tract, the south line of said 67.25 acre tract, a distance of 70.18 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 47°14'47"E, a distance of 937.60 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the north line of said 67.25 acre tract;

THENCE: N 89°59'06"E, along and with the north line of said

67.25 acre tract at a distance of 492.90 feet passing the southwest corner of a 12 acre tract recorded in Volume 9676, Page 1783-1785 of the Official Public Records of Real Property of Bexar County, Texas continuing along and with the north line of said 67.25 acre tract, the south line of said 12 acre tract at a distance of 492.90 feet passing the southeast corner of said 12 acre tract, the southwest corner of a 13.5 acre tract recorded in Volume 2911, Page 335-337 of the Official Public Records of Real Property of Bexar County, Texas continuing along and with the north line of said 67.25 acre tract, the south line of said 13.5 acre tract, at a distance of 1516.84 feet passing the southeast corner of said 13.5 acre tract, the southwest corner of a 11.73 acre tract recorded in Volume 5907, Page 634-638 of the Official Public Records of Real Property of Bexar County, Texas continuing along and with the north line of said 67.25 acre tract, the south line of said 11.73 acre tract for a total distance of 2351.06 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of said 11.73 acre tract, the southwest corner of a 2.00 acre tract recorded in Volume 4743, Page 353-355 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°00'54"E, a distance of 895.62 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 56°15'59"E, a distance of 649.04 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the south line of said 96.14 acre tract, the north line of said 98 acre tract;

THENCE: Along and with the south line of said 96.14 acre tract, the north line of said 98 acre tract, the following calls and distances:

N 81°30'15"E, a distance of 549.66 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 72°58'06"E, a distance of 411.44 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 71°50'20"E, a distance of 233.25 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the west right-of-way line of said Roosevelt Avenue;

THENCE: Along and with the west right-of-way line of said U.S. Highway 281, the east line of said 98 acre tract, the following calls and distances:

S 16°16'21"E, a distance of 561.45 feet to a Texas Department of Transportation Monument, the beginning of a curve to the right;

Southeasterly with a curve to the right, said curve having a radius of 5670.27 feet, a central angle of 9°32'47", a chord bearing and distance of S 11°29'57" E, 943.67 feet, for an arc length of 944.76 feet to the POINT OF BEGINNING, and containing 219.94 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

Tract 3:

A 149.58 acre, or 6,515,867 square foot more or less, tract of land being a portion of that remaining portion of that 35.80 acre tract as recorded and conveyed to Eric W. and Wanita Christensen in Warranty Deed recorded in Volume 5079, Page 222-225 of the Official Public Records of Real Property of Bexar County, Texas, a portion of that 3.07 acre tract as recorded and conveyed to Peter L. Marshall in Warranty Deed recorded in Volume 9859, Page 1413-1416 of the Official Public Records of Real Property of Bexar County, Texas, a portion of that 2.00 acre tract as recorded and conveyed to Yolanda H. Colebank in Warranty Deed recorded in Volume 6334, Page 37-40 of the Deed Records of Bexar County, Texas, a portion of that 29.5 acre tract as recorded and conveyed to Cosmo F. Guido in Warranty Deed recorded in Volume 5118, Page 1116-1118 of the Official Public Records of Real Property of Bexar County, Texas, all of that remaining portion of a 42.153 acre tract as recorded and conveyed to Eric W. and Wanita Christensen in Warranty Deed recorded in Volume 4145, Page 1731-1732 of the Official Public Records of Real Property of Bexar County, Texas, all of that 12.226 and 22.227 acre tract as recorded and conveyed to Incarnate Word College in Warranty Deed recorded in Volume 6344, Page 595-598 of the Official Public Records of Real Property of Bexar County, Texas, all of that

14-1 2.00 acre tract as recorded and conveyed to Gary J. Roberts Jr. and
 14-2 Heather N. Roberts in Warranty Deed recorded in Volume 7936, Page
 14-3 2083-2086 of the Official Public Records of Real Property of Bexar
 14-4 County, Texas, all of that 2.089 acre tract as recorded and conveyed
 14-5 to Gilbert R. Jimenez and Robert D. Garza in Warranty Deed recorded
 14-6 in Volume 5073, Page 989-990 of the Official Public Records of Real
 14-7 Property of Bexar County, Texas, all of that 2.089 acre tract as
 14-8 recorded and conveyed to Fred and Lydia Jimenex in Warranty Deed
 14-9 recorded in Volume 6749, Page 105-109 of the Official Public
 14-10 Records of Real Property of Bexar County, Texas, a portion of that
 14-11 10.00 acre tract as recorded and conveyed to Richard G. Pulido Trust
 14-12 in Warranty Deed recorded in Volume 9424, Page 159-161 of the
 14-13 Official Public Records of Real Property of Bexar County, Texas, a
 14-14 portion of that 10.00 acre tract as recorded and conveyed to Joe A.
 14-15 De Gasperi in Warranty Deed recorded in Volume 9031, Page 2306-2307
 14-16 of the Official Public Records of Real Property of Bexar County,
 14-17 Texas, all of that 6.00 acre tract as recorded and conveyed to
 14-18 Herman Roberts and Rosie Roberts in Warranty Deed recorded in
 14-19 Volume 7139, Page 806-809 of the Official Public Records of Real
 14-20 Property of Bexar County, Texas, all of that 6.00 acre tract as
 14-21 recorded and conveyed to Herman Roberts and Rosie Roberts in
 14-22 Warranty Deed recorded in Volume 6749, Page 99-104 of the Official
 14-23 Public Records of Real Property of Bexar County, Texas, all of that
 14-24 9.967 acre tract as recorded and conveyed to Herman Roberts and
 14-25 Rosie Roberts in Warranty Deed recorded in Volume 6785, Page 29-32
 14-26 of the Official Public Records of Real Property of Bexar County,
 14-27 Texas, all of that 10.00 acre tract as recorded and conveyed to
 14-28 Hiram Polendo in Warranty Deed recorded in Volume 5624, Page
 14-29 1030-1034 of the Official Public Records of Real Property of Bexar
 14-30 County, Texas, all of that 1.00 acre tract as recorded and conveyed
 14-31 to W.J. Emick in Warranty Deed recorded in Volume 5957, Page
 14-32 1565-1567 of the Official Public Records of Real Property of Bexar
 14-33 County, Texas, all of that 2.00 acre tract as recorded and conveyed
 14-34 to Wayne Bass in Warranty Deed recorded in Volume 10517, Page
 14-35 1081-1085 of the Official Public Records of Real Property of Bexar
 14-36 County, Texas, all of Lot 31 of the Bass Subdivision recorded in
 14-37 Volume 9522, Page 20 of the Deed and Plat Records of Bexar County,
 14-38 Texas, and being out of the Juan M. Uriegas Survey No. 32, Abstract
 14-39 769, County Block 4283 of Bexar County, Texas, situated in New City
 14-40 Block (N.C.B.) 11039 and 15647 of the City of San Antonio, Bexar
 14-41 County, Texas. Said 149.58 acre tract being more fully described as
 14-42 follows:

14-43 COMMENCING: At a found 1/2" iron rod on the east right-of-way
 14-44 line of U.S. Highway 281, a variable width right-of-way, the
 14-45 northwest corner of the remaining portion of a 1115.024 acre tract
 14-46 recorded in Volume 5716, Page 396-412 of the Official Public
 14-47 Records of Real Property of Bexar County, Texas, the southwest
 14-48 corner of the remaining portion of a 35.80 acre tract recorded in
 14-49 Volume 5079, Page 222-225 of the Official Public Records of Real
 14-50 Property of Bexar County, Texas;

14-51 THENCE: S 89°57'22"E, departing the east right-of-way line of
 14-52 said U.S. Highway 281, along and with the south line of the
 14-53 remaining portion of said 35.80 acre tract, the north line of the
 14-54 remaining portion of said 1115.024 acre tract, a distance of
 14-55 2147.64 feet to the POINT OF BEGINNING;

14-56 THENCE: N 00°04'02"E, departing the south line of the
 14-57 remaining portion of said 35.80 acre tract, the north line of the
 14-58 remaining portion of said 1115.024 acre tract, a distance of 567.33
 14-59 feet to the southeast corner of said 29.5 acre tract, a corner of
 14-60 the remaining portion of said 35.80 acre tract;

14-61 THENCE: S 87°42'19"W, along and with the south line of said
 14-62 29.5 acre tract, the north line of the remaining portion of said
 14-63 35.80 acre tract, a distance of 825.21 feet to the southwest corner
 14-64 of said 29.5 acre tract;

14-65 THENCE: Along and with the west line of said 29.5 acre tract,
 14-66 the following calls and distances:

14-67 N 20°02'56"E, a distance of 170.77 feet to a point
 14-68 N 20°53'56"E, a distance of 955.80 feet to a point;
 14-69 N 00°13'56"E, a distance of 17.09 feet to a point;

15-1 THENCE: S 89°54'35"E, departing the west line of said 29.5
15-2 acre tract, a distance of 426.20 feet to a point on the east line of
15-3 said 29.5 acre tract, a west line of the remaining portion of said
15-4 35.80 acre tract;

15-5 THENCE: N 00°04'02"E, along and with the east line of said
15-6 29.5 acre tract, a west line of the remaining portion of said 35.80
15-7 acre tract, a distance of 238.58 feet to a point;

15-8 THENCE: S 89°20'08"E, departing the east line of said 29.5
15-9 acre tract, a west line of the remaining portion of said 35.80 acre
15-10 tract, a distance of 41.19 feet to a point on the west line of a
15-11 30.00 acre tract recorded in Volume 9859, Page 1413-1416 of the
15-12 Official Public Records of Real Property of Bexar County, Texas, a
15-13 east line of the remaining portion of said 35.80 acre tract;

15-14 THENCE: S 00°22'35"E, along and with the west line of said
15-15 30.00 acre tract, a east line of the remaining portion of said 35.80
15-16 acre tract, a distance of 448.92 feet to a point, the southwest
15-17 corner of said 30.00 acre tract;

15-18 THENCE: N 89°47'13"E, along and with the south line of said
15-19 30.00 acre tract, a distance of 630.65 feet to a found 1/2" iron rod
15-20 marked "Baker", the southeast corner of said 30.00 acre tract, on
15-21 the west line of said 22.227 acre tract;

15-22 THENCE: N 00°48'52"W, along and with the east line of said
15-23 30.00 acre tract, the west line of said 22.227 acre tract, at a
15-24 distance of 1959.33 feet passing the southeast corner of said 1.00
15-25 acre tract, a northeast corner of said 30.00 acre tract, continuing
15-26 along and with the east line of said 1.00 acre tract, the west line
15-27 of said 22.227 acre tract, at a distance of 208.72 feet on the south
15-28 right-of-way line of Chavaneaux Road, a 50-foot right-of-way,
15-29 passing the northeast corner of said 1.00 acre tract, the northwest
15-30 corner of said 22.227 acre tract, departing the south right-of-way
15-31 line of said Chavaneaux Road, at a distance of 50.00 feet passing
15-32 the north right-of-way line of said Chavaneaux Road, the south line
15-33 of said 3.07 acre tract, continuing for a total distance of 2387.38
15-34 feet to a point on the south right-of-way line of Loop 410, a
15-35 variable width right-of-way, the north line of said 3.07 acre
15-36 tract;

15-37 THENCE: N 89°51'41"E, along and with the south right-of-way
15-38 line of said Loop 410, a distance of 832.60 feet to a point on the
15-39 north line of said 2.00 acre tract;

15-40 THENCE: S 00°29'54"W, departing the south right-of-way line
15-41 of said Loop 410, the north line of said 2.00 acre tract, at a
15-42 distance of 186.50 feet passing the north right-of-way line of said
15-43 Chavaneaux Road, for a total distance of 1325.47 feet to a point,
15-44 the southwest corner of a 1.00 acre tract recorded in Volume 9108,
15-45 Page 1703-1705 of the Official Public Records of Real Property of
15-46 Bexar County, Texas, the northwest corner of said 6.00 acre tract;

15-47 THENCE: S 89°49'44"E, a distance of 775.92 feet to a point on
15-48 the west line of a 14.94 acre tract recorded in Volume 4616, Page
15-49 398-399 of the Official Public Records of Real Property of Bexar
15-50 County, Texas, the east line of said 10.00 acre tract;

15-51 THENCE: S 00°29'54"W, along and with the east line of said
15-52 10.00 acre tract, a distance of 2157.76 feet to a point, the
15-53 northwest corner of a 2.303 acre tract recorded in Volume 7192, Page
15-54 267-268 of the Official Public Records of Real Property of Bexar
15-55 County, Texas, a corner of said 10.00 acre tract;

15-56 THENCE: S 11°44'36"W, along and with the east line of said
15-57 10.00 acre tract, the west line of said 2.303 acre tract, a distance
15-58 of 307.41 feet to a point, the southwest corner of said 2.303 acre
15-59 tract, the southeast corner of said 10.00 acre tract, on the north
15-60 line of the remaining portion of said 1115.024 acre tract;

15-61 THENCE: N 89°57'22"W, along and with the north line of the
15-62 remaining portion of said 1115.024 acre tract, a distance of
15-63 2158.65 feet to the POINT OF BEGINNING, and containing 149.58 acres
15-64 in the City of San Antonio, Bexar County, Texas. Said tract being
15-65 described in accordance with a survey made on the ground and a
15-66 survey map prepared by Pape-Dawson Engineers, Inc.

15-67 SECTION 3. The legislature finds that:

15-68 (1) proper and legal notice of the intention to
15-69 introduce this Act, setting forth the general substance of this

Act, has been published as provided by law, and the notice and a copy of this Act have been furnished to all persons, agencies, officials, or entities to which they are required to be furnished by the constitution and laws of this state, including the governor, who has submitted the notice and Act to the Texas Commission on Environmental Quality;

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

(3) the general law relating to consent by political subdivisions to the creation of districts with conservation, reclamation, and road powers and the inclusion of land in those districts has been complied with; and

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

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

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