

By: Farney

H.B. No. 4204

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Williamson County Municipal Utility District No. 33; 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 7959 to read as follows:

CHAPTER 7959. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 33

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 7959.001. 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. 33.

Sec. 7959.002. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 7959.003. 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. 7959.004. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section 7959.003  
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. 7959.005. 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. 7959.006. 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. 7959.051. GOVERNING BODY; TERMS. (a) The district is  
4 governed by a board of five elected directors.

5           (b) Except as provided by Section 7959.052, directors serve  
6 staggered four-year terms.

7           Sec. 7959.052. 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 7959.003; 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 7959.003 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 7959.003; 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. 7959.101. 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. 7959.102. 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. 7959.103. 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. 7959.104. 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 7959.103 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. 7959.105. 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. 7959.151. 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 7959.153.

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. 7959.152. OPERATION AND MAINTENANCE TAX. (a) If  
14 authorized at an election held under Section 7959.151, 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. 7959.153. 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. 7959.201. 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. 7959.202. 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. 7959.203. 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. 33 initially includes all the territory contained in the  
21 following area:

22           TRACT 1:

23           BEING 103.78 ACRES OF LAND OUT OF THE HENRY GARMES SURVEY,  
24 ABSTRACT NO. 269, IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED  
25 OF TWO TRACTS: TRACT ONE BEING ALL OF A 25.32 ACRE TRACT, AND TRACT  
26 TWO BEING A PORTION OF A 217.19 ACRE TRACT, BOTH CONVEYED TO LANCE  
27 ERIC CAUGHFIELD, TRUSTEE OF THE CAUGHFIELD FAMILY TRUST BY

H.B. No. 4204

CORRECTION GENERAL WARRANTY DEED OF RECORD IN DOC. NO. 2013046424  
OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN  
DESIGNATED AS "TRACT 3B, AND "TRACT 6" RESPECTIVELY, AND BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for an angle point in the  
easterly line of said 217.19 acre tract, being the southwest corner  
of a 5.00 acre tract of land conveyed to Victor E. Landig, Jr. and  
Cathy Jayne Landig by instrument of record in Doc. No. 2006029147  
of the Official Public. Records of Williamson County, from which a  
1/2" rebar found for the northwest corner of said 5.00 acre tract  
and the southwest corner of a remainder of a 76.97 tract of land  
conveyed to Alice Catherine Alexander by deed of record in Volume  
611, Page 699 of the Deed Records of Williamson County, Texas, bears  
North 22°03'28" West a distance of 560.54 feet (record - North  
22°03'22" West a distance of 560.34 feet); [Point of Beginning  
Coordinates: Northing=10,199,823.40; Easting=3,079,831.80];

THENCE North 68°33'37" East (record - North 68°33'32" East),  
along the easterly line of the 217.19 acre tract and the south line  
of the 5.00 acre tract, a distance of 438.82 feet (record - 438.82  
feet) to a 1/2" rebar set with plastic cap which reads "Baseline  
Inc" for the southeast corner of the 5.00 acre tract and the  
southwest corner of a 5.865 acre tract of land conveyed to April D.  
Goldston by instrument of record in Doc. No. 2010062124 of the  
Official Public. Records of Williamson County;

THENCE along the easterly line of the 217.19 acre tract and  
the south line of said 5.865 acre tract, the following two (2)  
courses:



1           1. North 68°35'59" East a distance of 263.12 feet (record -  
2 North 68°35'54" East a distance of 463.32 feet) to a 1/2" rebar  
3 found;

4           2. North 68°42'39" East a distance of 623.44 feet (record -  
5 North 68°41'15" East a distance of 623.24 feet) to a 1/2" rebar found  
6 for the southeast corner of the 5.865 acre tract, being an angle  
7 point in the easterly line of the 217.19 acre tract, and being in  
8 the west right-of-way line of County Road 267

9           (R.O.W. varies);

10          THENCE along the easterly line of the 217.19 acre tract and  
11 the west right-of-way line of said County Road 267, the following  
12 six (6) courses:

13          1. South 16°04'02" West a distance of 826.82 feet (record -  
14 South 16°03'22" West a distance of 826.66 feet) to a 1/2" rebar  
15 found;

16          2. South 17°35'30" West a distance of 373.19 feet (record -  
17 South 17°34'53" West a distance of 373.41 feet) to a 1/2" rebar  
18 found;

19          3. South 17°40'03" West a distance of 516.92 feet (record -  
20 South 17°40'17" West a distance of 516.79 feet) to a 1/2" rebar  
21 found;

22          4. South 17°45'01" West a distance of 365.35 feet (record -  
23 South 17°44'20" West a distance of 365.35 feet) to a 1/2" rebar  
24 found;

25          5. South 16°35'03" West a distance of 191.68 feet (record -  
26 South 16°33'50" West a distance of 191.67 feet) to an iron pipe  
27 found;

1           6.   South 14°36'17" West a distance of 170.36 feet (record -  
2   South 14°37'23" West a distance of 170.49 feet) to a 1/2" rebar found  
3   for the southeast corner of the 217.19 acre tract, the northeast  
4   corner of said 25.32 acre tract, and also being the northeast corner  
5   of a 10.00 acre tract of land conveyed to A.S. Event Center by  
6   instrument of record in Doc. No. 2003090619 of the Official Public.  
7   Records of Williamson County;

8           THENCE along the easterly line of the 25.32 acre tract and the  
9   north, west and south lines of said 10.00 acre tract, the following  
10   three (3) courses:

11           1.   South 66°27'07" West a distance of 852.12 feet (record -  
12   South 66°28'39" West a distance of 852.23 feet) to a 1/2" rebar found  
13   for the northwest corner of the 10.00 acre tract;

14           2.   South 05°44'14" West a distance of 604.88 feet (record -  
15   South 05°43'19" West a distance of 605.96 feet) to a 1/2" rebar found  
16   for the southwest corner of the 10.00 acre tract;

17           3.   North 87°19'10" East a distance of 465.08 feet (record -  
18   North 87°18'08" East a distance of 465.08 feet) to a 1/2" rebar found  
19   for the southeast corner of the 10.00 acre tract in the west  
20   right-of-way line of County Road 267;

21           THENCE South 17°31'00" West (record - South 17°28'56" West),  
22   along the easterly line of the 25.32 acre tract and the west  
23   right-of-way line of County Road 267, a distance of 335.09 feet  
24   (record - 335.09 feet) to a 60d nail found in a fence post for the  
25   southeast corner of the 25.32 acre tract, and being the point of  
26   intersection of the west right-of-way line of County Road 267 and  
27   the northerly right-of-way line of County Road 266 (R.O.W. varies);

1           THENCE along the southerly line of the 25.32 acre tract and  
2 the northerly right-of-way line of said County Road 266, the  
3 following seven (7) courses:

4           1. South 51°44'53" West a distance of 55.21 feet (record -  
5 South 51°46'03" West a distance of 55.18 feet) to a 60d nail found in  
6 the base of a tree;

7           2. South 80°09'00" West a distance of 44.98 feet (record -  
8 South 79°58'15" West a distance of 44.18 feet) to a 60d nail found in  
9 the base of a tree;

10          3. North 82°18'12" West a distance of 179.19 feet (record -  
11 North 82°22'43" West a distance of 179.96 feet) to a 1/2" rebar  
12 found;

13          4. North 82°07'47" West a distance of 341.84 feet (record -  
14 North 82°06'23" West a distance of 341.86 feet) to a 1/2" rebar  
15 found;

16          5. North 76°20'42" West a distance of 83.65 feet (record -  
17 North 73°27'42" West a distance of 83.69 feet) to a 60d nail found in  
18 the base of a tree;

19          6. North 74°46'28" West a distance of 70.00 feet (record -  
20 North 74°47'12" West a distance of 69.92 feet) to a 1/2" rebar found;

21          7. North 73°56'43" West a distance of 113.46 feet (record -  
22 North 74°00'03" West a distance of 113.52 feet) to a 1/2" rebar found  
23 for the southwest corner of the 25.32 acre tract;

24           THENCE along the westerly line of the 25.32 acre tract and the  
25 easterly right-of-way line of County Road 266, the following seven  
26 (7) courses:

27          1. North 24°25'57" West a distance of 93.03 feet (record -

H.B. No. 4204

1 North 24°30'30" West a distance of 92.81 feet) to a 60d nail found in  
2 the base of a tree;

3 2. North 17°11'25" West a distance of 443.82 feet (record -  
4 North 17°10'08" West a distance of 444.10 feet) to a 1/2" rebar  
5 found;

6 3. North 14°23'15" West a distance of 103.26 feet (record -  
7 North 14°20'12" West a distance of 103.28 feet) to a 1/2" rebar  
8 found;

9 4. North 08°37'57" West a distance of 75.27 feet (record -  
10 North 08°31'48" west a distance of 75.28 feet) to a 60d nail found in  
11 the base of a tree;

12 5. North 08°13'20" West a distance of 152.73 feet (record -  
13 North 08°20'03" West a distance of 152.64 feet) to a 1/2" rebar  
14 found;

15 6. North 03°21'57" East a distance of 152.83 feet (record -  
16 North 03°21'04" East a distance of 152.82 feet) to a 60d nail found  
17 in the base of a tree;

18 7. North 03°09'03" East a distance of 177.62 feet (record -  
19 North 03°08'01" East a distance of 177.62 feet) to a 1/2" rebar found  
20 for the northwest corner of the 25.32 acre tract and the southwest  
21 corner of the 217.19 acre tract;

22 THENCE along the westerly line of the 217.19 acre tract and  
23 the easterly right-of-way line of County Road 266, the following  
24 thirty thirteen (13) courses:

25 1. North 03°09'58" East a distance of 127.35 feet (record -  
26 North 03°12'45" East a distance of 127.22 feet) to a 60d nail found;

27 2. North 00°48'25" East a distance of 132.62 feet (record -

1 North 00°48'27" East a distance of 132.67 feet) to a 1/2" rebar  
2 found;

3 3. North 70°13'23" West a distance of 14.05 feet (record -  
4 North 70°23'56" West a distance of 14.03 feet) to a 1/2" rebar found;

5 4. North 03°28'12" East a distance of 45.34 feet (record -  
6 North 03°26'17" East a distance of 45.34 feet) to a 1/2" rebar found;

7 5. North 03°58'46° East a distance of 154.32 feet (record -  
8 North 03°58'14" East a distance of 154.28 feet) to a 1/2" rebar  
9 found;

10 6. North 04°18'06" East a distance of 59.61 feet (record -  
11 North 04°18'41" East a distance of 59.67 feet) to a 1/2" rebar found;

12 7. North 09°03'35" East a distance of 325.14 feet (record -  
13 North 09°02'50" East a distance of 325.07 feet) to a 1/2" rebar  
14 found;

15 8. North 09°04'57" East a distance of 84.09 feet (record -  
16 North 09°05'17" East a distance of 84.06 feet) to a 1/2" rebar found;

17 9. North 00°25'19' East a distance of 51.00 feet (record -  
18 North 00°16'21" East a distance of 51.03 feet) to a 1/2" rebar found;

19 10. North 03°12'51" West a distance of 41.32 feet (record -  
20 North 02°55'40" West a distance of 41.25 feet) to a 60d nail found;

21 11. North 08°52'38" West a distance of 59.36 feet (record -  
22 North 08°59'25" West a distance of 59.42 feet) to a 1/2" rebar found;

23 12. North 21°53'31" West a distance of 108.62 feet (record -  
24 North 21°49'14" West a distance of 108.75 feet) to a 1/2" rebar  
25 found;

26 13. North 29°55'12" West (record - North 29°51'30" West) a  
27 distance of 243.38 feet to a calculated point, from which a 1/2"

H.B. No. 4204

1 rebar found for an angle point in the westerly line of the 217.19  
2 acre tract and the easterly right-of-way line of County Road 266,  
3 bears North 29°55'12" West (record - North 29°51'30" West) a distance  
4 of 20.03 feet;

5       THENCE crossing through the 217.19 acre tract the following  
6 two (2) courses:

7       1. North 67°04'21" East a distance of 357.92 feet to a  
8 calculated point;

9       2. North 68°51'37" East a distance of 844.71 feet to the  
10 POINT OF BEGINNING, and containing 103.78 acres of land, more or  
11 less, out of the Henry Garmes Survey, Abstract no. 269, in  
12 Williamson County, Texas.

13       TRACT 2:

14       BEING 80.17 ACRES OF LAND OUT OF THE HENRY GARMES SURVEY,  
15 ABSTRACT NO. 269, IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED  
16 OF TWO TRACTS: TRACT ONE BEING A PORTION OF AN 86.67 ACRE TRACT, AND  
17 TRACT TWO BEING ALL OF A 61.35 ACRE TRACT, BOTH CONVEYED TO LANCE  
18 ERIC CAUGHFIELD, TRUSTEE OF THE CAUGHFIELD FAMILY TRUST BY  
19 CORRECTION GENERAL WARRANTY DEED OF RECORD IN DOC. NO. 2013046424  
20 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN  
21 DESIGNATED AS "TRACT 2" AND "TRACT 3A" RESPECTIVELY, AND BEING MORE  
22 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

23       BEGINNING at a 60d nail found in the base of a tree in the  
24 easterly line of said 61.35 acre tract and the westerly  
25 right-of-way line of County Road 266 (R.O.W. varies) [Point of  
26 Beginning       Coordinates:       Northing=10,196,888.73;       Easting=  
27 3,078,918.32];

1           THENCE South 29°51'22" West (record - South 29°53'52" West),  
2 along the easterly line of the 61.35 acre tract and the westerly  
3 right-of-way line of said County Road 266, passing at a distance of  
4 84.99 feet (record - 84.97 feet) a 1/2" rebar found, and continuing  
5 for a total distance of 200.88 feet (record - 200.88 feet) to a  
6 calculated point in the approximate centerline of the South San  
7 Gabriel River, for the southeast corner of the 61.35 acre tract, and  
8 being in the north line of Lot 47, South San Gabriel Ranches, a  
9 subdivision of record in Volume B, Pages 86-87 of the Plat Records  
10 of Williamson County, Texas;

11           THENCE along the southwesterly line of the 61.35 acre tract,  
12 the northerly line of said South San Gabriel Ranches, and along the  
13 approximate centerline of said South San Gabriel River the  
14 following two (2) courses:

15           1. North 61°18'12" West a distance of 210.89 (record - North  
16 61°17'50" West a distance of 210.89) to a calculated point;

17           2. North 60°47'01" West a distance of 184.01 (record - North  
18 60°46'39" West a distance of 184.01) to a calculated point in the  
19 north line of Lot 1, South San Gabriel Ranches;

20           THENCE North 58°57'38" West (record - North 58°58'11" West),  
21 along the southwesterly line of the 61.35 acre tract, the northerly  
22 line of South San Gabriel Ranches, along the northerly line of High  
23 Gabriel East, Section 1, a subdivision of record in Volume B, Pages  
24 254-255 of the Plat Records of Williamson County, Texas, and also  
25 along the approximate centerline of the South San Gabriel River a  
26 distance of 1141.31 (record - 1141.01 feet) to a calculated point in  
27 the north line of Lot 9, of said High Gabriel East, Section 1;

1           THENCE North 53°23'04" West (record - North 53°22'42" West),  
2 along the southwesterly line of the 61.35 acre tract, the north line  
3 of High Gabriel East, Section 1, along the northerly line of High  
4 Gabriel East, Section 2, a subdivision of record in Volume B, Pages  
5 296-298 of the Plat Records of Williamson County, Texas, and also  
6 along the approximate centerline of the South San Gabriel River a  
7 distance of 520.13 (record - 520.13 feet) to a calculated point in  
8 the north line of Lot 1, of said High Gabriel East, Section 2;

9           THENCE North 60°21'43" West (record - North 60°21'21" West),  
10 along the southwesterly line of the 61.35 acre tract, the westerly  
11 line of the 86.67 acre tract, the northerly line of High Gabriel  
12 East, Section 2, and along the approximate centerline of the South  
13 San Gabriel River, a distance of 991.15 feet (record - 991.15 feet)  
14 to a calculated point in the north line of Lot 6, of said High  
15 Gabriel East, Section 2;

16           THENCE North 73°06'31" West (record - North 73°06'09" West),  
17 along the westerly line of the 86.67 acre tract, the northerly line  
18 of High Gabriel East, Section 2, and along the approximate  
19 centerline of the South San Gabriel River, a distance of 169.18 feet  
20 (record - 169.18 feet) to a calculated point for the southeast  
21 corner of a 6.669 acre tract of land conveyed to Emogene M. Champion  
22 by instrument of record in Doc. No. 2008083903 of the Official  
23 Public Records of Williamson County, Texas, and being in the  
24 northerly line of Lot 7, of High Gabriel East, Section 2;

25           THENCE crossing through the 86.67 acre tract the following  
26 three (3) courses:

27           1. North 86°26'35" East a distance of 317.04 feet to a



1   calculated point;

2           2.   North 66°30'58" East a distance of 2337.55 feet to a  
3   calculated point;

4           3.   North 67°04'21" East a distance of 269.04 feet to a  
5   calculated point in the east line of the 86.67 acre tract and the  
6   westerly right-of-way line of County Road 266, from which a 60d nail  
7   found in the base of a tree for an angle point in the east line of  
8   the 86.67 acre tract and the westerly right-of-way line of County  
9   Road 266, bears North 32°09'56" West (record - North 32°04'55" West)  
10   a distance of 125.54 feet;

11          THENCE along the east line of the 86.67 acre tract and the  
12   westerly right-of-way line of County Road 266, the following four  
13   (4) courses:

14          1.   South 32°09'56" East (record - South 32°04'55" East) a  
15   distance of 172.79 feet to a 1/2" rebar found;

16          2.   South 24°39'36" East a distance of 130.90 feet (record -  
17   South 24°40'25" East a distance of 130.83 feet) to a 60d nail found  
18   in the base of a tree;

19          3.   South 18°45'47" East a distance of 48.38 feet (record -  
20   South 18°51'04" East a distance of 48.40 feet) to a 60d nail found in  
21   the base of a tree;

22          4.   South 12°11'02" East a distance of 25.73 feet (record -  
23   South 12°06'15" East a distance of 25.85 feet) to a 1/2" rebar found  
24   for the southeast corner of the 86.67 acre tract and the northeast  
25   corner of said 61.35 acre tract;

26          THENCE along the easterly line of the 61.35 acre tract and the  
27   westerly right-of-way line of County Road 266 the following

1 thirteen (13) courses:

2 1. South 12°10'36" East a distance of 37.58 feet (record -  
3 South 12°06'15" East a distance of 37.46 feet) to a 60d nail found in  
4 the base of a tree;

5 2. South 04°05'37" East a distance of 39.38 feet (record -  
6 South 04°03'42" East a distance of 39.37 feet) to a 60d nail found in  
7 the base of a tree;

8 3. South 08°51'22" West a distance of 377.06 feet (record -  
9 South 08°50'15" West a distance of 376.99 feet) to a 60d nail found  
10 in the base of a tree;

11 4. South 67°58'02" West a distance of 11.20 feet (record -  
12 South 67°40'51" West a distance of 11.11 feet) to a 60d nail found in  
13 the base of a tree;

14 5. South 02°40'01" West a distance of 280.55 feet (record -  
15 South 02°42'46" West a distance of 280.54 feet) to a 60d nail found  
16 in the base of a tree;

17 6. South 00°33'19" West a distance of 242.63 feet (record -  
18 South 00°31'17" West a distance of 242.70 feet) to a 1/2" rebar  
19 found;

20 7. South 02°17'45" West a distance of 378.35 feet (record -  
21 South 02°19'20" West a distance of 378.31 feet) to a 60d nail found  
22 in the base of a tree;

23 8. South 01°07'22" East a distance of 173.37 feet (record -  
24 South 01°14'59" East a distance of 173.37 feet) to a 1/2" rebar  
25 found;

26 9. South 20°38'34" East a distance of 141.41 feet (record -  
27 South 20°38'50" East a distance of 141.39 feet) to a 1/2" rebar

1 found;

2 10. South 14°23'21" East a distance of 158.55 feet (record -  
3 South 14°20'44" East a distance of 158.60 feet) to a 60d nail found  
4 in the base of a tree;

5 11. South 10°38'15" East a distance of 12.99 feet (record -  
6 South 10°39'10" East a distance of 12.99 feet) to a 1/2" rebar found;

7 12. South 14°47'56" East a distance of 32.45 feet (record -  
8 South 14°48'48" East a distance of 32.47 feet) to a 1/2" rebar found;

9 13. South 13°14'54" East a distance of 286.23 feet (record -  
10 South 13°15'49" East a distance of 286.23 feet) to the POINT OF  
11 BEGINNING, and containing 80.17 acres of land, more or less, out of  
12 the Henry Garmes Survey, Abstract no. 269, in Williamson County,  
13 Texas.

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

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

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

1           (d) All requirements of the constitution and laws of this  
2 state and the rules and procedures of the legislature with respect  
3 to the notice, introduction, and passage of this Act are fulfilled  
4 and accomplished.

5           SECTION 4. (a) If this Act does not receive a two-thirds  
6 vote of all the members elected to each house, Subchapter C, Chapter  
7 7959, Special District Local Laws Code, as added by Section 1 of  
8 this Act, is amended by adding Section 7959.106 to read as follows:

9           Sec. 7959.106. NO EMINENT DOMAIN POWER. The district may  
10 not exercise the power of eminent domain.

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

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