

By: Craddick

H.B. No. 3861

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the creation of the Midland County Utility District;
3 providing authority to impose a tax and issue bonds; granting a
4 limited power of eminent domain.

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

6 SECTION 1. Subtitle I, Title 6, Special District Local Laws
7 Code, is amended by adding Chapter 9016 to read as follows:

8 CHAPTER 9016. MIDLAND COUNTY UTILITY DISTRICT

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 9016.001. DEFINITIONS. In this chapter:

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

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

14 (3) "County" means Midland County.

15 (4) "Director" means a board member.

16 (5) "District" means the Midland County Utility
17 District.

18 (6) "Municipality" means a municipality in whose
19 corporate limits or extraterritorial jurisdiction any part of the
20 district is located.

21 Sec. 9016.002. NATURE OF DISTRICT. The district is a water
22 control and improvement district created under Section 59, Article
23 XVI, Texas Constitution.

24 Sec. 9016.003. CONFIRMATION AND DIRECTORS' ELECTION

1 REQUIRED. The temporary directors shall hold an election to
2 confirm the creation of the district and to elect five permanent
3 directors as provided by Section 49.102, Water Code.

4 Sec. 9016.004. CONSENT OF MUNICIPALITY REQUIRED. The
5 temporary directors may not hold an election under Section 9016.003
6 until each municipality has consented by ordinance or resolution to
7 the creation of the district and to the inclusion of land in the
8 district.

9 Sec. 9016.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)
10 The district is created to serve a public purpose and benefit.

11 (b) The district is created to accomplish the purposes of a
12 water control and improvement district as provided by general law
13 and Section 59, Article XVI, Texas Constitution.

14 Sec. 9016.006. INITIAL DISTRICT TERRITORY. (a) The
15 district is initially composed of the territory described by
16 Section 2 of the Act enacting this chapter.

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

21 (1) organization, existence, or validity;

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

25 (3) right to impose a tax; or

26 (4) legality or operation.

27 [Sections 9016.007-9016.050 reserved for expansion]

1 SUBCHAPTER B. BOARD OF DIRECTORS

2 Sec. 9016.051. GOVERNING BODY; TERMS. (a) Except as
3 provided by Subsection (c), the district is governed by a board of
4 five elected directors.

5 (b) Except as provided by Section 9016.052, directors serve
6 staggered four-year terms.

7 (c) If the municipality annexes any part of the territory of
8 the district, the municipality shall appoint one ex officio member
9 to the board to serve as a sixth director.

10 Sec. 9016.052. TEMPORARY DIRECTORS. (a) The temporary
11 board consists of:

- 12 (1) Shelton Viney;
- 13 (2) Susie Hitchcock-Hall;
- 14 (3) Alan Lang;
- 15 (4) David Orr; and
- 16 (5) Israel Rodriguez.

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

18 (1) the date permanent directors are elected under
19 Section 9016.003; or

20 (2) September 1, 2015.

21 (c) If permanent directors have not been elected under
22 Section 9016.003 and the terms of the temporary directors have
23 expired, successor temporary directors shall be appointed or
24 reappointed as provided by Subsection (d) to serve terms that
25 expire on the earlier of:

26 (1) the date permanent directors are elected under
27 Section 9016.003; or

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

3 (d) If Subsection (c) applies, the owner or owners of a
4 majority of the assessed value of the real property in the district
5 may submit a petition to the commission requesting that the
6 commission appoint as successor temporary directors the five
7 persons named in the petition. The commission shall appoint as
8 successor temporary directors the five persons named in the
9 petition.

10 Sec. 9016.053. NOTICE OF MEETINGS. The district shall
11 provide the municipality with written notice before a meeting of
12 the board.

13 [Sections 9016.054-9016.100 reserved for expansion]

14 SUBCHAPTER C. POWERS AND DUTIES

15 Sec. 9016.101. GENERAL POWERS AND DUTIES. The district has
16 the powers and duties necessary to accomplish the purposes for
17 which the district is created.

18 Sec. 9016.102. WATER CONTROL AND IMPROVEMENT DISTRICT
19 POWERS AND DUTIES. The district has the powers and duties provided
20 by the general law of this state, including Chapters 49 and 51,
21 Water Code, applicable to water control and improvement districts
22 created under Section 59, Article XVI, Texas Constitution.

23 Sec. 9016.103. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
24 OR RESOLUTION. The district shall comply with all applicable
25 requirements of any ordinance or resolution that is adopted under
26 Section 42.042, Local Government Code, and Section 9016.004 and
27 that consents to the creation of the district or to the inclusion of

1 land in the district.

2 Sec. 9016.104. COMPLIANCE WITH MUNICIPAL REGULATIONS. (a)
3 Any water, sanitary sewer, drainage, or other infrastructure or
4 public facilities constructed, acquired, improved, maintained, or
5 operated by the district shall comply with any applicable
6 regulations of the municipality in whose corporate limits or
7 extraterritorial jurisdiction the infrastructure or facilities are
8 located.

9 (b) Any water system constructed, acquired, improved,
10 maintained, or operated by the district shall:

11 (1) comply with any applicable regulations of the
12 municipality regarding specifications for rural density; and

13 (2) contain distribution lines that are:

14 (A) four inches or more in diameter; and

15 (B) sufficient to provide fire hydrant service
16 according to the municipality's specifications for rural density.

17 Sec. 9016.105. COUNTY RIGHT-OF-WAY. The district must
18 obtain the approval of the county's governing body of the plans and
19 specifications of any facilities to be installed on property
20 located in a county right-of-way.

21 Sec. 9016.106. LIABILITY. (a) Neither the county nor the
22 municipality is liable for any claims arising from the operation of
23 the district's water system or other actions or inactions of the
24 district, including labor, safety, or signage, or contamination or
25 other environmental issues.

26 (b) Any action taken by the municipality is a governmental
27 function.

1 Sec. 9016.107. COSTS OF LINE RELOCATION. (a) The district
2 is solely responsible for the expense associated with the
3 relocation of any district water line required by:

4 (1) the county or a municipality; or

5 (2) a state or federal highway authority, including
6 the Texas Department of Transportation and the Federal Highway
7 Administration.

8 (b) The district will not unreasonably delay any requested
9 line relocation.

10 Sec. 9016.108. SERVICES TO BE PROVIDED BY THE DISTRICT,
11 COUNTY, OR MUNICIPALITY. (a) The district may enter into an
12 interlocal contract with the county or municipality to provide
13 governmental functions, including fire protection, trash
14 collection and disposal, and ambulance service.

15 (b) Notwithstanding Subsection (a), the municipality is
16 authorized to provide sewer and drainage service in the district.
17 The municipality shall establish the amount of the fees to be
18 charged to recipients of sewer and drainage service under this
19 subsection.

20 (c) Notwithstanding Subsection (a), the district may not
21 provide any services within the territorial limits of the
22 municipality as those limits exist on September 1, 2011.

23 Sec. 9016.109. ANNEXATION BY MUNICIPALITY. (a) The
24 municipality may annex a part of the territory of the district
25 without annexing the entire territory of the district.

26 (b) If the municipality annexes all or part of the district:

27 (1) the annexed territory is not removed from the

1 district; and

2 (2) the district is not:

3 (A) dissolved; or

4 (B) prevented from providing district services
5 to the annexed territory.

6 (c) If any territory inside the district is annexed, the
7 owner of the property shall pay the same rate of ad valorem tax to
8 the municipality as other residents of the municipality.

9 (d) By annexing territory in the district, the municipality
10 does not assume any debt of the district.

11 (e) The district may not contest an annexation by the
12 municipality.

13 Sec. 9016.110. WATER SERVICE DEADLINE. The district must
14 begin operation of a water system serving at least a part of the
15 district not later than the sixth anniversary of the date that
16 district voters approve the issuance of bonds to provide for the
17 development of the water system.

18 Sec. 9016.111. LIMITATION ON USE OF EMINENT DOMAIN. The
19 district may not exercise the power of eminent domain:

20 (1) outside the district to acquire a site or easement
21 for a recreational facility as defined by Section 49.462, Water
22 Code; or

23 (2) in the corporate limits of the municipality as
24 those limits exist on September 1, 2011.

25 Sec. 9016.112. PROHIBITION ON DIVISION OF DISTRICT. The
26 district may not divide into two or more districts.

27 [Sections 9016.113-9016.150 reserved for expansion]

1 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

2 Sec. 9016.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The
3 district may issue, without an election, bonds and other
4 obligations secured by:

5 (1) revenue other than ad valorem taxes; or

6 (2) contract payments described by Section 9016.153.

7 (b) The district must hold an election in the manner
8 provided by Chapters 49 and 51, Water Code, to obtain voter approval
9 before the district may impose an ad valorem tax or issue bonds
10 payable from ad valorem taxes.

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

15 Sec. 9016.152. OPERATION AND MAINTENANCE TAX. (a) If
16 authorized at an election held under Section 9016.151, the district
17 may impose an operation and maintenance tax on taxable property in
18 the district in accordance with Section 49.107, Water Code.

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

21 Sec. 9016.153. CONTRACT TAXES. (a) In accordance with
22 Section 49.108, Water Code, the district may impose a tax other than
23 an operation and maintenance tax and use the revenue derived from
24 the tax to make payments under a contract after the provisions of
25 the contract have been approved by a majority of the district voters
26 voting at an election held for that purpose.

27 (b) A contract approved by the district voters may contain a

1 provision stating that the contract may be modified or amended by
2 the board without further voter approval.

3 [Sections 9016.154-9016.200 reserved for expansion]

4 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

5 Sec. 9016.201. AUTHORITY TO ISSUE BONDS AND OTHER
6 OBLIGATIONS. The district may issue bonds or other obligations
7 payable wholly or partly from ad valorem taxes, impact fees,
8 revenue, contract payments, grants, or other district money, or any
9 combination of those sources, to pay for any authorized district
10 purpose.

11 Sec. 9016.202. TAXES FOR BONDS. At the time the district
12 issues bonds payable wholly or partly from ad valorem taxes, the
13 board shall provide for the annual imposition of a continuing
14 direct ad valorem tax, without limit as to rate or amount, while all
15 or part of the bonds are outstanding as required and in the manner
16 provided by Section 51.433, Water Code.

17 Sec. 9016.203. LIMITATION ON TAX RATE. Notwithstanding any
18 other provision of this chapter, the projected combined operation,
19 maintenance, and debt service tax rates as of the date of the
20 issuance of any bonds, as described by the commission in a
21 commission order approving the issuance of the bonds, may not
22 exceed 65 cents for each \$100 of assessed valuation of property in
23 the district.

24 Sec. 9016.204. BONDS AND OTHER OBLIGATIONS NOT TO BE PAID BY
25 MUNICIPALITY OR COUNTY. Bonds or other obligations of the
26 district:

27 (1) may not be paid wholly or partly by taxes imposed

1 by the county or the municipality;

2 (2) are not debts of the county or municipality; and

3 (3) do not give rise to a claim against the county or
4 municipality.

5 SECTION 2. The Midland County Utility District initially
6 includes all the territory contained in the following area:

7 54,050 Acres of Land

8 Located in Various Sections and Blocks,

9 T&P RR Co. Survey, Midland County, Texas.

10 Boundary Being More Fully Described By Metes and Bounds As Follows:

11 BEGINNING at (Y= 10,677,038' and X= 1,736,917') a point in the west
12 line of Section 7, Block 39, T2S and a southerly line of Midland
13 city limits and being the most westerly northwest corner of this
14 tract;

15 THENCE S 14°19' E, a distance of 2685 feet to the southwest corner of
16 said Section 7 and being an ell corner of this tract;

17 THENCE N 75°10' E with the south right-of-way line of West County
18 Road 120, a distance of 7031 feet to a point in the north line of
19 Section 17 this block for a point of deflection of this tract;

20 THENCE S 64°46' E, a distance of 4725 feet to a point in the east line
21 of said Section 17 and in the west right-of-way line of South County
22 Road 1210 also being a point of deflection of this tract;

23 THENCE S 14°23' E with the west right-of-way line of said South
24 County Road 1210, a distance of 6340 feet to a point in the north
25 right-of-way line of West County Road 138 and being an ell corner of
26 this tract;

27 THENCE S 75°41' W with the north right-of-way line of said West

1 County Road 138, a distance of 3340 feet to a point in the west
2 right-of-way line of South County Road 1216 and being an ell corner
3 of this tract;

4 THENCE S 14°52' E with the west right-of-way line of said South
5 County Road 1216, a distance of 1272 feet to a point in the north
6 right-of-way line of West County Road 140 and being an ell corner of
7 this tract;

8 THENCE S 75°29' W with the north right-of-way line of said West
9 County Road 140, a distance of 1974 feet to a point near the
10 northwest corner of Section 29, Block 39, T2S and being an ell
11 corner of this tract;

12 THENCE S 14°16' E, a distance of 26,411 feet to a point near the
13 southwest corner of Section 6, Block 39, T3S and being the most
14 southerly southwest corner of this tract;

15 THENCE N 75°59' E, a distance of 15,901 feet to a point in the east
16 right-of-way line of State Highway 349 and being the most southerly
17 southeast corner of this tract;

18 THENCE N 14°08' W with the east right-of-way line of said State
19 Highway 349, a distance of 18,548 feet to a point near the southwest
20 corner of Condor Aviation Co. Inc. tract and being an ell corner of
21 this tract;

22 THENCE N 75°17' E, a distance of 5227 feet to a point in the east line
23 of Section 35, Block 39, T2S and being an ell corner of this tract;

24 THENCE N 14°23' W, a distance of 1604 feet to a point for an ell
25 corner of this tract;

26 THENCE N 76°20' E, a distance of 5414 feet to a point in the east
27 right-of-way line of Farm to Market Road 715 and being an ell corner

1 of this tract;
2 THENCE N 14°21' W with the east right-of-way line of said Farm to
3 Market Road 715, a distance of 664 feet to a point for an ell corner
4 of this tract;
5 THENCE N 75°23' E, a distance of 2628 feet to a point in the west half
6 of Section 24, Block 38, T2S and being an ell corner of this tract;
7 THENCE S 14°03' E, a distance of 8251 feet to a point for an ell
8 corner of this tract;
9 THENCE N 76°09' E, a distance of 2658 feet to a point in the east
10 right-of-way line of South County Road 1160 and being an ell corner
11 of this tract;
12 N 14°22' W with the east right-of-way line of said South County Road
13 1160, a distance of 3359 feet to a point in the south right-of-way
14 line of East County Road 160 and being an ell corner of this tract;
15 THENCE N 75°38' E with the south right-of-way line of said East
16 County Road 160, a distance of 10,581 feet to a point near the
17 southeast corner of Section 22, Block 38, T2S and being an ell
18 corner of this tract;
19 THENCE N 14°07' W with the east line of said Section 22, a distance
20 of 5353 feet to a point near the northeast corner of said Section 22
21 and being an ell corner of this tract;
22 THENCE N 75°40' E, a distance of 1381 feet to a point near the
23 southeast corner of George V. Anderson Jr. tract and the southwest
24 corner of Donna Johnson tract also being an ell corner of this
25 tract;
26 THENCE N 14°03' W with the west line of said Donna Johnson tract and
27 the east line of said George V. Anderson Jr. tract, a distance of

1 1926 feet to a point near the northwest corner of said Donna Johnson
2 tract and being an ell corner of this tract;
3 THENCE N 75°43' E, a distance of 1355 feet to a point in the east
4 right-of-way line of South County Road 1136 and being an ell corner
5 this tract;
6 THENCE N 13°52' W with the east right-of-way line of said South
7 County Road 1136, a distance of 8663 feet to a point in the
8 southwesterly right-of-way of State Highway 158 and the south
9 right-of-way line of East County Road 130 also being an ell corner
10 of this tract;
11 THENCE N 75°27' E with the south right-of-way line of said East
12 County Road 130, a distance of 3996 feet to a point for an ell corner
13 of this tract;
14 THENCE N 13°57' W, a distance of 5272 feet to a point in the south
15 right-of-way line of East County Road 120 and being an ell corner of
16 this tract;
17 THENCE N 75°41' E with the south right-of-way line of said East
18 County road 120, a distance of 14,750 feet to a point for an ell
19 corner of this tract;
20 THENCE N 14°17' W, a distance of 5276 feet to a point near the
21 northwest corner of Section 51, Block 37, T2S and being an ell
22 corner of this tract;
23 THENCE N 74°54' E, a distance of 10,567 feet to a point in the east
24 right-of-way line of Farm to Market Road 1379 and being the most
25 easterly southeast corner of this tract;
26 THENCE N 13°59' W with the east right-of-way line of said Farm to
27 Market Road 1379, a distance of 3955 feet to a point of deflection

1 of this tract;
2 THENCE N 14°17' W, a distance of 20,565 feet to a point in the
3 southeasterly right-of-way of Interstate Highway 20 and being the
4 most easterly northeast corner of this tract;
5 THENCE S 59°40' W with the southeasterly right-of-way of said
6 Interstate Highway 20, a distance of 22,345 feet to a point in the
7 projection of North County Road 1120 and being a point of deflection
8 of this tract;
9 THENCE N 14°09' W, a distance of 8118 feet to a point near the
10 northeast Section 26, Block 38, T1S and being an ell corner of this
11 tract;
12 THENCE S 75°33' W with the north line of said Section 26, a distance
13 of 2741 feet to a point for an ell corner of this tract;
14 THENCE N 13°46' W, a distance of 3300 feet to a point for an ell
15 corner of this tract;
16 THENCE S 75°45' W, a distance of 2696 feet to a point in the west line
17 of Section 23 and the east line of Section 22, Block 38, T1S and
18 being an ell corner of this tract;
19 THENCE S 14°37' E with the west line of said Section 23 and the east
20 line of said Section 22, a distance of 668 feet to a point for an ell
21 corner of this tract;
22 THENCE S 75°34' W, a distance of 7949 feet to a point near the middle
23 of Section 21, Block 38, T1S and being an ell corner of this tract;
24 THENCE N 14°18' W, a distance of 2716 feet to a point in the north
25 line of said Section 21 and being an ell corner of this tract;
26 THENCE S 75°23' W, a distance of 4294 feet to a point in the north
27 line of Section 20, Block 38, T1S and being a point of deflection of

1 this tract;
2 THENCE S 66°10' W, a distance of 3034 feet to a point in an easterly
3 line of the Midland city limits and being the most northerly
4 northwest corner of this tract;
5 THENCE S 14°33' E with said city limits, a distance of 5372 feet to
6 an ell corner of said city limits and being an ell corner of this
7 tract;
8 THENCE S 75°36' W with said city limits, a distance of 2511 feet to
9 an ell corner of said city limits and being an ell corner of this
10 tract;
11 THENCE S 14°34' E with said city limits, a distance of 180 feet to an
12 ell corner of said city limits and being an ell corner of this
13 tract;
14 THENCE S 75°36' W with said city limits, a distance of 835 feet to an
15 ell corner of said city limits and being an ell corner of this
16 tract;
17 THENCE S 14°34' E with said city limits, a distance of 3832 feet to
18 an ell corner of said city limits and being an ell corner of this
19 tract;
20 THENCE N 75°36' E with said city limits, a distance of 2208 feet to
21 an ell corner of said city limits and being an ell corner of this
22 tract;
23 THENCE N 14°34' W with said city limits, a distance of 1204 feet to
24 an ell corner of said city limits and being an ell corner of this
25 tract;
26 THENCE N 75°36' E with said city limits, a distance of 1138 feet to
27 an ell corner of said city limits and being an ell corner of this

1 tract;
2 THENCE S 15°14' E with said city limits, a distance of 645 feet to an
3 ell corner of said city limits and being an ell corner of this
4 tract;
5 THENCE N 75°36' E with said city limits, a distance of 4603 feet to
6 an ell corner of said city limits and being an ell corner of this
7 tract;
8 THENCE S 14°35' E with said city limits, a distance of 5122 feet to
9 an ell corner of said city limits and being an ell corner of this
10 tract;
11 THENCE N 75°37' E with said city limits, a distance of 659 feet to an
12 ell corner of said city limits and being an ell corner of this
13 tract;
14 THENCE S 14°36' E with said city limits, a distance of 2879 feet to a
15 point in the northwesterly right-of-way line of Business Interstate
16 Highway 20 (US Highway 80) and the most easterly southeast corner of
17 said city limits also being a point of deflection of this tract;
18 THENCE N 59°41' E with the northwesterly right-of-way line of said
19 Business Interstate Highway 20, a distance of 4829 feet to a point
20 near the northwest corner of Section 40, Block 38, T1S and being a
21 point of deflection of this tract;
22 THENCE S 14°24' E, a distance of 7260 feet to a point in the east line
23 of Section 45, Block 38, T1S and being 1000 feet southerly of the
24 southeasterly right-of-way line of Interstate Highway 20 and being
25 a point of deflection of this tract;
26 THENCE S 45°05' W 1000 feet southerly and parallel to the
27 southeasterly right-of-way line of said Interstate Highway 20, a

1 distance of 6527 feet to a point in the north line of Section 5,
2 Block 38, T2S and in the south right-of-way line of Farm to Market
3 Road 307 also being a point of deflection of this tract;
4 THENCE N 76°37' E with the south right-of-way line of said Farm to
5 Market Road 307, a distance of 2882 feet to a point near the
6 northeast corner of a 320 acre City of Midland tract in Section 4,
7 Block 38, T2S and being an ell corner of this tract;
8 THENCE S14°25' E with the east line of said 320 acre tract, a
9 distance of 5252 feet to a point in the south line of said Section 4
10 and the north line of Section 9, Block 38, T2S and being an ell
11 corner of this tract;
12 THENCE N 75°36' E with the north line of said Section 9, a distance
13 of 2768 feet to a point near the northeast corner of said Section 9
14 and in the west right-of-way South County Road 1140 also being an
15 ell corner of this tract;
16 THENCE S 14°36' E with the west right-of-way line of said South
17 County Road 1140, a distance of 5313 feet to a point in the north
18 right-of-way line of East County Road 120 and being an ell corner of
19 this tract;
20 THENCE S 75°56' W with the north right-of-way line of said East
21 County Road 120, a distance of 5150 to a point in the northeasterly
22 right-of-way line of State Highway 158 and being a point of
23 deflection of this tract;
24 THENCE N 70°55' W with the northeasterly right-of-way line of said
25 State Highway 158, a distance of 4453 to a point near the most
26 southerly southwest corner of a 365.58 acre City of Midland tract as
27 described in Volume 2308, Page 3, Official Public Records of

1 Midland County and the southeast corner of Ralph H White tract also
2 being a point of deflection of this tract;
3 THENCE N 15°31' W with the east line of said Ralph H White tract and a
4 west line of said City of Midland Tract, a distance of 732 feet to a
5 point near the northeast corner of said Ralph H White tract and
6 being a point of deflection of this tract;
7 THENCE N 70°36' W with the north line of said Ralph H White tract, a
8 distance of 171 feet to a point near the northwest corner of said
9 Ralph H White tract and in the east line of a 1.00 acre City of
10 Midland tract as described in Volume 2308, Page 3, Official Public
11 Records of Midland County and being a point of deflection of this
12 tract;
13 THENCE S 15°31' E with the west line of said Ralph H White tract and
14 the east line of said 1.00 acre City of Midland tract, a distance of
15 733 feet to a point in the northeasterly right of-way line of said
16 State Highway 158 and being a point of deflection of this tract;
17 THENCE N 70°55' W with the south line of said 1.00 acre City of
18 Midland tract and the northeasterly right-of-way line of said State
19 Highway 158, a distance of 415 feet to the southwest corner of said
20 1.00 acre City of Midland tract and being a point of deflection of
21 this tract;
22 THENCE N 15°31' W with the west line of said 1.00 acre City of
23 Midland tract, a distance of 1252 feet to the northwest corner of
24 said 1.00 acre City of Midland and being a point of deflection of
25 said 365.58 acre City of Midland tract also being a point of
26 deflection of this tract;
27 THENCE S 75°57' W with a south line of said 365.58 acre City of

1 Midland tract, a distance of 1419 feet to a point in the west line of
2 Section 8, Block 38, T2S and being an ell corner of this tract;
3 THENCE N 14°10' W with the west line of said Section 8, a distance of
4 1274 feet to a point near the northwest corner of said Section 8 and
5 being an ell corner of this tract;
6 THENCE N 75°49' E with the north line of said Section 8, a distance
7 of 36 feet to a point near the southeast corner of Section 6, Block
8 38, T2S and being an ell corner of this tract;
9 THENCE N 14°12' W with the east line of said Section 6, a distance of
10 2124 feet to a point 1000 feet southerly of the southeasterly
11 right-of-way line of said Interstate Highway 20 and being a point of
12 deflection of this tract;
13 THENCE S 44°40' W southerly and parallel to the southeasterly
14 right-of-way line of said Interstate Highway 20, a distance of 3968
15 feet to a point in the Midland city limits and being a point of
16 deflection of this tract;
17 THENCE S 14°09' E with said city limits, a distance of 611 feet to
18 the most southerly southeast corner of said city limits and being an
19 ell corner of this tract;
20 THENCE S 75°32' W with the south line of said city limits, a distance
21 of 10,595 feet to an ell corner of said city limits and being an ell
22 corner of this tract;
23 THENCE S 14°23' E with the said city limits, a distance of 750 feet
24 to an ell corner of said city limits and being an ell corner of this
25 tract;
26 THENCE S 75°29' W with said city limits, a distance of 677 feet to an
27 ell corner of said city limits and being an ell corner of this

1 tract;
2 THENCE S 14°32' E with said city limits, a distance of 781 feet to an
3 ell corner of said city limits and being an ell corner of this
4 tract;
5 THENCE S 75°24' W with said city limits, a distance of 1675 feet to
6 an ell corner of said city limits and being an ell corner of this
7 tract;
8 THENCE N 14°23' W with said city limits, a distance of 1041 feet to
9 an ell corner of said city limits and being an ell corner of this
10 tract;
11 THENCE S 75°29' W with said city limits, a distance of 1000 feet to
12 an ell corner of said city limits and being an ell corner of this
13 tract;
14 THENCE N 14°23' W said city limits, a distance of 500 feet to an ell
15 corner of said city limits and being an ell corner of this tract;
16 THENCE S 75°37' W with said city limits, a distance of 3137 feet to
17 an ell corner of said city limits and being an ell corner of this
18 tract;
19 THENCE S 14°18' E with said city limits, a distance of 570 feet to an
20 ell corner of said city limits and being an ell corner of this
21 tract;
22 THENCE S 75°42' W with said city limits, a distance of 1660 feet to
23 an ell corner of said city limits and being an ell corner of this
24 tract;
25 THENCE N 14°18' W with said city limits, a distance of 567 feet to an
26 ell corner of said city limits and being an ell corner of this
27 tract;

1 THENCE S 75°37' W with said city limits, a distance of 3390 feet to
2 an ell corner of said city limits and being an ell corner of this
3 tract;

4 THENCE S 15°02' E with said city limits, a distance of 709 feet to an
5 ell corner of said city limits and being an ell corner of this
6 tract;

7 THENCE S 74°54' W with said city limits, a distance of 1040 feet to
8 an ell corner of said city limits and being an ell corner of this
9 tract;

10 THENCE S 15°03' E with said city limits, a distance of 90 feet to an
11 ell corner of said city limits and being an ell corner of this
12 tract;

13 THENCE S 75°34' W with said city limits, a distance of 1064 feet to
14 an ell corner of said city limits and being an ell corner of this
15 tract;

16 THENCE N 14°40' W with said city limits, a distance of 817 feet to an
17 ell corner of said city limits and being an ell corner of this
18 tract;

19 THENCE S 75°44' W with said city limits, a distance of 559 feet to a
20 point of curvature of said city limits and this tract;

21 THENCE around a curve to the left in a southwesterly direction and
22 with said city limits, said curve having a radius length of 10,509
23 feet, a delta angle of 16°04', an arc length of 2947 feet and a chord
24 length of 2937 feet bearing S 67°42" W to a point of tangency of said
25 city limits and this tract;

26 THENCE S 59°40' W with said city limits, a distance of 6362 feet to
27 the Point of Beginning, containing approximately 54,050 acres of

1 land, more or less.

2 Bearings, distances and coordinates are relative to the Texas
3 Coordinate System, 1983 NAD, Central Zone based on City of
4 Midland's G.I.S Digital Map.

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

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

15 (c) The Texas Commission on Environmental Quality has filed
16 its recommendations relating to this Act with the governor, the
17 lieutenant governor, and the speaker of the house of
18 representatives within the required time.

19 (d) All requirements of the constitution and laws of this
20 state and the rules and procedures of the legislature with respect
21 to the notice, introduction, and passage of this Act are fulfilled
22 and accomplished.

23 SECTION 4. (a) Section 9016.111, Special District Local
24 Laws Code, as added by Section 1 of this Act, takes effect only if
25 this Act receives a two-thirds vote of all the members elected to
26 each house.

27 (b) If this Act does not receive a two-thirds vote of all the

1 members elected to each house, Subchapter C, Chapter 9016, Special
2 District Local Laws Code, as added by Section 1 of this Act, is
3 amended by adding Section 9016.111 to read as follows:

4 Sec. 9016.111. NO EMINENT DOMAIN POWER. The district may
5 not exercise the power of eminent domain.

6 (c) This section is not intended to be an expression of a
7 legislative interpretation of the requirements of Section 17(c),
8 Article I, Texas Constitution.

9 SECTION 5. Except as provided by Section 4 of this Act, this
10 Act takes effect September 1, 2011.