

By: Farney

H.B. No. 4178

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Williamson County Municipal Utility District No. 31; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

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

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 7934 to read as follows:

CHAPTER 7934. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 7934.001. DEFINITIONS. In this chapter:

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

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

(3) "Director" means a board member.

(4) "District" means the Williamson County Municipal Utility District No. 31.

Sec. 7934.002. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 7934.003. CONFIRMATION AND DIRECTORS' ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

1       Sec. 7934.004. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section 7934.003  
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       Sec. 7934.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
8 The district is created to serve a public purpose and benefit.

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

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

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

16       Sec. 7934.006. INITIAL DISTRICT TERRITORY. (a) The  
17 district is initially composed of the territory described by  
18 Section 2 of the Act enacting this chapter.

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

23           (1) organization, existence, or validity;

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

27           (3) right to impose a tax; or

1           (4) legality or operation.

2                   SUBCHAPTER B. BOARD OF DIRECTORS

3           Sec. 7934.051. GOVERNING BODY; TERMS. (a) The district is  
4 governed by a board of five elected directors.

5           (b) Except as provided by Section 7934.052, directors serve  
6 staggered four-year terms.

7           Sec. 7934.052. TEMPORARY DIRECTORS. (a) On or after the  
8 effective date of the Act enacting this chapter, the owner or owners  
9 of a majority of the assessed value of the real property in the  
10 district may submit a petition to the commission requesting that  
11 the commission appoint as temporary directors the five persons  
12 named in the petition. The commission shall appoint as temporary  
13 directors the five persons named in the petition.

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

15                   (1) the date permanent directors are elected under  
16 Section 7934.003; or

17                   (2) the fourth anniversary of the effective date of  
18 the Act enacting this chapter.

19           (c) If permanent directors have not been elected under  
20 Section 7934.003 and the terms of the temporary directors have  
21 expired, successor temporary directors shall be appointed or  
22 reappointed as provided by Subsection (d) to serve terms that  
23 expire on the earlier of:

24                   (1) the date permanent directors are elected under  
25 Section 7934.003; or

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

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

8                   SUBCHAPTER C. POWERS AND DUTIES

9       Sec. 7934.101. GENERAL POWERS AND DUTIES. The district has  
10 the powers and duties necessary to accomplish the purposes for  
11 which the district is created.

12       Sec. 7934.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
13 DUTIES. The district has the powers and duties provided by the  
14 general law of this state, including Chapters 49 and 54, Water Code,  
15 applicable to municipal utility districts created under Section 59,  
16 Article XVI, Texas Constitution.

17       Sec. 7934.103. AUTHORITY FOR ROAD PROJECTS. Under Section  
18 52, Article III, Texas Constitution, the district may design,  
19 acquire, construct, finance, issue bonds for, improve, operate,  
20 maintain, and convey to this state, a county, or a municipality for  
21 operation and maintenance macadamized, graveled, or paved roads, or  
22 improvements, including storm drainage, in aid of those roads.

23       Sec. 7934.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road  
24 project must meet all applicable construction standards, zoning and  
25 subdivision requirements, and regulations of each municipality in  
26 whose corporate limits or extraterritorial jurisdiction the road  
27 project is located.

1        (b) If a road project is not located in the corporate limits  
2 or extraterritorial jurisdiction of a municipality, the road  
3 project must meet all applicable construction standards,  
4 subdivision requirements, and regulations of each county in which  
5 the road project is located.

6        (c) If the state will maintain and operate the road, the  
7 Texas Transportation Commission must approve the plans and  
8 specifications of the road project.

9        (d) The district shall convey the public roads constructed  
10 by or on behalf of the district under Section 7934.103 to Williamson  
11 County for ownership, operation, and maintenance by the county.  
12 After the 12th anniversary of the date the county accepts  
13 conveyance of the roads, the district shall maintain the public  
14 roads located in the district, except that the county shall  
15 maintain the east-west arterial roadway located in the district  
16 north of the San Gabriel River and south of State Highway 29. The  
17 district's obligation to maintain the public roads located in the  
18 district ceases if all of the territory of the district is annexed  
19 by a municipality.

20        Sec. 7934.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
21 OR RESOLUTION. The district shall comply with all applicable  
22 requirements of any ordinance or resolution that is adopted under  
23 Section 54.016 or 54.0165, Water Code, and that consents to the  
24 creation of the district or to the inclusion of land in the  
25 district.

26                    SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

27        Sec. 7934.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The

1 district may issue, without an election, bonds and other  
2 obligations secured by:

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

4 (2) contract payments described by Section 7934.153.

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

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

13 Sec. 7934.152. OPERATION AND MAINTENANCE TAX. (a) If  
14 authorized at an election held under Section 7934.151, the district  
15 may impose an operation and maintenance tax on taxable property in  
16 the district in accordance with Section 49.107, Water Code.

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

19 Sec. 7934.153. CONTRACT TAXES. (a) In accordance with  
20 Section 49.108, Water Code, the district may impose a tax other than  
21 an operation and maintenance tax and use the revenue derived from  
22 the tax to make payments under a contract after the provisions of  
23 the contract have been approved by a majority of the district voters  
24 voting at an election held for that purpose.

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

1                   SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

2                   Sec. 7934.201. AUTHORITY TO ISSUE BONDS AND OTHER  
3 OBLIGATIONS. The district may issue bonds or other obligations  
4 payable wholly or partly from ad valorem taxes, impact fees,  
5 revenue, contract payments, grants, or other district money, or any  
6 combination of those sources, to pay for any authorized district  
7 purpose.

8                   Sec. 7934.202. TAXES FOR BONDS. At the time the district  
9 issues bonds payable wholly or partly from ad valorem taxes, the  
10 board shall provide for the annual imposition of a continuing  
11 direct ad valorem tax, without limit as to rate or amount, while all  
12 or part of the bonds are outstanding as required and in the manner  
13 provided by Sections 54.601 and 54.602, Water Code.

14                   Sec. 7934.203. BONDS FOR ROAD PROJECTS. At the time of  
15 issuance, the total principal amount of bonds or other obligations  
16 issued or incurred to finance road projects and payable from ad  
17 valorem taxes may not exceed one-fourth of the assessed value of the  
18 real property in the district.

19                   SECTION 2. The Williamson County Municipal Utility District  
20 No. 31 initially includes all the territory contained in the  
21 following area:

22                   BEING 192.79 ACRES OF LAND OUT OF THE WILLIAM H. MONROE  
23 SURVEY, ABSTRACT NUMBER 453, AND THE HENRY GARMES SURVEY, ABSTRACT  
24 NO. 269, BOTH IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF  
25 FIVE TRACTS: TRACT 1 BEING AN 80.68 ACRE REMAINDER OF AN 82.62 ACRE  
26 TRACT, ERRONEOUSLY CALLED 62.62 ACRES; TRACT TWO BEING A PORTION OF  
27 AN 86.67 ACRE TRACT; TRACT THREE BEING ALL OF A 2.00 ACRE TRACT; ALL

1 CONVEYED TO LANCE ERIC CAUGHFIELD, TRUSTEE OF THE CAUGHFIELD FAMILY  
2 TRUST BY CORRECTION GENERAL WARRANTY DEED OF RECORD IN DOC. NO.  
3 2013046424 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,  
4 TEXAS, THEREIN DESIGNATED AS "TRACT 1", "TRACT 2", AND "TRACT 5",  
5 RESPECTIVELY; TRACT FOUR BEING A 34.746 ACRE REMAINDER OF A 43.00  
6 ACRE TRACT OF LAND CONVEYED TO JOHN T. MASON BY INSTRUMENT OF RECORD  
7 IN VOLUME 595, PAGE 288 OF THE DEED RECORDS OF WILLIAMSON COUNTY,  
8 TEXAS, THEREIN DESIGNATED AS "TRACT FOUR"; AND TRACT FIVE BEING A  
9 7.517 ACRE REMAINDER OF A 43.00 ACRE TRACT CONVEYED TO JOAN GIDDENS  
10 BY INSTRUMENT OF RECORD IN SAID VOLUME 595, PAGE 288, KNOWN THEREIN  
11 AS "TRACT FIVE", WITH ON-HALF (1/2) INTEREST CONVEYED TO JOE P.  
12 GIDDENS, SR. BY GIFT DEED OF RECORD IN DOCUMENT NUMBER 9513614 OF  
13 THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND BEING MORE  
14 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

15 BEGINNING at a 1/2" rebar found for the northeast corner of  
16 said 80.68 acre remainder of an 82.62 acre tract, the southeast  
17 corner of Lot 2, Hamilton Subdivision, a subdivision of record in  
18 Doc. No. 1993014740 of the Official Public Records of Williamson  
19 County, Texas, the northeast corner of a 4.01 acre tract of land  
20 conveyed to David Harp and Cynthia Marie Caughfield Harp by  
21 instrument of record in Doc. No. 1996021719 of the Official Public  
22 Records of Williamson County, and being in the westerly  
23 right-of-way line of County Road 266 (R.O.W. varies), from which a  
24 1/2" rebar found for the northwest corner of a 3.16 acre tract of  
25 land conveyed to the Pedernales Electric Cooperative, Inc. by  
26 instrument of record in Doc. No. 2006040305 of the Official Public  
27 Records of Williamson County, Texas, the southwest corner of a 5.94



1 acre tract of land conveyed to Carolyn Miller and Leonard Miller by  
2 deed of record in Volume 681, Page 342 of the Deed Records of  
3 Williamson County, Texas, and being in the easterly right-of-way  
4 line of said County Road 266, bears North 58°49'44" East a distance  
5 of 35.72 feet; [Point of Beginning Coordinates:  
6 Northing=10,202,718.53; Easting=3,075,492.25];

7 THENCE along the easterly line of the 80.68 acre remainder of  
8 a 82.62 acre tract and the north, west and south lines of said 4.01  
9 acre tract the following three (3) courses:

- 10 1. South 69°37'04" West a distance of 392.77 feet (record - South  
11 69°37'30" West a distance of 392.83 feet) to a 1/2" rebar found for  
12 the northwest corner of the 4.01 acre tract;
- 13 2. South 13°38'03" East a distance of 475.02 feet (record - South  
14 13°37'24" East a distance of 475.21 feet) to a 1/2" rebar found for  
15 the southwest corner of the 4.01 acre tract;
- 16 3. North 61°32'05" East a distance of 414.16 feet (record - North  
17 61°32'44" East a distance of 414.36 feet) to a 1/2" rebar found for  
18 the southeast corner of the 4.01 acre tract, and being in the  
19 westerly right-of-way line of said County Road 266;

20 THENCE along the easterly line of the 80.68 acre remainder of  
21 an 82.62 acre tract and the westerly right-of-way line of County  
22 Road 266 the following nine (9) courses:

- 23 1. South 27°41'59" East a distance of 394.10 feet (record - South  
24 27°41'30" East a distance of 394.00 feet) to a fence post found for  
25 corner;
- 26 2. South 26°04'17" East a distance of 148.94 feet (record - South  
27 26°00'57" East a distance of 148.99 feet) to a fence post found for

- 1 corner;
- 2 3. South 24°35'10" East a distance of 227.32 feet (record - South  
3 24°39'50" East a distance of 227.37 feet) to a fence post found for  
4 corner;
- 5 4. South 29°39'15" East a distance of 485.42 feet (record - South  
6 29°38'20" East a distance of 485.28 feet) to a fence post found for  
7 corner;
- 8 5. South 31°21'15" East a distance of 55.73 feet (record - South  
9 31°21'11" East a distance of 55.75 feet) to a fence post found for  
10 corner;
- 11 6. South 34°23'40" East a distance of 77.70 feet (record - South  
12 34°21'13" East a distance of 77.71 feet) to a fence post found for  
13 corner;
- 14 7. South 37°14'52" East a distance of 72.04 feet (record - South  
15 37°16'25" East a distance of 72.07 feet) to a fence post found for  
16 corner;
- 17 8. South 41°51'07" East a distance of 79.68 feet (record - South  
18 41°50'42" East a distance of 79.65 feet) to a fence post found for  
19 corner;
- 20 9. South 46°20'23" East a distance of 88.67 feet (record - South  
21 46°21'47" East a distance of 88.66 feet) to a 60d nail found in the  
22 base of a tree for an angle point in the easterly line of the 80.68  
23 acre remainder of an 82.62 acre tract and being the northeast corner  
24 of said 2.00 acre tract;

25       THENCE along the easterly line of the 2.00 acre tract and the  
26 westerly right-of-way line of County Road 266 the following two (2)  
27 courses:

1 1. South 51°52'18" East a distance of 50.97 feet (record - South  
2 51°49'14" East a distance of 50.96 feet) to a 60d nail found in the  
3 base of a tree;

4 2. South 51°43'04" East a distance of 165.73 feet (record - South  
5 51°43'15" East a distance of 165.69 feet) to a steel fence post found  
6 for corner for an angle point in the easterly line of the 80.68 acre  
7 remainder of an 82.62 acre tract and being the southeast corner of  
8 said 2.00 acre;

9       THENCE along the easterly line of the 80.68 acre remainder of  
10 an 82.62 acre tract and the westerly right-of-way line of County  
11 Road 266 the following thirteen (13) courses:

12 1. South 57°01'45" East a distance of 75.98 feet (record - South  
13 57°00'29" East a distance of 75.96 feet) to a fence post found for  
14 corner;

15 2. South 62°17'41" East a distance of 75.26 feet (record - South  
16 62°21'51" East a distance of 75.19 feet) to a fence post found for  
17 corner;

18 3. South 64°45'50" East a distance of 78.12 feet (record - South  
19 64°46'15" East a distance of 78.10 feet) to a fence post found for  
20 corner;

21 4. South 66°38'03" East a distance of 317.51 feet (record - South  
22 66°37'21" East a distance of 317.49 feet) to a fence post found for  
23 corner;

24 5. South 70°24'29" East a distance of 156.42 feet (record - South  
25 70°25'04" East a distance of 156.38 feet) to a fence post found for  
26 corner;

27 6. South 65°26'10" East a distance of 64.92 feet (record - South

- 1 65°25'45" East a distance of 64.95 feet) to a fence post found for  
2 corner;
- 3 7. South 53°30'45" East a distance of 86.57 feet (record - South  
4 53°22'44" East a distance of 86.54 feet) to a fence post found for  
5 corner;
- 6 8. South 57°47'47" East a distance of 84.10 feet (record - South  
7 57°53'40" East a distance of 84.04 feet) to a fence post found for  
8 corner;
- 9 9. South 62°33'40" East a distance of 51.72 feet (record - South  
10 62°33'13" East a distance of 51.75 feet) to a fence post found for  
11 corner;
- 12 10. South 57°33'51" East a distance of 25.25 feet (record - South  
13 57°29'07" East a distance of 25.22 feet) to a fence post found for  
14 corner;
- 15 11. South 58°31'02" East a distance of 75.55 feet (record - South  
16 58°31'52" East a distance of 75.57 feet) to a fence post found for  
17 corner;
- 18 12. South 60°27'34" East a distance of 152.96 feet (record - South  
19 60°27'42" East a distance of 152.97 feet) to a fence post found for  
20 corner;
- 21 13. South 57°57'23" East a distance of 40.97 feet (record - South  
22 58°00'42" East a distance of 40.88 feet) to a 1/2" rebar found for  
23 the southeast corner of the 80.68 acre remainder of an 82.62 acre  
24 tract and the northeast corner of said 86.67 acre "Tract 2";

25 THENCE along the easterly line of the 86.67 acre tract and the  
26 westerly right-of-way line of County Road 266 the following sixteen  
27 (13) courses:

- 1 1. South 58°00'16" East a distance of 134.29 feet (record - South  
2 58°00'42" East a distance of 134.42 feet) to a fence post found for  
3 corner;
- 4 2. South 58°42'01" East a distance of 93.89 feet (record - South  
5 58°00'42" East a distance of 134.42 feet) to a 1/2" rebar found;
- 6 3. South 55°41'55" East a distance of 36.69 feet (record - South  
7 55°39'14" East a distance of 36.72 feet) to a 1/2" rebar found;
- 8 4. South 57°23'18" East a distance of 77.00 feet (record - South  
9 57°24'50" East a distance of 76.96 feet) to a 60d nail found in the  
10 base of a tree;
- 11 5. South 59°52'58" East a distance of 163.67 feet (record - South  
12 59°51'48" East a distance of 163.67 feet) to a 60d nail found in the  
13 base of a tree;
- 14 6. South 56°53'38" East a distance of 47.23 feet (record - South  
15 56°54'00" East a distance of 47.20 feet) to a 60d nail found in the  
16 base of a tree;
- 17 7. South 51°53'59" East a distance of 181.09 feet (record - South  
18 51°53'38" East a distance of 181.04 feet) to a 60d nail found in the  
19 base of a tree;
- 20 8. South 47°28'03" East a distance of 36.60 feet (record - South  
21 47°42'45" East a distance of 36.58 feet) to a 1/2" rebar found;
- 22 9. South 33°36'25" East a distance of 99.11 feet (record - South  
23 33°37'41" East a distance of 99.11 feet) to a 1/2" rebar found;
- 24 10. South 36°25'01" East a distance of 31.64 feet (record - South  
25 36°24'58" East a distance of 31.64 feet) to a 60d nail found in the  
26 base of a tree;
- 27 11. South 33°10'54" East a distance of 89.81 feet (record - South

1 33°07'46" East a distance of 89.91 feet) to a 60d nail found in the  
2 base of a tree;

3 12. South 43°21'48" East a distance of 165.76 feet (record - South  
4 43°24'18" East a distance of 165.72 feet) to a 60d nail found in the  
5 base of a tree;

6 13. South 32°09'56" East (record - South 32°04'55" East) a distance  
7 of 125.64 feet to a calculated point

8 THENCE crossing through the 86.67 acre tract the following  
9 three (3) courses:

10 1. South 67°04'21" West, a distance of 169.04 feet to a calculated  
11 point;

12 2. South 66°30'58" West a distance of 2337.55 feet to a calculated  
13 point;

14 3. South 86°26'35" West a distance of 317.04 feet to a calculated  
15 point in the westerly line of the 86.67 acre tract, being the  
16 southeast corner of a 6.669 acre tract of land conveyed to Emogene  
17 M. Champion by instrument of record in Doc. No. 2008083903 of the  
18 Official Public Records of Williamson County, Texas, also being in  
19 the northerly line of Lot 7, High Gabriel East, Section 2, a  
20 subdivision of record in Volume B, Pages 296-298 of the Plat Records  
21 of Williamson County, Texas, and also being the approximate  
22 centerline of the South San Gabriel River;

23 THENCE North 25°06'16" West (record - North 25°05'54" West),  
24 along the westerly line of the 86.67 acre tract and the east line of  
25 said 6.669 acre tract, a distance of 227.10 feet (record - 227.10  
26 feet) to a 1/2" rebar set with plastic cap which reads "Baseline  
27 Inc" for the northeast corner of the 6.669 acre tract and the

1 southeast corner of a 73.00 acre tract of land conveyed to Ina Dale  
2 Craven by instrument of record in Volume 595, Page 288 of the Deed  
3 Records of Williamson County, Texas, therein designated as "Tract  
4 One";

5       THENCE North 05°28'53" West (record - North 05°28'53" West),  
6 along the westerly line of the 86.67 acre tract and the east line of  
7 said 43.00 acre tract, passing at a distance of 953.39 (record -  
8 953.39 feet) a calculated point for the northwest corner of the  
9 86.67 acre tract and the southwest corner of the 80.68 acre  
10 remainder of an 82.62 acre tract, and continuing along the westerly  
11 line of the 80.68 acre remainder of an 82.62 acre tract and the east  
12 line of said 43.00 acre tract for a total distance of 1235.21 feet  
13 (record - 1235.21 feet) to a 1/2" rebar found for the northeast  
14 corner of the 43.00 acre tract and the southeast corner of a 38.24  
15 acre tract of land conveyed to Emogene Champion by said instrument  
16 of record in Volume 595, Page 288 of the Deed Records of Williamson  
17 County, Texas, therein designated as "Tract Two";

18       THENCE along the westerly line of the 80.68 acre remainder of  
19 an 82.62 acre tract and the east and north lines of said 38.24 acre  
20 tract the following two (2) courses:

21 1. North 08°17'02" West a distance of 572.35 (record - North  
22 08°18'15" West a distance of 572.29 feet) to a 1/2" rebar found for  
23 the northeast corner of the 38.624 acre tract;

24 2. South 77°12'21" West a distance of 424.18 (record - South  
25 77°13'07" West a distance of 424.14 feet) to a 1/2" rebar found for  
26 the northeast corner of the 38.624 acre tract;

27       THENCE North 20°19'13" West (record - North 20°18'36" West),

1 along the westerly line of the 80.68 acre remainder of an 82.62 acre  
2 tract, the east line of the 38.24 acre tract, and the east line of a  
3 21.543 acre tract of land conveyed to Mark Mason by instrument of  
4 record in Doc. No. 2007021744 of the Official Public Records of  
5 Williamson County, Texas, a distance of 604.86 feet (record -  
6 604.88 feet) to a 1/2" rebar found for the northeast corner of the  
7 21.543 acre tract and the southeast corner of a 19.758 acre tract of  
8 land conveyed to Michael W. Mason by instrument of record in Doc.  
9 No. 2007021745 of the Official Public Records of Williamson County,  
10 Texas;

11       THENCE North 20°35'14" West (record - North 20°35'47" West),  
12 along the westerly line of the 80.68 acre remainder of an 82.62 acre  
13 tract and the east line of said 19.758 acre tract, a distance of  
14 459.92 feet (record - 459.96 feet) to a 1/2" rebar found for the  
15 northeast corner of the 19.758 acre tract and the southeast corner  
16 of said 34.746 acre remainder of a 43.00 acre tract;

17       THENCE South 68°55'24" West (record: South 69°49' West), along  
18 the south line of the 34.746 acre remainder of a 43.00 acre tract  
19 and the north line of the 19.758 acre tract, passing at a distance  
20 of 872.22 feet (record: 872.22 feet) a calculated point for an angle  
21 point in the north line of the 19.758 acre tract and being the  
22 northeast corner of a 1.78 acre tract of land conveyed to Michael W.  
23 Mason by instrument of record in Volume 1270, Page 205 of the  
24 Official Records of Williamson County, Texas; from which a 1/2"  
25 rebar found bears North 35°52'45" West a distance of 0.93 feet and  
26 continue along the south line of the 34.746 acre remainder of a  
27 43.00 acre tract and the north line of said 1.78 acre tract 390.37



1 feet further (record: 390.37 feet) to a calculated point for an  
2 angle point in the north line of the 19.758 acre tract and being the  
3 northwest corner of the 1.78 acre tract; from which a 1/2" rebar  
4 found bears North 50°25'19" West a distance of 0.51 feet and  
5 continuing along the south line of the 34.746 acre remainder of a  
6 43.00 acre tract and the north line of the 19.758 acre tract and the  
7 north line of a 22-foot wide Ingress and Egress Easement granted to  
8 Michael W. Mason in said Volume 1270, Page 205 for a total distance  
9 of 1583.30 feet to a TxDOT Type II concrete monument found for the  
10 southwest corner of the 34.746 acre remainder of a 43 acre tract  
11 known as "Tract Four" and being in the north line of the 19.758 acre  
12 tract and also being in the east right-of-way line of said U.S. 183,  
13 392.00 feet left of and perpendicular to E.C.S. 18656.50;

14       THENCE along the west line of the 34.746 acre remainder of a  
15 43.00 acre tract and the east right-of-way line of U.S. 183 the  
16 following four (4) courses:

17 1. Along the arc of a non-tangential curve to the right, having a  
18 radius of 19608.00 feet (record: 19608.00 feet), a length of 491.38  
19 feet (record: 491.44 feet), a delta angle of 01°26'09" (record:  
20 01°26'10") and a chord, which bears North 21°50'37" West a distance  
21 of 491.36 feet (record: North 21°56'28" West a distance of 491.43  
22 feet) to a TxDOT Type II concrete monument found 392.00 feet left of  
23 and perpendicular to E.C.S. 181+55.23 for a point of tangency;

24 2. North 21°07'32" West a distance of 11.23 feet (record: North  
25 21°05'55" West a distance of 11.23 feet) to a 1/2" rebar set with  
26 plastic cap, which reads "BASELINE, INC.", being 392.00 feet left  
27 of and perpendicular to E.C.S. 181+44.00;

1 3. South 68°52'32" West a distance of 192.00 feet (record: South  
2 68°54'09" West a distance of 192.00 feet to a calculated point  
3 200.00 feet left of an perpendicular to E.C.S. 181+44.00; from  
4 which a damaged TxDOT Type II concrete monument found bears North  
5 16°55'25" East a distance of 0.27 feet;

6 4. North 21°03'51" West a distance of 400.41 feet (record: North  
7 21°05'54" West a distance of 400.07 feet to a 1/2" rebar found for  
8 the northwest corner of the 34.746 acre remainder of a 43.00 acre  
9 tract and being the southwest corner of said 7.517 acre remainder of  
10 a 43.00 acre tract, and also being in the east right-of-way line of  
11 U.S. 183 (R.O.W. varies), being 200.00 feet left of and  
12 perpendicular to Engineer's Centerline Station (E.C.S.) 177+43.93;

13       THENCE North 21°03'51" West (record: North 21°05'55" West),  
14 along the west line of the 7.517 acre remainder of a 43.00 acre  
15 tract and the east right-of-way line of said U.S. 183 a distance of  
16 400.50 feet (record: 400.77 feet) to a 1/2" rebar found with cap,  
17 which reads "SAM, INC." for the northwest corner of the 7.517 acre  
18 remainder of a 43.00 acre tract and being the southwest corner of  
19 the remainder of a 1.533 acre tract of land conveyed to the City of  
20 Liberty Hill, Texas by instrument of record in Document Number  
21 2012032250 of the Official Public Records of Williamson County,  
22 Texas, being known therein as "Tract 2" and being 200 feet left of  
23 and perpendicular to E.C.S. 173+43.16;

24       THENCE North 68°55'20" East (record: North 68°55'49" East),  
25 along the north line of the 7.517 acre remainder of a 43.00 acre  
26 tract and the south line of said remainder of a 1.533 acre tract a  
27 distance of 731.95 feet to a 1/2" rebar found with plastic cap

1 (illegible) for the west corner of a 0.026 of one acre tract of land  
2 conveyed to the City of Liberty Hill, Texas in said Document Number  
3 2012032250 and known therein as "Tract 4" for a point of curvature;

4       THENCE along the north line of the 7.517 acre remainder of a  
5 43.00 acre tract and the south line of said 0.026 of one acre tract,  
6 being a tangential curve to the left, having a radius of 50.00 feet  
7 (record: 50.00 feet), a length of 92.54 feet (record: 92.71 feet), a  
8 delta angle of 106°02'34" (record: 106°14'28") and a chord, which  
9 bears North 68°56'26" East a distance of 79.89 feet (record: North  
10 68°56'35" East a distance of 79.99 feet) to a 1/2" rebar found with  
11 plastic cap (illegible) for the east corner of the 0.026 of one acre  
12 tract and being in the south line of the remainder of a 1.533 acre  
13 tract for a point of tangency;

14       THENCE North 68°25'29" East (record: North 68°55'49" East),  
15 along the north line of the 7.517 acre remainder of a 43.00 acre  
16 tract and the south line of the 1.533 acre tract a distance of 9.75  
17 feet (record: 9.66 feet) to a 1/2" rebar found with plastic cap,  
18 which reads "LCRA" for the northeast corner of the 7.517 acre  
19 remainder of a 43.00 acre tract and being the southeast corner of  
20 the remainder of a 1.533 acre tract and also being in the west line  
21 of a 20.000 acre tract of land conveyed to City of Liberty Hill,  
22 Texas by instrument of record in said Document Number 2012032250  
23 and known therein as "Tract 1", from which a 1/2" rebar found with  
24 plastic cap, which reads "LCRA" for the northeast corner of the  
25 remainder of a 1.533 acre tract and being in the west line of said  
26 20.000 acre tract bears North 20°40'12" West a distance of 59.98  
27 feet (record: North 20°40'03" West a distance of 60.00 feet);

1           THENCE South 20°40'12" East (record: South 20°40'03" East),  
2 along the east line of the 7.517 acre remainder of a 43.00 acre  
3 tract and the west line of the 20.000 acre tract a distance of  
4 400.69 feet to a 1/2" rebar found with plastic cap, which reads  
5 "LCRA" for the southeast corner of the 7.517 acre remainder of a  
6 43.00 acre tract, the southwest corner of the 20.000 acre tract and  
7 also being in the north line of the 34.746 acre remainder of a 43.00  
8 acre tract;

9           THENCE North 68°55'49" East (record: North 69°49' East), along  
10 the north line of the 34.746 acre remainder of a 43.00 acre tract  
11 and the south line of the 20.000 acre tract, a distance of 968.87  
12 feet (record - 968.86 feet) to a 1/2" rebar found for the northeast  
13 corner of the 34.746 acre remainder of a 43.00 acre tract, the  
14 southeast corner of the 20.000 acre tract, and being in the westerly  
15 line of the 80.68 acre remainder of an 82.82 acre tract;

16           THENCE North 20°42'08" West (record - North 20°39'06" West),  
17 along the westerly line of the 80.68 acre remainder of an 82.62 acre  
18 tract and the east line of the 20.000 acre tract, a distance of  
19 294.56 feet to a calculated point for the northwest corner of the  
20 80.68 acre remainder of an 82.62 acre tract and the southwest corner  
21 of said Lot 2, Hamilton Subdivision;

22           THENCE along the north line of the 80.68 acre remainder of an  
23 82.62 acre tract and the south line of Lot 2, Hamilton Subdivision,  
24 the following six (6) courses:

25 1. North 70°41'00" East a distance of 397.85 (record - North  
26 70°41'56" East a distance of 396.79) to a 1/2" rebar found;

27 2. North 66°15'13" East a distance of 161.71 (record - North

- 1 66°16'09" East a distance of 161.69) to a 1/2" rebar found;  
2 3. North 54°02'41" East a distance of 58.65 (record - North  
3 54°00'09" East a distance of 58.66) to a 1/2" rebar found;  
4 4. North 65°58'55" East a distance of 94.57 (record - North  
5 66°07'09" East a distance of 94.66) to a 1/2" rebar found;  
6 5. North 89°16'53" East a distance of 39.31 (record - North  
7 89°06'09" East a distance of 94.24) to a 1/2" rebar found;  
8 6. North 72°09'38" East a distance of 259.54 (record - North  
9 72°10'09" East a distance of 259.64) to the POINT OF BEGINNING.

10 This tract contains 192.79 acres of land, more or less, out of  
11 the William H. Monroe Survey, Abstract Number 453, and the Henry  
12 Garmes Survey, Abstract no. 269, both in Williamson County, Texas.

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

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

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

27 (d) All requirements of the constitution and laws of this

1 state and the rules and procedures of the legislature with respect  
2 to the notice, introduction, and passage of this Act are fulfilled  
3 and accomplished.

4 SECTION 4. (a) If this Act does not receive a two-thirds  
5 vote of all the members elected to each house, Subchapter C, Chapter  
6 7934, Special District Local Laws Code, as added by Section 1 of  
7 this Act, is amended by adding Section 7934.106 to read as follows:

8 Sec. 7934.106. NO EMINENT DOMAIN POWER. The district may  
9 not exercise the power of eminent domain.

10 (b) This section is not intended to be an expression of a  
11 legislative interpretation of the requirements of Section 17(c),  
12 Article I, Texas Constitution.

13 SECTION 5. This Act takes effect immediately if it receives  
14 a vote of two-thirds of all the members elected to each house, as  
15 provided by Section 39, Article III, Texas Constitution. If this  
16 Act does not receive the vote necessary for immediate effect, this  
17 Act takes effect September 1, 2015.