

1-1 By: Gattis (Senate Sponsor - Ogden) H.B. No. 4800
1-2 (In the Senate - Received from the House May 18, 2009;
1-3 May 19, 2009, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 22, 2009, reported favorably by
1-5 the following vote: Yeas 5, Nays 0; May 22, 2009, sent to printer.)

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

1-8 relating to the creation of the San Gabriel Municipal Utility
1-9 District No. 1; providing authority to impose a tax and issue bonds;
1-10 granting a limited power of eminent domain.

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

1-12 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-13 Code, is amended by adding Chapter 8369 to read as follows:

1-14 CHAPTER 8369. SAN GABRIEL MUNICIPAL UTILITY DISTRICT NO. 1

1-15 SUBCHAPTER A. GENERAL PROVISIONS

1-16 Sec. 8369.001. DEFINITIONS. In this chapter:

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

1-18 (2) "Director" means a board member.

1-19 (3) "District" means the San Gabriel Municipal Utility
1-20 District No. 1.

1-21 Sec. 8369.002. NATURE OF DISTRICT. The district is a
1-22 municipal utility district created under Section 59, Article XVI,
1-23 Texas Constitution.

1-24 Sec. 8369.003. CONFIRMATION AND DIRECTORS' ELECTION
1-25 REQUIRED. The temporary directors shall hold an election to
1-26 confirm the creation of the district and to elect five permanent
1-27 directors as provided by Section 49.102, Water Code.

1-28 Sec. 8369.004. CONSENT OF MUNICIPALITY REQUIRED. The
1-29 temporary directors may not hold an election under Section 8369.003
1-30 until each municipality in whose corporate limits or
1-31 extraterritorial jurisdiction the district is located has
1-32 consented by ordinance or resolution to the creation of the
1-33 district and to the inclusion of land in the district.

1-34 Sec. 8369.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)
1-35 The district is created to serve a public purpose and benefit.

1-36 (b) The district is created to accomplish the purposes of:

1-37 (1) a municipal utility district as provided by
1-38 general law and Section 59, Article XVI, Texas Constitution; and

1-39 (2) Section 52, Article III, Texas Constitution, that
1-40 relate to the construction, acquisition, improvement, operation,
1-41 or maintenance of macadamized, graveled, or paved roads, or
1-42 improvements, including storm drainage, in aid of those roads.

1-43 Sec. 8369.006. INITIAL DISTRICT TERRITORY. (a) The
1-44 district is initially composed of the territory described by
1-45 Section 2 of the Act creating this chapter.

1-46 (b) The boundaries and field notes contained in Section 2 of
1-47 the Act creating this chapter form a closure. A mistake made in the
1-48 field notes or in copying the field notes in the legislative process
1-49 does not affect the district's:

1-50 (1) organization, existence, or validity;

1-51 (2) right to issue any type of bond for the purposes
1-52 for which the district is created or to pay the principal of and
1-53 interest on a bond;

1-54 (3) right to impose a tax; or

1-55 (4) legality or operation.

1-56 [Sections 8369.007-8369.050 reserved for expansion]

1-57 SUBCHAPTER B. BOARD OF DIRECTORS

1-58 Sec. 8369.051. GOVERNING BODY; TERMS. (a) The district is
1-59 governed by a board of five elected directors.

1-60 (b) Except as provided by Section 8369.052, directors serve
1-61 staggered four-year terms.

1-62 Sec. 8369.052. TEMPORARY DIRECTORS. (a) The temporary
1-63 board consists of:

1-64 (1) Mark Barker;

- 2-1 (2) Mike Mayben;
- 2-2 (3) Raudel Hinojosa;
- 2-3 (4) John Weddige; and
- 2-4 (5) Sammie Joseph III.

2-5 (b) Temporary directors serve until the earlier of:
 2-6 (1) the date permanent directors are elected under
 2-7 Section 8369.003; or
 2-8 (2) September 1, 2013.

2-9 (c) If permanent directors have not been elected under
 2-10 Section 8369.003 and the terms of the temporary directors have
 2-11 expired, successor temporary directors shall be appointed or
 2-12 reappointed as provided by Subsection (d) to serve terms that
 2-13 expire on the earlier of:

- 2-14 (1) the date permanent directors are elected under
 2-15 Section 8369.003; or
- 2-16 (2) the fourth anniversary of the date of the
 2-17 appointment or reappointment.

2-18 (d) If Subsection (c) applies, the owner or owners of a
 2-19 majority of the assessed value of the real property in the district
 2-20 may submit a petition to the Texas Commission on Environmental
 2-21 Quality requesting that the commission appoint as successor
 2-22 temporary directors the five persons named in the petition. The
 2-23 commission shall appoint as successor temporary directors the five
 2-24 persons named in the petition.

2-25 [Sections 8369.053-8369.100 reserved for expansion]

2-26 SUBCHAPTER C. POWERS AND DUTIES

2-27 Sec. 8369.101. GENERAL POWERS AND DUTIES. The district has
 2-28 the powers and duties necessary to accomplish the purposes for
 2-29 which the district is created.

2-30 Sec. 8369.102. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-31 DUTIES. The district has the powers and duties provided by the
 2-32 general law of this state, including Chapters 49 and 54, Water Code,
 2-33 applicable to municipal utility districts created under Section 59,
 2-34 Article XVI, Texas Constitution.

2-35 Sec. 8369.103. AUTHORITY FOR ROAD PROJECTS. Under Section
 2-36 52, Article III, Texas Constitution, the district may design,
 2-37 acquire, construct, finance, issue bonds for, improve, operate,
 2-38 maintain, and convey to this state, a county, or a municipality for
 2-39 operation and maintenance macadamized, graveled, or paved roads, or
 2-40 improvements, including storm drainage, in aid of those roads.

2-41 Sec. 8369.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road
 2-42 project must meet all applicable construction standards, zoning and
 2-43 subdivision requirements, and regulations of each municipality in
 2-44 whose corporate limits or extraterritorial jurisdiction the road
 2-45 project is located.

2-46 (b) If a road project is not located in the corporate limits
 2-47 or extraterritorial jurisdiction of a municipality, the road
 2-48 project must meet all applicable construction standards,
 2-49 subdivision requirements, and regulations of each county in which
 2-50 the road project is located.

2-51 (c) If the state will maintain and operate the road, the
 2-52 Texas Transportation Commission must approve the plans and
 2-53 specifications of the road project.

2-54 Sec. 8369.105. STREET REPAIR AND MAINTENANCE. (a) After
 2-55 September 1, 2019, the district, at the district's expense, shall
 2-56 repair and maintain any streets in the district.

2-57 (b) A district's repair and maintenance of streets under
 2-58 this section must meet all applicable construction standards and
 2-59 regulations of Williamson County.

2-60 Sec. 8369.106. REGIONAL WASTE DISPOSAL POWERS AND DUTIES.
 2-61 The district has the powers and duties applicable to a district
 2-62 under Chapter 30, Water Code.

2-63 Sec. 8369.107. WASTEWATER TREATMENT FACILITY DESIGN
 2-64 APPROVAL. The district must obtain the approval of the Brazos River
 2-65 Authority for the design of any district wastewater treatment
 2-66 facility.

2-67 Sec. 8369.108. WASTEWATER SERVICE PROVIDERS. Only the
 2-68 Brazos River Authority or a provider approved by the Brazos River
 2-69 Authority may provide wastewater service in the district.

3-1 Sec. 8369.109. COMPLIANCE WITH FEBRUARY 2005 AGREEMENT.
3-2 The district shall comply with the terms of the "Agreement
3-3 Regarding Sewer Services Areas and Customers" among the Lower
3-4 Colorado River Authority, the Brazos River Authority, the City of
3-5 Georgetown, the City of Liberty Hill, and the Chisholm Trail
3-6 Special Utility District dated February 1, 2005.

3-7 Sec. 8369.110. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
3-8 OR RESOLUTION. The district shall comply with all applicable
3-9 requirements of any ordinance or resolution that is adopted under
3-10 Section 54.016 or 54.0165, Water Code, and that consents to the
3-11 creation of the district or to the inclusion of land in the
3-12 district.

3-13 Sec. 8369.111. LIMITATION ON USE OF EMINENT DOMAIN. The
3-14 district may not exercise the power of eminent domain outside the
3-15 district to acquire a site or easement for:

- 3-16 (1) a road project authorized by Section 8369.103; or
- 3-17 (2) a recreational facility as defined by Section
- 3-18 49.462, Water Code.

3-19 [Sections 8369.112-8369.150 reserved for expansion]

3-20 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-21 Sec. 8369.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The
3-22 district may issue, without an election, bonds and other
3-23 obligations secured by:

- 3-24 (1) revenue other than ad valorem taxes; or
- 3-25 (2) contract payments described by Section 8369.153.

3-26 (b) The district must hold an election in the manner
3-27 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-28 before the district may impose an ad valorem tax or issue bonds
3-29 payable from ad valorem taxes.

3-30 (c) The district may not issue bonds payable from ad valorem
3-31 taxes to finance a road project unless the issuance is approved by a
3-32 vote of a two-thirds majority of the district voters voting at an
3-33 election held for that purpose.

3-34 Sec. 8369.152. OPERATION AND MAINTENANCE TAX. (a) If
3-35 authorized at an election held under Section 8369.151, the district
3-36 may impose an operation and maintenance tax on taxable property in
3-37 the district in accordance with Section 49.107, Water Code.

3-38 (b) The board shall determine the tax rate. The rate may not
3-39 exceed the rate approved at the election.

3-40 Sec. 8369.153. CONTRACT TAXES. (a) In accordance with
3-41 Section 49.108, Water Code, the district may impose a tax other than
3-42 an operation and maintenance tax and use the revenue derived from
3-43 the tax to make payments under a contract after the provisions of
3-44 the contract have been approved by a majority of the district voters
3-45 voting at an election held for that purpose.

3-46 (b) A contract approved by the district voters may contain a
3-47 provision stating that the contract may be modified or amended by
3-48 the board without further voter approval.

3-49 [Sections 8369.154-8369.200 reserved for expansion]

3-50 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-51 Sec. 8369.201. AUTHORITY TO ISSUE BONDS AND OTHER
3-52 OBLIGATIONS. The district may issue bonds or other obligations
3-53 payable wholly or partly from ad valorem taxes, impact fees,
3-54 revenue, contract payments, grants, or other district money, or any
3-55 combination of those sources, to pay for any authorized district
3-56 purpose.

3-57 Sec. 8369.202. TAXES FOR BONDS. At the time the district
3-58 issues bonds payable wholly or partly from ad valorem taxes, the
3-59 board shall provide for the annual imposition of a continuing
3-60 direct ad valorem tax, without limit as to rate or amount, while all
3-61 or part of the bonds are outstanding as required and in the manner
3-62 provided by Sections 54.601 and 54.602, Water Code.

3-63 Sec. 8369.203. BONDS FOR ROAD PROJECTS. At the time of
3-64 issuance, the total principal amount of bonds or other obligations
3-65 issued or incurred to finance road projects and payable from ad
3-66 valorem taxes may not exceed one-fourth of the assessed value of the
3-67 real property in the district.

3-68 SECTION 2. The San Gabriel Municipal Utility District No. 1
3-69 initially includes all the territory contained in the following

4-1 area:

4-2 FIELD NOTE DESCRIPTION

4-3 OF A

4-4 235.23 ACRE TRACT OF LAND

4-5 OUT OF THE

4-6 SAMUEL SMITH SURVEY, ABSTRACT NO. 11

4-7 SITUATED IN WILLIAMSON COUNTY, TEXAS

4-8 BEING A 235.23 ACRE TRACT OF LAND OUT OF THE SAMUEL SMITH SURVEY,

4-9 ABSTRACT NO. 11 SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 235.23

4-10 ACRE TRACT BEING ALL OF THAT CERTAIN CALLED 235.27 ACRE TRACT OF

4-11 LAND DESCRIBED IN A WARRANTY DEED TO JERRY F. SIMMANS, FILED APRIL

4-12 7, 1987 AND RECORDED IN VOLUME 1511, PAGE 29, OFFICIAL RECORDS OF

4-13 WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.); SAID 235.23 ACRE TRACT BEING

4-14 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4-15 BEGINNING AT A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED

4-16 "WALLACE GROUP" SET (DEED CALL - IRON PIN SET AT A FENCE CORNER) FOR

4-17 THE NORTHWEST CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN

4-18 DESCRIBED TRACT;

4-19 THENCE, NORTH 68 DEGREES 36 MINUTES 54 SECONDS EAST (DEED CALL -

4-20 NORTH 71 DEGREES 00 MINUTES EAST), WITH THE NORTHERLY LINE OF SAID

4-21 235.27 ACRE TRACT, A DISTANCE OF 1,916.79 FEET (DEED CALL - 1,916.96

4-22 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL - IRON PIN SET AT A

4-23 FENCE CORNER) FOR THE NORTHEAST CORNER OF SAID 235.27 ACRE TRACT AND

4-24 THE HEREIN DESCRIBED TRACT, SAME MARKING THE NORTHWEST CORNER OF

4-25 THAT CERTAIN CALLED 184.61 ACRE TRACT OF LAND DESCRIBED IN A

4-26 WARRANTY DEED TO WARREN E. SEFCIK, JR. AND WIFE, CATHY ELAINE

4-27 SEFCIK, FILED OCTOBER 19, 1999 AND RECORDED IN DOCUMENT NO.

4-28 199971120, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

4-29 (O.P.R.W.C.T.);

4-30 THENCE, WITH THE COMMON EASTERLY LINE OF SAID 235.27 ACRE TRACT AND

4-31 THE WESTERLY LINE OF SAID 184.61 ACRE TRACT, THE FOLLOWING THREE (3)

4-32 CALLS:

4-33 1) SOUTH 21 DEGREES 22 MINUTES 36 SECONDS EAST (DEED CALL -

4-34 SOUTH 18 DEGREES 59 MINUTES 30 SECONDS EAST), A DISTANCE OF 1,931.29

4-35 FEET (DEED CALL - 1,931.54 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED

4-36 CALL - IRON PIN SET) FOR AN ANGLE POINT AND CORNER OF SAID 235.27

4-37 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

4-38 2) SOUTH 21 DEGREES 31 MINUTES 51 SECONDS EAST (DEED CALL -

4-39 SOUTH 19 DEGREES 09 MINUTES EAST), A DISTANCE OF 2,886.73 FEET (DEED

4-40 CALL - 2,886.68 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL - IRON

4-41 PIN SET AT A FENCE CORNER) FOR AN ANGLE POINT AND CORNER OF SAID

4-42 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

4-43 3) SOUTH 21 DEGREES 18 MINUTES 52 SECONDS EAST (DEED CALL -

4-44 SOUTH 18 DEGREES 55 MINUTES 30 SECONDS EAST), A DISTANCE OF 1,179.50

4-45 FEET (DEED CALL - 1,179.28 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED

4-46 CALL - IRON PIN SET AT FENCE CORNER) FOR THE SOUTHEAST CORNER OF

4-47 SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME MARKING

4-48 THE SOUTHWEST CORNER OF SAID 184.61 ACRE TRACT, SAID POINT ALSO

4-49 BEING ON THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY

4-50 29 EAST (A VARIABLE WIDTH R.O.W.);

4-51 THENCE, NORTH 86 DEGREES 24 MINUTES 49 SECONDS WEST (DEED CALL -

4-52 NORTH 84 DEGREES 04 MINUTES WEST), WITH THE COMMON NORTHERLY R.O.W.

4-53 LINE OF SAID STATE HIGHWAY 29 EAST AND A SOUTHERLY LINE OF SAID

4-54 235.27 ACRE TRACT, A DISTANCE OF 729.32 FEET (DEED CALL - 728.79

4-55 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED CALL - IRON PIN SET AT A

4-56 FENCE CORNER) FOR AN ANGLE POINT AND CORNER OF SAID 235.27 ACRE

4-57 TRACT AND THE HEREIN DESCRIBED TRACT, SAME MARKING THE SOUTHEAST

4-58 CORNER OF THAT CERTAIN CALLED 7.785 ACRE TRACT OF LAND DESCRIBED IN

4-59 A GENERAL WARRANTY DEED TO THOMAS PHIL JOHNSON AND SPOUSE, ANNIE M.

4-60 JOHNSON, FILED MARCH 6, 1991 AND RECORDED IN VOLUME 1992, PAGE 089,

4-61 O.R.W.C.T., AND FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND

4-62 BEARS SOUTH 86 DEGREES 26 MINUTES 28 SECONDS WEST, AT 1.09 FEET;

4-63 THENCE, DEPARTING THE NORTHERLY R.O.W. LINE OF SAID STATE HIGHWAY 29

4-64 EAST, WITH THE COMMON LINE OF SAID 7.785 ACRE TRACT AND SAID 235.27

4-65 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:

4-66 1) NORTH 21 DEGREES 32 MINUTES 25 SECONDS WEST (DEED CALL -

4-67 NORTH 19 DEGREES 12 MINUTES WEST), A DISTANCE OF 399.72 FEET (DEED

4-68 CALL - 400.12 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED CALL - IRON

4-69 PIN FOUND AT A FENCE CORNER) FOR AN INTERIOR CORNER OF SAID 235.27

5-1 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST
5-2 CORNER OF SAID 7.785 ACRE TRACT;
5-3 2) SOUTH 84 DEGREES 56 MINUTES 18 SECONDS WEST (DEED CALL -
5-4 SOUTH 87 DEGREES 18 MINUTES 30 SECONDS WEST), A DISTANCE OF 1,303.84
5-5 FEET (DEED CALL - 1,303.97 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED
5-6 CALL - IRON PIN FOUND) FOR THE SOUTHWEST CORNER OF SAID 235.27 ACRE
5-7 TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST
5-8 CORNER OF SAID 7.785 ACRE TRACT, SAID POINT BEING ON THE EASTERLY
5-9 LINE OF THAT CERTAIN CALLED 82.32 ACRE TRACT OF LAND DESCRIBED IN A
5-10 DEED TO CHARLENE M. SEFCIK, FILED JANUARY 5, 1972 AND RECORDED IN
5-11 VOLUME 544, PAGE 8, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
5-12 (D.R.W.C.T.);
5-13 THENCE, WITH THE COMMON WESTERLY LINE OF SAID 235.27 ACRE TRACT AND
5-14 THE EASTERLY LINE OF SAID 82.32 ACRE TRACT, THE FOLLOWING THREE (3)
5-15 CALLS:
5-16 1) NORTH 20 DEGREES 59 MINUTES 02 SECONDS WEST (DEED CALL -
5-17 NORTH 18 DEGREES 36 MINUTES), A DISTANCE OF 293.10 FEET (DEED CALL -
5-18 293.10 FEET) TO A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED
5-19 "WALLACE GROUP" SET (DEED CALL - IRON PIN SET) FOR AN ANGLE POINT
5-20 AND CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
5-21 2) NORTH 21 DEGREES 23 MINUTES 02 SECONDS WEST (DEED CALL -
5-22 NORTH 19 DEGREES 00 MINUTES WEST), A DISTANCE OF 2,098.25 FEET (DEED
5-23 CALL - 2,098.20 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL - IRON
5-24 PIN SET) FOR AN ANGLE POINT AND CORNER OF SAID 235.27 ACRE TRACT AND
5-25 THE HEREIN DESCRIBED TRACT;
5-26 3) NORTH 21 DEGREES 38 MINUTES 02 SECONDS WEST (DEED CALL -
5-27 NORTH 19 DEGREES 15 MINUTES WEST), A DISTANCE OF 2,532.13 FEET (DEED
5-28 CALL - 2,533.62 FEET) TO THE POINT OF BEGINNING OF THE HEREIN
5-29 DESCRIBED TRACT, DELINEATING AND ENCOMPASSING WITHIN THE METES
5-30 RECITED 235.23 ACRES OF LAND, MORE OR LESS, BASED ON THE LAND TITLE
5-31 SURVEY AND DRAWING MADE BY THE WALLACE GROUP, INC., ROUND ROCK,
5-32 TEXAS.
5-33 () = RECORD CALL PER DEED RECORDED IN VOLUME 1511, PAGE 29,
5-34 OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
5-35 BEARINGS BASIS: BEARINGS ARE BASED ON THE TEXAS STATE PLANE
5-36 COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S
5-37 CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.
5-38 FIELD NOTE DESCRIPTION
5-39 OF A
5-40 184.29 ACRE TRACT OF LAND
5-41 OUT OF THE
5-42 SAMUEL NIMMO SURVEY, ABSTRACT NO. 481
5-43 AND THE
5-44 JOHN F. FURGUSON SURVEY, ABSTRACT NO. 231
5-45 SITUATED IN WILLIAMSON COUNTY, TEXAS
5-46 BEING A 184.29 ACRE TRACT OF LAND OUT OF THE SAMUEL NIMMO SURVEY,
5-47 ABSTRACT NO. 481 AND THE JOHN F. FURGUSON SURVEY, ABSTRACT NO. 231
5-48 SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 184.29 ACRE TRACT BEING
5-49 ALL OF THAT CERTAIN CALLED 184.34 ACRE TRACT OF LAND DESCRIBED IN A
5-50 SPECIAL WARRANTY DEED TO HOWARD LEON PETERSON AND WIFE, HILDA
5-51 JANETTE PETERSON, FILED JANUARY 23, 1984 AND RECORDED IN VOLUME
5-52 966, PAGE 783, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
5-53 (O.R.W.C.T.); SAID 184.29 ACRE TRACT BEING MORE PARTICULARLY
5-54 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
5-55 BEGINNING AT AN IRON BAR FOUND AND AS CALLED FOR IN SAID 184.34 ACRE
5-56 DEED, SAID POINT MARKING THE MOST EASTERLY NORTHEAST CORNER OF SAID
5-57 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
5-58 THENCE, NORTH 21 DEGREES 31 MINUTES 45 SECONDS WEST (DEED CALL -
5-59 NORTH 16 DEGREES 42 MINUTES WEST), WITH THE MOST NORTHERLY
5-60 NORTHEAST LINE OF SAID 184.34 ACRE TRACT, A DISTANCE OF 2,042.11
5-61 FEET (DEED CALL - 2,042.11 FEET) TO A 1/2-INCH IRON ROD WITH ORANGE
5-62 PLASTIC CAP STAMPED "WALLACE GROUP" (HEREAFTER REFERRED TO AS
5-63 "WALLACE CAP") SET FOR THE NORTHEAST CORNER OF SAID 184.34 ACRE
5-64 TRACT AND THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE
5-65 SOUTHEAST LINE OF COUNTY ROAD NO. 121 (HAVING AN APPROXIMATE WIDTH
5-66 OF 40 FEET AT THIS LOCATION PER WILLIAMSON COUNTY ROAD DEPT.);
5-67 THENCE, WITH THE COMMON SOUTHEAST LINE OF SAID COUNTY ROAD NO. 121
5-68 AND THE NORTHWEST LINE OF SAID 184.34 ACRE TRACT, THE FOLLOWING
5-69 THREE (3) CALLS:

6-1 4) SOUTH 65 DEGREES 21 MINUTES 50 SECONDS WEST (DEED CALL -
 6-2 SOUTH 69 DEGREES 44 MINUTES WEST), A DISTANCE OF 63.49 FEET (DEED
 6-3 CALL - 63.52 FEET) TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR
 6-4 AN ANGLE POINT AND CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN
 6-5 DESCRIBED TRACT;

6-6 5) SOUTH 76 DEGREES 28 MINUTES 42 SECONDS WEST (DEED CALL -
 6-7 SOUTH 81 DEGREES 20 MINUTES 30 SECONDS WEST), A DISTANCE OF 149.13
 6-8 FEET (DEED CALL - 149.13 FEET) TO A 1/2-INCH IRON ROD WITH "WALLACE
 6-9 CAP" SET FOR AN ANGLE POINT AND CORNER OF SAID 184.34 ACRE TRACT AND
 6-10 THE HEREIN DESCRIBED TRACT;

6-11 6) SOUTH 68 DEGREES 38 MINUTES 42 SECONDS WEST (DEED CALL -
 6-12 SOUTH 73 DEGREES 30 MINUTES 30 SECONDS WEST), A DISTANCE OF 2,092.60
 6-13 FEET (DEED CALL - 2,092.60 FEET) TO A 1/2-INCH IRON ROD WITH
 6-14 "WALLACE CAP" SET FOR THE NORTHWEST CORNER OF SAID 184.34 ACRE TRACT
 6-15 AND THE HEREIN DESCRIBED TRACT;

6-16 THENCE, DEPARTING THE SOUTHEAST LINE OF SAID COUNTY ROAD NO. 121,
 6-17 WITH THE SOUTHWEST LINE OF SAID 184.34 ACRE TRACT, THE FOLLOWING TWO
 6-18 (2) CALLS:

6-19 3) SOUTH 21 DEGREES 53 MINUTES 18 SECONDS EAST (DEED CALL -
 6-20 SOUTH 17 DEGREES 01 MINUTES 30 SECONDS EAST), A DISTANCE OF 2,048.50
 6-21 FEET (DEED CALL - 2,048.50 FEET) TO A 1/2-INCH IRON ROD WITH
 6-22 "WALLACE CAP" SET FOR AN ANGLE POINT AND CORNER OF SAID 184.34 ACRE
 6-23 TRACT AND THE HEREIN DESCRIBED TRACT;

6-24 4) SOUTH 22 DEGREES 43 MINUTES 18 SECONDS EAST (DEED CALL -
 6-25 SOUTH 17 DEGREES 51 MINUTES 30 SECONDS EAST), A DISTANCE OF 3,515.61
 6-26 FEET (DEED CALL - 3,515.61 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED
 6-27 CALL - IRON PIN SET) FOR THE SOUTHWEST CORNER OF SAID 184.34 ACRE
 6-28 TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST
 6-29 CORNER OF THAT CERTAIN CALLED 24.27 ACRE TRACT OF LAND DESCRIBED IN
 6-30 A DEED TO ALBERT C. ENDSLEY AND WIFE, CAROLYN M. ENDSLEY, FILED
 6-31 DECEMBER 29, 1976 AND RECORDED IN VOLUME 655, PAGE 958, DEED RECORDS
 6-32 OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

6-33 THENCE, NORTH 71 DEGREES 44 MINUTES 33 SECONDS EAST (DEED CALL -
 6-34 NORTH 76 DEGREES 36 MINUTES EAST), WITH THE COMMOM MOST SOUTHERLY
 6-35 SOUTHEAST LINE OF SAID 184.34 ACRE TRACT AND THE NORTHWEST LINE OF
 6-36 SAID 24.27 ACRE TRACT, A DISTANCE OF 933.95 FEET (DEED CALL - 934.39
 6-37 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED CALL - IRON PIN SET) FOR THE
 6-38 SOUTHEAST CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED
 6-39 TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 24.27 ACRE TRACT;

6-40 THENCE, NORTH 22 DEGREES 35 MINUTES 18 SECONDS WEST (DEED CALL -
 6-41 NORTH 17 DEGREES 43 MINUTES 30 SECONDS WEST), WITH THE MOST
 6-42 SOUTHERLY NORTHEAST LINE OF SAID 184.34 ACRE TRACT, A DISTANCE OF
 6-43 3,558.69 FEET (DEED CALL - 3,558.61 FEET) TO A 2-INCH IRON PIPE
 6-44 FOUND AND AS CALLED FOR IN SAID 184.34 ACRE DEED FOR AN INTERIOR
 6-45 CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
 6-46 THENCE, WITH THE MOST NORTHERLY SOUTHEAST LINE OF SAID 184.34 ACRE
 6-47 TRACT, THE FOLLOWING TWO (2) CALLS:

6-48 4) NORTH 68 DEGREES 52 MINUTES 31 SECONDS EAST (DEED CALL -
 6-49 NORTH 73 DEGREES 47 MINUTES 30 SECONDS EAST), A DISTANCE OF 790.70
 6-50 FEET (DEED CALL - 790.61 FEET) TO A 2-INCH IRON PIPE FOUND AND AS
 6-51 CALLED FOR IN SAID 184.34 ACRE DEED FOR AN ANGLE POINT AND CORNER OF
 6-52 SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

6-53 5) NORTH 68 DEGREES 38 MINUTES 36 SECONDS EAST (DEED CALL -
 6-54 NORTH 73 DEGREES 22 MINUTES EAST), A DISTANCE OF 560.32 FEET (DEED
 6-55 CALL - 561.57 FEET) TO THE POINT OF BEGINNING OF THE HEREIN
 6-56 DESCRIBED TRACT, DELINEATING AND ENCOMPASSING WITHIN THE METES
 6-57 RECITED 184.29 ACRES OF LAND, MORE OR LESS, BASED ON THE LAND TITLE
 6-58 SURVEY AND DRAWING MADE BY THE WALLACE GROUP, INC., ROUND ROCK,
 6-59 TEXAS.

6-60 () = RECORD CALL PER DEED RECORDED IN VOLUME 966, PAGE 783,
 6-61 OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

6-62 BEARINGS BASIS: BEARINGS ARE BASED ON THE TEXAS STATE PLANE
 6-63 COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S
 6-64 CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

6-65 SECTION 3. (a) The legal notice of the intention to
 6-66 introduce this Act, setting forth the general substance of this
 6-67 Act, has been published as provided by law, and the notice and a
 6-68 copy of this Act have been furnished to all persons, agencies,
 6-69 officials, or entities to which they are required to be furnished

7-1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7-2 Government Code.

7-3 (b) The governor, one of the required recipients, has
7-4 submitted the notice and Act to the Texas Commission on
7-5 Environmental Quality.

7-6 (c) The Texas Commission on Environmental Quality has filed
7-7 its recommendations relating to this Act with the governor, the
7-8 lieutenant governor, and the speaker of the house of
7-9 representatives within the required time.

7-10 (d) All requirements of the constitution and laws of this
7-11 state and the rules and procedures of the legislature with respect
7-12 to the notice, introduction, and passage of this Act are fulfilled
7-13 and accomplished.

7-14 SECTION 4. This Act takes effect September 1, 2009.

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