

By: Gattis

H.B. No. 4800

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the creation of the San Gabriel Municipal Utility
3 District No. 1; providing authority to impose a tax and issue bonds;
4 granting a limited power of eminent domain.

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

6 SECTION 1. Subtitle F, Title 6, Special District Local Laws
7 Code, is amended by adding Chapter 8369 to read as follows:

8 CHAPTER 8369. SAN GABRIEL MUNICIPAL UTILITY DISTRICT NO. 1

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 8369.001. DEFINITIONS. In this chapter:

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

12 (2) "Director" means a board member.

13 (3) "District" means the San Gabriel Municipal Utility
14 District No. 1.

15 Sec. 8369.002. NATURE OF DISTRICT. The district is a
16 municipal utility district created under Section 59, Article XVI,
17 Texas Constitution.

18 Sec. 8369.003. CONFIRMATION AND DIRECTORS' ELECTION
19 REQUIRED. The temporary directors shall hold an election to
20 confirm the creation of the district and to elect five permanent
21 directors as provided by Section 49.102, Water Code.

22 Sec. 8369.004. CONSENT OF MUNICIPALITY REQUIRED. The
23 temporary directors may not hold an election under Section 8369.003
24 until each municipality in whose corporate limits or

1 extraterritorial jurisdiction the district is located has
2 consented by ordinance or resolution to the creation of the
3 district and to the inclusion of land in the district.

4 Sec. 8369.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)

5 The district is created to serve a public purpose and benefit.

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

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

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

13 Sec. 8369.006. INITIAL DISTRICT TERRITORY. (a) The

14 district is initially composed of the territory described by
15 Section 2 of the Act creating this chapter.

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

20 (1) organization, existence, or validity;

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

24 (3) right to impose a tax; or

25 (4) legality or operation.

26 [Sections 8369.007-8369.050 reserved for expansion]

1 SUBCHAPTER B. BOARD OF DIRECTORS

2 Sec. 8369.051. GOVERNING BODY; TERMS. (a) The district is
3 governed by a board of five elected directors.

4 (b) Except as provided by Section 8369.052, directors serve
5 staggered four-year terms.

6 Sec. 8369.052. TEMPORARY DIRECTORS. (a) The temporary
7 board consists of:

- 8 (1) Mark Barker;
9 (2) Mike Mayben;
10 (3) Raudel Hinojosa;
11 (4) John Weddige; and
12 (5) Sammie Joseph III.

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

- 14 (1) the date permanent directors are elected under
15 Section 8369.003; or
16 (2) September 1, 2013.

17 (c) If permanent directors have not been elected under
18 Section 8369.003 and the terms of the temporary directors have
19 expired, successor temporary directors shall be appointed or
20 reappointed as provided by Subsection (d) to serve terms that
21 expire on the earlier of:

- 22 (1) the date permanent directors are elected under
23 Section 8369.003; or
24 (2) the fourth anniversary of the date of the
25 appointment or reappointment.

26 (d) If Subsection (c) applies, the owner or owners of a
27 majority of the assessed value of the real property in the district

1 may submit a petition to the Texas Commission on Environmental
2 Quality requesting that the commission appoint as successor
3 temporary directors the five persons named in the petition. The
4 commission shall appoint as successor temporary directors the five
5 persons named in the petition.

6 [Sections 8369.053-8369.100 reserved for expansion]

7 SUBCHAPTER C. POWERS AND DUTIES

8 Sec. 8369.101. GENERAL POWERS AND DUTIES. The district has
9 the powers and duties necessary to accomplish the purposes for
10 which the district is created.

11 Sec. 8369.102. MUNICIPAL UTILITY DISTRICT POWERS AND
12 DUTIES. The district has the powers and duties provided by the
13 general law of this state, including Chapters 49 and 54, Water Code,
14 applicable to municipal utility districts created under Section 59,
15 Article XVI, Texas Constitution.

16 Sec. 8369.103. AUTHORITY FOR ROAD PROJECTS. Under Section
17 52, Article III, Texas Constitution, the district may design,
18 acquire, construct, finance, issue bonds for, improve, operate,
19 maintain, and convey to this state, a county, or a municipality for
20 operation and maintenance macadamized, graveled, or paved roads, or
21 improvements, including storm drainage, in aid of those roads.

22 Sec. 8369.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road
23 project must meet all applicable construction standards, zoning and
24 subdivision requirements, and regulations of each municipality in
25 whose corporate limits or extraterritorial jurisdiction the road
26 project is located.

27 (b) If a road project is not located in the corporate limits

1 or extraterritorial jurisdiction of a municipality, the road
2 project must meet all applicable construction standards,
3 subdivision requirements, and regulations of each county in which
4 the road project is located.

5 (c) If the state will maintain and operate the road, the
6 Texas Transportation Commission must approve the plans and
7 specifications of the road project.

8 Sec. 8369.105. STREET REPAIR AND MAINTENANCE. (a) After
9 September 1, 2019, the district, at the district's expense, shall
10 repair and maintain any streets in the district.

11 (b) A district's repair and maintenance of streets under
12 this section must meet all applicable construction standards and
13 regulations of Williamson County.

14 Sec. 8369.106. REGIONAL WASTE DISPOSAL POWERS AND DUTIES.
15 The district has the powers and duties applicable to a district
16 under Chapter 30, Water Code.

17 Sec. 8369.107. WASTEWATER TREATMENT FACILITY DESIGN
18 APPROVAL. The district must obtain the approval of the Brazos River
19 Authority for the design of any district wastewater treatment
20 facility.

21 Sec. 8369.108. WASTEWATER SERVICE PROVIDERS. Only the
22 Brazos River Authority or a provider approved by the Brazos River
23 Authority may provide wastewater service in the district.

24 Sec. 8369.109. COMPLIANCE WITH FEBRUARY 2005 AGREEMENT.
25 The district shall comply with the terms of the "Agreement
26 Regarding Sewer Services Areas and Customers" among the Lower
27 Colorado River Authority, the Brazos River Authority, the City of

1 Georgetown, the City of Liberty Hill, and the Chisholm Trail
2 Special Utility District dated February 1, 2005.

3 Sec. 8369.110. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
4 OR RESOLUTION. The district shall comply with all applicable
5 requirements of any ordinance or resolution that is adopted under
6 Section 54.016 or 54.0165, Water Code, and that consents to the
7 creation of the district or to the inclusion of land in the
8 district.

9 Sec. 8369.111. LIMITATION ON USE OF EMINENT DOMAIN. The
10 district may not exercise the power of eminent domain outside the
11 district to acquire a site or easement for:

- 12 (1) a road project authorized by Section 8369.103; or
13 (2) a recreational facility as defined by Section
14 49.462, Water Code.

15 [Sections 8369.112-8369.150 reserved for expansion]

16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

17 Sec. 8369.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The
18 district may issue, without an election, bonds and other
19 obligations secured by:

- 20 (1) revenue other than ad valorem taxes; or
21 (2) contract payments described by Section 8369.153.

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

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

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

3 Sec. 8369.152. OPERATION AND MAINTENANCE TAX. (a) If
4 authorized at an election held under Section 8369.151, the district
5 may impose an operation and maintenance tax on taxable property in
6 the district in accordance with Section 49.107, Water Code.

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

9 Sec. 8369.153. CONTRACT TAXES. (a) In accordance with
10 Section 49.108, Water Code, the district may impose a tax other than
11 an operation and maintenance tax and use the revenue derived from
12 the tax to make payments under a contract after the provisions of
13 the contract have been approved by a majority of the district voters
14 voting at an election held for that purpose.

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

18 [Sections 8369.154-8369.200 reserved for expansion]

19 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

20 Sec. 8369.201. AUTHORITY TO ISSUE BONDS AND OTHER
21 OBLIGATIONS. The district may issue bonds or other obligations
22 payable wholly or partly from ad valorem taxes, impact fees,
23 revenue, contract payments, grants, or other district money, or any
24 combination of those sources, to pay for any authorized district
25 purpose.

26 Sec. 8369.202. TAXES FOR BONDS. At the time the district
27 issues bonds payable wholly or partly from ad valorem taxes, the

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

5 Sec. 8369.203. BONDS FOR ROAD PROJECTS. At the time of
6 issuance, the total principal amount of bonds or other obligations
7 issued or incurred to finance road projects and payable from ad
8 valorem taxes may not exceed one-fourth of the assessed value of the
9 real property in the district.

10 SECTION 2. The San Gabriel Municipal Utility District No. 1
11 initially includes all the territory contained in the following
12 area:

13 FIELD NOTE DESCRIPTION
14 OF A
15 235.23 ACRE TRACT OF LAND
16 OUT OF THE
17 SAMUEL SMITH SURVEY, ABSTRACT NO. 11
18 SITUATED IN WILLIAMSON COUNTY, TEXAS
19 BEING A 235.23 ACRE TRACT OF LAND OUT OF THE SAMUEL SMITH SURVEY,
20 ABSTRACT NO. 11 SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 235.23
21 ACRE TRACT BEING ALL OF THAT CERTAIN CALLED 235.27 ACRE TRACT OF
22 LAND DESCRIBED IN A WARRANTY DEED TO JERRY F. SIMMANS, FILED APRIL
23 7, 1987 AND RECORDED IN VOLUME 1511, PAGE 29, OFFICIAL RECORDS OF
24 WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.); SAID 235.23 ACRE TRACT BEING
25 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
26 BEGINNING AT A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED
27 "WALLACE GROUP" SET (DEED CALL - IRON PIN SET AT A FENCE CORNER) FOR

1 THE NORTHWEST CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN
2 DESCRIBED TRACT;

3 THENCE, NORTH 68 DEGREES 36 MINUTES 54 SECONDS EAST (DEED CALL -
4 NORTH 71 DEGREES 00 MINUTES EAST), WITH THE NORTHERLY LINE OF SAID
5 235.27 ACRE TRACT, A DISTANCE OF 1,916.79 FEET (DEED CALL - 1,916.96
6 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL - IRON PIN SET AT A
7 FENCE CORNER) FOR THE NORTHEAST CORNER OF SAID 235.27 ACRE TRACT AND
8 THE HEREIN DESCRIBED TRACT, SAME MARKING THE NORTHWEST CORNER OF
9 THAT CERTAIN CALLED 184.61 ACRE TRACT OF LAND DESCRIBED IN A
10 WARRANTY DEED TO WARREN E. SEFCIK, JR. AND WIFE, CATHY ELAINE
11 SEFCIK, FILED OCTOBER 19, 1999 AND RECORDED IN DOCUMENT NO.
12 199971120, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
13 (O.P.R.W.C.T.);

14 THENCE, WITH THE COMMON EASTERLY LINE OF SAID 235.27 ACRE TRACT AND
15 THE WESTERLY LINE OF SAID 184.61 ACRE TRACT, THE FOLLOWING THREE (3)
16 CALLS:

17 1) SOUTH 21 DEGREES 22 MINUTES 36 SECONDS EAST (DEED CALL -
18 SOUTH 18 DEGREES 59 MINUTES 30 SECONDS EAST), A DISTANCE OF 1,931.29
19 FEET (DEED CALL - 1,931.54 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED
20 CALL - IRON PIN SET) FOR AN ANGLE POINT AND CORNER OF SAID 235.27
21 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

22 2) SOUTH 21 DEGREES 31 MINUTES 51 SECONDS EAST (DEED CALL -
23 SOUTH 19 DEGREES 09 MINUTES EAST), A DISTANCE OF 2,886.73 FEET (DEED
24 CALL - 2,886.68 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL - IRON
25 PIN SET AT A FENCE CORNER) FOR AN ANGLE POINT AND CORNER OF SAID
26 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

27 3) SOUTH 21 DEGREES 18 MINUTES 52 SECONDS EAST (DEED CALL -

1 SOUTH 18 DEGREES 55 MINUTES 30 SECONDS EAST), A DISTANCE OF 1,179.50
2 FEET (DEED CALL - 1,179.28 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED
3 CALL - IRON PIN SET AT FENCE CORNER) FOR THE SOUTHEAST CORNER OF
4 SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME MARKING
5 THE SOUTHWEST CORNER OF SAID 184.61 ACRE TRACT, SAID POINT ALSO
6 BEING ON THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY
7 29 EAST (A VARIABLE WIDTH R.O.W.);

8 THENCE, NORTH 86 DEGREES 24 MINUTES 49 SECONDS WEST (DEED CALL -
9 NORTH 84 DEGREES 04 MINUTES WEST), WITH THE COMMON NORTHERLY R.O.W.
10 LINE OF SAID STATE HIGHWAY 29 EAST AND A SOUTHERLY LINE OF SAID
11 235.27 ACRE TRACT, A DISTANCE OF 729.32 FEET (DEED CALL - 728.79
12 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED CALL - IRON PIN SET AT A
13 FENCE CORNER) FOR AN ANGLE POINT AND CORNER OF SAID 235.27 ACRE
14 TRACT AND THE HEREIN DESCRIBED TRACT, SAME MARKING THE SOUTHEAST
15 CORNER OF THAT CERTAIN CALLED 7.785 ACRE TRACT OF LAND DESCRIBED IN
16 A GENERAL WARRANTY DEED TO THOMAS PHIL JOHNSON AND SPOUSE, ANNIE M.
17 JOHNSON, FILED MARCH 6, 1991 AND RECORDED IN VOLUME 1992, PAGE 089,
18 O.R.W.C.T., AND FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND
19 BEARS SOUTH 86 DEGREES 26 MINUTES 28 SECONDS WEST, AT 1.09 FEET;

20 THENCE, DEPARTING THE NORTHLY R.O.W. LINE OF SAID STATE HIGHWAY 29
21 EAST, WITH THE COMMON LINE OF SAID 7.785 ACRE TRACT AND SAID 235.27
22 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:

23 1) NORTH 21 DEGREES 32 MINUTES 25 SECONDS WEST (DEED CALL -
24 NORTH 19 DEGREES 12 MINUTES WEST), A DISTANCE OF 399.72 FEET (DEED
25 CALL - 400.12 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED CALL - IRON
26 PIN FOUND AT A FENCE CORNER) FOR AN INTERIOR CORNER OF SAID 235.27
27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST

1 CORNER OF SAID 7.785 ACRE TRACT;

2 2) SOUTH 84 DEGREES 56 MINUTES 18 SECONDS WEST (DEED CALL -
3 SOUTH 87 DEGREES 18 MINUTES 30 SECONDS WEST), A DISTANCE OF 1,303.84
4 FEET (DEED CALL - 1,303.97 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED
5 CALL - IRON PIN FOUND) FOR THE SOUTHWEST CORNER OF SAID 235.27 ACRE
6 TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST
7 CORNER OF SAID 7.785 ACRE TRACT, SAID POINT BEING ON THE EASTERLY
8 LINE OF THAT CERTAIN CALLED 82.32 ACRE TRACT OF LAND DESCRIBED IN A
9 DEED TO CHARLENE M. SEFCIK, FILED JANUARY 5, 1972 AND RECORDED IN
10 VOLUME 544, PAGE 8, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
11 (D.R.W.C.T.);

12 THENCE, WITH THE COMMON WESTERLY LINE OF SAID 235.27 ACRE TRACT AND
13 THE EASTERLY LINE OF SAID 82.32 ACRE TRACT, THE FOLLOWING THREE (3)
14 CALLS:

15 1) NORTH 20 DEGREES 59 MINUTES 02 SECONDS WEST (DEED CALL -
16 NORTH 18 DEGREES 36 MINUTES), A DISTANCE OF 293.10 FEET (DEED CALL -
17 293.10 FEET) TO A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED
18 "WALLACE GROUP" SET (DEED CALL - IRON PIN SET) FOR AN ANGLE POINT
19 AND CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

20 2) NORTH 21 DEGREES 23 MINUTES 02 SECONDS WEST (DEED CALL -
21 NORTH 19 DEGREES 00 MINUTES WEST), A DISTANCE OF 2,098.25 FEET (DEED
22 CALL - 2,098.20 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL - IRON
23 PIN SET) FOR AN ANGLE POINT AND CORNER OF SAID 235.27 ACRE TRACT AND
24 THE HEREIN DESCRIBED TRACT;

25 3) NORTH 21 DEGREES 38 MINUTES 02 SECONDS WEST (DEED CALL -
26 NORTH 19 DEGREES 15 MINUTES WEST), A DISTANCE OF 2,532.13 FEET (DEED
27 CALL - 2,533.62 FEET) TO THE POINT OF BEGINNING OF THE HEREIN

1 DESCRIBED TRACT, DELINEATING AND ENCOMPASSING WITHIN THE METES
2 RECITED 235.23 ACRES OF LAND, MORE OR LESS, BASED ON THE LAND TITLE
3 SURVEY AND DRAWING MADE BY THE WALLACE GROUP, INC., ROUND ROCK,
4 TEXAS.

5 () = RECORD CALL PER DEED RECORDED IN VOLUME 1511, PAGE 29,
6 OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

7 BEARINGS BASIS: BEARINGS ARE BASED ON THE TEXAS STATE PLANE
8 COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S
9 CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

10 FIELD NOTE DESCRIPTION
11 OF A
12 184.29 ACRE TRACT OF LAND
13 OUT OF THE
14 SAMUEL NIMMO SURVEY, ABSTRACT NO. 481
15 AND THE
16 JOHN F. FURGUSON SURVEY, ABSTRACT NO. 231
17 SITUATED IN WILLIAMSON COUNTY, TEXAS
18 BEING A 184.29 ACRE TRACT OF LAND OUT OF THE SAMUEL NIMMO SURVEY,
19 ABSTRACT NO. 481 AND THE JOHN F. FURGUSON SURVEY, ABSTRACT NO. 231
20 SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 184.29 ACRE TRACT BEING
21 ALL OF THAT CERTAIN CALLED 184.34 ACRE TRACT OF LAND DESCRIBED IN A
22 SPECIAL WARRANTY DEED TO HOWARD LEON PETERSON AND WIFE, HILDA
23 JANETTE PETERSON, FILED JANUARY 23, 1984 AND RECORDED IN VOLUME
24 966, PAGE 783, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
25 (O.R.W.C.T.); SAID 184.29 ACRE TRACT BEING MORE PARTICULARLY
26 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
27 BEGINNING AT AN IRON BAR FOUND AND AS CALLED FOR IN SAID 184.34 ACRE

1 DEED, SAID POINT MARKING THE MOST EASTERLY NORTHEAST CORNER OF SAID
2 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
3 THENCE, NORTH 21 DEGREES 31 MINUTES 45 SECONDS WEST (DEED CALL -
4 NORTH 16 DEGREES 42 MINUTES WEST), WITH THE MOST NORTHERLY
5 NORTHEAST LINE OF SAID 184.34 ACRE TRACT, A DISTANCE OF 2,042.11
6 FEET (DEED CALL - 2,042.11 FEET) TO A 1/2-INCH IRON ROD WITH ORANGE
7 PLASTIC CAP STAMPED "WALLACE GROUP" (HEREAFTER REFERRED TO AS
8 "WALLACE CAP") SET FOR THE NORTHEAST CORNER OF SAID 184.34 ACRE
9 TRACT AND THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE
10 SOUTHEAST LINE OF COUNTY ROAD NO. 121 (HAVING AN APPROXIMATE WIDTH
11 OF 40 FEET AT THIS LOCATION PER WILLIAMSON COUNTY ROAD DEPT.);
12 THENCE, WITH THE COMMON SOUTHEAST LINE OF SAID COUNTY ROAD NO. 121
13 AND THE NORTHWEST LINE OF SAID 184.34 ACRE TRACT, THE FOLLOWING
14 THREE (3) CALLS:
15 4) SOUTH 65 DEGREES 21 MINUTES 50 SECONDS WEST (DEED CALL -
16 SOUTH 69 DEGREES 44 MINUTES WEST), A DISTANCE OF 63.49 FEET (DEED
17 CALL - 63.52 FEET) TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR
18 AN ANGLE POINT AND CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN
19 DESCRIBED TRACT;
20 5) SOUTH 76 DEGREES 28 MINUTES 42 SECONDS WEST (DEED CALL -
21 SOUTH 81 DEGREES 20 MINUTES 30 SECONDS WEST), A DISTANCE OF 149.13
22 FEET (DEED CALL - 149.13 FEET) TO A 1/2-INCH IRON ROD WITH "WALLACE
23 CAP" SET FOR AN ANGLE POINT AND CORNER OF SAID 184.34 ACRE TRACT AND
24 THE HEREIN DESCRIBED TRACT;
25 6) SOUTH 68 DEGREES 38 MINUTES 42 SECONDS WEST (DEED CALL -
26 SOUTH 73 DEGREES 30 MINUTES 30 SECONDS WEST), A DISTANCE OF 2,092.60
27 FEET (DEED CALL - 2,092.60 FEET) TO A 1/2-INCH IRON ROD WITH

1 "WALLACE CAP" SET FOR THE NORTHWEST CORNER OF SAID 184.34 ACRE TRACT
2 AND THE HEREIN DESCRIBED TRACT;

3 THENCE, DEPARTING THE SOUTHEAST LINE OF SAID COUNTY ROAD NO. 121,
4 WITH THE SOUTHWEST LINE OF SAID 184.34 ACRE TRACT, THE FOLLOWING TWO
5 (2) CALLS:

6 3) SOUTH 21 DEGREES 53 MINUTES 18 SECONDS EAST (DEED CALL -
7 SOUTH 17 DEGREES 01 MINUTES 30 SECONDS EAST), A DISTANCE OF 2,048.50
8 FEET (DEED CALL - 2,048.50 FEET) TO A 1/2-INCH IRON ROD WITH
9 "WALLACE CAP" SET FOR AN ANGLE POINT AND CORNER OF SAID 184.34 ACRE
10 TRACT AND THE HEREIN DESCRIBED TRACT;

11 4) SOUTH 22 DEGREES 43 MINUTES 18 SECONDS EAST (DEED CALL -
12 SOUTH 17 DEGREES 51 MINUTES 30 SECONDS EAST), A DISTANCE OF 3,515.61
13 FEET (DEED CALL - 3,515.61 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED
14 CALL - IRON PIN SET) FOR THE SOUTHWEST CORNER OF SAID 184.34 ACRE
15 TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST
16 CORNER OF THAT CERTAIN CALLED 24.27 ACRE TRACT OF LAND DESCRIBED IN
17 A DEED TO ALBERT C. ENDSLEY AND WIFE, CAROLYN M. ENDSLEY, FILED
18 DECEMBER 29, 1976 AND RECORDED IN VOLUME 655, PAGE 958, DEED RECORDS
19 OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

20 THENCE, NORTH 71 DEGREES 44 MINUTES 33 SECONDS EAST (DEED CALL -
21 NORTH 76 DEGREES 36 MINUTES EAST), WITH THE COMMOM MOST SOUTHERLY
22 SOUTHEAST LINE OF SAID 184.34 ACRE TRACT AND THE NORTHWEST LINE OF
23 SAID 24.27 ACRE TRACT, A DISTANCE OF 933.95 FEET (DEED CALL - 934.39
24 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED CALL - IRON PIN SET) FOR THE
25 SOUTHEAST CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED
26 TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 24.27 ACRE TRACT;

27 THENCE, NORTH 22 DEGREES 35 MINUTES 18 SECONDS WEST (DEED CALL -

1 NORTH 17 DEGREES 43 MINUTES 30 SECONDS WEST), WITH THE MOST
2 SOUTHERLY NORTHEAST LINE OF SAID 184.34 ACRE TRACT, A DISTANCE OF
3 3,558.69 FEET (DEED CALL - 3,558.61 FEET) TO A 2-INCH IRON PIPE
4 FOUND AND AS CALLED FOR IN SAID 184.34 ACRE DEED FOR AN INTERIOR
5 CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
6 THENCE, WITH THE MOST NORTHERLY SOUTHEAST LINE OF SAID 184.34 ACRE
7 TRACT, THE FOLLOWING TWO (2) CALLS:

8 4) NORTH 68 DEGREES 52 MINUTES 31 SECONDS EAST (DEED CALL -
9 NORTH 73 DEGREES 47 MINUTES 30 SECONDS EAST), A DISTANCE OF 790.70
10 FEET (DEED CALL - 790.61 FEET) TO A 2-INCH IRON PIPE FOUND AND AS
11 CALLED FOR IN SAID 184.34 ACRE DEED FOR AN ANGLE POINT AND CORNER OF
12 SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

13 5) NORTH 68 DEGREES 38 MINUTES 36 SECONDS EAST (DEED CALL -
14 NORTH 73 DEGREES 22 MINUTES EAST), A DISTANCE OF 560.32 FEET (DEED
15 CALL - 561.57 FEET) TO THE POINT OF BEGINNING OF THE HEREIN
16 DESCRIBED TRACT, DELINEATING AND ENCOMPASSING WITHIN THE METES
17 RECITED 184.29 ACRES OF LAND, MORE OR LESS, BASED ON THE LAND TITLE
18 SURVEY AND DRAWING MADE BY THE WALLACE GROUP, INC., ROUND ROCK,
19 TEXAS.

20 () = RECORD CALL PER DEED RECORDED IN VOLUME 966, PAGE 783,
21 OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

22 BEARINGS BASIS: BEARINGS ARE BASED ON THE TEXAS STATE PLANE
23 COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S
24 CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

25 SECTION 3. (a) The legal notice of the intention to
26 introduce this Act, setting forth the general substance of this
27 Act, has been published as provided by law, and the notice and a

1 copy of this Act have been furnished to all persons, agencies,
2 officials, or entities to which they are required to be furnished
3 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
4 Government Code.

5 (b) The governor, one of the required recipients, has
6 submitted the notice and Act to the Texas Commission on
7 Environmental Quality.

8 (c) The Texas Commission on Environmental Quality has filed
9 its recommendations relating to this Act with the governor, the
10 lieutenant governor, and the speaker of the house of
11 representatives within the required time.

12 (d) All requirements of the constitution and laws of this
13 state and the rules and procedures of the legislature with respect
14 to the notice, introduction, and passage of this Act are fulfilled
15 and accomplished.

16 SECTION 4. This Act takes effect September 1, 2009.