

1-1 By: Farney (Senate Sponsor - Schwertner) H.B. No. 1355  
 1-2 (In the Senate - Received from the House May 6, 2013;  
 1-3 May 7, 2013, read first time and referred to Committee on  
 1-4 Intergovernmental Relations; May 16, 2013, reported favorably by  
 1-5 the following vote: Yeas 4, Nays 0; May 16, 2013, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Hinojosa	X			
1-8 Nichols			X	
1-9 Garcia	X			
1-10 Paxton	X			
1-11 Taylor	X			

1-13 A BILL TO BE ENTITLED  
 1-14 AN ACT

1-15 relating to the creation of the North San Gabriel Municipal Utility  
 1-16 District of Williamson County; providing authority to issue bonds;  
 1-17 providing authority to impose assessments, fees, or taxes.

1-18 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-19 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-20 Code, is amended by adding Chapter 8432 to read as follows:

1-21 CHAPTER 8432. NORTH SAN GABRIEL MUNICIPAL UTILITY DISTRICT OF  
 1-22 WILLIAMSON COUNTY

1-23 SUBCHAPTER A. GENERAL PROVISIONS

1-24 Sec. 8432.001. DEFINITIONS. In this chapter:

1-25 (1) "Board" means the district's board of directors.

1-26 (2) "Commission" means the Texas Commission on  
 1-27 Environmental Quality.

1-28 (3) "Director" means a board member.

1-29 (4) "District" means the North San Gabriel Municipal  
 1-30 Utility District of Williamson County.

1-31 Sec. 8432.002. NATURE OF DISTRICT. The district is a  
 1-32 municipal utility district created under Section 59, Article XVI,  
 1-33 Texas Constitution.

1-34 Sec. 8432.003. CONFIRMATION AND DIRECTORS' ELECTION  
 1-35 REQUIRED. The temporary directors shall hold an election to  
 1-36 confirm the creation of the district and to elect five permanent  
 1-37 directors as provided by Section 49.102, Water Code.

1-38 Sec. 8432.004. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
 1-39 The district is created to serve a public purpose and benefit.

1-40 (b) The district is created to accomplish the purposes of:

1-41 (1) a municipal utility district as provided by  
 1-42 general law and Section 59, Article XVI, Texas Constitution; and

1-43 (2) Section 52, Article III, Texas Constitution, that  
 1-44 relate to the construction, acquisition, improvement, operation,  
 1-45 or maintenance of macadamized, graveled, or paved roads, or  
 1-46 improvements, including storm drainage, in aid of those roads.

1-47 Sec. 8432.005. INITIAL DISTRICT TERRITORY. (a) The  
 1-48 district is initially composed of the territory described by  
 1-49 Section 2 of the Act enacting this chapter.

1-50 (b) The boundaries and field notes contained in Section 2 of  
 1-51 the Act enacting this chapter form a closure. A mistake made in the  
 1-52 field notes or in copying the field notes in the legislative process  
 1-53 does not affect the district's:

1-54 (1) organization, existence, or validity;

1-55 (2) right to issue any type of bond for the purposes  
 1-56 for which the district is created or to pay the principal of and  
 1-57 interest on a bond;

1-58 (3) right to impose a tax; or

1-59 (4) legality or operation.

1-60 SUBCHAPTER B. BOARD OF DIRECTORS

1-61 Sec. 8432.051. GOVERNING BODY; TERMS. (a) The district is

2-1 governed by a board of five elected directors.  
 2-2 (b) Except as provided by Section 8432.052, directors serve  
 2-3 staggered four-year terms.  
 2-4 Sec. 8432.052. TEMPORARY DIRECTORS. (a) The temporary  
 2-5 board consists of:  
 2-6 (1) Julie Lane;  
 2-7 (2) Jennifer Johnson;  
 2-8 (3) Heidi Parker;  
 2-9 (4) Mary Elizabeth Hix; and  
 2-10 (5) Mindy Montford.  
 2-11 (b) Temporary directors serve until the earlier of:  
 2-12 (1) the date permanent directors are elected under  
 2-13 Section 8432.003; or  
 2-14 (2) September 1, 2017.  
 2-15 (c) If permanent directors have not been elected under  
 2-16 Section 8432.003 and the terms of the temporary directors have  
 2-17 expired, successor temporary directors shall be appointed or  
 2-18 reappointed as provided by Subsection (d) to serve terms that  
 2-19 expire on the earlier of:  
 2-20 (1) the date permanent directors are elected under  
 2-21 Section 8432.003; or  
 2-22 (2) the fourth anniversary of the date of the  
 2-23 appointment or reappointment.  
 2-24 (d) If Subsection (c) applies, the owner or owners of a  
 2-25 majority of the assessed value of the real property in the district  
 2-26 may submit a petition to the commission requesting that the  
 2-27 commission appoint as successor temporary directors the five  
 2-28 persons named in the petition. The commission shall appoint as  
 2-29 successor temporary directors the five persons named in the  
 2-30 petition.  
 2-31 SUBCHAPTER C. POWERS AND DUTIES  
 2-32 Sec. 8432.101. GENERAL POWERS AND DUTIES. The district has  
 2-33 the powers and duties necessary to accomplish the purposes for  
 2-34 which the district is created.  
 2-35 Sec. 8432.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-36 DUTIES. The district has the powers and duties provided by the  
 2-37 general law of this state, including Chapters 49 and 54, Water Code,  
 2-38 applicable to municipal utility districts created under Section 59,  
 2-39 Article XVI, Texas Constitution.  
 2-40 Sec. 8432.103. AUTHORITY FOR ROAD PROJECTS. Under Section  
 2-41 52, Article III, Texas Constitution, the district may design,  
 2-42 acquire, construct, finance, issue bonds for, improve, operate,  
 2-43 maintain, and convey to this state, a county, or a municipality for  
 2-44 operation and maintenance macadamized, graveled, or paved roads, or  
 2-45 improvements, including storm drainage, in aid of those roads.  
 2-46 Sec. 8432.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road  
 2-47 project must meet all applicable construction standards, zoning and  
 2-48 subdivision requirements, and regulations of each municipality in  
 2-49 whose corporate limits or extraterritorial jurisdiction the road  
 2-50 project is located.  
 2-51 (b) If a road project is not located in the corporate limits  
 2-52 or extraterritorial jurisdiction of a municipality, the road  
 2-53 project must meet all applicable construction standards,  
 2-54 subdivision requirements, and regulations of each county in which  
 2-55 the road project is located.  
 2-56 (c) If the state will maintain and operate the road, the  
 2-57 Texas Transportation Commission must approve the plans and  
 2-58 specifications of the road project.  
 2-59 (d) After September 1, 2023, the district, at the district's  
 2-60 expense, shall repair and maintain any streets in the district.  
 2-61 (e) The district's repair and maintenance of a street under  
 2-62 this section must comply with all applicable construction standards  
 2-63 and regulations of Williamson County.  
 2-64 Sec. 8432.105. DIVISION OF DISTRICT. (a) The district may  
 2-65 be divided into two or more new districts only if the district:  
 2-66 (1) has no outstanding bonded debt; and  
 2-67 (2) is not imposing ad valorem taxes.  
 2-68 (b) This chapter applies to any new district created by the  
 2-69 division of the district, and a new district has all the powers and

3-1 duties of the district.

3-2 (c) Any new district created by the division of the district  
 3-3 may not, at the time the new district is created, contain any land  
 3-4 outside the area described by Section 2 of the Act creating this  
 3-5 chapter.

3-6 (d) The board, on its own motion or on receipt of a petition  
 3-7 signed by the owner or owners of a majority of the assessed value of  
 3-8 the real property in the district, may adopt an order dividing the  
 3-9 district.

3-10 (e) The board may adopt an order dividing the district  
 3-11 before or after the date the board holds an election under Section  
 3-12 8432.003 to confirm the district's creation.

3-13 (f) An order dividing the district shall:

3-14 (1) name each new district;

3-15 (2) include the metes and bounds of each new district;

3-16 (3) appoint temporary directors for each new district;

3-17 and

3-18 (4) provide for the division of assets and liabilities  
 3-19 between or among the new districts.

3-20 (g) On or before the 30th day after the date of adoption of  
 3-21 an order dividing the district, the district shall file the order  
 3-22 with the Texas Commission on Environmental Quality and record the  
 3-23 order in the real property records of each county in which the  
 3-24 district is located.

3-25 (h) Any new district created by the division of the district  
 3-26 shall hold a confirmation and directors' election as required by  
 3-27 Section 8432.003.

3-28 (i) Any new district created by the division of the district  
 3-29 must hold an election as required by this chapter to obtain voter  
 3-30 approval before the district may impose a maintenance tax or issue  
 3-31 bonds payable wholly or partly from ad valorem taxes.

3-32 Sec. 8432.106. NO EMINENT DOMAIN POWER. The district may  
 3-33 not exercise the power of eminent domain.

3-34 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-35 Sec. 8432.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
 3-36 district may issue, without an election, bonds and other  
 3-37 obligations secured by revenue other than ad valorem taxes.

3-38 (b) The district must hold an election in the manner  
 3-39 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
 3-40 before the district may impose an ad valorem tax or issue bonds  
 3-41 payable from ad valorem taxes.

3-42 (c) The district may not issue bonds payable from ad valorem  
 3-43 taxes to finance a road project unless the issuance is approved by a  
 3-44 vote of a two-thirds majority of the district voters voting at an  
 3-45 election held for that purpose.

3-46 Sec. 8432.152. OPERATION AND MAINTENANCE TAX. (a) If  
 3-47 authorized at an election held under Section 8432.151, the district  
 3-48 may impose an operation and maintenance tax on taxable property in  
 3-49 the district in accordance with Section 49.107, Water Code.

3-50 (b) The board shall determine the tax rate. The rate may not  
 3-51 exceed the rate approved at the election.

3-52 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-53 Sec. 8432.201. AUTHORITY TO ISSUE BONDS AND OTHER  
 3-54 OBLIGATIONS. The district may issue bonds or other obligations  
 3-55 payable wholly or partly from ad valorem taxes, impact fees,  
 3-56 revenue, contract payments, tax increment payments, grants, or  
 3-57 other district money, or any combination of those sources, to pay  
 3-58 for any authorized district purpose.

3-59 Sec. 8432.202. TAXES FOR BONDS. At the time the district  
 3-60 issues bonds payable wholly or partly from ad valorem taxes, the  
 3-61 board shall provide for the annual imposition of a continuing  
 3-62 direct ad valorem tax, without limit as to rate or amount, while all  
 3-63 or part of the bonds are outstanding as required and in the manner  
 3-64 provided by Sections 54.601 and 54.602, Water Code.

3-65 Sec. 8432.203. BONDS FOR ROAD PROJECTS. At the time of  
 3-66 issuance, the total principal amount of bonds or other obligations  
 3-67 issued or incurred to finance road projects and payable from ad  
 3-68 valorem taxes may not exceed one-fourth of the assessed value of the  
 3-69 real property in the district.

4-1 SECTION 2. The North San Gabriel Municipal Utility District  
4-2 of Williamson County initially includes all the territory contained  
4-3 in the following area:  
4-4 TRACT 1  
4-5 BEING 846.46 acres which is situated in Williamson County, Texas;  
4-6 and including a portion of an existing County Roadway No. 214, which  
4-7 is in use as an undedicated public roadway crossing this site. This  
4-8 property is situated in the following land grant surveys: Richard  
4-9 West A-643, James Hackett A-312, John McDevitt A-415, William H.  
4-10 McCullough A-465, J.H. Lee A-835, J.L. Brown A-788, and E. Mather  
4-11 A-434. This property includes a tract called 832.52 acres as  
4-12 described in a deed to ASC River Oaks Ranch Ltd. by deed filed in  
4-13 Doc. 2006063875, Official Records of Williamson County, Texas  
4-14 (ORWCT); and encloses a 5.00 acre tract which is subject to the Life  
4-15 Estate of H.C. & B.Z. Carothers. Said 5.00 acres being conveyed to  
4-16 ASC River Oaks Ranch Ltd. by deed filed in Doc. 2006063874 (ORWCT).  
4-17 An Exception Tract which is enclosed by this description (and  
4-18 having a separate chain of title) is the 1.00 acre tract (43637  
4-19 square feet area) which is described in a deed to Frank Haskell as  
4-20 conveyed in Doc. 9862950 (Lot 1 of the Longhorn Sub., a plat filed  
4-21 in Cab. G, Slide 96, Plat Records). Also included in this tract and  
4-22 being conveyed as a part of this property is the 12.94 acre property  
4-23 and associated easement rights which were conveyed to ASC River  
4-24 Oaks Ranch Ltd. as described in Doc. 2006063876 (ORWCT). This  
4-25 description does not include a separate 20.03 acre tract which was  
4-26 conveyed to ASC River Oaks Ranch Ltd. (Doc. 2006063876). It is noted  
4-27 that all monumentation found is in agreement with the record  
4-28 descriptions except as specifically described hereafter. The  
4-29 bearing basis for this survey is the State Plane Coordinate System  
4-30 Grid North, Texas Central Zone. Line codes used in this description  
4-31 are in agreement with the survey plat prepared in February of 2008  
4-32 and revised in August of 2008. This property was surveyed on the  
4-33 ground in February of 2008, by William F. Forest, Jr., Registered  
4-34 Professional Land Surveyor No. 1847.  
4-35 BEGINNING at a 1/2 inch iron pin which was found in the Southeast  
4-36 line of County Road 214, at the Southwest corner of the said 20.03  
4-37 acre property conveyed to ASC River Oaks Ranch Ltd. and at a corner  
4-38 in the East boundary of the said 832.52 acre tract. This corner is  
4-39 the record Point of Beginning of the said adjoining properties.  
4-40 THENCE with the South line of the said 20.03 acre tract and the  
4-41 North line of the 832.52 acre property, N 78 deg. 19 min. 30 sec. E  
4-42 476.51 feet to a 3 inch pipe post found; N 80 deg. 18 min. 03 sec. E  
4-43 271.33 feet to a 1/2 inch iron pin found; and (L63) N 80 deg. 18  
4-44 min. 03 sec. E 176.43 feet to the approximate center of the North  
4-45 San Gabriel River.  
4-46 THENCE following the East boundary of the said 832.52 acre property  
4-47 and its common boundary with the property of Bill D. Warren (10  
4-48 10/502), downstream with the approximate center of the river, (L11)  
4-49 S 46 deg. 43  
4-50 min. 33 sec. E 109.42 feet, S 59 deg. 27 min. 32 sec. E 282.99 feet;  
4-51 (L12) S 73 deg. 26 min. 53 sec. E 193.06 feet; S 68 deg. 45 min. 42  
4-52 sec. E 657.07 feet; S 52 deg. 49 min. 13 sec. E joining the common  
4-53 boundary of the property of Don Hart (681/877), in all 301.0 feet; S  
4-54 42 deg. 59 min. 41 sec. E 276.64 feet to a 1/2 inch iron pin found; S  
4-55 18 deg. 08 min. 05 sec. E 301.01 feet to a 1/2, inch iron pin found;  
4-56 S 35 deg. 58 min. 46 sec. E 475.93 feet; and (L13) S 23 deg. 17 min.  
4-57 44 sec. E 171.50 feet to the most Easterly Southeast corner of the  
4-58 said property called 832.52 acres as described in the deed to ASC  
4-59 River Oaks Ranch Ltd.  
4-60 THENCE with the boundary of 40.13 acres conveyed to M.C.  
4-61 Huffstutler, Jr. as described in Vol. 2541, Pg. 236; (with the  
4-62 centerline of a dry branch) finding 1/2 inch iron pins as follows;  
4-63 (L14) S 86 deg. 46 min. 55 sec. W 90.15 feet; (L15) N 51 deg. 39 min.  
4-64 52 sec. W 61.91 feet; (L16) S 82 deg. 01 min. 17 sec. W 125.42 feet;  
4-65 (L17) N 52 deg. 08 min. 49 sec. W 202.61 feet; N 33 deg. 11 min. 17  
4-66 sec. W 243.66 feet; (L18) N 18 deg. 31 min. 22 sec. W 104.48 feet;  
4-67 and (L19) S 61 deg. 41 min. 42 sec. W 181.21 feet.  
4-68 THENCE continuing with the Huffstutler boundary, (L20) S 31 deg. 56  
4-69 min. 46 sec. E 21.38 feet to a nail found in an 18 inch Liveoak;

5-1 finding 1/2 inch iron pins in a fence as follows; (L21) S 21 deg. 42  
5-2 min. 35 sec. E 48.27 feet; (L22) S 13 deg. 23 min. 48 sec. E 96.79  
5-3 feet; (L23) S 02 deg. 18 min. 51 sec. E 100.41 feet to a nail found  
5-4 in a 36" cedar; (L24) S 08 deg. 11 min. 11 sec. W 129.91 feet; (L25)  
5-5 S 36 deg. 39 min. 40 sec. W 198.04 feet; and S 19 deg. 33 min. 23 sec.  
5-6 E 831.90 feet.  
5-7 THENCE along or near an existing fence, S 19 deg. 36 min. 59 sec. E  
5-8 549.98 feet to a nail found in a 30 inch Liveoak at a West corner of  
5-9 a 16.68 acre tract conveyed to R. Scott Mokry by Doc. 9706618.  
5-10 THENCE with the South line of the John McDevitt Survey and the North  
5-11 line of the E.B. Smith Survey, Abstract No. 585, along or near an  
5-12 existing fence, finding 1/2 inch iron pins as follows; (with common  
5-13 boundary of D.Q. Cardwell Doc. 9721391, and Pamela S. Cardwell Doc.  
5-14 9707840) S 70 deg. 24 deg. 03 min. W385.43 feet; S 70 deg. 32 min. 54  
5-15 sec. W319.14 feet to the common North corner of David Parker Doc.  
5-16 9903918 and Thad Gillespie 6 ac. Doc. 2001025074; S 70 deg. 36 min.  
5-17 34 sec. W325.40 feet; S 70 deg. 46 min. 17 sec. W 350.12 feet to the  
5-18 common North corner of Thad Gillespie 5.29 ac. Doc. 2000027374 and  
5-19 Thad Gillespie 10.12 ac. Doc. 2002029891; S 70 deg. 26 min. 23 sec.  
5-20 W 293.45 feet; S 70 deg. 54 min. 05 sec. W572.40 feet to the common  
5-21 North corner between properties conveyed to Richard Cox, et. ux.  
5-22 Doc. 9831913; S 70 deg. 57 min. 57 sec. W 401.66 feet to a 3 inch  
5-23 pipe post found.  
5-24 THENCE continuing with the North line of the J.L. Brown Survey,  
5-25 Abstract No. 788 and the boundary of the Steve Watson property  
5-26 (2692/186); S 70 deg. 57 min. 19 sec. W 2602.47 feet to a 1/2 inch  
5-27 capped iron pin set in place of a nail found; S 71 deg. 11 min. 32  
5-28 sec. W 262.71 feet to a 3 inch pipe found; finding 1/2 inch iron pins  
5-29 as follows S 70 deg. 31 min. 24 sec. W 536.78 feet; S 22 deg. 34 min.  
5-30 56 sec. E 224.93 feet; (L26) S 17 deg. 31 min. 43 sec. E 160.30 feet  
5-31 to a nail found in an 18 inch Liveoak; S 19 deg. 55 min. 24 sec. E  
5-32 294.43 feet to a 1/2 inch capped iron pin set in place of a nail  
5-33 found in an 18 inch Liveoak; (L27) S 24 deg. 57 min. 31 sec. E 176.20  
5-34 feet to a 3 inch pipe post found; S 30 deg. 52 min. 42 sec. E 527.65  
5-35 feet to a 1/2 inch iron pin found; finding 3 inch pipe posts as  
5-36 follows; S 30 deg. 57 min. 25 sec. E 330.08 feet; (L28) S 26 deg. 03  
5-37 min. 07 sec. E 98.67 feet; (L29) S 19 deg. 41 min. 50 sec. E 124.35  
5-38 feet; and S 19 deg. 48 min. 19 sec. E 248.65 feet to a 1/2 inch iron  
5-39 pin found  
5-40 THENCE along or near the general line of an existing fence with the  
5-41 South boundary of the said 832.52 acre tract and its common boundary  
5-42 with Lot 10 of Rolling Hills Unit 2 a subdivision of record in Cab.  
5-43 G, Slide 308, S 49 deg. 46 min. W 181.28 feet to a 1/2 inch iron pin  
5-44 found in the curved East line of a cul-de-sac which is the Northern  
5-45 termination of Rolling Hills Road according the plat for Rolling  
5-46 Hills Unit 2.  
5-47 THENCE departing the existing fence with the curved line of the  
5-48 cul-de-sac, 151.61 feet with the arc of the curve to the left having  
5-49 a radius of 50 feet, the chord bears S 27 deg. 53 min. 28 sec. W  
5-50 99.85 feet to a steel cotton spindle found; continuing with the  
5-51 right-of-way line of Rolling Hills Road, (UO) S 01 deg. 01 min. 35  
5-52 sec. W 45.55 feet to a 1/2 inch iron pin found.  
5-53 THENCE with the boundary of Rolling Hills Unit 2, (finding 1/2 inch  
5-54 iron pins as follows); (L31) N 76 deg. 33 min. 45 sec. W 294.62 feet;  
5-55 (L32) S 13 deg. 25 min. 29 sec. W 151.80 feet; (L33) S 13 deg. 26  
5-56 min. 33 sec. W 152.11 feet; (L34) S 13 deg. 25 min. 13 sec. W 151.95  
5-57 feet; (L35) S 13 deg. 26 min. 21 sec. W 152.02 feet; (L36) S 13 deg.  
5-58 27 min. 37 sec. W 70.03 feet; (L37) S 54 deg. 17 min. 07 sec. W  
5-59 157.77 feet; (L38) S 54 deg. 10 min. 16 sec. W 49.90 feet; S 54 deg.  
5-60 11 min. 36 sec. W 294.40 feet; S 65 deg. 31 min. 15 sec. W662.90  
5-61 feet; (L39) S 65 deg. 17 min. 23 sec. W 126.78 feet; N 78 deg. 29  
5-62 min. 47 sec. W 271.11 feet to a 3 inch pipe post; (L40) N 73 deg. 15  
5-63 min. 45 sec. W 50.57 feet to a 3/8 inch iron pin found; (finding 1/2  
5-64 inch iron pins as follows); N 73 deg. 25 min. 34 sec. W 198.52 feet;  
5-65 (L42) N 73 deg. 40 min. 42 sec. W 153.10 feet; (L43) N 73 deg. 33  
5-66 min. 36 sec. W 152.93 feet; (L44) N 73 deg. 29 min. 12 sec. W 152.37  
5-67 feet; (L45) N 73 deg. 29 min. 12 sec. W 157.59 feet; N 81 deg. 27  
5-68 min. 07 sec. W 285.15 feet to a 5/8 inch iron pin found; and S 81  
5-69 deg. 08 min. 08 sec. W 230.99 feet to a 1/2 inch iron pin found.

6-1 THENCE with the boundary of the Mexican Cemetery as marked by 1/2  
6-2 inch iron pins found, along or near an existing fence; (L46) N 05  
6-3 deg. 24min. 10 sec. W 95.60 feet; and (L47) S 84 deg. 46 min. 22 sec.  
6-4 W 138.82 feet to the East line of County Road 214.  
6-5 THENCE with the East line of County Road 214, finding 1/2 inch iron  
6-6 pins as follows; N 06 deg. 40 min. 53 sec. W608.80 feet (to the  
6-7 Southwest corner of the easement described in Doc. 2003028132, as  
6-8 formerly providing access to the 12.94 acre property which is now  
6-9 interior to this tract); (L67) N 06 deg. 43 min. 49 sec. W 79.97  
6-10 feet; and N 06 deg. 16min. 25 sec. W 421.81 feet.  
6-11 THENCE with the boundary of the 3.18 acres described in Vol. 629,  
6-12 Pg. 362, (L71) N 42 deg. 29 min. 44 sec. E 22.33 feet to a 1/2 inch  
6-13 iron pin found; N 69 deg. 33 min. 53 sec. E 346.98 feet to a 1/2 inch  
6-14 iron pin found at a fence corner; N 18 deg. 30 min. 21 sec. W 490.07  
6-15 feet to a 1/2 inch iron pin found; and N 18 deg. 30 min. 14 sec. W 21  
6-16 1.08 feet to a 1/2 inch iron pin found at a fence corner.  
6-17 THENCE with the boundary of the 70.2436 acres conveyed to Lookout  
6-18 Partners in Doc. 2004087804, finding 1/2 inch iron pins at fence  
6-19 corners except as noted as follows; N 35 deg. 17 min. 23 sec. E  
6-20 630.33 feet (nail found in 30" Liveoak); S 39 deg. 05 min. 40 sec. E  
6-21 263.98 feet; N 28 deg. 35 min. 09 sec. E 836.76 feet; S 77 deg. 05  
6-22 min. 53 sec. E 829.57 feet; N 42 deg. 05 min. 13 sec. E 1013.97 feet;  
6-23 N 19 deg. 50 min. 49 sec. W 1273.08 feet; and N 21 deg. 44 min. 39  
6-24 sec. W 12.65 feet to a nail found in a 30 inch Liveoak.  
6-25 THENCE with the boundary of a 7.2865 ac. tract conveyed to Lookout  
6-26 Partners Development Group L.P. as described in Doc. 2004078613, N  
6-27 33 deg. 10 min. 05 sec. E 488.58 feet to a 1/2, inch pin found at a  
6-28 fence corner; and (L54) N 16 deg. 54 min. 31 sec. W 170.32 feet to a  
6-29 1/2 inch iron pin found.  
6-30 THENCE crossing County Road 214, N 04 deg. 17 min. 39 sec. W (L53) at  
6-31 80.53 feet pass the intersection of the East line of San Gabriel  
6-32 Ranch Road with the North line of County Road 214, continuing in all  
6-33 191.67 feet to an iron pin found at a bend in the fence; continuing  
6-34 along the general line of an existing fence with the East line of  
6-35 San Gabriel Ranch Road, and the West line of the said 832.52 acre  
6-36 property, finding 1/2 inch iron pins as follows; N 18 deg. 50 min.  
6-37 37 sec. W 554.52 feet; N 19 deg. 23 min. 57 sec. W591.32 feet; and N  
6-38 20 deg. 12 min. 27 sec. W 691.83 feet. This corner exists at the  
6-39 Southwest fence corner of the Bart Brown Life Estate (71.657 ac.)  
6-40 retained in a deed to Danna G.B. Langston et. al. of record in Doc.  
6-41 9611608.  
6-42 THENCE along the fenced boundary of the said 71.657 acres, N 70 deg.  
6-43 49 min. 59 sec. E 567.13 feet to a 1/2 inch iron pin found; N 70 deg.  
6-44 14 min. 48 sec. E 519.63 feet to a nail found in an 18 inch Liveoak;  
6-45 N 70 deg. 51min. 58 sec. E 440.53 feet to a 1/2 inch iron pin found  
6-46 at a fence corner; (L1) N 17 deg. 55 min. 56 sec. W 166.71 feet to a  
6-47 1/2 inch iron pin found; (L2) N 17 deg. 30 min. 30 sec. W 146.58 feet  
6-48 to a nail found in a 14 inch Liveoak; (L3) N 18 deg. 12 min. 14 sec. W  
6-49 154.94 feet to a 1/2 inch iron pin found; N 17 deg. 39 min. 05 sec. W  
6-50 421.57 feet to a 1/2 inch iron pin found; N 17 deg. 38 min. 21 sec.  
6-51 W356.03 feet to a 3/4 inch pipe found at a fence corner; finding 1/2  
6-52 inch iron pins in remnants of the fence as follows; N 71 deg. 05 min.  
6-53 47 sec. E 725.49 feet; N 70 deg. 07 min. 08 sec. E 288.93 feet; N 71  
6-54 deg. 17 min. 02 sec. E 446.41 feet; and N 71 deg. 17 min. 02 sec. E  
6-55 252.90 feet to the approximate center of the North San Gabriel  
6-56 River.  
6-57 THENCE downstream with the approximate center of the river, finding  
6-58 1/2 inch iron pins in the bed of the river as follows; (L4) S 25 deg.  
6-59 36 min. 25 sec. E 16.47 feet; S 70 deg. 24 min. 37 sec. E 565.27  
6-60 feet; and N 76 deg. 52 min. 27 sec. E 337.99 feet.  
6-61 THENCE with the East line of County Road 214 and with the West line  
6-62 of the 20.03 acre tract conveyed to ASC River Oaks Ranch, Ltd.,  
6-63 (L55) S 04 deg. 51 min. 34 sec. E 111.48 feet to a 1/2 inch iron pin  
6-64 found; finding nails as follows; (L56) S 24 deg. 51 min. 57 sec. E  
6-65 54.51 feet (in post); continuing along or near an existing fence as  
6-66 follows; (L57) S 49 deg. 34 min. 02 sec. E 85.47 feet (by post); S 51  
6-67 deg. 37 min. 44 sec. E 253.37 feet (in a 12 inch Liveoak); S 44 deg.  
6-68 21 min. 21 sec. E 486.27 feet (to a capped iron pin set in place of a  
6-69 nail found in a cattle guard, called nail by post); finding pipe

7-1 posts as follows; (L58) S 40 deg. 51 min. 46 sec. E 101.23 feet;  
7-2 (L59) S 15 deg. 39 min. 39 sec. E 82.86 feet; (L60) S 04 deg. 23 min.  
7-3 52 sec. E 88.87 feet; and (L61) S 13 deg. 48 min. W 309.86 feet to  
7-4 the POINT OF BEGINNING.  
7-5 TRACT 2  
7-6 BEING 20.03 acres (872,584 square feet area) of the John McDevitt  
7-7 Survey, Abstract No. 415, in Williamson County, Texas. This tract  
7-8 is the same 20.03 acre property which was conveyed to ASC River Oaks  
7-9 Ranch, Ltd. as described in a deed of record in Doc. 2006063877, of  
7-10 the Official Records of Williamson County, Texas. The bearing basis  
7-11 for this survey is the State Plane Coordinate System Grid North,  
7-12 Texas Central Zone. Line codes used in this description are in  
7-13 agreement with the Land Title Survey plat revised this date. This  
7-14 tract was surveyed on the ground in February of 2008, by William F.  
7-15 Forest, Jr., Registered Professional Land Surveyor No. 1847.  
7-16 BEGINNING at an iron pin which was found in the East line of County  
7-17 Road 214 at the Southwest corner of the said 20.03 acre property  
7-18 conveyed to ASC River Oaks Ranch, Ltd. and at a corner in the East  
7-19 boundary of the 832.52 acre property which was conveyed to ASC River  
7-20 Oaks Ranch, Ltd. as described in Doc. 2006063875 (ORWCT).  
7-21 THENCE with the East line of County Road 214, and a boundary of the  
7-22 said 832.52 acre tract, along the general line of an existing fence,  
7-23 finding pipe posts as follows; (L61) N 13 deg. 48 min. E 309.86  
7-24 feet; (L60) N 04 deg. 23 min. 52 sec. W 88.87 feet; (L59) N 15 deg.  
7-25 39 min. 39 sec. W 82.86 feet; (L58) N 40 deg. 51 min. 46 sec. W  
7-26 101.23 feet to a capped iron pin set in place of a nail found in a  
7-27 cattle guard, called nail by post); and N 44 deg. 21 min. 21 sec. W  
7-28 486.27 feet to a nail found in a 12 inch Liveoak.  
7-29 THENCE with the East line of County Road 214, N 51 deg. 37 min. 44  
7-30 sec. W 253.37 feet to a nail found by a post; (L57) N 49 deg. 34 min.  
7-31 02 sec. W 85.47 feet to a nail found by a post; (L56) N 24 deg. 51  
7-32 min. 57 sec. W 54.51 feet to a 1/2 inch iron pin found; and (L55) N  
7-33 04 deg. 51 min. 34 sec. W 111.48 feet to a 1/2, inch iron pin found  
7-34 in a gravel bar, near the center of the channel of the North San  
7-35 Gabriel River.  
7-36 THENCE downstream with the approximate center of the channel of the  
7-37 River, and the common boundary between the said 20.03 acre tract and  
7-38 the property conveyed to Bill D. Warren (1010/502) as follows; N 71  
7-39 deg. 52 min. 46 sec. E 293.16 feet; (L5) N 87 deg. 04 min. E 119.72  
7-40 feet; (L6) S 78 deg. 06 min. 07 sec. E 65.15 feet; (L7) S 64 deg. 07  
7-41 min. 30 sec. E 93.18 feet; S 54 deg. 57 min. 49 sec. E 210.41 feet;  
7-42 (L8) S 41 deg. 36 min. 49 sec. E 130.55 feet; S 44 deg. 31 min. 58  
7-43 sec. E 229.38 feet; S 42 deg. 57 min. 17 sec. E 229.44 feet; (L9) S  
7-44 31 deg. 47 min. 19 sec. E 183.70 feet; (L10) S 35 deg. 42 min. 24  
7-45 sec. E 155.03 feet; and S 39 deg. 55 min. 32 sec. E 399.37 feet.  
7-46 THENCE with the South line of the said 20.03 ac. tract conveyed to  
7-47 ASC River Oaks Ranch, Ltd., and with the lower North line of the  
7-48 said 832.52 acre tract, (L63) S 80 deg. 18 min. 03 sec. W 176.43 feet  
7-49 to a 1/2 inch iron pin found; S 80 deg. 18 min. 03 sec. W 271.33 feet  
7-50 to a 3 inch pipe post; and S 78 deg. 19 min. 30 sec. W 476.51 feet to  
7-51 the POINT OF BEGINNING.  
7-52 EXCEPTION TRACT  
7-53 BEING 1.00 acre (43637 square feet area) in Williamson County,  
7-54 Texas, Lot 1 of the Longhorn Subdivision, a plat filed in Cabinet G,  
7-55 Slide 96, Plat Records (Retrieval number called Doc. 8522659  
7-56 Official Records) of Williamson County, Texas. This tract is the  
7-57 same property which is described in a deed to Frank Haskell of  
7-58 record in Doc. 9862950, Official Records of Williamson County,  
7-59 Texas (ORWCT) and is the same 1 acre Exception tract which is  
7-60 described in a deed to ASC River Oaks Ranch, Ltd. of record in Doc.  
7-61 2006063875 (ORWCT). The bearing basis for this survey is the State  
7-62 Plane Coordinate System Grid North, Texas Central Zone. Lines codes  
7-63 used in this description are in agreement with the Land Title Survey  
7-64 plat prepared in February of 2008 and revised in August of 2008.  
7-65 This tract was surveyed on the ground in February of 2008, by  
7-66 William F. Forest, Jr., Registered Professional Land Surveyor No.  
7-67 1847.  
7-68 BEGINNING at a 1/2 inch iron pin which was found in the North line of  
7-69 County Road 214 at the Southwest corner of said Lot 1 of the

8-1 Longhorn Subdivision and at the Southwest corner of the property  
8-2 conveyed to Frank Haskell. A 1/2 inch iron pin which was found at a  
8-3 corner of the 832.52 property conveyed to ASC River Oaks Ranch, Ltd.  
8-4 as described in Doc. 2006063875 which encircles this tract, (said  
8-5 corner existing at the intersection of the extension of the East  
8-6 line of San Gabriel Ranch Road with the South line of County Road  
8-7 214) stands (L52) S 47 deg. 53 min. 13 sec. W 309.03 feet and (L53) S  
8-8 04 deg. 17 min. 39 sec. E 80.53 feet.  
8-9 THENCE (LSI) N 18 deg. 40 min. 53 sec. W 339.11 feet to a 1/2 inch  
8-10 iron pin found.  
8-11 THENCE (L48) N 71 deg. 19 min. 07 sec. E 139.43 feet to a 1/2 inch  
8-12 iron pin found. THENCE (L49) S 18 deg. 40 min. 53 sec. E 285.73 feet  
8-13 to a 1/2 inch iron pin found. THENCE with the North line of County  
8-14 Road 214, (L50) S 50 deg. 22 min. 07 sec. W 149.30 feet to the POINT  
8-15 OF BEGINNING.  
8-16 TRACT 3  
8-17 BEING A 77.5254 ACRE TRACT OF LAND OUT OF THE JAMES HACKETT SURVEY  
8-18 ABSTRACT NO. 312 AND THE WILLIAM H. McCULLOUGH SURVEY, ABSTRACT NO.  
8-19 465 IN WILLIAMSON COUNTY, TEXAS, WHICH INCLUDES A PORTION IN USE AS  
8-20 COUNTY ROAD 214 (NO DEDICATING INSTRUMENT FOUND), BEING ALL OF A  
8-21 7.2865 ACRE TRACT CONVEYED TO LOOKOUT PARTNERS DEVELOPMENT GROUP LP  
8-22 IN DOCUMENT NO. 2004078913, OFFICIAL PUBLIC RECORDS, WILLIAMSON  
8-23 COUNTY, TEXAS, AND ALL OF A 70.2436 ACRE TRACT ALSO CONVEYED TO  
8-24 LOOKOUT PARTNERS DEVELOPMENT GROUP LP IN DOCUMENT NO. 2004087804,  
8-25 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING MORE  
8-26 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS  
8-27 BEGINNING at a 1/2" iron rod found at a fence intersection on the  
8-28 South R.O.W. line of County Road No. 214, being the Northerly corner  
8-29 of a 3.18 acre tract conveyed to Williamson County in Vol. 629, Pg.  
8-30 362, Deed Records, Williamson County, Texas, and the Northwest  
8-31 corner of an 865.49 acre tract conveyed to Texas Land Fund No.6, LP,  
8-32 in Document No. 2008064005, Official Public Records, Williamson  
8-33 County, Texas. Said iron rod also being the Southwest corner of the  
8-34 said 70.2436 acre tract, the Southwest corner of this tract, and the  
8-35 POINT OF BEGINNING.  
8-36 THENCE N 20° 46' 16" W, across County Road 214, 79.51 feet to a 1/2"  
8-37 iron rod found at a fence corner being an angle point in the West  
8-38 line of this tract.  
8-39 THENCE N 19° 34' 18" W, at 116.44 feet pass the Southeast corner of  
8-40 Lot 104, Sundance Ranch North Phase Two, as recorded in Cab. R, Sl.  
8-41 7-11, Plat Records, Williamson County, Texas, continuing with the  
8-42 East line of Lots 104 and 159 of said Sundance Ranch North Phase  
8-43 Two, a total distance of 1213.04 feet to a 1/2" iron rod found on the  
8-44 South line of Lot 158 of said subdivision being the Northeast corner  
8-45 of said Lot 159, the Northwest corner of the said 70.2436 acre  
8-46 tract, and the Northwest corner of this tract.  
8-47 THENCE with the South line of Lots 158, 157, and 156 of said  
8-48 subdivision, the following two courses and distances:  
8-49 1) N 70° 12' 54" E, 584.47 feet to a 1/2" iron rod found.  
8-50 2) N 71° 04' 10" E, at 697.99 feet pass a 1/2" iron rod found being  
8-51 an angle point in the South line of said Lot 156 also being the  
8-52 Northeast corner of a 20' strip dedicated for additional  
8-53 right-of-way by said Sundance Ranch North Phase Two plat, in all a  
8-54 total distance of 739.67 feet to a 1/2" iron rod found at a fence  
8-55 corner on the North R.O.W. line of County Road No. 214.  
8-56 THENCE S 73° 39' 17" E, crossing County Road 214, 71.80 feet to a  
8-57 1/2" iron rod found on the fenced South line of County Road 214,  
8-58 being the Easternmost corner of the said 7.2865 acre tract.  
8-59 THENCE with the fenced South R.O.W. line of County Road No. 214,  
8-60 also being the North line of the said 7.2865 acre tract, the  
8-61 following six (6) courses and distances.  
8-62 1) N 26° 36' 41" E, 344.09 feet to a 1/2" iron rod found for an angle  
8-63 point.  
8-64 2) N 37° 07' 31" E, 601.88 feet to a 1/2" iron rod found for an angle  
8-65 point.  
8-66 3) N 48° 23' 19" E, 317.01 feet to a 1/2" iron rod found for an angle  
8-67 point.  
8-68 4) N 41° 44' 47" E, 579.63 feet to a 1/2" iron rod found for an angle  
8-69 point.



- 9-1 5) N 36° 39' 30" E, 282.33 feet to a 1/2" iron rod found for an angle
- 9-2 point.
- 9-3 6) N 40° 45' 15" E, 88.37 feet to a 1/2" iron rod found at an angle
- 9-4 point on the North line of the said Texas Land Fund No.6 LP tract,
- 9-5 being the Northeast corner of the said 7.2865 acre tract and the
- 9-6 Northeast corner of this tract.
- 9-7 THENCE with the North and West line of the said Texas Land Fund No.6
- 9-8 LP tract, the following nine (9) courses and distances:
- 9-9 1) S 16° 04' 55" E, 170.29 feet to a 1/2" iron rod found, being the
- 9-10 Southeast corner of the said 7.2865 acre tract.
- 9-11 2) S 34° 02' 01" W, 488.61 feet to a 60d nail found at the base of a
- 9-12 36" live oak, being the Northeast corner of the said 70.2436 acre
- 9-13 tract.
- 9-14 3) S 20° 43' 18" E, 12.64 feet to a 1/2" iron rod found.
- 9-15 4) S 19° 00' 00" E, 1273.16 feet to a 1/2" iron rod found, being the
- 9-16 Southeast corner of the said 70.2436 acre tract.
- 9-17 5) S 42° 57' 24" W, 1013.90 feet to a 1/2" iron rod found.
- 9-18 6) N 76° 14' 43" W, 829.54 feet to a 1/2" iron rod found.
- 9-19 7) S 29° 26' 44" W, 836.72 feet to a 1/2" iron rod found.
- 9-20 8) N 38° 11' 05"W, 264.07 feet to a 60d nail found at the base of a
- 9-21 17' live oak.
- 9-22 9) S 36° 10' 28" W, 630.29 feet to the POINT OF BEGINNING and
- 9-23 containing 77.5254 acres of land more or less.

9-24 SECTION 3. (a) The legal notice of the intention to  
 9-25 introduce this Act, setting forth the general substance of this  
 9-26 Act, has been published as provided by law, and the notice and a  
 9-27 copy of this Act have been furnished to all persons, agencies,  
 9-28 officials, or entities to which they are required to be furnished  
 9-29 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 9-30 Government Code.

9-31 (b) The governor, one of the required recipients, has  
 9-32 submitted the notice and Act to the Texas Commission on  
 9-33 Environmental Quality.

9-34 (c) The Texas Commission on Environmental Quality has filed  
 9-35 its recommendations relating to this Act with the governor, the  
 9-36 lieutenant governor, and the speaker of the house of  
 9-37 representatives within the required time.

9-38 (d) All requirements of the constitution and laws of this  
 9-39 state and the rules and procedures of the legislature with respect  
 9-40 to the notice, introduction, and passage of this Act are fulfilled  
 9-41 and accomplished.

9-42 SECTION 4. This Act takes effect immediately if it receives  
 9-43 a vote of two-thirds of all the members elected to each house, as  
 9-44 provided by Section 39, Article III, Texas Constitution. If this  
 9-45 Act does not receive the vote necessary for immediate effect, this  
 9-46 Act takes effect September 1, 2013.

9-47 \* \* \* \* \*