

By: Schwertner

S.B. No. 1850

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the creation of Rock Prairie Management District No. 1;
3 providing authority to issue bonds; providing authority to impose
4 assessments, fees, or taxes.

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

6 SECTION 1. Subtitle C, Title 4, Special District Local Laws
7 Code, is amended by adding Chapter 3908 to read as follows:

8 CHAPTER 3908. ROCK PRAIRIE MANAGEMENT DISTRICT NO. 1

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 3908.001. DEFINITIONS. In this chapter:

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

12 (2) "City" means the City of College Station.

13 (3) "County" means Brazos County.

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

15 (5) "District" means the Rock Prairie Management
16 District No. 1.

17 Sec. 3908.002. NATURE OF DISTRICT. The Rock Prairie
18 Management District No. 1 is a special district created under
19 Section 59, Article XVI, Texas Constitution.

20 Sec. 3908.003. PURPOSE; DECLARATION OF INTENT. (a) The
21 creation of the district is essential to accomplish the purposes of
22 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
23 Texas Constitution, and other public purposes stated in this
24 chapter. By creating the district and in authorizing the city, the

1 county, and other political subdivisions to contract with the
2 district, the legislature has established a program to accomplish
3 the public purposes set out in Section 52-a, Article III, Texas
4 Constitution.

5 (b) The creation of the district is necessary to promote,
6 develop, encourage, and maintain employment, commerce,
7 transportation, housing, tourism, recreation, the arts,
8 entertainment, economic development, safety, and the public
9 welfare in the district.

10 (c) This chapter and the creation of the district may not be
11 interpreted to relieve the city or the county from providing the
12 level of services provided as of the effective date of the Act
13 enacting this chapter to the area in the district. The district is
14 created to supplement and not to supplant city or county services
15 provided in the district.

16 Sec. 3908.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
17 The district is created to serve a public use and benefit.

18 (b) All land and other property included in the district
19 will benefit from the improvements and services to be provided by
20 the district under powers conferred by Sections 52 and 52-a,
21 Article III, and Section 59, Article XVI, Texas Constitution, and
22 other powers granted under this chapter.

23 (c) The creation of the district is in the public interest
24 and is essential to further the public purposes of:

25 (1) developing and diversifying the economy of the
26 state;

27 (2) eliminating unemployment and underemployment; and

1 (3) developing or expanding transportation and
2 commerce.

3 (d) The district will:

4 (1) promote the health, safety, and general welfare of
5 residents, employers, potential employees, employees, visitors,
6 and consumers in the district, and of the public;

7 (2) provide needed funding for the district to
8 preserve, maintain, and enhance the economic health and vitality of
9 the district territory as a community and business center;

10 (3) promote the health, safety, welfare, and enjoyment
11 of the public by providing pedestrian ways and by landscaping and
12 developing certain areas in the district, which are necessary for
13 the restoration, preservation, and enhancement of scenic beauty;
14 and

15 (4) provide for water, wastewater, drainage, road, and
16 recreational facilities for the district.

17 (e) Pedestrian ways along or across a street, whether at
18 grade or above or below the surface, and street lighting, street
19 landscaping, parking, and street art objects are parts of and
20 necessary components of a street and are considered to be a street
21 or road improvement.

22 (f) The district will not act as the agent or
23 instrumentality of any private interest even though the district
24 will benefit many private interests as well as the public.

25 Sec. 3908.005. INITIAL DISTRICT TERRITORY. (a) The
26 district is initially composed of the territory described by
27 Section 2 of the Act enacting this chapter.

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

5 (1) organization, existence, or validity;

6 (2) right to issue any type of bond for the purposes
7 for which the district is created or to pay the principal of and
8 interest on the bond;

9 (3) right to impose or collect an assessment; or

10 (4) legality or operation.

11 Sec. 3908.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

12 All or any part of the area of the district is eligible to be
13 included in:

14 (1) a tax increment reinvestment zone created under
15 Chapter 311, Tax Code;

16 (2) a tax abatement reinvestment zone created under
17 Chapter 312, Tax Code;

18 (3) an enterprise zone created under Chapter 2303,
19 Government Code; or

20 (4) an industrial district created under Chapter 42,
21 Local Government Code.

22 Sec. 3908.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
23 DISTRICTS LAW. Except as otherwise provided by this chapter,
24 Chapter 375, Local Government Code, applies to the district.

25 Sec. 3908.008. CONSTRUCTION OF CHAPTER. This chapter shall
26 be liberally construed in conformity with the findings and purposes
27 stated in this chapter.

1 SUBCHAPTER B. BOARD OF DIRECTORS

2 Sec. 3908.051. GOVERNING BODY; TERMS. (a) The district is
3 governed by a board of 11 voting directors who serve staggered terms
4 of four years, with 5 or 6 directors' terms expiring June 1 of each
5 odd-numbered year.

6 (b) The city by resolution may change the number of voting
7 directors on the board if the governing body of the city determines
8 that the change is in the best interest of the district. The board
9 may not consist of fewer than 7 or more than 15 voting directors.

10 Sec. 3908.052. APPOINTMENT OF VOTING DIRECTORS. The mayor
11 and members of the governing body of the city shall appoint voting
12 directors. A person is appointed if a majority of those members and
13 the mayor vote to appoint that person.

14 Sec. 3908.053. NONVOTING DIRECTORS. The board may appoint
15 nonvoting directors to serve at the pleasure of the voting
16 directors.

17 Sec. 3908.054. QUORUM. For purposes of determining the
18 requirements for a quorum of the board, the following are not
19 counted:

20 (1) a board position vacant for any reason, including
21 death, resignation, or disqualification;

22 (2) a director who is abstaining from participation in
23 a vote because of a conflict of interest; or

24 (3) a nonvoting director.

25 Sec. 3908.055. INITIAL VOTING DIRECTORS. (a) The initial
26 board consists of the following voting directors:

	<u>Pos. No.</u>	<u>Name of Director</u>
1		
2	<u>1</u>	_____
3	<u>2</u>	_____
4	<u>3</u>	_____
5	<u>4</u>	_____
6	<u>5</u>	_____
7	<u>6</u>	_____
8	<u>7</u>	_____
9	<u>8</u>	_____
10	<u>9</u>	_____
11	<u>10</u>	_____
12	<u>11</u>	_____

13 (b) Of the initial directors, the terms of directors
14 appointed for positions 1 through 5 expire June 1, 2015, and the
15 terms of directors appointed for positions 6 through 11 expire June
16 1, 2017.

17 (c) Section 3908.052 does not apply to this section.

18 (d) This section expires September 1, 2017.

19 SUBCHAPTER C. POWERS AND DUTIES

20 Sec. 3908.101. 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. 3908.102. IMPROVEMENT PROJECTS AND SERVICES. The
24 district may provide, design, construct, acquire, improve,
25 relocate, operate, maintain, or finance an improvement project or
26 service using any money available to the district, or contract with
27 a governmental or private entity to provide, design, construct,

1 acquire, improve, relocate, operate, maintain, or finance an
2 improvement project or service authorized under this chapter or
3 Chapter 375, Local Government Code.

4 Sec. 3908.103. DEVELOPMENT CORPORATION POWERS. The
5 district, using money available to the district, may exercise the
6 powers given to a development corporation under Chapter 505, Local
7 Government Code, including the power to own, operate, acquire,
8 construct, lease, improve, or maintain a project under that
9 chapter.

10 Sec. 3908.104. NONPROFIT CORPORATION. (a) The board by
11 resolution may authorize the creation of a nonprofit corporation to
12 assist and act for the district in implementing a project or
13 providing a service authorized by this chapter.

14 (b) The nonprofit corporation:

15 (1) has each power of and is considered to be a local
16 government corporation created under Subchapter D, Chapter 431,
17 Transportation Code; and

18 (2) may implement any project and provide any service
19 authorized by this chapter.

20 (c) The board shall select directors from the board to serve
21 as the board of directors of the nonprofit corporation. The board
22 may appoint one or more persons who are not directors to the board
23 of directors of the nonprofit corporation if the governing body of
24 the city determines that the appointment is in the best interest of
25 the district. The board of directors of the nonprofit corporation
26 shall serve in the same manner as the board of directors of a local
27 government corporation created under Subchapter D, Chapter 431,

1 Transportation Code, except that a board member is not required to
2 reside in the district.

3 Sec. 3908.105. AGREEMENTS; GRANTS. (a) As provided by
4 Chapter 375, Local Government Code, the district may make an
5 agreement with or accept a gift, grant, or loan from any person.

6 (b) The implementation of a project is a governmental
7 function or service for the purposes of Chapter 791, Government
8 Code.

9 Sec. 3908.106. LAW ENFORCEMENT SERVICES. To protect the
10 public interest, the district may contract with a qualified party,
11 including the county or the city, to provide law enforcement
12 services in the district for a fee.

13 Sec. 3908.107. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
14 district may join and pay dues to a charitable or nonprofit
15 organization that performs a service or provides an activity
16 consistent with the furtherance of a district purpose.

17 Sec. 3908.108. ECONOMIC DEVELOPMENT. (a) The district may
18 engage in activities that accomplish the economic development
19 purposes of the district.

20 (b) The district may establish and provide for the
21 administration of one or more programs to promote state or local
22 economic development and to stimulate business and commercial
23 activity in the district, including programs to:

- 24 (1) make loans and grants of public money; and
25 (2) provide district personnel and services.

26 (c) The district may create economic development programs
27 and exercise the economic development powers provided to

1 municipalities by:

2 (1) Chapter 380, Local Government Code; and

3 (2) Subchapter A, Chapter 1509, Government Code.

4 Sec. 3908.109. PARKING FACILITIES. (a) The district may
5 acquire, lease as lessor or lessee, construct, develop, own,
6 operate, and maintain parking facilities or a system of parking
7 facilities, including lots, garages, parking terminals, or other
8 structures or accommodations for parking motor vehicles off the
9 streets and related appurtenances.

10 (b) The district's parking facilities serve the public
11 purposes of the district and are owned, used, and held for a public
12 purpose even if leased or operated by a private entity for a term of
13 years.

14 (c) The district's parking facilities are parts of and
15 necessary components of a street and are considered to be a street
16 or road improvement.

17 (d) The development and operation of the district's parking
18 facilities may be considered an economic development program.

19 Sec. 3908.110. ANNEXATION OF LAND. The district may annex
20 land as provided by Subchapter J, Chapter 49, Water Code.

21 Sec. 3908.111. APPROVAL BY CITY. (a) Except as provided by
22 Subsection (c), the district must obtain the approval of the city
23 for:

24 (1) the issuance of bonds;

25 (2) the plans and specifications of an improvement
26 project financed by bonds; and

27 (3) the plans and specifications of an improvement

1 project related to the use of land owned by the city, an easement
2 granted by the city, or a right-of-way of a street, road, or
3 highway.

4 (b) The district may not issue bonds until the governing
5 body of the city adopts a resolution or ordinance authorizing the
6 issuance of the bonds.

7 (c) If the district obtains the approval of the city of a
8 capital improvements budget for a period not to exceed 10 years, the
9 district may finance the capital improvements and issue bonds
10 specified in the budget without further approval from the city.

11 (d) The governing body of the city:

12 (1) is not required to adopt a resolution or ordinance
13 to approve plans and specifications described by Subsection (a);
14 and

15 (2) may establish an administrative process to approve
16 plans and specifications described by Subsection (a) without the
17 involvement of the governing body.

18 Sec. 3908.112. NO EMINENT DOMAIN POWER. The district may
19 not exercise the power of eminent domain.

20 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

21 Sec. 3908.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
22 board by resolution shall establish the number of directors'
23 signatures and the procedure required for a disbursement or
24 transfer of district money.

25 Sec. 3908.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
26 The district may acquire, construct, finance, operate, or maintain
27 any improvement or service authorized under this chapter or Chapter

1 375, Local Government Code, using any money available to the
2 district.

3 Sec. 3908.153. PETITION REQUIRED FOR FINANCING SERVICES AND
4 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
5 service or improvement project with assessments under this chapter
6 unless a written petition requesting that service or improvement
7 has been filed with the board.

8 (b) A petition filed under Subsection (a) must be signed by
9 the owners of a majority of the assessed value of real property in
10 the district subject to assessment according to the most recent
11 certified tax appraisal roll for the county.

12 Sec. 3908.154. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
13 The board by resolution may impose and collect an assessment for any
14 purpose authorized by this chapter in all or any part of the
15 district.

16 (b) An assessment, a reassessment, or an assessment
17 resulting from an addition to or correction of the assessment roll
18 by the district, penalties and interest on an assessment or
19 reassessment, an expense of collection, and reasonable attorney's
20 fees incurred by the district:

21 (1) are a first and prior lien against the property
22 assessed;

23 (2) are superior to any other lien or claim other than
24 a lien or claim for county, school district, or municipal ad valorem
25 taxes; and

26 (3) are the personal liability of and a charge against
27 the owners of the property even if the owners are not named in the

1 assessment proceedings.

2 (c) The lien is effective from the date of the board's
3 resolution imposing the assessment until the date the assessment is
4 paid. The board may enforce the lien in the same manner that the
5 board may enforce an ad valorem tax lien against real property.

6 (d) The board may make a correction to or deletion from the
7 assessment roll that does not increase the amount of assessment of
8 any parcel of land without providing notice and holding a hearing in
9 the manner required for additional assessments.

10 Sec. 3908.155. EXEMPTIONS. Section 375.162, Local
11 Government Code, does not apply to an organization exempt from
12 federal income tax under Section 501(a), Internal Revenue Code of
13 1986, by being described by Section 501(c)(3) of that code,
14 operating in the district. The organization is not exempt from
15 paying a district assessment.

16 Sec. 3908.156. ASSESSMENT ABATEMENT. The district may
17 designate reinvestment zones and may grant abatements of an
18 assessment on property in the zones.

19 Sec. 3908.157. NO AD VALOREM TAX. This district may not
20 impose an ad valorem tax.

21 SUBCHAPTER E. BONDS

22 Sec. 3908.201. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
23 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
24 determined by the board.

25 (b) The district may issue, without an election, bonds,
26 notes, or other obligations payable wholly or partly from
27 assessments, impact fees, revenue, contract payments, grants, or

1 other district money, or any combination of those sources of money,
2 to pay for any authorized district purpose.

3 Sec. 3908.202. CITY NOT REQUIRED TO PAY DISTRICT
4 OBLIGATIONS. Except as provided by Section 375.263, Local
5 Government Code, the city is not required to pay a bond, note, or
6 other obligation of the district.

7 SECTION 2. Rock Prairie Management District No. 1 initially
8 includes all territory contained in the following area:

9 All that certain tract or parcel of land lying and being
10 situated in the Crawford Burnett league (abstract no. 7), Robert
11 Stevenson league (abstract no. 54) and Thomas Caruthers league
12 (abstract no. 9) in College Station, Brazos County, Texas,
13 generally being an area centered around the intersection of Rock
14 Prairie Road and State Highway no. 6, and the boundary being more
15 particularly described as follows:

16 Beginning at the intersection of the south right-of-way line
17 of Rock Prairie Road East (60 feet south of surveyed centerline) and
18 the east boundary of Block 7 of the Scott & White Healthcare
19 Subdivision (vol. 10179, pg. 50), being the northeast corner of Lot
20 1, Block 7 of said subdivision, and from where the City of College
21 Station GPS control monument no. 9 bears S 82° 02' 35" E - 7016.5
22 feet.

23 Thence along the east boundary lines of said Scott & White
24 subdivision as follows:

25 S 2° 42' 34" E - 1023.83 feet, S 50° 49' 32" W - 930.60
26 feet, S 47° 37' 11" E - 128.13 feet and S 41° 15' 39" W - 1224.44 feet
27 to the northeast right-of-way line of State Highway no. 6;

1 Thence along the said highway northeast right-of-way lines as
2 follows:

3 S 34° 27' 26" E - 55.00 feet, S 27° 43' 31" E - 192.30
4 feet, S 36° 45' 17" E - 383.87 feet and S 42° 27' 25" E - 105.18 feet
5 to a southeast line of that M.D. Wheeler, Ltd. 10.01 acre Tract One
6 (vol. 3007, pg. 341);

7 Thence along the southeast lines of said M.D. Wheeler Tract
8 One and the southwest lines of 71.52 acre Tract Two as follows:

9 N 41° 43' 32" E - 194.25 feet, N 21° 27' 46" E - 145.09
10 feet, S 46° 46' 09" E - 304.24 feet and S 47° 42' 33" E - 177.08 feet
11 to the west corner of that IHD Properties, LLC 2.77 acre Tract One
12 (vol. 10144, pg. 203);

13 Thence along the north, east and south lines of said IHD
14 Properties tract as follows:

15 N 72° 19' 02" E - 202.14 feet, S 47° 42' 56" E - 638.83
16 feet and S 42° 17' 04" W - 175.00 feet to the northeast common corner
17 of the Harley Subdivision (vol. 3961, pg. 236) and Cooper's
18 Subdivision (vol. 4708, pg. 230) in a southwest line of said Wheeler
19 Tract Two;

20 Thence S 47° 42' 16" E - 1053.70 feet along the northeast line
21 of said Cooper's Subdivision and continuing along the northeast
22 line of the Barker Subdivision (vol. 5101, pg. 182) to its east
23 corner;

24 Thence S 38° 51' 07" W - 279.95 feet along the southeast line
25 of said Barker Subdivision to its south corner in the northeast line
26 of State Highway no. 6, also being a west corner of the City of
27 College Station 46.60 acre tract (vol. 3310, pg. 321);

1 Thence crossing said highway and along its southwest
2 right-of-way lines as follows:

3 S 58° 32' 52" W - 371.50 feet, N 49° 25' 00" W - 238.23
4 feet, N 43° 42' 22" W - 201.00 feet, N 49° 25' 00" W - 1400.00 feet, N
5 46° 52' 14" W - 413.20 feet, N 38° 34' 52" W - 507.10 feet, N 32° 13'
6 53" W - 534.28 feet, N 27° 56' 32" W - 200.56 feet, N 32° 13' 53" W -
7 400.00 feet, N 35° 05' 29" W - 200.28 feet and N 82° 25' 23" W - 78.10
8 feet to the westerly north corner of Lot 1, Block 1 of Graham Corner
9 Plaza (vol. 5878, pg. 129) in the southeast line of Graham Road;

10 Thence N 40° 30' 48" W - 71.60 feet across Graham Road to the
11 east corner of the remainder of the Jack E. Winslow, Jr. 3.0 acre
12 tract (vol. 2291, pg 140 and vol. 2835, pg. 180) in the northwest
13 line of Graham Road (vol. 2086, pg. 58);

14 Thence N 32° 13' 25" W - 311.17 feet, along the southwest
15 right-of-way line of State Highway no. 6, to the north corner of the
16 said Winslow 3.0 acre tract;

17 Thence N 43° 01' 34" W - 187.16 feet, continuing along the
18 southwest highway right-of-way to its intersection with the
19 southeast right-of-way line of Birmingham Drive, at the north
20 corner of Lot 1, Block 2 of Belmont Place (vol. 816, pg. 681);

21 Thence S 56° 19' 13" W - 882.77 feet, along the said southeast
22 line of Birmingham Drive, along the northwest line of said Belmont
23 Place (vol. 816, pg. 681), Belmont Place Section Three (vol. 9485,
24 pg. 231) and across Longmire Drive to the westerly north corner of
25 Lot 3, Block Four of Belmont Place Section Three (vol. 8104, pg.
26 183);

27 Thence along the east, south and west lines of said Lot 3,

1 Block Four as follows:

2 S 76° 46' 03" E - 34.73 feet, S 33° 37' 31" E - 63.93 feet
3 to the beginning of a tangent curve to the right with a radius of
4 605.00 feet, along said curve through a central angle of 13° 05' 29"
5 to the point of tangency, S 20° 32' 02" E - 77.73 feet to the east
6 corner of Lot 3, S 56° 19' 13" W - 192.21 feet and N 33° 40' 47" W -
7 302.00 feet to the west corner of Lot 3 in the southeast line of
8 Birmingham Drive;

9 Thence along the southeast right-of-way lines of Birmingham
10 Drive (vol. 1024, pg. 826) as follows:

11 S 56° 19' 13" W - 578.30 feet to the beginning of a
12 tangent curve to the left with a radius of 379.78, along said curve
13 through a central angle of 8° 39' 09" to the point of tangency and S
14 47° 40' 04" W - 248.52 feet to the northeast line of the City of
15 College Station 35.00 acre tract (vol. 692, pg. 506);

16 Thence along the northeast lines of the said City 35.00 acre
17 tract as follows:

18 S 48° 01' 03" E - 522.82 feet and S 46° 38' 56" E - 421.66
19 feet to the northwest right-of-way of Graham Road (vol. 1955, pg.
20 245);

21 Thence along the said northwest right-of-way lines of Graham
22 Road as follows:

23 S 41° 33' 01" W - 18.30 feet, S 42° 04' 18" W - 521.46 feet
24 and S 41° 03' 13" W - 319.08 feet to the southwest line of said 35.00
25 acre tract;

26 Thence N 47° 40' 02" W - 1753.06 feet along the said southwest
27 line of the 35.00 acre tract to the west corner of same in the common

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1 line of the F.M. and Olive Arnold 50 acre tract (vol. 200, pg. 445)
2 and the Texas Hotel Management Corporation 17.215 acre tract (vol.
3 3665, pg. 248);

4 Thence along the said common Arnold and Texas Hotel lines and
5 continuing along the northwest lines of Arnold Road (vol. 5027, pg.
6 162) as follows:

7 S 43° 02' 52" W - 190.23 feet, S 42° 48' 34" E - 37.00
8 feet, S 43° 06' 26" W - 10.80 feet, N 42° 48' 34" W - 37.00 feet, S 43°
9 06' 26" W - 34.60 feet, S 65° 14' 25" W - 160.32 feet, N 47° 33' 07" W -
10 32.38 feet, S 63° 10' 11" W - 180.26 feet, to the beginning of a
11 tangent curve to the left with a radius of 405.00 feet, along said
12 curve through a central angle of 17° 37' 25" to the end of said
13 curve, and S 55° 19' 37" W - 5.32 feet to the east corner of the City
14 of College Station 9.93 acre tract (vol. 448, pg. 230);

15 Thence along the south, west and north boundary of Brian
16 Bachmann Athletic Park (formerly Southwood Athletic Park) and
17 continuing along Rock Prairie Road as follows:

18 S 41° 59' 07" W - 1027.13 feet along the northwest line
19 of Arnold Road and southeast lines of the said City 9.93 acre tract
20 and the City 15.89 acre tract (vol. 448, pg. 232), N 43° 45' 01" W -
21 1185.92 feet, along the southwest line of said 15.89 acre tract to
22 the southeast right-of-way line of Rock Prairie Road (80' R.O.W. -
23 vol. 779, pg. 571), N 51° 57' 01" E - 1177.50 feet along said
24 southeast line of Rock Prairie Road to the beginning of a tangent
25 curve to the right with a radius of 1006.62 feet in the southeast
26 boundary of Southwood Terrace Phase 3-C (vol. 523, pg. 431), along
27 said curve through a central angle of 8° 11' 51" to the point of

1 tangency, N 60° 08' 52" E - 1486.99 feet along the southeast boundary
2 of Southwood Terrace Phase 3-B (vol. 579, pg. 380) and Phase 3-A
3 (vol. 519, pg. 378) to the beginning of a tangent curve to the right
4 with a radius of 960.00 feet, along said curve through a central
5 angle of 18° 38' 31" to the point of tangency, N 78° 47' 23" E - 14.90
6 feet and N 11° 12' 37" W - 79.72 feet across Rock Prairie Road to the
7 southwest corner of the Remington Subdivision (vol. 1239, pg. 219);

8 Thence along the west boundary lines of said Remington
9 Subdivision, the northwest boundary of Tract B, Ponderosa Place
10 Section Two (vol. 2680, pg. 321) and Longmire Place (vol. 3377, pg.
11 155) and along the southwest boundary of Ponderosa Place (vol. 490,
12 pg. 169) as follows:

13 N 26° 55' 04" W - 252.32 feet, N 17° 18' 19" E - 259.07
14 feet, N 42° 34' 17" E - 624.79 feet and N 40° 39' 13" W - 796.43 feet
15 to the west corner of Lot 4, Block 21 of Ponderosa Place, in the
16 southeast line of Ponderosa Road;

17 Thence N 49° 20' 47" E - 1150.00 feet, along the southeast
18 right-of-way line of Ponderosa Road, to the north corner of Lot 1,
19 Block 19 of Ponderosa Place, in the southwest right-of-way of State
20 Highway no. 6;

21 Thence along the said highway southwest right-of-way lines as
22 follows:

23 S 40° 39' 13" E - 480.00 feet, S 32° 12' 28" E - 185.04
24 feet, S 41° 13' 02" E - 80.23 feet and S 17° 22' 13" E - 34.06 feet to
25 the southeast line of Lot 1, Block 20 of Ponderosa Place;

26 Thence N 78° 53' 01" E - 493.32 feet, across State Highway no.
27 6 to the west corner of Lot 2-B, Block One of Cornerstone Commercial

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1 Section One (vol. 3922, pg. 282) in the southeast right-of-way line
2 of Woodcreek Drive;

3 Thence along the southeast right-of-way of Woodcreek Drive as
4 follows:

5 Along the arc of a curve to the right with a radius of
6 890.00 feet, through a central angle of $9^{\circ} 52' 07''$, the chord of
7 which bears $N 52^{\circ} 46' 54'' E - 153.10$ feet, $N 57^{\circ} 42' 58'' E - 318.00$
8 feet to the beginning of a tangent curve to the left with a radius of
9 835.00 feet, along said curve through a central angle of $8^{\circ} 00' 00''$
10 to the north corner of Lot 1 (vol. 3283, pg. 201);

11 Thence along the northeast lines of Lot 1 and Lot 2-A of said
12 Cornerstone Commercial Section One as follows:

13 $S 40^{\circ} 17' 03'' E - 155.81$ feet to the east common corner of
14 Lot 1 and Lot 2-A and the beginning of a tangent curve to the right
15 with a radius of 600.00 feet, along said arc through a central angle
16 of $16^{\circ} 01' 29''$ to the point of tangency, and $S 24^{\circ} 15' 34'' E - 280.69$
17 feet to the most easterly corner of said Lot 2-A;

18 Thence along the south boundary lines of Woodcreek Section 4
19 (vol. 1315, pg. 217), Section Six South (vol. 2109, pg. 199) and
20 Section Seven (vol. 2580, pg. 113), defining the north boundary
21 lines of the remainder of the Edward Jr. and Beatrice Uvaceck tract
22 (vol. 274, pg. 383 and vol. 321, pg. 664), as follows:

23 $N 24^{\circ} 13' 07'' E - 555.17$ feet, $N 79^{\circ} 45' 53'' E - 313.69$
24 feet, $S 48^{\circ} 05' 30'' E - 216.00$ feet, $S 44^{\circ} 28' 03'' E - 75.26$ feet, $S 28^{\circ}$
25 $11' 32'' E - 108.12$ feet, $S 34^{\circ} 34' 23'' E - 162.74$ feet, $S 39^{\circ} 46' 00'' E$
26 $- 149.62$ feet, $S 44^{\circ} 34' 42'' E - 282.83$ feet, $N 24^{\circ} 16' 33'' E - 134.65$
27 feet and $N 68^{\circ} 52' 20'' E - 230.83$ feet to the northwest corner of the

1 Riviera Addition (vol. 6607, pg. 97);

2 Thence S 15° 28' 15" E - 269.56 feet, along the west line of
3 said Riviera Addition, to the north right-of-way line of Rock
4 Prairie Road East (59.0 feet north of surveyed centerline);

5 Thence S 86° 27' 34" E - 961.09 feet, along said north
6 right-of-way line, to its intersection with an extension of the
7 east boundary of Block 7 of the Scott & White Healthcare
8 Subdivision;

9 Thence S 2° 42' 34" E - 120.04 feet, across Rock Prairie Road,
10 to the Point of Beginning and containing 437.07 acres of land more
11 or less.

12 SECTION 3. (a) The legal notice of the intention to
13 introduce this Act, setting forth the general substance of this
14 Act, has been published as provided by law, and the notice and a
15 copy of this Act have been furnished to all persons, agencies,
16 officials, or entities to which they are required to be furnished
17 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
18 Government Code.

19 (b) The governor, one of the required recipients, has
20 submitted the notice and Act to the Texas Commission on
21 Environmental Quality.

22 (c) The Texas Commission on Environmental Quality has filed
23 its recommendations relating to this Act with the governor,
24 lieutenant governor, and speaker of the house of representatives
25 within the required time.

26 (d) The general law relating to consent by political
27 subdivisions to the creation of districts with conservation,

1 reclamation, and road powers and the inclusion of land in those
2 districts has been complied with.

3 (e) All requirements of the constitution and laws of this
4 state and the rules and procedures of the legislature with respect
5 to the notice, introduction, and passage of this Act have been
6 fulfilled and accomplished.

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