

By: Workman

H.B. No. 3901

Substitute the following for H.B. No. 3901:

By: Miller of Comal

C.S.H.B. No. 3901

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the creation of the Cascades Municipal Utility District  
3 No. 1; providing authority to issue bonds; providing authority to  
4 impose assessments, fees, or taxes.

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

6 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
7 Code, is amended by adding Chapter 8477 to read as follows:

8 CHAPTER 8477. CASCADES MUNICIPAL UTILITY DISTRICT NO. 1

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 8477.001. 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) "Director" means a board member.

15 (4) "District" means the Cascades Municipal Utility  
16 District No. 1.

17 Sec. 8477.002. NATURE OF DISTRICT. The district is a  
18 municipal utility district created under Section 59, Article XVI,  
19 Texas Constitution.

20 Sec. 8477.003. CONFIRMATION AND DIRECTORS' ELECTION  
21 REQUIRED. The temporary directors shall hold an election to  
22 confirm the creation of the district and to elect permanent  
23 directors as provided by Section 49.102, Water Code, and this  
24 chapter.

1       Sec. 8477.004. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
2 temporary directors may not hold an election under Section 8477.003  
3 until each municipality in whose corporate limits or  
4 extraterritorial jurisdiction the district is located has  
5 consented by ordinance or resolution to the creation of the  
6 district and to the inclusion of land in the district.

7       (b) If a municipality in whose extraterritorial  
8 jurisdiction the district is located does not consent to the  
9 creation of the district or if the district does not enter into an  
10 agreement required by the terms of the municipal ordinance or  
11 resolution consenting to the creation of the district under this  
12 section before September 1, 2014:

13             (1) the district is dissolved September 1, 2014,  
14 except that:

15                     (A) any debts incurred shall be paid;

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

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

22             (2) this chapter expires September 1, 2014.

23       Sec. 8477.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
24 The district is created to serve a public purpose and benefit.

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

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

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

5           Sec. 8477.006. INITIAL DISTRICT TERRITORY. (a) The  
6 district is initially composed of the territory described by  
7 Section 2 of the Act enacting this chapter.

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

12                   (1) organization, existence, or validity;

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

16                   (3) right to impose a tax; or

17                   (4) legality or operation.

18                   SUBCHAPTER B. BOARD OF DIRECTORS

19           Sec. 8477.051. GOVERNING BODY; TERMS. (a) Except as  
20 provided by Subsection (b), the district is governed by a board of  
21 elected directors qualified to serve under Section 54.102, Water  
22 Code.

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

26                   (1) four elected directors qualified to serve under  
27 Section 54.102, Water Code; and

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

3                   (A) may be a member or other officer of the  
4 governing body or an employee of the municipality; and

5                   (B) is not required to be a qualified voter of the  
6 district or own land subject to taxation in the district.

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

13           (d) Except as provided by Section 8477.052, directors serve  
14 staggered four-year terms. A permanent director may not serve more  
15 than two four-year terms.

16           Sec. 8477.052. TEMPORARY DIRECTORS. (a) The temporary  
17 board consists of:

18                   (1) John R. C. Munn;

19                   (2) George Roman;

20                   (3) Allen Gallia;

21                   (4) Donna Morgan; and

22                   (5) Charlotte Vick.

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

24                   (1) the date permanent directors are elected under  
25 Section 8477.003; or

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

1       (c) If permanent directors have not been elected under  
2 Section 8477.003 and the terms of the temporary directors have  
3 expired, successor temporary directors shall be appointed or  
4 reappointed as provided by Subsection (d) to serve terms that  
5 expire on the earlier of:

6           (1) the date permanent directors are elected under  
7 Section 8477.003; or

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

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

17                   SUBCHAPTER C. POWERS AND DUTIES

18       Sec. 8477.101. GENERAL POWERS AND DUTIES. The district has  
19 the powers and duties necessary to accomplish the purposes for  
20 which the district is created.

21       Sec. 8477.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
22 DUTIES. The district has the powers and duties provided by the  
23 general law of this state, including Chapters 49 and 54, Water Code,  
24 applicable to municipal utility districts created under Section 59,  
25 Article XVI, Texas Constitution.

26       Sec. 8477.103. AUTHORITY FOR ROAD PROJECTS. (a) Under  
27 Section 52, Article III, Texas Constitution, the district may

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

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

9 Sec. 8477.104. APPROVAL OF ROAD PROJECT. (a) The district  
10 may not undertake a road project authorized by Section 8477.103  
11 unless:

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

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

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

23 Sec. 8477.105. COMPLIANCE WITH AND ENFORCEABILITY OF  
24 MUNICIPAL CONSENT ORDINANCE OR RESOLUTION. (a) The district shall  
25 comply with all applicable requirements of any ordinance or  
26 resolution that is adopted under Section 54.016 or 54.0165, Water  
27 Code, and that consents to the creation of the district or to the

1 inclusion of land in the district.

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

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

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

13 Sec. 8477.106. NO EMINENT DOMAIN POWER. The district may  
14 not exercise the power of eminent domain.

15 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

16 Sec. 8477.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
17 district may issue, without an election, bonds and other  
18 obligations secured by:

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

20 (2) contract payments described by Section 8477.153.

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

25 (c) The district may not issue bonds payable from ad valorem  
26 taxes to finance a road project unless the issuance is approved by a  
27 vote of a two-thirds majority of the district voters voting at an

1 election held for that purpose.

2 Sec. 8477.152. OPERATION AND MAINTENANCE TAX. (a) If  
3 authorized at an election held under Section 8477.151, the district  
4 may impose an operation and maintenance tax on taxable property in  
5 the district in accordance with Section 49.107, Water Code.

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

8 (c) If required by an agreement between the district and a  
9 municipality under Section 8477.105, the total ad valorem tax rate  
10 of the district may not be less than the total ad valorem tax rate of  
11 the municipality.

12 Sec. 8477.153. CONTRACT TAXES. (a) In accordance with  
13 Section 49.108, Water Code, the district may impose a tax other than  
14 an operation and maintenance tax and use the revenue derived from  
15 the tax to make payments under a contract after the provisions of  
16 the contract have been approved by a majority of the district voters  
17 voting at an election held for that purpose.

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

21 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

22 Sec. 8477.201. AUTHORITY TO ISSUE BONDS AND OTHER  
23 OBLIGATIONS. The district may issue bonds or other obligations  
24 payable wholly or partly from ad valorem taxes, impact fees,  
25 revenue, contract payments, grants, or other district money, or any  
26 combination of those sources, to pay for any authorized district  
27 purpose.





1 creation of the district under Section 8477.004.

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

8 (1) the municipality's authority and intention to  
9 annex the district; and

10 (2) the anticipated date of the annexation.

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

15 SECTION 2. The Cascades Municipal Utility District No. 1  
16 initially includes all the territory contained in the following  
17 area:

18 135.796 ACRES, OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY,  
19 TEXAS BEING ALL OF THAT 223.68 ACRES OUT OF THE SANTIAGO DEL VALLE  
20 GRANT IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 117.188 ACRE  
21 TRACT, ALL OF A CALLED 2.273 ACRE TRACT, ALL OF A CALLED 87.884 ACRE  
22 TRACT, ALL A OF CALLED 8.17 ACRE TRACT ALL DESCRIBED IN CORRECTION  
23 JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED TO ONION  
24 ASSOCIATES, LTD RECORDED IN DOCUMENT NO. 2006236625, ALL OF A  
25 CALLED 1.9965 ACRE TRACT DESCRIBED IN DOC. NO. 2006146663 ALL OF THE  
26 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND  
27 6.038 ACRE TRACT OUT OF LOT 1, ST. ALBIN'S ADDITION A SUBDIVISION OF

1 RECORD IN CABINET 86, SLIDE 88C OF THE PLAT RECORD OF TRAVIS COUNTY;  
2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
3 FOLLOWS:  
4 BEGINNING at a 1/2" iron rod with cap marked "LANDESIGN" set in the  
5 existing east right-of-way line of Interstate Highway 35 (IH 35)  
6 (400' right-of-way width), in the west line of said Lot 1 and in the  
7 east line of a called 14.771 acre tract described in deed to the  
8 State of Texas for right-of-way recorded in Volume 1608, Page 170 of  
9 the D.R.T.C.T.;  
10 THENCE North 17°32'12" East 1714.84 feet with the west line of said  
11 Lot 1, the west line of said 1.9965 acres and the east line of said  
12 87.884 acres and the existing east right-of-way line of IH 35 to a  
13 calculated point in the center of Onion Creek at the northwest  
14 corner of the 87.884 acres and the southwest corner of Lot A, Onion  
15 Creek Section 1-B, a subdivision of record in Book 79, Page 313 of  
16 the Plat Records of Travis County, Texas;  
17 THENCE South 75°57'21" East 450.62 feet with the centerline of Onion  
18 Creek, the north line of the 87.884 acres, the south line of said  
19 Lot A, and the south line of Lot B, Onion Creek Section 1-C, a  
20 subdivision of record in Book 79, Page 311 of the Plat Records of  
21 Travis County, Texas to a calculated point;  
22 THENCE South 77°12'21" East 334.57 feet with the centerline of Onion  
23 Creek, the north line of the 87.884 acres, the south line of said  
24 Lot B, the south line of Lot C, Onion Creek Section 1-D, a  
25 subdivision of record in Book 79, Page 309 of the Plat Records of  
26 Travis County, Texas, and the south line of a remainder of a called  
27 960 acre tract described in deed to Onion Creek Development Company

1 recorded in Volume 9111, Page 262 of the D.R.T.C.T. to a calculated  
2 point;

3 THENCE with the centerline of Onion Creek, the north line of the  
4 87.884 acres, and the south line of said remainder of 960 acres the  
5 following eight (8) courses:

- 6 1. South 59°56'55" East 220.25 feet to a calculated point;
- 7 2. South 75°15'28" East 402.24 feet to a calculated point;
- 8 3. South 79°40'28" East 357.17 feet to a calculated point;
- 9 4. South 42°47'28" East 114.70 feet to a calculated point;
- 10 5. South 60°30'58" East 308.12 feet to a calculated point;
- 11 6. South 03°38'28" East 131.00 feet to a calculated point;
- 12 7. South 27°58'28" East 206.00 feet to a calculated point;
- 13 8. South 56°44'22" East 249.40 feet to a calculated point at  
14 the northeast corner of the 87.884 acres and the northwest corner of  
15 said 117.188 acres;

16 THENCE with the centerline of Onion Creek, the north line of the  
17 117.188 acres, and the south line of said remainder of 960 acres the  
18 following four (4) courses:

- 19 1. South 61°45'03" East 450.70 feet to a calculated point;
- 20 2. South 53°04'03" East 251.84 feet to a calculated point;
- 21 3. South 45°15'03" East 186.54 feet to a calculated point;
- 22 4. South 65°01'55 East 50.33 feet to a calculated point at  
23 the northeast corner of the 117.188 acres and the northwest corner  
24 of a called 64 acre tract described as First Tract in deed to  
25 Richard D. Spillman recorded in Volume 6287, Page 218 of the  
26 D.R.T.C.T.;

27 THENCE South 27°48'54" West, passing a capped iron rod stamped "RPLS

1 4091" at 58.94 feet and continuing a total distance of 838.63 feet  
2 with the east line of the 117.188 acres and the west line of the 64  
3 acres to a to a 1/2" iron rod found;

4 THENCE South 27°33'39" West 498.18 feet continuing with the east  
5 line of the 117.188 acres and the west line of the 64 acres to a 7/8"  
6 iron rod found at the southwest corner of the 64 acres;

7 THENCE South 74°32'31" East 1128.82 feet with the north line of the  
8 117.188 acres and the south line of the 64 acres to a 5/8" iron rod  
9 found at the northwest corner of a called 24.60 acre tract described  
10 in said deed to Richard D. Spillman recorded in Volume 6287, Page  
11 218 of the D.R.T.C.T.;

12 THENCE South 27°34'11" West 2048.99 feet with the east line of the  
13 117.188 acres and the west line of the 24.60 acres to a 1/2" iron rod  
14 found at the southeast corner of the 117.188 acres, the southwest  
15 corner of the 24.60 acres, and in the north line of a called 30 acre  
16 tract described as part of the Fifth Tract in said deed to Richard  
17 D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

18 THENCE North 62°29'14" West 1103.84 feet with the south line of the  
19 117.188 acres and the north line of the 30 acres to a 1/2" iron rod  
20 found at the northwest corner of the 30 acres and the northeast  
21 corner of a called 30.5 acre tract described as part of the Fifth  
22 Tract in said deed to Richard D. Spillman recorded in Volume 6287,  
23 Page 218 of the D.R.T.C.T.;

24 THENCE North 65°21'21" West 458.13 feet with the south line of the  
25 117.188 acres and the north line of the 30.5 acres to a 1/2" iron rod  
26 found;

27 THENCE North 65°40'34" West 449.66 feet continuing with the south

1 line of the 117.188 acres and the north line of the 30.5 acres to a  
2 1/2" iron rod with cap stamped "LANDESIGN" found at the southwest  
3 corner of the 117.188 acres and the southeast corner of a called 27  
4 acre tract described as part of the Fifth Tract in said deed to  
5 Richard D. Spillman recorded in Volume 6287, Page 218 of the  
6 D.R.T.C.T.;

7 THENCE North 27°19'41" East 1665.86 feet with the west line of the  
8 117.188 acres and the east line of the 27 acres to a 60-d found in a  
9 hackberry tree;

10 THENCE North 27°22'02" East 188.61 feet with the west line of the  
11 117.188 acres and the east line of the 27 acres to a 1/2" iron rod  
12 found;

13 THENCE North 25°45'46" East 233.22 feet continuing with the west  
14 line of the 117.188 acres and the east line of the 27 acres to a 1/2"  
15 iron rod found at the southwest corner of the 87.884 acres and the  
16 northeast corner of a the 27 acres;

17 THENCE North 74°02'03" West 712.31 feet with the south line of the  
18 87.884 acres and the north line of the 27 acres to a 1/2" iron rod  
19 with cap stamped "LANDESIGN" set;

20 THENCE North 73°53'51" West 10.10 feet with the south line of the  
21 87.884 acres and the north line of the 27 acres to a 1/2" iron rod  
22 with cap stamped "LANDESIGN" set at the northwest corner of the 27  
23 acres and the northeast corner of the said 2.273 acres;

24 THENCE with the east line of the 2.273 acres and the west line of the  
25 27 acres the following three (3) courses:

26         1. South 41°45'45" West 8.27 feet to a 1/2" iron rod with cap  
27 marked "LANDESIGN" set;

1           2.   South 81°26'45" West 95.67 feet to a 1/2" iron rod with  
2 cap marked "LANDESIGN" set;

3           3.   South 02°46'45" West 125.27 feet to a 1/2" iron rod found  
4 at the southeast corner of the 2.273 acres and the northeast corner  
5 of a called 8.17 acre tract described in deed to Onion Associates,  
6 LTD recorded in Document No. 2006236625 of the O.P.R.T.C.T.;  
7 THENCE with the east line of said 8.17 acre tract, the west line of  
8 said 27 acres and with the center of ravine the following seven (7)  
9 courses:

10           1.   South 02°45'21" West a distance of 183.65 feet to a 1/2  
11 inch iron rebar with cap marked "LANDESIGN" set;

12           2.   South 30°23'21" West a distance of 196.83 feet to a 1/2  
13 inch iron rebar with cap marked "LANDESIGN" set;

14           3.   South 54°24'14" West a distance of 69.90 feet to a 1/2  
15 inch iron rebar with cap marked "LANDESIGN" set;

16           4.   South 19°24'02 West a distance of 23.32 feet to a 1/2 inch  
17 iron rebar with cap marked "LANDESIGN" set;

18           5.   South 38°57'02" East a distance of 47.93 feet to a 1/2  
19 inch iron rebar with cap marked "LANDESIGN" set;

20           6.   South 16°41'39" West a distance of 57.49 feet to a 1/2  
21 inch iron rebar with cap marked "LANDESIGN" set;

22           7.   South 35°10'00" West a distance of 61.07 feet to a 1/2  
23 inch iron rebar found for the southeast corner of said 8.17 acre  
24 tract and the northeast corner of a called 58.3885 acre tract  
25 described as Tract 1 conveyed to South IH 35 Investors, LP. of  
26 record in Document No. 2006214573 of the Official Public Records of  
27 Travis County Texas;

1 THENCE North 66°56'45" West with the south line of said 8.17 acre  
2 tract and the north line of said Tract 1 passing the southeast  
3 corner of said Tract 1 and the southwest corner of said Lot 1 at  
4 580.62 feet a continuing a total distance of 866.80 feet to a 1/2"  
5 iron rod with cap marked "LANDESIGN" set;

6 THENCE crossing through said Lot 1 the following two (2) courses:

7 1. North 17°51'38" East a distance of 576.13 feet to a 1/2"  
8 iron rod with cap marked "LANDESIGN" set;

9 2. North 73°51'44" West a distance of 725.16 feet to the  
10 POINT OF BEGINNING.

11 SAVE LESS AND EXCEPT THE 87.884 ACRE TRACT OR PARCEL THEREOF  
12 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

13 BEGINNING at a 1/2" iron pin found at the Southeast corner of said  
14 26.00 acre tract, being in the West line of that certain 117.20 acre  
15 tract of land described in Volume 12150, Page 1255 of the Real  
16 Property Records of Travis County, Texas, for the Southeast corner  
17 and PLACE OF BEGINNING hereof;

18 THENCE along the South line of said 26.00 acre tract, N 71°11'45" W  
19 for a distance of 712.31 feet to a 1/2 inch capped iron pin set at  
20 the Northeast corner of that certain 2.2272 acre tract of land  
21 described in Volume 9261, Page 714 of the Real Property Records of  
22 Travis County, Texas;

23 THENCE along the North line of said 2.2272 acre tract, N 71°03'33" W  
24 for a distance of 173.66 feet to a 1/2 inch iron pin found and N  
25 67°01'32" W for a distance of 678.95 feet to a 1/2 inch iron pin  
26 found at the Northwest corner of said 2.2272 acre tract, being in  
27 the South line of said 63.45 acre tract;



1 THENCE along the South line of said 63.45 acre tract, N 33°32'38" W  
2 for a distance of 145.29 feet to a 1/2 inch iron pin found at N  
3 71°03'16" W for a distance of 698.93 feet to a 1/2 inch capped iron  
4 pin set at the Southwest corner of said 63.45 acre tract, being on  
5 the East r.o.w line of Interstate Hwy. No. 35, for the Southwest  
6 corner hereof;

7 THENCE along the West line of said 63.45 acre tract, being along the  
8 East r.o.w. line of Interstate Hwy. No. 35, N 20°25'54" E for a  
9 distance of 1499.77 to an "X" found cut in rock in the approximate  
10 centerline of Onion Creek, being at the Northwest corner of said  
11 63.45 acre tract, being at the Southwest corner of Onion Creek  
12 Section 1-B, a subdivision recorded in Plat Book 79, Page 313 of the  
13 Plat Records of Travis County, Texas, for the Northwest corner  
14 hereof;

15 THENCE along the North lines of said 63.45 acre tract and 26.00 acre  
16 tract, being along the approximate centerline of Onion Creek for  
17 the following courses:

18           1. S 73°04'00" E for a distance of 450.65 feet to an angle  
19 point

20           2. S 74°19'00" E for a distance of 334.57 feet to an angle  
21 point

22           3. S 57°11'00" E for a distance of 216.95 feet to an angle  
23 point

24           4. S 72°26'00" E for a distance of 402.24 feet to an angle  
25 point

26           5. S 76°51'00" E for a distance of 357.17 feet to an angle  
27 point

1           6. S 39°52'00" E for a distance of 114.70 feet to an angle  
2 point

3           7. S 57°41'30" E for a distance of 308.12 feet to an angle  
4 point

5           8. S 00°49'00" E for a distance of 131.00 feet to an angle  
6 point

7           9. S 25°09'00" E for a distance of 206.00 feet to an angle  
8 point

9           10. S 53°57'45" E for a distance of 249.20 feet to the  
10 Northeast corner of said 26.00 acre tract, being at the Northwest  
11 corner of said 117.20 acre tract, for the Northeast corner hereof;  
12 THENCE along the East line of said 26.00 acre tract, being along the  
13 West line of said 117.20 acre tract for the following courses:

14           1. S 35°25'22" W for a distance of 55.37 feet to a 1/2 inch  
15 iron pin found

16           2. S 29°42'53" W for a distance of 874.40 feet to a 1/2 inch  
17 iron pin found

18           3. S 30°58'12" W for a distance of 281.26 feet to the PLACE OF  
19 BEGINNING and containing 87.884 acres of land, more or less.

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

27           (b) The governor, one of the required recipients, has

1 submitted the notice and Act to the Texas Commission on  
2 Environmental Quality.

3 (c) The Texas Commission on Environmental Quality has filed  
4 its recommendations relating to this Act with the governor, the  
5 lieutenant governor, and the speaker of the house of  
6 representatives within the required time.

7 (d) All requirements of the constitution and laws of this  
8 state and the rules and procedures of the legislature with respect  
9 to the notice, introduction, and passage of this Act are fulfilled  
10 and accomplished.

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