

1-1 By: Watson S.B. No. 2526  
1-2 (In the Senate - Filed April 15, 2009; April 15, 2009, read  
1-3 first time and referred to Committee on Intergovernmental  
1-4 Relations; May 1, 2009, reported adversely, with favorable  
1-5 Committee Substitute by the following vote: Yeas 4, Nays 0;  
1-6 May 1, 2009, sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR S.B. No. 2526 By: Gallegos

1-8 A BILL TO BE ENTITLED  
1-9 AN ACT

1-10 relating to the creation of the Travis County Improvement District  
1-11 No. 1; providing authority to impose an assessment, impose a tax,  
1-12 and issue bonds.

1-13 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
1-14 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
1-15 Code, is amended by adding Chapter 3863 to read as follows:

1-16 CHAPTER 3863. TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1

1-17 SUBCHAPTER A. GENERAL PROVISIONS

1-18 Sec. 3863.001. DEFINITIONS. In this chapter:

1-19 (1) "Board" means the district's board of directors.

1-20 (2) "Director" means a board member.

1-21 (3) "District" means the Travis County Improvement  
1-22 District No. 1.

1-23 Sec. 3863.002. NATURE OF DISTRICT. The Travis County  
1-24 Improvement District No. 1 is a special district created under  
1-25 Section 59, Article XVI, Texas Constitution.

1-26 Sec. 3863.003. PURPOSE; DECLARATION OF INTENT. (a) The  
1-27 creation of the district is essential to accomplish the purposes of  
1-28 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
1-29 Texas Constitution, and other public purposes stated in this  
1-30 chapter. By creating the district and in authorizing Travis County  
1-31 and other political subdivisions to contract with the district, the  
1-32 legislature has established a program to accomplish the public  
1-33 purposes set out in Section 52-a, Article III, Texas Constitution.

1-34 (b) The creation of the district is necessary to promote,  
1-35 develop, encourage, and maintain employment, commerce,  
1-36 transportation, housing, tourism, recreation, the arts,  
1-37 entertainment, economic development, safety, and the public  
1-38 welfare in the district.

1-39 (c) This chapter and the creation of the district may not be  
1-40 interpreted to relieve Travis County from providing the level of  
1-41 services provided, as of the effective date of the Act enacting this  
1-42 chapter, to the area in the district. The district is created to  
1-43 supplement and not to supplant the county services provided in the  
1-44 area in the district.

1-45 Sec. 3863.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-46 (a) The district is created to serve a public use and benefit.

1-47 (b) All land and other property included in the district  
1-48 will benefit from the improvements and services to be provided by  
1-49 the district under powers conferred by Sections 52 and 52-a,  
1-50 Article III, and Section 59, Article XVI, Texas Constitution, and  
1-51 other powers granted under this chapter.

1-52 (c) The creation of the district is in the public interest  
1-53 and is essential to:

1-54 (1) further the public purposes of developing and  
1-55 diversifying the economy of the state;

1-56 (2) eliminate unemployment and underemployment; and

1-57 (3) develop or expand transportation and commerce.

1-58 (d) The district will:

1-59 (1) promote the health, safety, and general welfare of  
1-60 residents, employers, potential employees, employees, visitors,  
1-61 and consumers in the district, and of the public;

1-62 (2) provide needed funding for the district to  
1-63 preserve, maintain, and enhance the economic health and vitality of

2-1 the district territory as a community and business center;

2-2 (3) promote the health, safety, welfare, and enjoyment  
2-3 of the public by providing pedestrian ways and by landscaping and  
2-4 developing certain areas in the district, which are necessary for  
2-5 the restoration, preservation, and enhancement of scenic beauty;  
2-6 and

2-7 (4) provide for water, wastewater, drainage, road, and  
2-8 recreational facilities for the district.

2-9 (e) Pedestrian ways along or across a street, whether at  
2-10 grade or above or below the surface, and street lighting, street  
2-11 landscaping, parking, and street art objects are parts of and  
2-12 necessary components of a street and are considered to be a street  
2-13 or road improvement.

2-14 (f) The district will not act as the agent or  
2-15 instrumentality of any private interest even though the district  
2-16 will benefit many private interests as well as the public.

2-17 Sec. 3863.005. INITIAL DISTRICT TERRITORY. (a) The  
2-18 district is initially composed of the territory described by  
2-19 Section 2 of the Act enacting this chapter.

2-20 (b) The boundaries and field notes contained in Section 2 of  
2-21 the Act enacting this chapter form a closure. A mistake in the  
2-22 field notes or in copying the field notes in the legislative process  
2-23 does not affect the district's:

2-24 (1) organization, existence, or validity;

2-25 (2) right to issue any type of bond for the purposes  
2-26 for which the district is created or to pay the principal of and  
2-27 interest on the bond;

2-28 (3) right to impose or collect an assessment or tax; or

2-29 (4) legality or operation.

2-30 Sec. 3863.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
2-31 All or any part of the area of the district is eligible to be  
2-32 included in:

2-33 (1) a tax increment reinvestment zone created under  
2-34 Chapter 311, Tax Code;

2-35 (2) a tax abatement reinvestment zone created under  
2-36 Chapter 312, Tax Code; or

2-37 (3) an enterprise zone created under Chapter 2303,  
2-38 Government Code.

2-39 Sec. 3863.007. APPLICABILITY OF MUNICIPAL MANAGEMENT  
2-40 DISTRICTS LAW. Except as otherwise provided by this chapter,  
2-41 Chapter 375, Local Government Code, applies to the district.

2-42 Sec. 3863.008. LIBERAL CONSTRUCTION OF CHAPTER. This  
2-43 chapter shall be liberally construed in conformity with the  
2-44 findings and purposes stated in this chapter.

2-45 [Sections 3863.009-3863.050 reserved for expansion]

2-46 SUBCHAPTER B. BOARD OF DIRECTORS

2-47 Sec. 3863.051. GOVERNING BODY; TERMS. The district is  
2-48 governed by a board of five voting directors who serve staggered  
2-49 terms of four years, with two or three directors' terms expiring  
2-50 June 1 of each odd-numbered year.

2-51 Sec. 3863.052. APPOINTMENT OF DIRECTORS. The Texas  
2-52 Commission on Environmental Quality shall appoint voting directors  
2-53 from persons recommended by the board.

2-54 Sec. 3863.053. INITIAL VOTING DIRECTORS. (a) On or after  
2-55 the effective date of the Act creating this chapter, the owner or  
2-56 owners of a majority of the assessed value of the real property in  
2-57 the district may submit a petition to the Texas Commission on  
2-58 Environmental Quality requesting that the commission appoint as  
2-59 initial voting directors the five persons named in the petition.  
2-60 The commission shall appoint the five persons named in the petition  
2-61 as initial voting directors by position.

2-62 (b) Of the initial voting directors, the terms of directors  
2-63 appointed for positions 1 through 3 expire June 1, 2011, and the  
2-64 terms of directors appointed for positions 4 and 5 expire June 1,  
2-65 2013.

2-66 (c) Section 3863.052 does not apply to the appointment of  
2-67 directors under this section.

2-68 (d) This section expires September 1, 2014.

2-69 Sec. 3863.054. NONVOTING DIRECTORS. The board may appoint

3-1 nonvoting directors to serve at the pleasure of the voting  
3-2 directors.

3-3 Sec. 3863.055. QUORUM. For purposes of determining the  
3-4 requirements for a quorum of the board, the following are not  
3-5 counted:

3-6 (1) a board position vacant for any reason, including  
3-7 death, resignation, or disqualification;

3-8 (2) a director who is abstaining from participation in  
3-9 a vote because of a conflict of interest; or

3-10 (3) a nonvoting director.

3-11 Sec. 3863.056. COMPENSATION. A director is entitled to  
3-12 receive fees of office and reimbursement for actual expenses as  
3-13 provided by Section 49.060, Water Code. Sections 375.069 and  
3-14 375.070, Local Government Code, do not apply to the board.

3-15 [Sections 3863.057-3863.100 reserved for expansion]

3-16 SUBCHAPTER C. POWERS AND DUTIES

3-17 Sec. 3863.101. DEVELOPMENT CORPORATION POWERS. The  
3-18 district may exercise the powers given to a development corporation  
3-19 under Chapter 505, Local Government Code, including the power to  
3-20 own, operate, acquire, construct, lease, improve, or maintain a  
3-21 project described by that chapter.

3-22 Sec. 3863.102. AGREEMENTS; GRANTS. (a) The district may  
3-23 make an agreement with or accept a gift, grant, or loan from any  
3-24 person.

3-25 (b) The implementation of a project is a governmental  
3-26 function or service for the purposes of Chapter 791, Government  
3-27 Code.

3-28 Sec. 3863.103. AUTHORITY TO CONTRACT FOR LAW ENFORCEMENT  
3-29 SERVICES. To protect the public interest, the district may  
3-30 contract with a qualified person, including Travis County, for the  
3-31 provision of law enforcement services in the district for a fee.

3-32 Sec. 3863.104. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The  
3-33 district may join and pay dues to a charitable or nonprofit  
3-34 organization that performs a service or provides an activity  
3-35 consistent with the furtherance of a district purpose.

3-36 Sec. 3863.105. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
3-37 district may establish and provide for the administration of one or  
3-38 more programs to promote state or local economic development and to  
3-39 stimulate business and commercial activity in the district,  
3-40 including programs to:

3-41 (1) make loans and grants of public money; and

3-42 (2) provide district personnel and services.

3-43 (b) The district has all of the powers of a municipality  
3-44 under Chapter 380, Local Government Code.

3-45 Sec. 3863.106. STRATEGIC PARTNERSHIP AGREEMENT. The  
3-46 district may negotiate and enter into a written strategic  
3-47 partnership with a municipality under Section 43.0751, Local  
3-48 Government Code.

3-49 Sec. 3863.107. NO EMINENT DOMAIN. The district may not  
3-50 exercise the power of eminent domain.

3-51 Sec. 3863.108. ANNEXATION OR EXCLUSION OF LAND. (a) The  
3-52 district may annex land as provided by Subchapter J, Chapter 49,  
3-53 Water Code.

3-54 (b) The district may exclude land as provided by Subchapter  
3-55 J, Chapter 49, Water Code. Section 375.044(b), Local Government  
3-56 Code, does not apply to the district.

3-57 [Sections 3863.109-3863.150 reserved for expansion]

3-58 SUBCHAPTER D. PUBLIC PARKING FACILITIES

3-59 Sec. 3863.151. PARKING FACILITIES AUTHORIZED; OPERATION BY  
3-60 PRIVATE ENTITY. (a) The district may acquire, lease as lessor or  
3-61 lessee, construct, develop, own, operate, and maintain parking  
3-62 facilities or a system of parking facilities, including:

3-63 (1) lots, garages, parking terminals, or other  
3-64 structures or accommodations for parking motor vehicles off the  
3-65 streets; and

3-66 (2) equipment, entrances, exits, fencing, and other  
3-67 accessories necessary for safety and convenience in parking  
3-68 vehicles.

3-69 (b) A parking facility of the district may be leased to or

4-1 operated on behalf of the district by an entity other than the  
4-2 district.

4-3 (c) The district's parking facilities are a program  
4-4 authorized by the legislature under Section 52-a, Article III,  
4-5 Texas Constitution.

4-6 (d) The district's parking facilities serve the public  
4-7 purposes of the district and are owned, used, and held for a public  
4-8 purpose even if leased or operated by a private entity for a term of  
4-9 years.

4-10 Sec. 3863.152. RULES. The district may adopt rules  
4-11 governing the district's public parking facilities.

4-12 Sec. 3863.153. FINANCING OF PUBLIC PARKING FACILITIES.

4-13 (a) The district may use any of its resources, including revenue,  
4-14 assessments, taxes, or grant or contract proceeds, to pay the cost  
4-15 of acquiring or operating public parking facilities.

4-16 (b) The district may:

4-17 (1) set, charge, impose, and collect fees, charges, or  
4-18 tolls for the use of the district's public parking facilities; and

4-19 (2) issue bonds or notes to finance the cost of the  
4-20 district's public parking facilities.

4-21 Sec. 3863.154. ROAD IMPROVEMENTS. (a) Before development  
4-22 begins, the district must obtain a traffic impact analysis  
4-23 performed by a qualified independent traffic consultant for the  
4-24 purpose of determining the impact of increased traffic caused by  
4-25 the development of property in the district on Paleface Ranch Road  
4-26 or other major roads connecting the district to State Highway 71.  
4-27 The traffic impact analysis must identify the district's  
4-28 proportionate impact on the roads, based on the daily average  
4-29 number of trips to be generated from the district compared to the  
4-30 total daily average number of trips estimated to be generated from  
4-31 the total service area for the roads at full development.

4-32 (b) The district or a developer of land in the district  
4-33 shall pay the district's proportionate share of the costs or design  
4-34 and construct the district's proportionate share necessary to  
4-35 improve roads as needed to maintain the normal level of service on  
4-36 Paleface Ranch Road or any other connector roads. The payments or  
4-37 improvements shall be phased to meet the increased traffic.

4-38 (c) This section does not obligate the district to  
4-39 participate in the construction or financing of State Highway 71 or  
4-40 any other state highway.

4-41 [Sections 3863.155-3863.200 reserved for expansion]

4-42 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS

4-43 Sec. 3863.201. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
4-44 board by resolution shall establish the number of directors'  
4-45 signatures and the procedure required for a disbursement or  
4-46 transfer of the district's money.

4-47 Sec. 3863.202. MONEY USED FOR IMPROVEMENTS OR SERVICES.  
4-48 The district may acquire, construct, finance, operate, or maintain  
4-49 any improvement or service authorized under this chapter or Chapter  
4-50 375, Local Government Code, using any money available to the  
4-51 district.

4-52 Sec. 3863.203. PETITION REQUIRED FOR FINANCING SERVICES AND  
4-53 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
4-54 service or improvement project with assessments under this chapter  
4-55 unless a written petition requesting that service or improvement  
4-56 has been filed with the board.

4-57 (b) A petition filed under Subsection (a) must be signed by  
4-58 the owners of a majority of the assessed value of real property in  
4-59 the district subject to assessment according to the most recent  
4-60 certified tax appraisal roll for Travis County.

4-61 Sec. 3863.204. METHOD OF NOTICE FOR HEARING. The district  
4-62 may mail the notice required by Section 375.115(c), Local  
4-63 Government Code, by certified or first class United States mail.  
4-64 The board shall determine the method of mailing notice.

4-65 Sec. 3863.205. ASSESSMENTS; LIENS FOR ASSESSMENTS.

4-66 (a) The board by resolution may impose and collect an assessment  
4-67 for any purpose authorized by this chapter in all or any part of the  
4-68 district.

4-69 (b) An assessment, a reassessment, or an assessment

5-1 resulting from an addition to or correction of the assessment roll  
5-2 by the district, penalties and interest on an assessment or  
5-3 reassessment, an expense of collection, and reasonable attorney's  
5-4 fees incurred by the district:

5-5 (1) are a first and prior lien against the property  
5-6 assessed;

5-7 (2) are superior to any other lien or claim other than  
5-8 a lien or claim for county, school district, or municipal ad valorem  
5-9 taxes; and

5-10 (3) are the personal liability of and a charge against  
5-11 the owners of the property even if the owners are not named in the  
5-12 assessment proceedings.

5-13 (c) The lien is effective from the date of the board's  
5-14 resolution imposing the assessment until the date the assessment is  
5-15 paid. The board may enforce the lien in the same manner that the  
5-16 board may enforce an ad valorem tax lien against real property.

5-17 (d) The board may make a correction to or deletion from the  
5-18 assessment roll that does not increase the amount of assessment of  
5-19 any parcel of land without providing notice and holding a hearing in  
5-20 the manner required for additional assessments.

5-21 Sec. 3863.206. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND  
5-22 ASSESSMENTS. The district may not impose an impact fee or  
5-23 assessment on the property, including the equipment,  
5-24 rights-of-way, facilities, or improvements, of:

5-25 (1) an electric utility or a power generation company  
5-26 as defined by Section 31.002, Utilities Code;

5-27 (2) a gas utility as defined by Section 101.003 or  
5-28 121.001, Utilities Code;

5-29 (3) a telecommunications provider as defined by  
5-30 Section 51.002, Utilities Code; or

5-31 (4) a person who provides to the public cable  
5-32 television or advanced telecommunications services.

5-33 Sec. 3863.207. RESIDENTIAL PROPERTY. Section 375.161,  
5-34 Local Government Code, does not apply to a tax imposed by the  
5-35 district or to a required payment for a service provided by the  
5-36 district, including water and sewer service.

5-37 Sec. 3863.208. OPERATION AND MAINTENANCE TAX. (a) If  
5-38 authorized at an election held in accordance with Section 3863.212,  
5-39 the district may impose an annual operation and maintenance tax on  
5-40 taxable property in the district in accordance with Section 49.107,  
5-41 Water Code, for any district purpose, including to:

5-42 (1) maintain and operate the district;

5-43 (2) construct or acquire improvements; or

5-44 (3) provide a service.

5-45 (b) The board shall determine the tax rate. The rate may not  
5-46 exceed the rate approved at the election.

5-47 (c) Section 49.107(h), Water Code, does not apply to the  
5-48 district.

5-49 Sec. 3863.209. CONTRACT TAXES. (a) In accordance with  
5-50 Section 49.108, Water Code, the district may impose a tax other than  
5-51 an operation and maintenance tax and use the revenue derived from  
5-52 the tax to make payments under a contract after the provisions of  
5-53 the contract have been approved by a majority of the district voters  
5-54 voting at an election held for that purpose.

5-55 (b) A contract approved by the district voters may contain a  
5-56 provision stating that the contract may be modified or amended by  
5-57 the board without further voter approval.

5-58 Sec. 3863.210. AUTHORITY TO BORROW MONEY AND TO ISSUE  
5-59 BONDS. (a) The district may borrow money on terms and conditions  
5-60 as determined by the board. Section 375.205, Local Government  
5-61 Code, does not apply to a loan, line of credit, or other borrowing  
5-62 from a bank or financial institution secured by revenue other than  
5-63 ad valorem taxes.

5-64 (b) The district may issue bonds, notes, or other  
5-65 obligations payable wholly or partly from ad valorem taxes, sales  
5-66 and use taxes, assessments, impact fees, revenue, contract  
5-67 payments, grants, or other district money, or any combination of  
5-68 those sources of money, to pay for any authorized district purpose.

5-69 (c) The limitation on the outstanding principal amount of

6-1 bonds, notes, and other obligations set forth in Section 49.4645,  
6-2 Water Code, does not apply to the district.

6-3 Sec. 3863.211. TAXES FOR BONDS. At the time the district  
6-4 issues bonds payable wholly or partly from ad valorem taxes, the  
6-5 board shall provide for the annual imposition of a continuing  
6-6 direct annual ad valorem tax, without limit as to rate or amount,  
6-7 while all or part of the bonds are outstanding as required and in  
6-8 the manner provided by Sections 54.601 and 54.602, Water Code.

6-9 Sec. 3863.212. ELECTIONS REGARDING TAXES AND BONDS.  
6-10 (a) The district may issue, without an election, bonds, notes, and  
6-11 other obligations secured by:

6-12 (1) revenue other than ad valorem taxes; or  
6-13 (2) contract payments described by Section 3863.209.

6-14 (b) The district must hold an election in the manner  
6-15 provided by Subchapter L, Chapter 375, Local Government Code, to  
6-16 obtain voter approval before the district may impose an ad valorem  
6-17 tax or sales and use tax or issue bonds payable from ad valorem  
6-18 taxes.

6-19 (c) Section 375.243, Local Government Code, does not apply  
6-20 to the district.

6-21 (d) All or any part of any facilities or improvements which  
6-22 may be acquired by a district by the issuance of its bonds may be  
6-23 included in one single proposition to be voted on at the election or  
6-24 the bonds may be submitted in several propositions.

6-25 Sec. 3863.213. COMPETITIVE BIDDING. Subchapter I, Chapter  
6-26 49, Water Code, applies to the district. Sections 375.221 and  
6-27 375.223, Local Government Code, do not apply to the district.

6-28 Sec. 3863.214. TAX AND ASSESSMENT ABATEMENTS. The district  
6-29 may grant in the manner authorized by Chapter 312, Tax Code, an  
6-30 abatement for a tax or assessment owed to the district.

6-31 [Sections 3863.215-3863.250 reserved for expansion]

6-32 SUBCHAPTER F. TAXES FOR CERTAIN DEFINED AREAS AND DESIGNATED  
6-33 PROPERTY

6-34 Sec. 3863.251. AUTHORITY TO ESTABLISH DEFINED AREAS OR  
6-35 DESIGNATED PROPERTY. The district may define areas or designate  
6-36 certain property of the district to pay for improvements,  
6-37 facilities, or services that primarily benefit that area or  
6-38 property and do not generally and directly benefit the district as a  
6-39 whole.

6-40 Sec. 3863.252. PROCEDURE FOR ELECTION. (a) Before the  
6-41 district may impose an ad valorem tax or issue bonds payable from ad  
6-42 valorem taxes of the area defined or property designated under  
6-43 Section 3863.251, the board must call and hold an election as  
6-44 provided by Section 3863.212 only in the defined area or in the  
6-45 boundaries of the designated property.

6-46 (b) The board may submit the proposition to the voters on  
6-47 the same ballot to be used in another election.

6-48 Sec. 3863.253. DECLARING RESULT AND ISSUING ORDER. (a) If  
6-49 a majority of the voters voting at the election approve the  
6-50 proposition or propositions, the board shall declare the results  
6-51 and by order shall establish the defined area and describe it by  
6-52 metes and bounds or designate the specific property.

6-53 (b) A court may not review the board's order except on the  
6-54 ground of fraud, palpable error, or arbitrary and confiscatory  
6-55 abuse of discretion.

6-56 Sec. 3863.254. TAXES FOR SERVICES, IMPROVEMENTS, AND  
6-57 FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On voter  
6-58 approval and adoption of the order described in Section 3863.253,  
6-59 the district may apply separately, differently, equitably, and  
6-60 specifically its taxing power and lien authority to the defined  
6-61 area or designated property to provide money to construct,  
6-62 administer, maintain, and operate services, improvements, and  
6-63 facilities that primarily benefit the defined area or designated  
6-64 property.

6-65 Sec. 3863.255. ISSUANCE OF BONDS AND IMPOSITION OF TAXES  
6-66 FOR DEFINED AREA OR DESIGNATED PROPERTY. After the order under  
6-67 Section 3863.253 is adopted, the district may issue bonds to  
6-68 provide for any land, improvements, facilities, plants, equipment,  
6-69 and appliances for the defined area or designated property.

[Sections 3863.256-3863.300 reserved for expansion]

SUBCHAPTER G. SALES AND USE TAX

Sec. 3863.301. MEANINGS OF WORDS AND PHRASES. Words and phrases used in this subchapter that are defined by Chapters 151 and 321, Tax Code, have the meanings assigned by Chapters 151 and 321, Tax Code.

Sec. 3863.302. APPLICABILITY OF CERTAIN TAX CODE PROVISIONS. (a) Except as otherwise provided by this subchapter, Subtitles A and B, Title 2, Tax Code, and Chapter 151, Tax Code, apply to taxes imposed under this subchapter and to the administration and enforcement of those taxes in the same manner that those laws apply to state taxes.

(b) Chapter 321, Tax Code, relating to municipal sales and use taxes, applies to the application, collection, change, and administration of a sales and use tax imposed under this subchapter to the extent consistent with this chapter, as if references in Chapter 321, Tax Code, to a municipality referred to the district and references to a governing body referred to the board.

(c) Sections 321.106, 321.401, 321.402, 321.403, 321.404, 321.406, 321.409, 321.506, 321.507, and 321.508, Tax Code, do not apply to a tax imposed under this subchapter.

Sec. 3863.303. AUTHORIZATION; ELECTION. (a) The district may adopt a sales and use tax to serve the purposes of the district after an election in which a majority of the voters of the district voting in the election authorize the adoption of the tax.

(b) The board by order may call an election to authorize a sales and use tax. The election may be held with any other district election.

(c) The district shall provide notice of the election and shall hold the election in the manner prescribed by Section 3863.212.

(d) The ballots shall be printed to provide for voting for or against the proposition: "Authorization of a sales and use tax in the Travis County Improvement District No. 1 at a rate not to exceed \_\_\_\_\_ percent."

Sec. 3863.304. ABOLISHING SALES AND USE TAX. (a) Except as provided by Subsection (b), the board may abolish the sales and use tax without an election.

(b) The board may not abolish the sales and use tax if the district has outstanding debt secured by the tax.

Sec. 3863.305. SALES AND USE TAX RATE. (a) On adoption of the tax authorized by this subchapter, there is imposed a tax on the receipts from the sale at retail of taxable items in the district, and an excise tax on the use, storage, or other consumption within the district of taxable items purchased, leased, or rented from a retailer in the district during the period that the tax is in effect.

(b) The board shall determine the rate of the tax, which may be in one-eighth of one percent increments not to exceed the maximum rate authorized by the district voters at the election. The board may decrease the tax rate to the extent it does not impair any outstanding debt or obligations payable from the tax.

(c) The rate of the excise tax is the same as the rate of the sales tax portion of the tax and is applied to the sales price of the taxable item.

[Sections 3863.306-3863.350 reserved for expansion]

SUBCHAPTER H. HOTEL OCCUPANCY TAXES

Sec. 3863.351. HOTEL OCCUPANCY TAX. (a) In this section, "hotel" has the meaning assigned by Section 156.001, Tax Code.

(b) For purposes of this section, a reference in Chapter 351, Tax Code, to a municipality is a reference to the district and a reference in Chapter 351, Tax Code, to the municipality's officers or governing body is a reference to the board.

(c) Except as otherwise provided by this section, Subchapter A, Chapter 351, Tax Code, governs a hotel occupancy tax authorized by this section, including the collection of the tax.

(d) The district may impose a hotel occupancy tax and may use revenue from the tax for any district purpose that is also an authorized use of a municipality's hotel occupancy tax revenue

8-1 under Chapter 351, Tax Code.

8-2 (e) The board by order may impose, repeal, increase, or  
8-3 decrease the rate of a tax on a person who, under a lease,  
8-4 concession, permit, right of access, license, contract, or  
8-5 agreement, pays for the use or possession or for the right to the  
8-6 use or possession of a room that:

8-7 (1) is in a hotel located in the district's boundaries;

8-8 (2) costs \$2 or more each day; and

8-9 (3) is ordinarily used for sleeping.

8-10 (f) The amount of the tax may not exceed seven percent of the  
8-11 price paid for a room in a hotel.

8-12 (g) The district may examine and receive information  
8-13 related to the imposition of hotel occupancy taxes to the same  
8-14 extent as if the district were a municipality.

8-15 SECTION 2. The Travis County Improvement District No. 1  
8-16 initially includes all territory contained in the following area:

8-17 TRACT I - 767.09 ACRES

8-18 Being a 767.08 acre tract of land out of and a portion of the  
8-19 Maria C. Salinas Survey No. 17, Abstract No. 776, the Grigsby Survey  
8-20 No. 530, Abstract 331, the J. F. Cole Survey no. 303, Abstract 185,  
8-21 the A. M. Maxey Survey No. 344, Abstract No. 2755, and the W. W.  
8-22 Burton Survey No. 15 in Travis and Burnett Counties, Texas; said  
8-23 735.85 acre tract also being out of and a portion of a called 334.08  
8-24 acre tract of land as conveyed to Ralph B. Thomas, and Bette P.  
8-25 Thomas as recorded in Warranty Deed Number 0701526 of the Deed  
8-26 Records of Burnet County, Texas, a called 44.998 acre tract of land  
8-27 as conveyed to Ralph Bowman Thomas, as recorded in Volume 592, Page  
8-28 107 of the Real Property Records of Travis County, Texas, a called  
8-29 9.801 acre tract of land as conveyed to Ralph Bowman Thomas, as  
8-30 recorded in Volume 592, Page 110 of the Real Property Records of  
8-31 Travis County, Texas, a 210.197 acre tract of land as conveyed to  
8-32 Ralph Bowman Thomas, as recorded in Volume 592, Page 105 of the Real  
8-33 Property Records of Travis County, Texas, a called 36.724 acre  
8-34 tract of land as conveyed to Ralph Bowman Thomas, as recorded in  
8-35 Volume 592, Page 109 of the Real Property Records of Travis County,  
8-36 Texas, a called 69.996 acre tract of land as conveyed to Ralph  
8-37 Bowman Thomas as recorded in Volume 12210, page 1756 of the Real  
8-38 Property Records of Travis County, Texas, a called 31.226 acre  
8-39 tract of land as conveyed to Ralph Bowman Thomas as recorded in  
8-40 Clerk's File Number 2008158858 of the Official Public Records of  
8-41 Travis County, Texas, and a called 10.00 acre tract of land as  
8-42 conveyed to Ralph Bowman Thomas; said 767.08 acre tract of land is  
8-43 more particularly described by metes and bounds as follows with all  
8-44 bearings being referenced to the West line of said 334.08 acre tract  
8-45 of land;

8-46 BEGINNING at a point for the Northwest corner of said 334.08  
8-47 acre tract, also being in the South right-of-way line of Haynie Flat  
8-48 Road, said point also being the Northeast corner of a tract of land  
8-49 conveyed to Jayco Holding LTD. as recorded in Volume 1377, Page 647  
8-50 of the Deed Records of Burnet County, Texas;

8-51 THENCE with the South right-of-way line of said Haynie Flat  
8-52 Road as follows:

8-53 - South 66° 18' 10" East, 816.87 feet to a point for corner;

8-54 - South 83° 32' 58" East, 527.85 feet to a point for corner;

8-55 - North 80° 08' 19" East, 755.01 feet to a point for corner;

8-56 - South 73° 26' 33" East, 67.66 feet to a point for corner;

8-57 - South 50° 03' 15" East, 750.74 feet to a point for corner;

8-58 THENCE South 00° 33' 53" East with the East line of said 334.08  
8-59 acre tract of land, 950.65 feet to a point for corner;

8-60 THENCE South 83° 28' 13" East with the North line of said 9.801  
8-61 acre tract of land, and the South right-of-way line of said Haynie  
8-62 Flat Road, 1,163.56 feet to a point for corner in the West line of  
8-63 said 44.998 acre tract;

8-64 THENCE North 01° 22' 41" West, 225.12 feet to a point for  
8-65 corner in the South line of Haynie Flat Road (recording unknown);

8-66 THENCE with said Haynie Flat Road as follows:

8-67 - South 83° 43' 22" East, 185.35 feet to a point for corner;

8-68 - South 69° 05' 13" East, 75.76 feet to a point for corner;

8-69 - South 62° 09' 25" East, 141.91 feet to a point for corner;



9-1 - South 60° 23' 08" East, 65.71 feet to a point for corner;  
 9-2 - South 52° 23' 59" East, 26.39 feet to a point for corner;  
 9-3 - South 44° 25' 03" East, 128.13 feet to a point for corner;  
 9-4 - South 27° 24' 37" East, 104.89 feet to a point for corner;  
 9-5 - South 16° 42' 01" East, 157.00 feet to a point for corner;  
 9-6 - South 03° 42' 56" East, 10.82 feet to a point for the most  
 9-7 Northerly corner of said 69.996 acre tract of land;  
 9-8 - South 35° 04' 47" East, 565.65 feet to a point for corner;  
 9-9 - South 32° 49' 44" East, 262.35 feet to a point for corner;  
 9-10 - South 49° 25' 20" East, 314.18 feet to a point for corner;  
 9-11 - South 53° 20' 30" East, 217.14 feet to a point for corner in  
 9-12 the South right-of-way line of Paleface Ranch Road (recording  
 9-13 unknown);  
 9-14 THENCE with the South right-of-way line of said Paleface  
 9-15 Ranch Road as follows:  
 9-16 - South 63° 04' 11" East, 257.13 feet to a point for corner;  
 9-17 - South 50° 33' 39" East, 139.55 feet to a point for corner;  
 9-18 - South 49° 24' 14" East, 92.98 feet to a point for corner;  
 9-19 - South 47° 28' 19" East, 154.38 feet to a point for corner;  
 9-20 - South 46° 43' 16" East, 256.53 feet to a point for corner;  
 9-21 - South 37° 00' 56" East, 204.96 feet to a point for corner;  
 9-22 - South 37° 37' 10" East, 543.03 feet to a point for the  
 9-23 Northeast corner of said 210.197 acre tract of land;  
 9-24 - South 36° 27' 00" East, 699.03 feet to a point for corner;  
 9-25 - South 15° 05' 09" East, 112.12 feet to a point for corner;  
 9-26 - South 04° 45' 26" West, 230.64 feet to a point for corner;  
 9-27 - South 07° 43' 23" West, 840.65 feet to a point for corner;  
 9-28 - South 05° 27' 39" West, 779.99 feet to a point for the  
 9-29 Northeast corner of said 10.00 acre tract of land;  
 9-30 THENCE South 05° 17' 38" West, 270.88 feet to a point for  
 9-31 corner;  
 9-32 THENCE South 04° 43' 42" West, 34.85 feet to a point for the  
 9-33 most Northerly Southeast corner of said 10.00 acre tract and being a  
 9-34 Northeast corner of that certain called 1.0 acre tract of land as  
 9-35 conveyed to Geneva Hill, et al, in Volume 10450, Page 389 of the  
 9-36 Real Property Records of Travis County, Texas;  
 9-37 THENCE with the Northerly South line of said 10.00 acre tract  
 9-38 as follows:  
 9-39 - North 71° 03' 46" West, 207.20 feet to a point for corner;  
 9-40 - North 18° 54' 09" East, 182.74 feet to a point for corner;  
 9-41 - North 71° 03' 59" West, 175.03 feet to a point for corner;  
 9-42 - South 18° 53' 12" West, 212.86 feet to a point for the  
 9-43 Southwest corner of said 1.00 acre tract, and in the Northerly line  
 9-44 of said called 31.226 acre tract of land;  
 9-45 THENCE South 71° 05' 27" East with the Northerly line of said  
 9-46 31.226 acre tract, 389.79 feet to a point for corner in the west  
 9-47 right-of-way line of said Paleface Ranch Road;  
 9-48 THENCE with the West right-of-way line of said Paleface Ranch  
 9-49 Road as follows:  
 9-50 - South 16° 14' 51" West, 100.14 feet to a point for corner;  
 9-51 - South 35° 57' 30" West, 106.89 feet to a point for corner;  
 9-52 - South 45° 35' 30" West, 359.24 feet to a point for corner;  
 9-53 - South 51° 45' 21" West, 286.13 feet to a point for corner;  
 9-54 - South 62° 05' 35" West, 697.66 feet to a point for corner;  
 9-55 - South 43° 36' 15" West, 131.60 feet to a point for corner;  
 9-56 - South 29° 22' 21" West, 133.33 feet to a point for the  
 9-57 Southeasterly corner of said 31.226 acre tract and the most  
 9-58 Southerly Southeast corner of that certain called 26.627 acre tract  
 9-59 of land as conveyed to Michael L. Bay-Borelli, and Debra E.  
 9-60 Bay-Borelli by Deed recorded in Document Number 2002208295 of the  
 9-61 Official Public Records of Travis County, Texas;  
 9-62 THENCE with the Southwesterly line of said 31.226 acre tract  
 9-63 as follows:  
 9-64 - North 52° 41' 24" West, 641.65 feet to a point for corner;  
 9-65 - North 34° 11' 39" East, 128.26 feet to a point for corner;  
 9-66 - North 25° 32' 57" West, 610.09 feet to a point for corner;  
 9-67 - North 14° 28' 58" East, 114.85 feet to a point for the most  
 9-68 North Westerly corner of said 31.226 acre tract, and in the South  
 9-69 line of said 210.197 acre tract;

10-1           THENCE North 75° 29' 01" West, 727.40 feet to a point for  
10-2 corner;  
10-3           THENCE North 49° 35' 26" West, 283.72 feet to a point for  
10-4 corner;  
10-5           THENCE North 50° 03' 08" West, 523.15 feet to a point for the  
10-6 Southwest corner of said 210.197 acre tract, and the Southeast  
10-7 corner of said 36.724 acre tract of land corner, also being the  
10-8 Southwesterly corner of that certain called tract of land conveyed  
10-9 to State of Texas for Permanent School Funds in Volume 1397, Page  
10-10 990 of the Deed Records of Burnet County, Texas;  
10-11           THENCE North 70° 34' 29" West, 743.11 feet to a point for  
10-12 corner in the West line of said State of Texas tract of land;  
10-13           THENCE North 00° 05' 34" West, 980.07 feet to a point for the  
10-14 Southeast corner of said 334.08 acre tract;  
10-15           THENCE West, 2,310.76 feet to a point for the Northwest  
10-16 corner of said State of Texas tract, and the Northeast corner of a  
10-17 tract of land as conveyed to Betty Ann Hollingsworth Herbert in  
10-18 Volume 11690, Page 447 of the Deed Records of Travis County, Texas;  
10-19           THENCE North 89° 47' 18" West with the North line of said  
10-20 Hebert tract, 976.81 feet to a point for the Southeast corner of  
10-21 said Jayco Holding LTD tract, and the Southeast corner of said  
10-22 334.08 tract;  
10-23           THENCE North 06° 48' 08" East with the West line of said 334.08  
10-24 acre tract, 5,223.87 feet to the POINT OF BEGINNING; containing  
10-25 767.08 acres of land, more or less; SAVE AND EXCEPT, and excluding,  
10-26 any portion of this tract lying within the limits of Burnet County,  
10-27 Texas; with the intent being that this tract lies wholly within the  
10-28 limits of Travis County, Texas.  
10-29           TRACT II - 482.50 ACRES  
10-30           Being a 482.50 acre tract of land out of and a portion of the  
10-31 J. F. Cole Survey No. 303, Abstract 185, the V. L. Labenski Survey  
10-32 No. 301, the John Moat Survey No. 412, the R. R. Germany Survey No.  
10-33 304, the John Ewers Survey No. 410, and the John Ewers Survey No.  
10-34 308 in Travis County, Texas; said 482.50 acre tract also being out  
10-35 of and a portion of a called 15.241 acre tract of land as conveyed to  
10-36 Ralph Bowman Thomas as recorded in Volume 12210, page 1756 of the  
10-37 Real Property Records of Travis County, Texas, a called 287.84 acre  
10-38 tract of land as conveyed to Ralph Bowman Thomas in Volume 12029,  
10-39 Page 0628 of the Real Property Records of Travis County, Texas, a  
10-40 called 7.01 acre tract of land as conveyed to Ralph Bowman Thomas as  
10-41 recorded in Volume 12142, Page 3244 of the Real Property Records of  
10-42 Travis County, Texas, a 170.94 acre tract of land as conveyed to  
10-43 Ralph Bowman Thomas as recorded in Volume 12122, Page 2518 of the  
10-44 Real Property Records of Travis County, Texas, and a called 1.781  
10-45 acre tract of land as conveyed to Ralph Bowman Thomas as recorded in  
10-46 Volume 12341, Page 0433 of the Real Property Records of Travis  
10-47 County, Texas; said 482.50 acre tract of land is more particularly  
10-48 described by metes and bounds as follows with all bearings being  
10-49 referenced to the West line of said 287.84 acre tract of land;  
10-50           BEGINNING at a point for the Southwest corner of said 15.241  
10-51 acre tract, also being in the South right-of-way line of Haynie Flat  
10-52 Road (recording unknown), and the North right-of-way line of  
10-53 Paleface Ranch Road (recording unknown);  
10-54           THENCE with said Haynie Flat Road as follows:  
10-55           - North 30° 23' 08" East, 347.80 feet to a point for corner;  
10-56           - North 31° 39' 24" East, 108.86 feet to a point for corner;  
10-57           - North 40° 00' 00" East, 3,271.92 feet to a point for corner;  
10-58           - South 49° 40' 37" East, 3,050.44 feet to a point for corner  
10-59 at the beginning of a curve to the left;  
10-60           - along the arc of said curve to the left, having a chord of  
10-61 South 74° 06' 43" East, 219.54 feet, a radius of 517.92 feet, a  
10-62 central angle of 24° 28' 21", a distance of 221.22 feet to a point  
10-63 for corner;  
10-64           - continuing along the arc of said curve to the left, having a  
10-65 chord of North 80° 57' 51" East, 270.58 feet, a radius of 597.67  
10-66 feet, a central angle of 26° 09' 59", a distance of 272.95 feet to a  
10-67 point for corner;  
10-68           - North 67° 47' 51" East, 294.01 feet to a point for corner;  
10-69           - North 64° 20' 52" East, 474.60 feet to a point for corner at

11-1 the beginning of a curve to the left;  
 11-2 - along the arc of said curve to the left, having a chord of  
 11-3 North 51° 32' 52" East, 259.41 feet, a radius of 585.45 feet, a  
 11-4 central angle of 25° 35' 59", a distance of 261.58 feet to a point  
 11-5 for corner;  
 11-6 - North 31° 20' 51" East, 5.66 feet to a point for corner;  
 11-7 - North 45° 18' 55" East, 147.73 feet to a point for corner at  
 11-8 the beginning of a curve to the right;  
 11-9 - along the arc of said curve to the right, having a chord of  
 11-10 North 75° 39' 23" East, 483.14 feet, a radius of 490.87 feet, a  
 11-11 central angle of 58° 57' 41", a distance of 505.14 feet to a point  
 11-12 for corner;  
 11-13 - South 74° 41' 05" East, 73.93 feet to a point for corner;  
 11-14 - South 65° 02' 26" East, 242.87 feet to a point for corner;  
 11-15 - South 67° 46' 10" East, 632.84 feet to a point for corner;  
 11-16 - South 68° 58' 09" East, 586.34 feet to a point for corner;  
 11-17 - South 63° 23' 07" East, 234.88 feet to a point for corner at  
 11-18 the beginning of a curve to the right;  
 11-19 - along the arc of said curve to the right, having a chord of  
 11-20 South 54° 05' 07" East, 196.29 feet, a radius of 607.30 feet, a  
 11-21 central angle of 18° 36' 00", a distance of 197.15 feet to a point  
 11-22 for corner;  
 11-23 - continuing along the arc of said curve to the right, having  
 11-24 a chord of South 32° 47' 07" East, 384.80 feet, a radius of 925.40  
 11-25 feet, a central angle of 24° 00' 00", a distance of 387.63 feet to a  
 11-26 point for corner;  
 11-27 - South 20° 47' 07" East, 321.96 feet to a point for corner at  
 11-28 the beginning of a curve to the left;  
 11-29 - along the arc of said curve to the left, having a chord of  
 11-30 South 35° 49' 07" East, 313.18 feet, a radius of 603.70 feet, a  
 11-31 central angle of 30° 04' 00", a distance of 316.80 feet to a point  
 11-32 for corner;  
 11-33 - South 50° 51' 07" East, 1,129.28 feet to a point for corner  
 11-34 at the beginning of a curve to the right;  
 11-35 - along the arc of said curve to the right, having a chord of  
 11-36 South 37° 25' 07" East, 429.97 feet, a radius of 925.40 feet, a  
 11-37 central angle of 26° 52' 00", a distance of 433.93 feet to a point  
 11-38 for corner;  
 11-39 - South 23° 59' 07" East, 53.87 feet to a point for the  
 11-40 Northeast corner of said 170.94 acre tract;  
 11-41 THENCE South 38° 52' 11" West with the East line of said 170.94  
 11-42 acre tract, 1,446.00 feet to a point for the Southeast corner of  
 11-43 said 170.94 acre tract;  
 11-44 THENCE with the Southerly line of said 170.94 acre tract as  
 11-45 follows:  
 11-46 - North 44° 06' 59" West, 301.32 feet to a point for corner;  
 11-47 - North 32° 57' 59" West, 261.60 feet to a point for corner;  
 11-48 - North 27° 31' 59" West, 58.00 feet to a point for corner;  
 11-49 - North 60° 07' 59" West, 144.10 feet to a point for corner;  
 11-50 - North 47° 10' 59" West, 343.10 feet to a point for corner;  
 11-51 - North 42° 40' 59" West, 113.70 feet to a point for corner;  
 11-52 - North 38° 08' 59" West, 191.80 feet to a point for corner;  
 11-53 - North 58° 03' 59" West, 170.20 feet to a point for corner;  
 11-54 - North 47° 44' 59" West, 153.30 feet to a point for corner;  
 11-55 - North 36° 27' 59" West, 111.00 feet to a point for corner;  
 11-56 - North 26° 08' 59" West, 65.60 feet to a point for corner;  
 11-57 - North 42° 37' 59" West, 153.30 feet to a point for corner;  
 11-58 - North 60° 44' 59" West, 103.40 feet to a point for corner;  
 11-59 - North 49° 33' 59" West, 126.50 feet to a point for corner;  
 11-60 - North 35° 31' 59" West, 103.20 feet to a point for corner;  
 11-61 - North 08° 01' 59" West, 33.20 feet to a point for corner;  
 11-62 - North 00° 54' 01" East, 65.60 feet to a point for corner;  
 11-63 - North 32° 16' 01" East, 177.40 feet to a point for corner;  
 11-64 - North 43° 23' 01" East, 182.90 feet to a point for corner;  
 11-65 - North 82° 08' 59" West, 90.50 feet to a point for corner;  
 11-66 - North 49° 46' 59" West, 75.30 feet to a point for corner;  
 11-67 - North 34° 37' 59" West, 144.50 feet to a point for corner;  
 11-68 - South 23° 17' 01" West, 88.20 feet to a point for corner;  
 11-69 - South 08° 53' 01" West, 133.80 feet to a point for corner;

- 12-1 - South 31° 03' 01" West, 65.90 feet to a point for corner;
- 12-2 - South 32° 52' 01" West, 183.90 feet to a point for corner;
- 12-3 - South 53° 24' 01" West, 24.80 feet to a point for corner;
- 12-4 - South 82° 27' 01" West, 44.60 feet to a point for corner;
- 12-5 - North 73° 14' 59" West, 185.70 feet to a point for corner;
- 12-6 - North 66° 44' 59" West, 468.00 feet to a point for corner;
- 12-7 - North 47° 24' 59" West, 277.70 feet to a point for corner;
- 12-8 - North 73° 00' 59" West, 462.10 feet to a point for corner;
- 12-9 - North 54° 05' 59" West, 40.00 feet to a point for corner;
- 12-10 - North 09° 16' 59" West, 54.10 feet to a point for corner;
- 12-11 - North 08° 39' 01" East, 168.60 feet to a point for corner;
- 12-12 - North 11° 19' 59" West, 152.30 feet to a point for corner;
- 12-13 - South 21° 13' 01" West, 134.40 feet to a point for corner;
- 12-14 - South 28° 29' 01" West, 95.80 feet to a point for corner;
- 12-15 - South 23° 49' 41" West, 99.63 feet to a point for the
- 12-16 Southwesterly corner of said 170.94 acre tract, said point also
- 12-17 being in the North line of said 287.84 acre tract;
- 12-18 THENCE South 48° 56' 38" East with the North line of said
- 12-19 287.84 acre tract, 327.54 feet to a point on the North bank of the
- 12-20 Pedernales River, now inundated by the waters of Lake Travis;
- 12-21 THENCE with the North and West bank of said Pedernales River
- 12-22 as follows:
- 12-23 - South 64° 00' 00" West, 232.43 feet to a point for corner;
- 12-24 - South 32° 00' 00" West, 202.00 feet to a point for corner;
- 12-25 - South 08° 00' 00" West, 455.00 feet to a point for corner;
- 12-26 - South 10° 00' 00" East, 400.00 feet to a point for corner;
- 12-27 - South 19° 00' 00" East, 408.00 feet to a point for corner;
- 12-28 - South 36° 11' 04" East, 509.92 feet to a point for corner;
- 12-29 - South 22° 08' 43" East, 461.36 feet to a point for corner in
- 12-30 the centerline of a ravine now inundated by the waters of Lake
- 12-31 Travis;
- 12-32 THENCE with the centerline of said ravine as follows:
- 12-33 - South 69° 39' 01" West, 625.00 feet to a point for corner;
- 12-34 - North 75° 35' 59" West, 440.00 feet to a point for corner;
- 12-35 - North 65° 50' 59" West, 620.00 feet to a point for corner;
- 12-36 - North 14° 35' 59" West, 440.00 feet to a point for corner;
- 12-37 - North 16° 17' 01" East, 501.00 feet to a point for corner;
- 12-38 - North 53° 21' 31" West, 176.92 feet to a point for corner;
- 12-39 - North 44° 08' 58" West, 240.27 feet to a point for corner;
- 12-40 - North 57° 26' 22" West, 119.19 feet to a point for corner;
- 12-41 - North 51° 05' 53" West, 206.28 feet to a point for corner;
- 12-42 - North 75° 14' 25" West, 112.08 feet to a point for corner;
- 12-43 - North 13° 16' 01" East, 25.00 feet to a point for corner in
- 12-44 the South line of said 287.84 acre tract;
- 12-45 THENCE with the South line of said 287.84 acre tract as
- 12-46 follows:
- 12-47 - North 76° 43' 59" West, 10.45 feet to a point for corner;
- 12-48 - North 68° 03' 09" West, 164.71 feet to a point for corner;
- 12-49 - North 65° 55' 57" West, 480.75 feet to a point for corner;
- 12-50 - North 66° 01' 19" West, 1,163.01 feet to a point for corner;
- 12-51 - South 82° 57' 07" West, 16.87 feet to a point for corner;
- 12-52 - North 31° 52' 00" West, 15.44 feet to a point for corner;
- 12-53 - South 71° 50' 15" West, 1,009.06 feet to a point for the
- 12-54 Southwesterly corner of said 287.84 acre tract, and the Northeast
- 12-55 corner of said 15.241 acre tract;
- 12-56 THENCE South 00° 16' 35" East, 260.71 feet to a point for
- 12-57 corner;
- 12-58 THENCE South 65° 57' 27" East, 110.68 feet to a point for
- 12-59 corner;
- 12-60 THENCE South 67° 01' 21" East, 32.47 feet to a point for
- 12-61 corner;
- 12-62 THENCE South 29° 11' 37" West, 55.50 feet to a point for
- 12-63 corner;
- 12-64 THENCE South 39° 16' 53" West, 11.52 feet to a point for corner
- 12-65 for a Northeasterly corner of said 1.781 acre tract;
- 12-66 THENCE with the East line of said 1.781 acre tract as follows:
- 12-67 - South 30° 02' 03" East, 30.83 feet to a point for corner;
- 12-68 - South 06° 24' 39" East, 80.85 feet to a point for corner;
- 12-69 - South 20° 44' 41" West, 57.13 feet to a point for corner;

13-1 - South 38° 38' 12" West, 58.24 feet to a point for corner;  
 13-2 - South 52° 29' 45" West, 108.56 feet to a point for corner;  
 13-3 - South 55° 46' 45" West, 181.13 feet to a point for corner in  
 13-4 the North line of said Paleface Ranch Road;  
 13-5 THENCE with the North line of said Paleface Ranch Road as  
 13-6 follows:  
 13-7 - North 37° 34' 45" West, 128.94 feet to a point for corner;  
 13-8 - North 37° 26' 17" West, 62.78 feet to a point for the  
 13-9 Southwest corner of said 1.781 acre tract, and the Southeast corner  
 13-10 of said 15.241 acre tract;  
 13-11 - North 37° 26' 17" West, 369.15 feet to a point for corner;  
 13-12 - North 40° 03' 08" West, 63.66 feet to a point for corner;  
 13-13 - North 18° 09' 23" West, 14.01 feet to a point for corner;  
 13-14 - North 43° 54' 03" West, 15.90 feet to a point for corner;  
 13-15 - North 68° 55' 02" West, 8.93 feet to a point for corner;  
 13-16 - North 40° 57' 50" West, 130.58 feet to a point for corner;  
 13-17 - North 45° 28' 49" West, 410.55 feet to a point for corner;  
 13-18 - North 52° 38' 51" West, 242.60 feet to the POINT OF  
 13-19 BEGINNING; containing 482.50 acres of land, more or less.

13-20 SECTION 3. (a) The legal notice of the intention to  
 13-21 introduce this Act, setting forth the general substance of this  
 13-22 Act, has been published as provided by law, and the notice and a  
 13-23 copy of this Act have been furnished to all persons, agencies,  
 13-24 officials, or entities to which they are required to be furnished  
 13-25 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 13-26 Government Code.

13-27 (b) The governor, one of the required recipients, has  
 13-28 submitted the notice and Act to the Texas Commission on  
 13-29 Environmental Quality.

13-30 (c) The Texas Commission on Environmental Quality has filed  
 13-31 its recommendations relating to this Act with the governor,  
 13-32 lieutenant governor, and speaker of the house of representatives  
 13-33 within the required time.

13-34 (d) The general law relating to consent by political  
 13-35 subdivisions to the creation of districts with conservation,  
 13-36 reclamation, and road powers and the inclusion of land in those  
 13-37 districts has been complied with.

13-38 (e) All requirements of the constitution and laws of this  
 13-39 state and the rules and procedures of the legislature with respect  
 13-40 to the notice, introduction, and passage of this Act have been  
 13-41 fulfilled and accomplished.

13-42 SECTION 4. This Act takes effect immediately if it receives  
 13-43 a vote of two-thirds of all the members elected to each house, as  
 13-44 provided by Section 39, Article III, Texas Constitution. If this  
 13-45 Act does not receive the vote necessary for immediate effect, this  
 13-46 Act takes effect September 1, 2009.

13-47 \* \* \* \* \*