

1-1 By: Rodriguez (Senate Sponsor - Watson) H.B. No. 1756  
1-2 (In the Senate - Received from the House April 11, 2011;  
1-3 April 20, 2011, read first time and referred to Committee on  
1-4 Intergovernmental Relations; May 20, 2011, reported adversely,  
1-5 with favorable Committee Substitute by the following vote: Yeas 5,  
1-6 Nays 0; May 20, 2011, sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR H.B. No. 1756 By: Nichols

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

1-10 relating to the creation of the Pilot Knob Municipal Utility  
1-11 District No. 2; providing authority to impose a tax and issue bonds.

1-12 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
1-13 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
1-14 Code, is amended by adding Chapter 8376 to read as follows:

1-15 CHAPTER 8376. PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 2

1-16 SUBCHAPTER A. GENERAL PROVISIONS

1-17 Sec. 8376.001. DEFINITIONS. In this chapter:

1-18 (1) "Board" means the district's board of directors.

1-19 (2) "Commission" means the Texas Commission on  
1-20 Environmental Quality.

1-21 (3) "Director" means a board member.

1-22 (4) "District" means the Pilot Knob Municipal Utility  
1-23 District No. 2.

1-24 (5) "Municipality" means a municipality in whose  
1-25 corporate limits or extraterritorial jurisdiction the district is  
1-26 located.

1-27 Sec. 8376.002. NATURE OF DISTRICT. The district is a  
1-28 municipal utility district created under Section 59, Article XVI,  
1-29 Texas Constitution.

1-30 Sec. 8376.003. CONFIRMATION AND DIRECTORS' ELECTION  
1-31 REQUIRED. The temporary directors shall hold an election to  
1-32 confirm the creation of the district and to elect permanent  
1-33 directors as provided by Section 8376.051 of this code and Section  
1-34 49.102, Water Code.

1-35 Sec. 8376.004. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
1-36 temporary directors may not hold an election under Section 8376.003  
1-37 until each municipality has consented by ordinance or resolution to  
1-38 the creation of the district and to the inclusion of land in the  
1-39 district.

1-40 (b) If a municipality does not consent to the creation of  
1-41 the district or if the district does not enter into an agreement  
1-42 required by the terms of the municipal ordinance or resolution  
1-43 consenting to the creation of the district under this section  
1-44 before September 1, 2012:

1-45 (1) the district is dissolved September 1, 2012,  
1-46 except that:

1-47 (A) any debts incurred shall be paid;

1-48 (B) any assets that remain after the payment of  
1-49 debts shall be transferred to the municipality or another local  
1-50 governmental entity to be used for a public purpose; and

1-51 (C) the organization of the district shall be  
1-52 maintained until all debts are paid and remaining assets are  
1-53 transferred; and

1-54 (2) this chapter expires September 1, 2012.

1-55 Sec. 8376.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
1-56 The district is created to serve a public purpose and benefit.

1-57 (b) The district is created to accomplish the purposes of:

1-58 (1) a municipal utility district as provided by  
1-59 general law and Section 59, Article XVI, Texas Constitution; and

1-60 (2) Section 52, Article III, Texas Constitution, that  
1-61 relate to the construction, acquisition, or improvement of  
1-62 macadamized, graveled, or paved roads described by Section 54.234,  
1-63 Water Code, or improvements, including storm drainage, in aid of

2-1 those roads.  
2-2 Sec. 8376.006. INITIAL DISTRICT TERRITORY. (a) The  
2-3 district is initially composed of the territory described by  
2-4 Section 2 of the Act enacting this chapter.

2-5 (b) The boundaries and field notes contained in Section 2 of  
2-6 the Act enacting this chapter form a closure. A mistake made in the  
2-7 field notes or in copying the field notes in the legislative process  
2-8 does not affect the district's:

- 2-9 (1) organization, existence, or validity;
- 2-10 (2) right to issue any type of bond for the purposes
- 2-11 for which the district is created or to pay the principal of and
- 2-12 interest on a bond;
- 2-13 (3) right to impose a tax; or
- 2-14 (4) legality or operation.

2-15 [Sections 8376.007-8376.050 reserved for expansion]

2-16 SUBCHAPTER B. BOARD OF DIRECTORS

2-17 Sec. 8376.051. GOVERNING BODY; TERMS. (a) Except as  
2-18 provided by Subsection (b), the district is governed by a board of  
2-19 five elected directors.

2-20 (b) If required under the terms of the agreement, ordinance,  
2-21 or resolution by which a municipality consents to the creation of  
2-22 the district, the board consists of:

- 2-23 (1) four elected directors; and
- 2-24 (2) one director appointed by the governing body of
- 2-25 the municipality.

2-26 (c) A director appointed under Subsection (b)(2) is not  
2-27 required to be a qualified voter of the district or to own land  
2-28 subject to taxation in the district.

2-29 (d) Except as provided by Section 8376.052, directors serve  
2-30 staggered four-year terms. A permanent director may not serve more  
2-31 than two four-year terms.

2-32 (e) The common law doctrine of incompatibility does not  
2-33 disqualify an official or employee of a municipality from being  
2-34 appointed a director by the governing body of a municipality under  
2-35 Subsection (b)(2), and a director appointed to the board may  
2-36 continue to serve in a public office of or be employed by the  
2-37 municipality.

2-38 Sec. 8376.052. TEMPORARY DIRECTORS. (a) On or after the  
2-39 effective date of the Act enacting this chapter, the owner or owners  
2-40 of a majority of the assessed value of the real property in the  
2-41 district may submit a petition to the commission requesting that  
2-42 the commission appoint as temporary directors the five persons  
2-43 named in the petition. The commission shall appoint as temporary  
2-44 directors the five persons named in the petition.

2-45 (b) Temporary directors serve until the earlier of:

- 2-46 (1) the date permanent directors are elected under
- 2-47 Section 8376.003; or
- 2-48 (2) the fourth anniversary of the effective date of
- 2-49 the Act enacting this chapter.

2-50 (c) If permanent directors have not been elected under  
2-51 Section 8376.003 and the terms of the temporary directors have  
2-52 expired, successor temporary directors shall be appointed or  
2-53 reappointed as provided by Subsection (d) to serve terms that  
2-54 expire on the earlier of:

- 2-55 (1) the date permanent directors are elected under
- 2-56 Section 8376.003; or
- 2-57 (2) the fourth anniversary of the date of the
- 2-58 appointment or reappointment.

2-59 (d) If Subsection (c) applies, the owner or owners of a  
2-60 majority of the assessed value of the real property in the district  
2-61 may submit a petition to the commission requesting that the  
2-62 commission appoint as successor temporary directors the five  
2-63 persons named in the petition. The commission shall appoint as  
2-64 successor temporary directors the five persons named in the  
2-65 petition.

2-66 [Sections 8376.053-8376.100 reserved for expansion]

2-67 SUBCHAPTER C. POWERS AND DUTIES

2-68 Sec. 8376.101. GENERAL POWERS AND DUTIES. The district has  
2-69 the powers and duties necessary to accomplish the purposes for

3-1 which the district is created.  
 3-2 Sec. 8376.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
 3-3 DUTIES. The district has the powers and duties provided by the  
 3-4 general law of this state, including Chapters 49 and 54, Water Code,  
 3-5 applicable to municipal utility districts created under Section 59,  
 3-6 Article XVI, Texas Constitution.  
 3-7 Sec. 8376.103. AUTHORITY FOR ROAD PROJECTS. (a) Under  
 3-8 Section 52, Article III, Texas Constitution, the district may  
 3-9 design, acquire, construct, finance, issue bonds for, improve, and  
 3-10 convey to this state, a county, or a municipality for operation and  
 3-11 maintenance macadamized, graveled, or paved roads described by  
 3-12 Section 54.234, Water Code, or improvements, including storm  
 3-13 drainage, in aid of those roads.  
 3-14 (b) The district may exercise the powers provided by this  
 3-15 section without submitting a petition to or obtaining approval from  
 3-16 the commission as required by Section 54.234, Water Code.  
 3-17 Sec. 8376.104. APPROVAL OF ROAD PROJECT. (a) The district  
 3-18 may not undertake a road project authorized by Section 8376.103  
 3-19 unless:  
 3-20 (1) each municipality or county that will operate and  
 3-21 maintain the road has approved the plans and specifications of the  
 3-22 road project, if a municipality or county will operate and maintain  
 3-23 the road; or  
 3-24 (2) the Texas Transportation Commission has approved  
 3-25 the plans and specifications of the road project, if the state will  
 3-26 operate and maintain the road.  
 3-27 (b) Except as provided by Subsection (a), the district is  
 3-28 not required to obtain approval from the Texas Transportation  
 3-29 Commission to design, acquire, construct, finance, issue bonds for,  
 3-30 improve, or convey a road project.  
 3-31 Sec. 8376.105. COMPLIANCE WITH AND ENFORCEABILITY OF  
 3-32 MUNICIPAL CONSENT AGREEMENT, ORDINANCE, OR RESOLUTION. (a) The  
 3-33 district shall comply with all applicable requirements of any  
 3-34 ordinance or resolution that is adopted under Section 54.016 or  
 3-35 54.0165, Water Code, and that consents to the creation of the  
 3-36 district or to the inclusion of land in the district.  
 3-37 (b) Any agreement between the district and a municipality  
 3-38 related to the municipality's consent to the creation of the  
 3-39 district is valid and enforceable.  
 3-40 (c) On the issuance of bonds by the district, the district  
 3-41 is considered to have waived sovereign immunity to suit by a  
 3-42 municipality for the purpose of adjudicating a claim for breach of  
 3-43 an agreement described by this section.  
 3-44 Sec. 8376.106. CONTRACT TO FURTHER REGIONAL COOPERATION.  
 3-45 The district and a municipality may contract on terms that the board  
 3-46 and governing body of the municipality agree will further regional  
 3-47 cooperation between the district and the municipality.  
 3-48 Sec. 8376.107. NO EMINENT DOMAIN POWER. The district may  
 3-49 not exercise the power of eminent domain.  
 3-50 [Sections 8376.108-8376.150 reserved for expansion]  
 3-51 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS  
 3-52 Sec. 8376.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
 3-53 district may issue, without an election, bonds and other  
 3-54 obligations secured by:  
 3-55 (1) revenue other than ad valorem taxes; or  
 3-56 (2) contract payments described by Section 8376.153.  
 3-57 (b) The district must hold an election in the manner  
 3-58 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
 3-59 before the district may impose an ad valorem tax or issue bonds  
 3-60 payable from ad valorem taxes.  
 3-61 (c) The district may not issue bonds payable from ad valorem  
 3-62 taxes to finance a road project unless the issuance is approved by a  
 3-63 vote of a two-thirds majority of the district voters voting at an  
 3-64 election held for that purpose.  
 3-65 Sec. 8376.152. OPERATION AND MAINTENANCE TAX. (a) If  
 3-66 authorized at an election held under Section 8376.151, the district  
 3-67 may impose an operation and maintenance tax on taxable property in  
 3-68 the district in accordance with Section 49.107, Water Code.  
 3-69 (b) The board shall determine the tax rate. The rate may not

4-1 exceed the rate approved at the election.  
4-2 (c) If required by an agreement between the district and a  
4-3 municipality under Section 8376.105, the total ad valorem tax rate  
4-4 of the district may not be less than the total ad valorem tax rate of  
4-5 the municipality.

4-6 Sec. 8376.153. CONTRACT TAXES. (a) In accordance with  
4-7 Section 49.108, Water Code, the district may impose a tax other than  
4-8 an operation and maintenance tax and use the revenue derived from  
4-9 the tax to make payments under a contract after the provisions of  
4-10 the contract have been approved by a majority of the district voters  
4-11 voting at an election held for that purpose.

4-12 (b) A contract approved by the district voters may contain a  
4-13 provision stating that the contract may be modified or amended by  
4-14 the board without further voter approval.

4-15 [Sections 8376.154-8376.200 reserved for expansion]

4-16 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-17 Sec. 8376.201. AUTHORITY TO ISSUE BONDS AND OTHER  
4-18 OBLIGATIONS. The district may issue bonds or other obligations  
4-19 payable wholly or partly from ad valorem taxes, impact fees,  
4-20 revenue, contract payments, grants, or other district money, or any  
4-21 combination of those sources, to pay for any authorized district  
4-22 purpose.

4-23 Sec. 8376.202. TAXES FOR BONDS. At the time the district  
4-24 issues bonds payable wholly or partly from ad valorem taxes, the  
4-25 board shall provide for the annual imposition of a continuing  
4-26 direct ad valorem tax, without limit as to rate or amount, while all  
4-27 or part of the bonds are outstanding as required and in the manner  
4-28 provided by Sections 54.601 and 54.602, Water Code.

4-29 Sec. 8376.203. BONDS FOR ROAD PROJECTS. At the time of  
4-30 issuance, the total principal amount of bonds or other obligations  
4-31 issued or incurred to finance road projects and payable from ad  
4-32 valorem taxes may not exceed one-fourth of the assessed value of the  
4-33 real property in the district.

4-34 [Sections 8376.204-8376.250 reserved for expansion]

4-35 SUBCHAPTER F. STRATEGIC PARTNERSHIP AGREEMENT; MUNICIPAL  
4-36 ANNEXATION AND NOTICE

4-37 Sec. 8376.251. STRATEGIC PARTNERSHIP; CONTINUATION OF  
4-38 DISTRICT AFTER ANNEXATION BY MUNICIPALITY. (a) The district may  
4-39 continue to exist as a limited district after full-purpose  
4-40 annexation by a municipality if the district and the annexing  
4-41 municipality state the terms of the limited district's existence in  
4-42 a strategic partnership agreement under Section 43.0751, Local  
4-43 Government Code.

4-44 (b) The strategic partnership agreement may provide for a  
4-45 term of any number of years. The limitation in Section  
4-46 43.0751(g)(2), Local Government Code, on the length of the term  
4-47 does not apply to a limited district created under this section.

4-48 Sec. 8376.252. MUNICIPAL ANNEXATION; NOTICE. (a) Sections  
4-49 43.0561 and 43.0562, Local Government Code, do not apply to the  
4-50 annexation of the district by a municipality that consents to the  
4-51 creation of the district under Section 8376.004.

4-52 (b) Not later than the 30th day after the date a  
4-53 municipality adopts a resolution or ordinance consenting to the  
4-54 creation of the district, the municipality shall file, in the real  
4-55 property records of the county in which the land to be included in  
4-56 the district is located, a notice to a purchaser of real property in  
4-57 the district that describes:

4-58 (1) the municipality's authority and intention to  
4-59 annex the district; and

4-60 (2) the anticipated date of the annexation.

4-61 (c) After the notice is filed, a person who proposes to sell  
4-62 or otherwise convey real property in the district must include the  
4-63 information contained in the municipality's notice in the Notice to  
4-64 Purchasers required by Section 49.452, Water Code.

4-65 SECTION 2. The Pilot Knob Municipal Utility District No. 2  
4-66 initially includes all the territory contained in the following  
4-67 area:

4-68 557.187 acres of land described below:

4-69 A DESCRIPTION OF 557.672 ACRES IN THE SANTIAGO DEL VALLE GRANT IN

5-1 TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 138.540 ACRE TRACT  
5-2 DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC.,  
5-3 DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE  
5-4 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A  
5-5 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA  
5-6 ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT  
5-7 NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
5-8 TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A SPECIAL  
5-9 WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND  
5-10 RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC RECORDS  
5-11 OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT DESCRIBED  
5-12 IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER  
5-13 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF THE OFFICIAL  
5-14 PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 167.748 ACRE  
5-15 TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION  
5-16 INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO.  
5-17 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,  
5-18 A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY  
5-19 DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN  
5-20 DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS  
5-21 COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A  
5-22 WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA  
5-23 N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT  
5-24 NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
5-25 TEXAS, A PORTION OF A 198.302 ACRE TRACT DESCRIBED IN A GENERAL  
5-26 WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 20, 2006 AND  
5-27 RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS  
5-28 OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED  
5-29 IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION  
5-30 INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190  
5-31 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF  
5-32 A 37.390 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA  
5-33 ACQUISITION INC., DATED OCTOBER 30, 2008 AND RECORDED IN DOCUMENT  
5-34 NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
5-35 TEXAS, A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT  
5-36 RIGHT-OF-WAY WIDTH VARIES), AND ALL OF A 67.339 ACRE ACRE TRACT  
5-37 DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC.,  
5-38 DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007204509 OF  
5-39 THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 557.672  
5-40 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
5-41 FOLLOWS:

5-42 BEGINNING at a 1/2" iron pipe found for an interior ell corner in  
5-43 the north line of said 138.540 acre tract, same being an angle point  
5-44 in the south line of a 380.080 acre tract described in a deed to  
5-45 Ernest Collins and Floretta Collins, recorded in Volume 12791, Page  
5-46 11 of the Real Property Records of Travis County, Texas;  
5-47 THENCE crossing said 138.540 acre tract, said 20.807 acre tract,  
5-48 Colton Bluff Springs Road, said 81.018 acre tract, said 103.415  
5-49 acre tract, said 167.748 acre tract, said 42.558 acre tract, said  
5-50 20.005 acre tract, said 198.302 acre tract, said 232.233 acre  
5-51 tract, and said 37.390 acre tract, the following thirty (30)  
5-52 courses and distances:

- 5-53 1. South 27°05'52" West, a distance of 3.20 feet to a  
5-54 calculated point;
- 5-55 2. South 47°34'32" East, a distance of 42.94 feet to a  
5-56 calculated point;
- 5-57 3. With a curve to the left, having a radius of 2002.94  
5-58 feet, a delta angle of 22°31'58", an arc length of 787.70  
5-59 feet, and a chord which bears South 58°50'31" East, a distance  
5-60 of 782.64 feet to a calculated point;
- 5-61 4. South 19°53'30" West, a distance of 342.26 feet to a  
5-62 calculated point;
- 5-63 5. With a curve to the left, having a radius of 499.99  
5-64 feet, a delta angle of 41°14'55", an arc length of 359.95  
5-65 feet, and a chord which bears South 00°43'58" East, a distance  
5-66 of 352.23 feet to a calculated point;
- 5-67 6. South 21°21'01" East, a distance of 1149.03 feet to a  
5-68 calculated point;
- 5-69 7. With a curve to the right, having a radius of 800.00

6-1 feet, a delta angle of 04°05'43", an arc length of 57.18 feet,  
 6-2 and a chord which bears South 19°18'34" East, a distance of  
 6-3 57.17 feet to a calculated point;  
 6-4 8. South 27°06'32" West, a distance of 1006.99 feet to a  
 6-5 calculated point;  
 6-6 9. North 62°55'07" West, a distance of 393.93 feet to a  
 6-7 calculated point;  
 6-8 10. South 27°04'42" West, a distance of 1090.01 feet to  
 6-9 a calculated point;  
 6-10 11. South 62°55'07" East, a distance of 393.35 feet to a  
 6-11 calculated point;  
 6-12 12. South 27°05'07" West, a distance of 1284.12 feet to  
 6-13 a calculated point;  
 6-14 13. South 27°11'27" West, a distance of 450.14 feet to a  
 6-15 calculated point;  
 6-16 14. With a curve to the left, having a radius of 1399.96  
 6-17 feet, a delta angle of 31°05'54", an arc length of 759.86  
 6-18 feet, and a chord which bears North 77°33'02" West, a distance  
 6-19 of 750.56 feet to a calculated point;  
 6-20 15. South 86°54'01" West, a distance of 948.14 feet to a  
 6-21 calculated point;  
 6-22 16. With a curve to the right, having a radius of  
 6-23 1399.96 feet, a delta angle of 31°17'38", an arc length of  
 6-24 764.63 feet, and a chord which bears North 77°27'10" West, a  
 6-25 distance of 755.16 feet to a calculated point;  
 6-26 17. North 61°48'21" West, a distance of 1135.34 feet to  
 6-27 a calculated point;  
 6-28 18. North 28°11'39" East, a distance of 910.01 feet to a  
 6-29 calculated point;  
 6-30 19. With a curve to the right, having a radius of 431.98  
 6-31 feet, a delta angle of 53°14'32", an arc length of 401.42  
 6-32 feet, and a chord which bears North 58°50'30" East, a distance  
 6-33 of 387.13 feet to a calculated point;  
 6-34 20. North 16°01'51" West, a distance of 256.62 feet to a  
 6-35 calculated point;  
 6-36 21. With a curve to the left, having a radius of 606.85  
 6-37 feet, a delta angle of 50°15'23", an arc length of 532.29  
 6-38 feet, and a chord which bears North 37°39'34" West, a distance  
 6-39 of 515.39 feet to a calculated point;  
 6-40 22. North 62°55'18" West, a distance of 292.66 feet to a  
 6-41 calculated point;  
 6-42 23. With a curve to the right, having a radius of  
 6-43 1466.51 feet, a delta angle of 180°00'00", an arc length of  
 6-44 4607.17 feet, and a chord which bears North 27°04'42" East, a  
 6-45 distance of 2933.02 feet to a calculated point;  
 6-46 24. South 62°55'18" East, a distance of 292.66 feet to a  
 6-47 calculated point;  
 6-48 25. With a curve to the left, having a radius of 606.85  
 6-49 feet, a delta angle of 50°15'23", an arc length of 532.29  
 6-50 feet, and a chord which bears South 88°11'02" East, a distance  
 6-51 of 515.39 feet to a calculated point;  
 6-52 26. North 70°11'14" East, a distance of 260.49 feet to a  
 6-53 calculated point;  
 6-54 27. With a curve to the right, having a radius of 428.50  
 6-55 feet, a delta angle of 57°46'46", an arc length of 432.12  
 6-56 feet, and a chord which bears North 02°55'38" West, a distance  
 6-57 of 414.04 feet to a calculated point;  
 6-58 28. North 25°57'45" East, a distance of 891.49 feet to a  
 6-59 calculated point;  
 6-60 29. With a curve to the right, having a radius of 750.00  
 6-61 feet, a delta angle of 16°27'44", an arc length of 215.49  
 6-62 feet, and a chord which bears North 34°11'36" East, a distance  
 6-63 of 214.75 feet to a calculated point;  
 6-64 30. North 42°25'28" East, a distance of 130.83 feet to a  
 6-65 calculated point in the common line of said 138.540 acre  
 6-66 tract and said 380.080 acre tract, from which a 3/4" iron pipe  
 6-67 found for an angle point in said common line bears North  
 6-68 47°34'32" West, a distance of 1131.25 feet;  
 6-69 THENCE South 47°34'32" East, with said common line, a distance of

7-1 1475.59 feet to the POINT OF BEGINNING, containing 557.672 acres of  
7-2 land, more or less.  
7-3 SAVE AND EXCEPT 0.485 ACRES:  
7-4 BEING ALL OF A 21,064 SQUARE FOOT TRACT DESCRIBED IN A WARRANTY DEED  
7-5 AND ACCESS EASEMENT TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION,  
7-6 DATED MAY 24 1999 AND RECORDED IN DOCUMENT NO. 1999070566 OF THE  
7-7 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 0.485 ACRE  
7-8 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
7-9 FOLLOWS:  
7-10 BEGINNING at a 1/2" rebar found for the south corner of said 21,064  
7-11 square foot tract, same being an angle point in the southwest line  
7-12 of said 232.233 acre tract, also being in the northeast line of said  
7-13 37.390 acre tract;  
7-14 THENCE North 62°15'58" West, with the southwest line of said 21,064  
7-15 square foot tract, same being the northeast line of said 37.390 acre  
7-16 tract, a distance of 84.16 feet to a 1/2" rebar with Chaparral cap  
7-17 found for the west corner of said 21,064 square foot tract, same  
7-18 being an angle point in the southwest line of said 232.233 acre  
7-19 tract;  
7-20 THENCE with the common line of said 21,064 square foot tract and  
7-21 said 232.233 acre tract, the following three (3) courses and  
7-22 distances:  
7-23 1. North 27°03'32" East, a distance of 251.09 feet to a  
7-24 1/2" rebar found;  
7-25 2. South 62°00'51" East, a distance of 84.16 feet to a  
7-26 1/2" rebar found;  
7-27 3. South 27°03'32" West, a distance of 250.72 feet to  
7-28 the POINT OF BEGINNING, containing 0.485 acres of land, more  
7-29 or less.  
7-30 SECTION 3. (a) The legal notice of the intention to  
7-31 introduce this Act, setting forth the general substance of this  
7-32 Act, has been published as provided by law, and the notice and a  
7-33 copy of this Act have been furnished to all persons, agencies,  
7-34 officials, or entities to which they are required to be furnished  
7-35 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7-36 Government Code.  
7-37 (b) The governor, one of the required recipients, has  
7-38 submitted the notice and Act to the Texas Commission on  
7-39 Environmental Quality.  
7-40 (c) The Texas Commission on Environmental Quality has filed  
7-41 its recommendations relating to this Act with the governor, the  
7-42 lieutenant governor, and the speaker of the house of  
7-43 representatives within the required time.  
7-44 (d) All requirements of the constitution and laws of this  
7-45 state and the rules and procedures of the legislature with respect  
7-46 to the notice, introduction, and passage of this Act are fulfilled  
7-47 and accomplished.  
7-48 SECTION 4. This Act takes effect immediately if it receives  
7-49 a vote of two-thirds of all the members elected to each house, as  
7-50 provided by Section 39, Article III, Texas Constitution. If this  
7-51 Act does not receive the vote necessary for immediate effect, this  
7-52 Act takes effect September 1, 2011.

7-53 \* \* \* \* \*