

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:

10 (1) maintain a connection between a road inside the
11 district and a public roadway that intersects a district boundary;
12 and

13 (2) at the request of a political subdivision adjacent
14 to the district or the Texas Department of Transportation, allow a
15 connection to be built between a road inside the district and a
16 public roadway that intersects a district boundary.

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

23 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

24 Sec. 7934.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The
25 district may issue, without an election, bonds and other
26 obligations secured by:

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

1 (2) contract payments described by Section 7934.153.

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

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

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

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

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

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

25 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

26 Sec. 7934.201. AUTHORITY TO ISSUE BONDS AND OTHER
27 OBLIGATIONS. The district may issue bonds or other obligations

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

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

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

16 SECTION 2. The Williamson County Municipal Utility District
17 No. 31 initially includes all the territory contained in the
18 following area:

19 BEING 192.79 ACRES OF LAND OUT OF THE WILLIAM H. MONROE
20 SURVEY, ABSTRACT NUMBER 453, AND THE HENRY GARMES SURVEY, ABSTRACT
21 NO. 269, BOTH IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF
22 FIVE TRACTS: TRACT 1 BEING AN 80.68 ACRE REMAINDER OF AN 82.62 ACRE
23 TRACT, ERRONEOUSLY CALLED 62.62 ACRES; TRACT TWO BEING A PORTION OF
24 AN 86.67 ACRE TRACT; TRACT THREE BEING ALL OF A 2.00 ACRE TRACT; ALL
25 CONVEYED TO LANCE ERIC CAUGHFIELD, TRUSTEE OF THE CAUGHFIELD FAMILY
26 TRUST BY CORRECTION GENERAL WARRANTY DEED OF RECORD IN DOC. NO.
27 2013046424 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,

1 TEXAS, THEREIN DESIGNATED AS "TRACT 1", "TRACT 2", AND "TRACT 5",
2 RESPECTIVELY; TRACT FOUR BEING A 34.746 ACRE REMAINDER OF A 43.00
3 ACRE TRACT OF LAND CONVEYED TO JOHN T. MASON BY INSTRUMENT OF RECORD
4 IN VOLUME 595, PAGE 288 OF THE DEED RECORDS OF WILLIAMSON COUNTY,
5 TEXAS, THEREIN DESIGNATED AS "TRACT FOUR"; AND TRACT FIVE BEING A
6 7.517 ACRE REMAINDER OF A 43.00 ACRE TRACT CONVEYED TO JOAN GIDDENS
7 BY INSTRUMENT OF RECORD IN SAID VOLUME 595, PAGE 288, KNOWN THEREIN
8 AS "TRACT FIVE", WITH ON-HALF (1/2) INTEREST CONVEYED TO JOE P.
9 GIDDENS, SR. BY GIFT DEED OF RECORD IN DOCUMENT NUMBER 9513614 OF
10 THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND BEING MORE
11 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

12 BEGINNING at a 1/2" rebar found for the northeast corner of
13 said 80.68 acre remainder of an 82.62 acre tract, the southeast
14 corner of Lot 2, Hamilton Subdivision, a subdivision of record in
15 Doc. No. 1993014740 of the Official Public Records of Williamson
16 County, Texas, the northeast corner of a 4.01 acre tract of land
17 conveyed to David Harp and Cynthia Marie Caughfield Harp by
18 instrument of record in Doc. No. 1996021719 of the Official Public
19 Records of Williamson County, and being in the westerly
20 right-of-way line of County Road 266 (R.O.W. varies), from which a
21 1/2" rebar found for the northwest corner of a 3.16 acre tract of
22 land conveyed to the Pedernales Electric Cooperative, Inc. by
23 instrument of record in Doc. No. 2006040305 of the Official Public
24 Records of Williamson County, Texas, the southwest corner of a 5.94
25 acre tract of land conveyed to Carolyn Miller and Leonard Miller by
26 deed of record in Volume 681, Page 342 of the Deed Records of
27 Williamson County, Texas, and being in the easterly right-of-way

1 line of said County Road 266, bears North 58°49'44" East a distance
2 of 35.72 feet; [Point of Beginning Coordinates:
3 Northing=10,202,718.53; Easting=3,075,492.25];

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

- 7 1. South 69°37'04" West a distance of 392.77 feet (record - South
8 69°37'30" West a distance of 392.83 feet) to a 1/2" rebar found for
9 the northwest corner of the 4.01 acre tract;
- 10 2. South 13°38'03" East a distance of 475.02 feet (record - South
11 13°37'24" East a distance of 475.21 feet) to a 1/2" rebar found for
12 the southwest corner of the 4.01 acre tract;
- 13 3. North 61°32'05" East a distance of 414.16 feet (record - North
14 61°32'44" East a distance of 414.36 feet) to a 1/2" rebar found for
15 the southeast corner of the 4.01 acre tract, and being in the
16 westerly right-of-way line of said County Road 266;

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

- 20 1. South 27°41'59" East a distance of 394.10 feet (record - South
21 27°41'30" East a distance of 394.00 feet) to a fence post found for
22 corner;
- 23 2. South 26°04'17" East a distance of 148.94 feet (record - South
24 26°00'57" East a distance of 148.99 feet) to a fence post found for
25 corner;
- 26 3. South 24°35'10" East a distance of 227.32 feet (record - South
27 24°39'50" East a distance of 227.37 feet) to a fence post found for

1 corner;

2 4. South 29°39'15" East a distance of 485.42 feet (record - South
3 29°38'20" East a distance of 485.28 feet) to a fence post found for
4 corner;

5 5. South 31°21'15" East a distance of 55.73 feet (record - South
6 31°21'11" East a distance of 55.75 feet) to a fence post found for
7 corner;

8 6. South 34°23'40" East a distance of 77.70 feet (record - South
9 34°21'13" East a distance of 77.71 feet) to a fence post found for
10 corner;

11 7. South 37°14'52" East a distance of 72.04 feet (record - South
12 37°16'25" East a distance of 72.07 feet) to a fence post found for
13 corner;

14 8. South 41°51'07" East a distance of 79.68 feet (record - South
15 41°50'42" East a distance of 79.65 feet) to a fence post found for
16 corner;

17 9. South 46°20'23" East a distance of 88.67 feet (record - South
18 46°21'47" East a distance of 88.66 feet) to a 60d nail found in the
19 base of a tree for an angle point in the easterly line of the 80.68
20 acre remainder of an 82.62 acre tract and being the northeast corner
21 of said 2.00 acre tract;

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

25 1. South 51°52'18" East a distance of 50.97 feet (record - South
26 51°49'14" East a distance of 50.96 feet) to a 60d nail found in the
27 base of a tree;

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

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

9 1. South 57°01'45" East a distance of 75.98 feet (record - South
10 57°00'29" East a distance of 75.96 feet) to a fence post found for
11 corner;

12 2. South 62°17'41" East a distance of 75.26 feet (record - South
13 62°21'51" East a distance of 75.19 feet) to a fence post found for
14 corner;

15 3. South 64°45'50" East a distance of 78.12 feet (record - South
16 64°46'15" East a distance of 78.10 feet) to a fence post found for
17 corner;

18 4. South 66°38'03" East a distance of 317.51 feet (record - South
19 66°37'21" East a distance of 317.49 feet) to a fence post found for
20 corner;

21 5. South 70°24'29" East a distance of 156.42 feet (record - South
22 70°25'04" East a distance of 156.38 feet) to a fence post found for
23 corner;

24 6. South 65°26'10" East a distance of 64.92 feet (record - South
25 65°25'45" East a distance of 64.95 feet) to a fence post found for
26 corner;

27 7. South 53°30'45" East a distance of 86.57 feet (record - South

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

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

- 25 1. South 58°00'16" East a distance of 134.29 feet (record - South
26 58°00'42" East a distance of 134.42 feet) to a fence post found for
27 corner;

- 1 2. South 58°42'01" East a distance of 93.89 feet (record - South
2 58°00'42" East a distance of 134.42 feet) to a 1/2" rebar found;
- 3 3. South 55°41'55" East a distance of 36.69 feet (record - South
4 55°39'14" East a distance of 36.72 feet) to a 1/2" rebar found;
- 5 4. South 57°23'18" East a distance of 77.00 feet (record - South
6 57°24'50" East a distance of 76.96 feet) to a 60d nail found in the
7 base of a tree;
- 8 5. South 59°52'58" East a distance of 163.67 feet (record - South
9 59°51'48" East a distance of 163.67 feet) to a 60d nail found in the
10 base of a tree;
- 11 6. South 56°53'38" East a distance of 47.23 feet (record - South
12 56°54'00" East a distance of 47.20 feet) to a 60d nail found in the
13 base of a tree;
- 14 7. South 51°53'59" East a distance of 181.09 feet (record - South
15 51°53'38" East a distance of 181.04 feet) to a 60d nail found in the
16 base of a tree;
- 17 8. South 47°28'03" East a distance of 36.60 feet (record - South
18 47°42'45" East a distance of 36.58 feet) to a 1/2" rebar found;
- 19 9. South 33°36'25" East a distance of 99.11 feet (record - South
20 33°37'41" East a distance of 99.11 feet) to a 1/2" rebar found;
- 21 10. South 36°25'01" East a distance of 31.64 feet (record - South
22 36°24'58" East a distance of 31.64 feet) to a 60d nail found in the
23 base of a tree;
- 24 11. South 33°10'54" East a distance of 89.81 feet (record - South
25 33°07'46" East a distance of 89.91 feet) to a 60d nail found in the
26 base of a tree;
- 27 12. South 43°21'48" East a distance of 165.76 feet (record - South

1 43°24'18" East a distance of 165.72 feet) to a 60d nail found in the
2 base of a tree;

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

5 THENCE crossing through the 86.67 acre tract the following
6 three (3) courses:

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

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

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

20 THENCE North 25°06'16" West (record - North 25°05'54" West),
21 along the westerly line of the 86.67 acre tract and the east line of
22 said 6.669 acre tract, a distance of 227.10 feet (record - 227.10
23 feet) to a 1/2" rebar set with plastic cap which reads "Baseline
24 Inc" for the northeast corner of the 6.669 acre tract and the
25 southeast corner of a 73.00 acre tract of land conveyed to Ina Dale
26 Craven by instrument of record in Volume 595, Page 288 of the Deed
27 Records of Williamson County, Texas, therein designated as "Tract

1 One";

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

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

18 1. North 08°17'02" West a distance of 572.35 (record - North
19 08°18'15" West a distance of 572.29 feet) to a 1/2" rebar found for
20 the northeast corner of the 38.624 acre tract;

21 2. South 77°12'21" West a distance of 424.18 (record - South
22 77°13'07" West a distance of 424.14 feet) to a 1/2" rebar found for
23 the northeast corner of the 38.624 acre tract;

24 THENCE North 20°19'13" West (record - North 20°18'36" West),
25 along the westerly line of the 80.68 acre remainder of an 82.62 acre
26 tract, the east line of the 38.24 acre tract, and the east line of a
27 21.543 acre tract of land conveyed to Mark Mason by instrument of

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

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

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

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

11 THENCE along the west line of the 34.746 acre remainder of a
12 43.00 acre tract and the east right-of-way line of U.S. 183 the
13 following four (4) courses:

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

21 2. North 21°07'32" West a distance of 11.23 feet (record: North
22 21°05'55" West a distance of 11.23 feet) to a 1/2" rebar set with
23 plastic cap, which reads "BASELINE, INC.", being 392.00 feet left
24 of and perpendicular to E.C.S. 181+44.00;

25 3. South 68°52'32" West a distance of 192.00 feet (record: South
26 68°54'09" West a distance of 192.00 feet to a calculated point
27 200.00 feet left of an perpendicular to E.C.S. 181+44.00; from

1 which a damaged TxDOT Type II concrete monument found bears North
2 16°55'25" East a distance of 0.27 feet;

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

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

21 THENCE North 68°55'20" East (record: North 68°55'49" East),
22 along the north line of the 7.517 acre remainder of a 43.00 acre
23 tract and the south line of said remainder of a 1.533 acre tract a
24 distance of 731.95 feet to a 1/2" rebar found with plastic cap
25 (illegible) for the west corner of a 0.026 of one acre tract of land
26 conveyed to the City of Liberty Hill, Texas in said Document Number
27 2012032250 and known therein as "Tract 4" for a point of curvature;

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

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

25 THENCE South 20°40'12" East (record: South 20°40'03" East),
26 along the east line of the 7.517 acre remainder of a 43.00 acre
27 tract and the west line of the 20.000 acre tract a distance of

1 400.69 feet to a 1/2" rebar found with plastic cap, which reads
2 "LCRA" for the southeast corner of the 7.517 acre remainder of a
3 43.00 acre tract, the southwest corner of the 20.000 acre tract and
4 also being in the north line of the 34.746 acre remainder of a 43.00
5 acre tract;

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

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

19 THENCE along the north line of the 80.68 acre remainder of an
20 82.62 acre tract and the south line of Lot 2, Hamilton Subdivision,
21 the following six (6) courses:

22 1. North 70°41'00" East a distance of 397.85 (record - North
23 70°41'56" East a distance of 396.79) to a 1/2" rebar found;

24 2. North 66°15'13" East a distance of 161.71 (record - North
25 66°16'09" East a distance of 161.69) to a 1/2" rebar found;

26 3. North 54°02'41" East a distance of 58.65 (record - North
27 54°00'09" East a distance of 58.66) to a 1/2" rebar found;

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

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

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

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

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

24 (d) All requirements of the constitution and laws of this
25 state and the rules and procedures of the legislature with respect
26 to the notice, introduction, and passage of this Act are fulfilled
27 and accomplished.

1 SECTION 4. (a) If this Act does not receive a two-thirds
2 vote of all the members elected to each house, Subchapter C, Chapter
3 7934, Special District Local Laws Code, as added by Section 1 of
4 this Act, is amended by adding Section 7934.106 to read as follows:

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

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

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