

By: Watson, Zaffirini

S.B. No. 1914

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Southeast Travis County Municipal Utility District No. 2; providing authority to impose a tax and issue bonds.

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

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8383 to read as follows:

CHAPTER 8383. SOUTHEAST TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT

NO. 2

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8383.001. DEFINITIONS. In this chapter:

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

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

(3) "Director" means a board member.

(4) "District" means the Southeast Travis County Municipal Utility District No. 2.

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

Sec. 8383.002. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8383.003. CONFIRMATION AND DIRECTORS' ELECTION

1 REQUIRED. The temporary directors shall hold an election to
2 confirm the creation of the district and to elect permanent
3 directors as provided by Section 8383.051 of this code and Section
4 49.102, Water Code.

5 Sec. 8383.004. CONSENT OF MUNICIPALITY REQUIRED. (a) The
6 temporary directors may not hold an election under Section 8383.003
7 until each municipality has consented by ordinance or resolution to
8 the creation of the district and to the inclusion of land in the
9 district.

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

15 (1) the district is dissolved September 1, 2012,
16 except that:

17 (A) any debts incurred shall be paid;

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

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

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

25 Sec. 8383.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

26 (a) The district is created to serve a public purpose and benefit.

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

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

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

8 Sec. 8383.006. INITIAL DISTRICT TERRITORY. (a) The
9 district is initially composed of the territory described by
10 Section 2 of the Act enacting this chapter.

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

15 (1) organization, existence, or validity;

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

19 (3) right to impose a tax; or

20 (4) legality or operation.

21 [Sections 8383.007-8383.050 reserved for expansion]

22 SUBCHAPTER B. BOARD OF DIRECTORS

23 Sec. 8383.051. GOVERNING BODY; TERMS. (a) Except as
24 provided by Subsection (b), the district is governed by a board of
25 five elected directors.

26 (b) If required under the terms of the agreement, ordinance,
27 or resolution by which a municipality consents to the creation of

1 the district, the board consists of:

2 (1) four elected directors; and

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

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

8 (d) Except as provided by Section 8383.052, directors serve
9 staggered four-year terms. A permanent director may not serve more
10 than two four-year terms.

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

17 Sec. 8383.052. TEMPORARY DIRECTORS. (a) On or after the
18 effective date of the Act enacting this chapter, the owner or owners
19 of a majority of the assessed value of the real property in the
20 district may submit a petition to the commission requesting that
21 the commission appoint as temporary directors the five persons
22 named in the petition. The commission shall appoint as temporary
23 directors the five persons named in the petition.

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

25 (1) the date permanent directors are elected under
26 Section 8383.003; or

27 (2) the fourth anniversary of the effective date of

1 the Act enacting this chapter.

2 (c) If permanent directors have not been elected under
3 Section 8383.003 and the terms of the temporary directors have
4 expired, successor temporary directors shall be appointed or
5 reappointed as provided by Subsection (d) to serve terms that
6 expire on the earlier of:

7 (1) the date permanent directors are elected under
8 Section 8383.003; or

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

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

18 [Sections 8383.053-8383.100 reserved for expansion]

19 SUBCHAPTER C. POWERS AND DUTIES

20 Sec. 8383.101. GENERAL POWERS AND DUTIES. The district has
21 the powers and duties necessary to accomplish the purposes for
22 which the district is created.

23 Sec. 8383.102. MUNICIPAL UTILITY DISTRICT POWERS AND
24 DUTIES. The district has the powers and duties provided by the
25 general law of this state, including Chapters 49 and 54, Water Code,
26 applicable to municipal utility districts created under Section 59,
27 Article XVI, Texas Constitution.

1 Sec. 8383.103. AUTHORITY FOR ROAD PROJECTS. (a) Under
2 Section 52, Article III, Texas Constitution, the district may
3 design, acquire, construct, finance, issue bonds for, improve, and
4 convey to this state, a county, or a municipality for operation and
5 maintenance macadamized, graveled, or paved roads described by
6 Section 54.234, Water Code, or improvements, including storm
7 drainage, in aid of those roads.

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

11 Sec. 8383.104. APPROVAL OF ROAD PROJECT. (a) The district
12 may not undertake a road project authorized by Section 8383.103
13 unless:

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

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

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

25 Sec. 8383.105. COMPLIANCE WITH AND ENFORCEABILITY OF
26 MUNICIPAL CONSENT AGREEMENT, ORDINANCE, OR RESOLUTION. (a) The
27 district shall comply with all applicable requirements of any

1 ordinance or resolution that is adopted under Section 54.016 or
2 54.0165, Water Code, and that consents to the creation of the
3 district or to the inclusion of land in the district.

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

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

11 Sec. 8383.106. CONTRACT TO FURTHER REGIONAL COOPERATION.
12 The district and a municipality may contract on terms that the board
13 and governing body of the municipality agree will further regional
14 cooperation between the district and the municipality.

15 Sec. 8383.107. NO EMINENT DOMAIN POWER. The district may
16 not exercise the power of eminent domain.

17 [Sections 8383.108-8383.150 reserved for expansion]

18 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

19 Sec. 8383.151. ELECTIONS REGARDING TAXES OR BONDS.

20 (a) The district may issue, without an election, bonds and other
21 obligations secured by:

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

23 (2) contract payments described by Section 8383.153.

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

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

5 Sec. 8383.152. OPERATION AND MAINTENANCE TAX. (a) If
6 authorized at an election held under Section 8383.151, the district
7 may impose an operation and maintenance tax on taxable property in
8 the district in accordance with Section 49.107, Water Code.

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

11 (c) If required by an agreement between the district and a
12 municipality under Section 8383.105, the total ad valorem tax rate
13 of the district may not be less than the total ad valorem tax rate of
14 the municipality.

15 Sec. 8383.153. CONTRACT TAXES. (a) In accordance with
16 Section 49.108, Water Code, the district may impose a tax other than
17 an operation and maintenance tax and use the revenue derived from
18 the tax to make payments under a contract after the provisions of
19 the contract have been approved by a majority of the district voters
20 voting at an election held for that purpose.

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

24 [Sections 8383.154-8383.200 reserved for expansion]

25 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

26 Sec. 8383.201. AUTHORITY TO ISSUE BONDS AND OTHER
27 OBLIGATIONS. The district may issue bonds or other obligations

1 payable wholly or partly from ad valorem taxes, impact fees,
2 revenue, contract payments, grants, or other district money, or any
3 combination of those sources, to pay for any authorized district
4 purpose.

5 Sec. 8383.202. TAXES FOR BONDS. At the time the district
6 issues bonds payable wholly or partly from ad valorem taxes, the
7 board shall provide for the annual imposition of a continuing
8 direct ad valorem tax, without limit as to rate or amount, while all
9 or part of the bonds are outstanding as required and in the manner
10 provided by Sections 54.601 and 54.602, Water Code.

11 Sec. 8383.203. BONDS FOR ROAD PROJECTS. At the time of
12 issuance, the total principal amount of bonds or other obligations
13 issued or incurred to finance road projects and payable from ad
14 valorem taxes may not exceed one-fourth of the assessed value of the
15 real property in the district.

16 [Sections 8383.204-8383.250 reserved for expansion]

17 SUBCHAPTER F. STRATEGIC PARTNERSHIP AGREEMENT; MUNICIPAL
18 ANNEXATION AND NOTICE

19 Sec. 8383.251. STRATEGIC PARTNERSHIP; CONTINUATION OF
20 DISTRICT AFTER ANNEXATION BY MUNICIPALITY. (a) The district may
21 continue to exist as a limited district after full-purpose
22 annexation by a municipality if the district and the annexing
23 municipality state the terms of the limited district's existence in
24 a strategic partnership agreement under Section 43.0751, Local
25 Government Code.

26 (b) The strategic partnership agreement may provide for a
27 term of any number of years. The limitation in Section

1 43.0751(g)(2), Local Government Code, on the length of the term
2 does not apply to a limited district created under this section.

3 Sec. 8383.252. MUNICIPAL ANNEXATION; NOTICE.

4 (a) Sections 43.0561 and 43.0562, Local Government Code, do not
5 apply to the annexation of the district by a municipality that
6 consents to the creation of the district under Section 8383.004.

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

13 (1) the municipality's authority and intention to
14 annex the district; and

15 (2) the anticipated date of the annexation.

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

20 SECTION 2. The Southeast Travis County Municipal Utility
21 District No. 2 initially includes all the territory contained in
22 the following area:

23 BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF
24 THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 18, SITUATED IN
25 TRAVIS COUNTY, TEXAS, BEING MORE FULLY DESCRIBED AS BEING A PORTION
26 OF THAT CERTAIN 290.812 ACRE TRACT OF LAND CONVEYED TO QUALICO CR,
27 LP IN DOCUMENT NUMBER 2007160468 AND ALSO BEING A PORTION OF THAT

1 CERTAIN 49.020 ACRE TRACT OF LAND CONVEYED TO CENTURY RANCH I, LP IN
2 DOCUMENT NUMBER 2010119927 AND ALSO BEING ALL OF THAT CERTAIN 4.022
3 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER
4 2007160468 AND ALSO BEING ALL OF THAT CERTAIN 95.733 ACRE TRACT OF
5 LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2007154323 AND
6 ALSO BEING ALL OF THAT CERTAIN 73.515 ACRE TRACT OF LAND CONVEYED TO
7 QUALICO CR, LP IN DOCUMENT NUMBER 2008139824 AND ALSO BEING ALL OF
8 THAT CERTAIN 49.021 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN
9 DOCUMENT NUMBER 2009141318 AND ALSO BEING A PORTION OF THAT CERTAIN
10 49.021 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT
11 NUMBER 2010119926 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
12 TEXAS, SAID TRACT BEING 475.159 ACRES OF LAND BEING MORE FULLY
13 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

14 BEGINNING, at a capped iron rod found at the southeast corner
15 of said 95.733 acre tract, also being the southwest of said 4.022
16 acre tract also being a point on the northern right-of-way line of
17 Pearce Lane, a varying width public right-of-way, for the southerly
18 line and POINT OF BEGINNING of the herein described tract,

19 THENCE, with the northern right-of-way line of said Pearce
20 Lane and the southern boundary line of said 95.733 acre Qualico CR,
21 LP tract the following seven (7) courses and distances, numbered 1
22 through 7,

23 1. N64°40'44"W, a distance of 1194.42 feet to an iron rod
24 found,

25 2. N85°36'44"W, a distance of 13.29 feet to an iron rod
26 found,

27 3. N07°39'01"E, a distance of 5.00 feet to an iron rod found,

1 4. N64°36'43"W, a distance of 245.18 feet to an iron rod
2 found at a point of curvature to the right,

3 5. With said curve to the right having a radius of 9757.39
4 feet, an arc length of 498.25 feet and whose chord bears,
5 N62°54'51"W, a distance of 498.19 feet to an iron rod found,

6 6. N61°02'28"W, a distance of 1090.04 feet to a capped iron
7 rod found at a point of curvature to the right,

8 7. With said curve to the right having a radius of 5314.70
9 feet, an arc length of 79.60 feet and whose chord bears,
10 N60°39'14"W, a distance of 79.60 feet to a capped iron rod found at
11 the southeast boundary corner of a 2.92 acre tract of land conveyed
12 to Pablo T. Rodriguez and Ana M. Rodriguez recorded with ID Number
13 297631 of the Official Public Records of Travis County, Texas for
14 the southeast corner of the herein described tract,

15 THENCE, leaving the northern right-of-way line of said Pearce
16 Lane and along the common boundary line of said 95.733 acre Qualico
17 CR, LP tract, said 73.515 acre tract and said 2.92 acre tract,
18 N22°16'28"E, a distance of 1672.61 feet to an iron rod found at the
19 southeast property corner of a 230.56 acre tract of land conveyed to
20 AE Johanson LTD., recorded with ID Number 297614 of the Official
21 Public Records of Travis County, Texas,

22 THENCE, with the common boundary line said 230.56 acre tract
23 and said 73.515 acre Qualico CR, LP tract the following two (2)
24 courses and distances, numbered 1 and 2,

25 1. N27°20'48"E, a distance of 492.76 feet to an iron rod
26 found,

27 2. N27°20'09"E, a distance of 493.30 feet to an pipe found at

1 the southwest property corner of a 4.288 acre tract of land conveyed
2 to Heliodoro Reyes and Aquilino Cruz recorded with ID Number 297656
3 of the Official Public Records of Travis County, Texas,

4 THENCE, with the common boundary line of said 73.515 acre
5 Qualico CR, LP tract and said 4.288 acre tract and a 4.549 acre
6 tract of land conveyed to Raymundo Constancio recorded with ID
7 Number 297638 of the Official Public Records of Travis County,
8 Texas, S62°41'21"E, a distance of 1053.43 feet to an iron rod found
9 at the westerly boundary line of a 149.50 acre tract of land
10 conveyed to Danlandco, LTD., recorded in Volume 12849, Page 602 of
11 the Official Public Records of Travis County, Texas,

12 THENCE, with the common boundary line of said 73.515 acre
13 Qualico CR, LP tract and said 149.50 acre tract, S27°16'12"W, a
14 distance of 420.94 feet to a point at the westerly property corner
15 of said 49.021 acre Qualico CR, LP tract, recorded in Document No.
16 2009141318 of the Official Public Records of Travis County, Texas,

17 THENCE, with the common boundary line of said 149.50 acre
18 tract and said 49.021 acre Qualico CR, LP tract and meanders with
19 the creek the following twenty (20) courses and distances,
20 numbered 1 through 20,

- 21 1. S65°52'11"E, a distance of 146.51 feet to a point,
- 22 2. S78°52'45"E, a distance of 183.75 feet to a point,
- 23 3. S87°04'30"E, a distance of 94.84 feet to a point,
- 24 4. N74°52'33"E, a distance of 228.09 feet to a point,
- 25 5. S71°55'39"E, a distance of 35.48 feet to a point,
- 26 6. N65°28'54"E, a distance of 109.08 feet to a point,
- 27 7. S85°58'17"E, a distance of 118.84 feet to a point,

1 8. N79°36'57"E, a distance of 55.58 feet to a point,
2 9. S76°05'41"E, a distance of 184.39 feet to a point,
3 10. N42°02'49"E, a distance of 91.77 feet to a point,
4 11. N70°25'47"E, a distance of 76.81 feet to a point,
5 12. N85°41'37"E, a distance of 87.02 feet to a point,
6 13. S66°58'18"E, a distance of 134.03 feet to a point,
7 14. N62°00'42"E, a distance of 35.56 feet to a point,
8 15. N04°49'48"E, a distance of 83.72 feet to a point,
9 16. N24°49'58"E, a distance of 69.43 feet to a point,
10 17. N63°40'55"E, a distance of 65.81 feet to a point,
11 18. N83°34'57"E, a distance of 59.77 feet to a point,
12 19. S57°51'02"E, a distance of 89.45 feet to a point,
13 20. S81°54'18"E, a distance of 212.36 feet to a point on the
14 easterly boundary line of said 149.50 acre tract and at the south
15 westerly property corner of said 49.021 acre Qualico CR, LP tract
16 recorded in Document No. 2010119926 same being the most northerly
17 property corner of said 49.021 acre Qualico CR, LP tract recorded in
18 Document No. 2008139824 all of the Official Public Records of
19 Travis County, Texas,

20 THENCE, with the common boundary line of said 49.021 acre
21 Qualico CR, LP tract recorded in Document No. 2010119926 of the
22 Official Public Records of Travis County, Texas and said 149.50
23 acre tract, N89°48'04"E, a distance of 79.85 feet to a point on the
24 easterly boundary line of a 115.00 acre tract of land conveyed to
25 Danlandco, LTD., recorded in Volume 12839, Page 791 of the Official
26 Public Records of Travis County, Texas,

27 THENCE, with the common boundary line of said 149.50 acre

1 tract and said 49.020 acre Century Ranch I, LP tract and said 49.021
2 acre Qualico CR, LP tract recorded in Document No. 2010119926 of the
3 Official Public Records of Travis County, Texas and meanders with
4 the creek the following twenty six (26) courses and distances,
5 numbered 1 through 26,

- 6 1. N68°48'09"E, a distance of 70.70 feet to a point,
- 7 2. N32°18'18"E, a distance of 58.65 feet to a point,
- 8 3. S83°08'38"E, a distance of 68.94 feet to a point,
- 9 4. N59°25'36"E, a distance of 100.62 feet to a point,
- 10 5. N30°36'04"E, a distance of 128.12 feet to a point,
- 11 6. N16°59'56"E, a distance of 108.76 feet to a point,
- 12 7. N00°18'16"E, a distance of 73.73 feet to a point,
- 13 8. N28°22'18"W, a distance of 98.35 feet to a point,
- 14 9. N50°03'12"E, a distance of 134.33 feet to a point,
- 15 10. N17°07'53"W, a distance of 104.77 feet to a point,
- 16 11. N17°58'32"E, a distance of 100.64 feet to a point,
- 17 12. N62°01'43"E, a distance of 80.07 feet to a point,
- 18 13. N23°05'24"E, a distance of 52.33 feet to a point,
- 19 14. N02°42'46"W, a distance of 142.46 feet to a point,
- 20 15. N23°29'54"W, a distance of 96.37 feet to a point,
- 21 16. N32°44'57"E, a distance of 103.55 feet to a point,
- 22 17. N24°04'26"E, a distance of 321.89 feet to a point,
- 23 18. N56°22'04"E, a distance of 270.51 feet to a point,
- 24 19. N79°08'51"E, a distance of 138.45 feet to a point,
- 25 20. S60°42'38"E, a distance of 61.41 feet to a point,
- 26 21. S80°00'53"E, a distance of 190.79 feet to a point,
- 27 22. S48°03'50"E, a distance of 24.33 feet to a point,

1 23. S79°48'01"E, a distance of 65.40 feet to a point,

2 24. S67°01'03"E, a distance of 186.92 feet to a point,

3 25. S09°51'34"E, a distance of 47.71 feet to a point,

4 26. S20°33'35"W, a distance of 28.59 feet to a point at the
5 southeast property corner of said 115.00 acre tract same being the
6 northerly boundary line of said 49.020 acre tract and the westerly
7 boundary line of said 290.812 acre tract,

8 THENCE, with the common boundary line of said 115.00 acre
9 tract and said 290.812 acre tract, N27°39'15"E, a distance of 152.76
10 feet to a point at the southwest property corner of a 130.50 acre
11 tract of land conveyed to John Richards Jr., recorded in Volume
12 2807, Page 382 of the Official Public Records of Travis County,
13 Texas,

14 THENCE, with the common boundary line of said 290.812 acre
15 Qualico CR, LP tract and said 130.50 acre tract the following seven
16 (7) courses and distances, numbered 1 through 7,

17 1. S69°10'47"E, a distance of 687.67 feet to a point,

18 2. S62°30'03"E, a distance of 161.88 feet to a point,

19 3. S61°10'38"E, a distance of 87.12 feet to a point,

20 4. S59°53'21"E, a distance of 223.25 feet to a point,

21 5. S51°14'10"E, a distance of 323.72 feet to a point,

22 6. S50°08'52"E, a distance of 97.37 feet to a point,

23 7. S52°41'23"E, a distance of 263.41 feet to a point at
24 the southeast property corner of said 130.50 acre tract and also
25 being on the westerly boundary line of a 93.26 acre tract of land
26 conveyed to Amye Haws recorded in Volume 6499, Page 1532, of the
27 Official Public Records of Travis County, Texas,

1 THENCE, crossing said 290.812 acre Qualico CR, LP tract and
2 said 49.020 acre Century Ranch I, LP tract the following nineteen
3 (19) courses and distances, numbered 1 through 19,

4 1. S27°26'16"E, a distance of 785.97 feet to a point of
5 curvature to the right,

6 2. With said curve to the right having a radius of 1143.00
7 feet, an arc length of 397.93 feet and whose chord bears,
8 S37°24'41"W, a distance of 395.93 feet to an capped iron rod found,

9 3. S20°32'37"W, a distance of 151.41 feet to a point,

10 4. S22°14'54"W, a distance of 56.10 feet to a point,

11 5. S40°50'46"E, a distance of 58.27 feet to a point,

12 6. S08°11'43"W, a distance of 668.26 feet to a point,

13 7. S16°31'07"W, a distance of 26.41 feet to a point,

14 8. S14°09'53"W, a distance of 488.10 feet to a point,

15 9. S50°01'31"W, a distance of 223.20 feet to a point,

16 10. S80°38'54"W, a distance of 302.42 feet to a capped iron
17 rod found,

18 11. S56°53'58"W, a distance of 523.33 feet at a capped iron
19 rod found continuing a total distance of 865.12 feet to a capped
20 iron rod found,

21 12. S40°56'29"W, a distance of 382.51 feet at a capped iron
22 rod found continuing a total distance of 469.43 feet to a capped
23 iron rod found, at a point of curvature to the right,

24 13. With said curve to the right having a radius of 1143.00
25 feet, an arc length of 152.95 feet and whose chord bears,
26 S30°08'09"W, a distance of 152.84 feet to a capped iron rod found,

27 14. S33°58'10"W, a distance of 25.37 feet to an capped iron

1 rod found and point of curvature to the left,

2 15. With said curve to the left having a radius of 20.00
3 feet, an arc length of 31.42 feet and whose chord bears,
4 $S11^{\circ}01'50''E$, a distance of 28.28 feet to an capped iron rod found,

5 16. $S56^{\circ}01'50''E$, a distance of 475.38 feet to a point of
6 curvature to the right,

7 17. With said curve to the right having a radius of 535.00
8 feet, an arc length of 228.96 feet and whose chord bears,
9 $S43^{\circ}46'14''E$, a distance of 227.21 feet to a point,

10 18. $S31^{\circ}30'38''E$, a distance of 170.81 feet to a point,

11 19. $S28^{\circ}02'07''W$, a distance of 720.75 feet to a point on the
12 northern right-of-way line of said Pearce Lane,

13 THENCE, with the common boundary line of said 290.812 acre
14 Qualico CR, LP tract and the northern right-of-way line of said
15 Pearce Lane, the following six (6) courses and distances, numbered
16 1 through 6,

17 1. $N61^{\circ}59'58''W$, a distance of 136.87 feet to a point of
18 curvature to the right,

19 2. With said curve to the right having a radius of 7861.27
20 feet, an arc length of 292.21 feet and whose chord bears,
21 $N60^{\circ}55'19''W$, a distance of 292.20 feet to a point,

22 3. $N59^{\circ}52'27''W$, a distance of 419.81 feet to an capped iron
23 rod found and point of curvature to the left,

24 4. With said curve to the left having a radius of 6565.50
25 feet, an arc length of 553.32 feet and whose chord bears,
26 $N62^{\circ}17'18''W$, a distance of 553.15 feet to an iron rod found,

27 5. $N64^{\circ}43'45''W$, a distance of 536.71 feet to an iron rod

1 found at the southeast property corner of said 4.022 acre tract and
2 6. N64°43'44"W, a distance of 394.63 feet to the POINT OF
3 BEGINNING and containing 475.159 acres of land,

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

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

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

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

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