

1 AN ACT

2 relating to the creation of the Pilot Knob Municipal Utility
3 District No. 2; providing authority to impose a tax and issue bonds.

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

5 SECTION 1. Subtitle F, Title 6, Special District Local Laws
6 Code, is amended by adding Chapter 8376 to read as follows:

7 CHAPTER 8376. PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 2

8 SUBCHAPTER A. GENERAL PROVISIONS

9 Sec. 8376.001. DEFINITIONS. In this chapter:

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

11 (2) "Commission" means the Texas Commission on
12 Environmental Quality.

13 (3) "Director" means a board member.

14 (4) "District" means the Pilot Knob Municipal Utility
15 District No. 2.

16 (5) "Municipality" means a municipality in whose
17 corporate limits or extraterritorial jurisdiction the district is
18 located.

19 Sec. 8376.002. NATURE OF DISTRICT. The district is a
20 municipal utility district created under Section 59, Article XVI,
21 Texas Constitution.

22 Sec. 8376.003. CONFIRMATION AND DIRECTORS' ELECTION
23 REQUIRED. The temporary directors shall hold an election to
24 confirm the creation of the district and to elect permanent

1 directors as provided by Section 8376.051 of this code and Section
2 49.102, Water Code.

3 Sec. 8376.004. CONSENT OF MUNICIPALITY REQUIRED. (a) The
4 temporary directors may not hold an election under Section 8376.003
5 until each municipality has consented by ordinance or resolution to
6 the creation of the district and to the inclusion of land in the
7 district.

8 (b) If a municipality does not consent to the creation of
9 the district or if the district does not enter into an agreement
10 required by the terms of the municipal ordinance or resolution
11 consenting to the creation of the district under this section
12 before September 1, 2012:

13 (1) the district is dissolved September 1, 2012,
14 except that:

15 (A) any debts incurred shall be paid;

16 (B) any assets that remain after the payment of
17 debts shall be transferred to the municipality or another local
18 governmental entity to be used for a public purpose; and

19 (C) the organization of the district shall be
20 maintained until all debts are paid and remaining assets are
21 transferred; and

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

23 Sec. 8376.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)
24 The district is created to serve a public purpose and benefit.

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

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

1 (2) Section 52, Article III, Texas Constitution, that
2 relate to the construction, acquisition, or improvement of
3 macadamized, graveled, or paved roads described by Section 54.234,
4 Water Code, or improvements, including storm drainage, in aid of
5 those roads.

6 Sec. 8376.006. INITIAL DISTRICT TERRITORY. (a) The
7 district is initially composed of the territory described by
8 Section 2 of the Act enacting this chapter.

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

13 (1) organization, existence, or validity;

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

17 (3) right to impose a tax; or

18 (4) legality or operation.

19 [Sections 8376.007-8376.050 reserved for expansion]

20 SUBCHAPTER B. BOARD OF DIRECTORS

21 Sec. 8376.051. GOVERNING BODY; TERMS. (a) Except as
22 provided by Subsection (b), the district is governed by a board of
23 five elected directors.

24 (b) If required under the terms of the agreement, ordinance,
25 or resolution by which a municipality consents to the creation of
26 the district, the board consists of:

27 (1) four elected directors; and

1 (2) one director appointed by the governing body of
2 the municipality.

3 (c) A director appointed under Subsection (b)(2) is not
4 required to be a qualified voter of the district or to own land
5 subject to taxation in the district.

6 (d) Except as provided by Section 8376.052, directors serve
7 staggered four-year terms. A permanent director may not serve more
8 than two four-year terms.

9 (e) The common law doctrine of incompatibility does not
10 disqualify an official or employee of a municipality from being
11 appointed a director by the governing body of a municipality under
12 Subsection (b)(2), and a director appointed to the board may
13 continue to serve in a public office of or be employed by the
14 municipality.

15 Sec. 8376.052. TEMPORARY DIRECTORS. (a) On or after the
16 effective date of the Act enacting this chapter, the owner or owners
17 of a majority of the assessed value of the real property in the
18 district may submit a petition to the commission requesting that
19 the commission appoint as temporary directors the five persons
20 named in the petition. The commission shall appoint as temporary
21 directors the five persons named in the petition.

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

23 (1) the date permanent directors are elected under
24 Section 8376.003; or

25 (2) the fourth anniversary of the effective date of
26 the Act enacting this chapter.

27 (c) If permanent directors have not been elected under

1 Section 8376.003 and the terms of the temporary directors have
2 expired, successor temporary directors shall be appointed or
3 reappointed as provided by Subsection (d) to serve terms that
4 expire on the earlier of:

5 (1) the date permanent directors are elected under
6 Section 8376.003; or

7 (2) the fourth anniversary of the date of the
8 appointment or reappointment.

9 (d) If Subsection (c) applies, the owner or owners of a
10 majority of the assessed value of the real property in the district
11 may submit a petition to the commission requesting that the
12 commission appoint as successor temporary directors the five
13 persons named in the petition. The commission shall appoint as
14 successor temporary directors the five persons named in the
15 petition.

16 [Sections 8376.053-8376.100 reserved for expansion]

17 SUBCHAPTER C. POWERS AND DUTIES

18 Sec. 8376.101. GENERAL POWERS AND DUTIES. The district has
19 the powers and duties necessary to accomplish the purposes for
20 which the district is created.

21 Sec. 8376.102. MUNICIPAL UTILITY DISTRICT POWERS AND
22 DUTIES. The district has the powers and duties provided by the
23 general law of this state, including Chapters 49 and 54, Water Code,
24 applicable to municipal utility districts created under Section 59,
25 Article XVI, Texas Constitution.

26 Sec. 8376.103. AUTHORITY FOR ROAD PROJECTS. (a) Under
27 Section 52, Article III, Texas Constitution, the district may

1 design, acquire, construct, finance, issue bonds for, improve, and
2 convey to this state, a county, or a municipality for operation and
3 maintenance macadamized, graveled, or paved roads described by
4 Section 54.234, Water Code, or improvements, including storm
5 drainage, in aid of those roads.

6 (b) The district may exercise the powers provided by this
7 section without submitting a petition to or obtaining approval from
8 the commission as required by Section 54.234, Water Code.

9 Sec. 8376.104. APPROVAL OF ROAD PROJECT. (a) The district
10 may not undertake a road project authorized by Section 8376.103
11 unless:

12 (1) each municipality or county that will operate and
13 maintain the road has approved the plans and specifications of the
14 road project, if a municipality or county will operate and maintain
15 the road; or

16 (2) the Texas Transportation Commission has approved
17 the plans and specifications of the road project, if the state will
18 operate and maintain the road.

19 (b) Except as provided by Subsection (a), the district is
20 not required to obtain approval from the Texas Transportation
21 Commission to design, acquire, construct, finance, issue bonds for,
22 improve, or convey a road project.

23 Sec. 8376.105. COMPLIANCE WITH AND ENFORCEABILITY OF
24 MUNICIPAL CONSENT AGREEMENT, ORDINANCE, OR RESOLUTION. (a) The
25 district shall comply with all applicable requirements of any
26 ordinance or resolution that is adopted under Section 54.016 or
27 54.0165, Water Code, and that consents to the creation of the

1 district or to the inclusion of land in the district.

2 (b) Any agreement between the district and a municipality
3 related to the municipality's consent to the creation of the
4 district is valid and enforceable.

5 (c) On the issuance of bonds by the district, the district
6 is considered to have waived sovereign immunity to suit by a
7 municipality for the purpose of adjudicating a claim for breach of
8 an agreement described by this section.

9 Sec. 8376.106. CONTRACT TO FURTHER REGIONAL COOPERATION.

10 The district and a municipality may contract on terms that the board
11 and governing body of the municipality agree will further regional
12 cooperation between the district and the municipality.

13 Sec. 8376.107. NO EMINENT DOMAIN POWER. The district may
14 not exercise the power of eminent domain.

15 [Sections 8376.108-8376.150 reserved for expansion]

16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

17 Sec. 8376.151. 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 8376.153.

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. 8376.152. OPERATION AND MAINTENANCE TAX. (a) If
4 authorized at an election held under Section 8376.151, 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 (c) If required by an agreement between the district and a
10 municipality under Section 8376.105, the total ad valorem tax rate
11 of the district may not be less than the total ad valorem tax rate of
12 the municipality.

13 Sec. 8376.153. CONTRACT TAXES. (a) In accordance with
14 Section 49.108, Water Code, the district may impose a tax other than
15 an operation and maintenance tax and use the revenue derived from
16 the tax to make payments under a contract after the provisions of
17 the contract have been approved by a majority of the district voters
18 voting at an election held for that purpose.

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

22 [Sections 8376.154-8376.200 reserved for expansion]

23 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

24 Sec. 8376.201. AUTHORITY TO ISSUE BONDS AND OTHER
25 OBLIGATIONS. The district may issue bonds or other obligations
26 payable wholly or partly from ad valorem taxes, impact fees,
27 revenue, contract payments, grants, or other district money, or any

1 combination of those sources, to pay for any authorized district
2 purpose.

3 Sec. 8376.202. TAXES FOR BONDS. At the time the district
4 issues bonds payable wholly or partly from ad valorem taxes, the
5 board shall provide for the annual imposition of a continuing
6 direct ad valorem tax, without limit as to rate or amount, while all
7 or part of the bonds are outstanding as required and in the manner
8 provided by Sections 54.601 and 54.602, Water Code.

9 Sec. 8376.203. BONDS FOR ROAD PROJECTS. At the time of
10 issuance, the total principal amount of bonds or other obligations
11 issued or incurred to finance road projects and payable from ad
12 valorem taxes may not exceed one-fourth of the assessed value of the
13 real property in the district.

14 [Sections 8376.204-8376.250 reserved for expansion]

15 SUBCHAPTER F. STRATEGIC PARTNERSHIP AGREEMENT; MUNICIPAL
16 ANNEXATION AND NOTICE

17 Sec. 8376.251. STRATEGIC PARTNERSHIP; CONTINUATION OF
18 DISTRICT AFTER ANNEXATION BY MUNICIPALITY. (a) The district may
19 continue to exist as a limited district after full-purpose
20 annexation by a municipality if the district and the annexing
21 municipality state the terms of the limited district's existence in
22 a strategic partnership agreement under Section 43.0751, Local
23 Government Code.

24 (b) The strategic partnership agreement may provide for a
25 term of any number of years. The limitation in Section
26 43.0751(g)(2), Local Government Code, on the length of the term
27 does not apply to a limited district created under this section.

1 Sec. 8376.252. MUNICIPAL ANNEXATION; NOTICE. (a) Sections
2 43.0561 and 43.0562, Local Government Code, do not apply to the
3 annexation of the district by a municipality that consents to the
4 creation of the district under Section 8376.004.

5 (b) Not later than the 30th day after the date a
6 municipality adopts a resolution or ordinance consenting to the
7 creation of the district, the municipality shall file, in the real
8 property records of the county in which the land to be included in
9 the district is located, a notice to a purchaser of real property in
10 the district that describes:

11 (1) the municipality's authority and intention to
12 annex the district; and

13 (2) the anticipated date of the annexation.

14 (c) After the notice is filed, a person who proposes to sell
15 or otherwise convey real property in the district must include the
16 information contained in the municipality's notice in the Notice to
17 Purchasers required by Section 49.452, Water Code.

18 SECTION 2. The Pilot Knob Municipal Utility District No. 2
19 initially includes all the territory contained in the following
20 area:

21 557.187 acres of land described below:

22 A DESCRIPTION OF 557.672 ACRES IN THE SANTIAGO DEL VALLE GRANT IN
23 TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 138.540 ACRE TRACT
24 DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC.,
25 DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE
26 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A
27 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA

1 ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT
2 NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
3 TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A SPECIAL
4 WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND
5 RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC RECORDS
6 OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT DESCRIBED
7 IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER
8 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF THE OFFICIAL
9 PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 167.748 ACRE
10 TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION
11 INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO.
12 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
13 A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY
14 DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN
15 DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
16 COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A
17 WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA
18 N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT
19 NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
20 TEXAS, A PORTION OF A 198.302 ACRE TRACT DESCRIBED IN A GENERAL
21 WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 20, 2006 AND
22 RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS
23 OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED
24 IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION
25 INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190
26 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF
27 A 37.390 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA

1 ACQUISITION INC., DATED OCTOBER 30, 2008 AND RECORDED IN DOCUMENT
2 NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
3 TEXAS, A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT
4 RIGHT-OF-WAY WIDTH VARIES), AND ALL OF A 67.339 ACRE ACRE TRACT
5 DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC.,
6 DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007204509 OF
7 THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 557.672
8 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
9 FOLLOWS:

10 BEGINNING at a 1/2" iron pipe found for an interior ell corner in
11 the north line of said 138.540 acre tract, same being an angle point
12 in the south line of a 380.080 acre tract described in a deed to
13 Ernest Collins and Floretta Collins, recorded in Volume 12791, Page
14 11 of the Real Property Records of Travis County, Texas;

15 THENCE crossing said 138.540 acre tract, said 20.807 acre tract,
16 Colton Bluff Springs Road, said 81.018 acre tract, said 103.415
17 acre tract, said 167.748 acre tract, said 42.558 acre tract, said
18 20.005 acre tract, said 198.302 acre tract, said 232.233 acre
19 tract, and said 37.390 acre tract, the following thirty (30)
20 courses and distances:

21 1. South 27°05'52" West, a distance of 3.20 feet to a
22 calculated point;

23 2. South 47°34'32" East, a distance of 42.94 feet to a
24 calculated point;

25 3. With a curve to the left, having a radius of 2002.94
26 feet, a delta angle of 22°31'58", an arc length of 787.70
27 feet, and a chord which bears South 58°50'31" East, a distance

- 1 of 782.64 feet to a calculated point;
- 2 4. South $19^{\circ}53'30''$ West, a distance of 342.26 feet to a
3 calculated point;
- 4 5. With a curve to the left, having a radius of 499.99
5 feet, a delta angle of $41^{\circ}14'55''$, an arc length of 359.95
6 feet, and a chord which bears South $00^{\circ}43'58''$ East, a distance
7 of 352.23 feet to a calculated point;
- 8 6. South $21^{\circ}21'01''$ East, a distance of 1149.03 feet to a
9 calculated point;
- 10 7. With a curve to the right, having a radius of 800.00
11 feet, a delta angle of $04^{\circ}05'43''$, an arc length of 57.18 feet,
12 and a chord which bears South $19^{\circ}18'34''$ East, a distance of
13 57.17 feet to a calculated point;
- 14 8. South $27^{\circ}06'32''$ West, a distance of 1006.99 feet to a
15 calculated point;
- 16 9. North $62^{\circ}55'07''$ West, a distance of 393.93 feet to a
17 calculated point;
- 18 10. South $27^{\circ}04'42''$ West, a distance of 1090.01 feet to
19 a calculated point;
- 20 11. South $62^{\circ}55'07''$ East, a distance of 393.35 feet to a
21 calculated point;
- 22 12. South $27^{\circ}05'07''$ West, a distance of 1284.12 feet to
23 a calculated point;
- 24 13. South $27^{\circ}11'27''$ West, a distance of 450.14 feet to a
25 calculated point;
- 26 14. With a curve to the left, having a radius of 1399.96
27 feet, a delta angle of $31^{\circ}05'54''$, an arc length of 759.86

1 feet, and a chord which bears North $77^{\circ}33'02''$ West, a distance
2 of 750.56 feet to a calculated point;

3 15. South $86^{\circ}54'01''$ West, a distance of 948.14 feet to a
4 calculated point;

5 16. With a curve to the right, having a radius of
6 1399.96 feet, a delta angle of $31^{\circ}17'38''$, an arc length of
7 764.63 feet, and a chord which bears North $77^{\circ}27'10''$ West, a
8 distance of 755.16 feet to a calculated point;

9 17. North $61^{\circ}48'21''$ West, a distance of 1135.34 feet to
10 a calculated point;

11 18. North $28^{\circ}11'39''$ East, a distance of 910.01 feet to a
12 calculated point;

13 19. With a curve to the right, having a radius of 431.98
14 feet, a delta angle of $53^{\circ}14'32''$, an arc length of 401.42
15 feet, and a chord which bears North $58^{\circ}50'30''$ East, a distance
16 of 387.13 feet to a calculated point;

17 20. North $16^{\circ}01'51''$ West, a distance of 256.62 feet to a
18 calculated point;

19 21. With a curve to the left, having a radius of 606.85
20 feet, a delta angle of $50^{\circ}15'23''$, an arc length of 532.29
21 feet, and a chord which bears North $37^{\circ}39'34''$ West, a distance
22 of 515.39 feet to a calculated point;

23 22. North $62^{\circ}55'18''$ West, a distance of 292.66 feet to a
24 calculated point;

25 23. With a curve to the right, having a radius of
26 1466.51 feet, a delta angle of $180^{\circ}00'00''$, an arc length of
27 4607.17 feet, and a chord which bears North $27^{\circ}04'42''$ East, a

1 distance of 2933.02 feet to a calculated point;
2 24. South $62^{\circ}55'18''$ East, a distance of 292.66 feet to a
3 calculated point;
4 25. With a curve to the left, having a radius of 606.85
5 feet, a delta angle of $50^{\circ}15'23''$, an arc length of 532.29
6 feet, and a chord which bears South $88^{\circ}11'02''$ East, a distance
7 of 515.39 feet to a calculated point;
8 26. North $70^{\circ}11'14''$ East, a distance of 260.49 feet to a
9 calculated point;
10 27. With a curve to the right, having a radius of 428.50
11 feet, a delta angle of $57^{\circ}46'46''$, an arc length of 432.12
12 feet, and a chord which bears North $02^{\circ}55'38''$ West, a distance
13 of 414.04 feet to a calculated point;
14 28. North $25^{\circ}57'45''$ East, a distance of 891.49 feet to a
15 calculated point;
16 29. With a curve to the right, having a radius of 750.00
17 feet, a delta angle of $16^{\circ}27'44''$, an arc length of 215.49
18 feet, and a chord which bears North $34^{\circ}11'36''$ East, a distance
19 of 214.75 feet to a calculated point;
20 30. North $42^{\circ}25'28''$ East, a distance of 130.83 feet to a
21 calculated point in the common line of said 138.540 acre
22 tract and said 380.080 acre tract, from which a $3/4''$ iron pipe
23 found for an angle point in said common line bears North
24 $47^{\circ}34'32''$ West, a distance of 1131.25 feet;
25 THENCE South $47^{\circ}34'32''$ East, with said common line, a distance of
26 1475.59 feet to the POINT OF BEGINNING, containing 557.672 acres of
27 land, more or less.

1 SAVE AND EXCEPT 0.485 ACRES:

2 BEING ALL OF A 21,064 SQUARE FOOT TRACT DESCRIBED IN A WARRANTY DEED
3 AND ACCESS EASEMENT TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION,
4 DATED MAY 24 1999 AND RECORDED IN DOCUMENT NO. 1999070566 OF THE
5 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 0.485 ACRE
6 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
7 FOLLOWS:

8 BEGINNING at a 1/2" rebar found for the south corner of said 21,064
9 square foot tract, same being an angle point in the southwest line
10 of said 232.233 acre tract, also being in the northeast line of said
11 37.390 acre tract;

12 THENCE North 62°15'58" West, with the southwest line of said 21,064
13 square foot tract, same being the northeast line of said 37.390 acre
14 tract, a distance of 84.16 feet to a 1/2" rebar with Chaparral cap
15 found for the west corner of said 21,064 square foot tract, same
16 being an angle point in the southwest line of said 232.233 acre
17 tract;

18 THENCE with the common line of said 21,064 square foot tract and
19 said 232.233 acre tract, the following three (3) courses and
20 distances:

21 1. North 27°03'32" East, a distance of 251.09 feet to a
22 1/2" rebar found;

23 2. South 62°00'51" East, a distance of 84.16 feet to a
24 1/2" rebar found;

25 3. South 27°03'32" West, a distance of 250.72 feet to
26 the POINT OF BEGINNING, containing 0.485 acres of land, more
27 or less.

1 SECTION 3. (a) The legal notice of the intention to
2 introduce this Act, setting forth the general substance of this
3 Act, has been published as provided by law, and the notice and a
4 copy of this Act have been furnished to all persons, agencies,
5 officials, or entities to which they are required to be furnished
6 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7 Government Code.

8 (b) The governor, one of the required recipients, has
9 submitted the notice and Act to the Texas Commission on
10 Environmental Quality.

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

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

19 SECTION 4. This Act takes effect immediately if it receives
20 a vote of two-thirds of all the members elected to each house, as
21 provided by Section 39, Article III, Texas Constitution. If this
22 Act does not receive the vote necessary for immediate effect, this
23 Act takes effect September 1, 2011.

President of the Senate

Speaker of the House

I certify that H.B. No. 1756 was passed by the House on April 7, 2011, by the following vote: Yeas 144, Nays 0, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 1756 on May 25, 2011, by the following vote: Yeas 142, Nays 0, 2 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 1756 was passed by the Senate, with amendments, on May 23, 2011, by the following vote: Yeas 30, Nays 0.

Secretary of the Senate

APPROVED: _____

Date

Governor