

1-1 By: Farney (Senate Sponsor - Schwertner) H.B. No. 4204
 1-2 (In the Senate - Received from the House May 20, 2015;
 1-3 May 21, 2015, read first time and referred to Committee on
 1-4 Administration; May 24, 2015, reported favorably by the following
 1-5 vote: Yeas 4, Nays 0; May 24, 2015, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Hancock	X			
1-8 Uresti	X			
1-9 Campbell			X	
1-10 Eltife			X	
1-11 Huffines	X			
1-12 Schwertner	X			
1-13 West			X	

1-15 A BILL TO BE ENTITLED
 1-16 AN ACT

1-17 relating to the creation of the Williamson County Municipal Utility
 1-18 District No. 33; granting a limited power of eminent domain;
 1-19 providing authority to issue bonds; providing authority to impose
 1-20 assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-22 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-23 Code, is amended by adding Chapter 7959 to read as follows:

1-24 CHAPTER 7959. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 33
 1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 7959.001. DEFINITIONS. In this chapter:
 1-27 (1) "Board" means the district's board of directors.
 1-28 (2) "Commission" means the Texas Commission on
 1-29 Environmental Quality.

1-30 (3) "Director" means a board member.
 1-31 (4) "District" means the Williamson County Municipal
 1-32 Utility District No. 33.

1-33 Sec. 7959.002. NATURE OF DISTRICT. The district is a
 1-34 municipal utility district created under Section 59, Article XVI,
 1-35 Texas Constitution.

1-36 Sec. 7959.003. CONFIRMATION AND DIRECTORS' ELECTION
 1-37 REQUIRED. The temporary directors shall hold an election to
 1-38 confirm the creation of the district and to elect five permanent
 1-39 directors as provided by Section 49.102, Water Code.

1-40 Sec. 7959.004. CONSENT OF MUNICIPALITY REQUIRED. The
 1-41 temporary directors may not hold an election under Section 7959.003
 1-42 until each municipality in whose corporate limits or
 1-43 extraterritorial jurisdiction the district is located has
 1-44 consented by ordinance or resolution to the creation of the
 1-45 district and to the inclusion of land in the district.

1-46 Sec. 7959.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)
 1-47 The district is created to serve a public purpose and benefit.

1-48 (b) The district is created to accomplish the purposes of:

1-49 (1) a municipal utility district as provided by
 1-50 general law and Section 59, Article XVI, Texas Constitution; and

1-51 (2) Section 52, Article III, Texas Constitution, that
 1-52 relate to the construction, acquisition, improvement, operation,
 1-53 or maintenance of macadamized, graveled, or paved roads, or
 1-54 improvements, including storm drainage, in aid of those roads.

1-55 Sec. 7959.006. INITIAL DISTRICT TERRITORY. (a) The
 1-56 district is initially composed of the territory described by
 1-57 Section 2 of the Act enacting this chapter.

1-58 (b) The boundaries and field notes contained in Section 2 of
 1-59 the Act enacting this chapter form a closure. A mistake made in the
 1-60 field notes or in copying the field notes in the legislative process
 1-61 does not affect the district's:

1-62 (1) organization, existence, or validity;

2-1 (2) right to issue any type of bond for the purposes
 2-2 for which the district is created or to pay the principal of and
 2-3 interest on a bond;

2-4 (3) right to impose a tax; or

2-5 (4) legality or operation.

2-6 SUBCHAPTER B. BOARD OF DIRECTORS

2-7 Sec. 7959.051. GOVERNING BODY; TERMS. (a) The district is
 2-8 governed by a board of five elected directors.

2-9 (b) Except as provided by Section 7959.052, directors serve
 2-10 staggered four-year terms.

2-11 Sec. 7959.052. TEMPORARY DIRECTORS. (a) On or after the
 2-12 effective date of the Act enacting this chapter, the owner or owners
 2-13 of a majority of the assessed value of the real property in the
 2-14 district may submit a petition to the commission requesting that
 2-15 the commission appoint as temporary directors the five persons
 2-16 named in the petition. The commission shall appoint as temporary
 2-17 directors the five persons named in the petition.

2-18 (b) Temporary directors serve until the earlier of:

2-19 (1) the date permanent directors are elected under
 2-20 Section 7959.003; or

2-21 (2) the fourth anniversary of the effective date of
 2-22 the Act enacting this chapter.

2-23 (c) If permanent directors have not been elected under
 2-24 Section 7959.003 and the terms of the temporary directors have
 2-25 expired, successor temporary directors shall be appointed or
 2-26 reappointed as provided by Subsection (d) to serve terms that
 2-27 expire on the earlier of:

2-28 (1) the date permanent directors are elected under
 2-29 Section 7959.003; or

2-30 (2) the fourth anniversary of the date of the
 2-31 appointment or reappointment.

2-32 (d) If Subsection (c) applies, the owner or owners of a
 2-33 majority of the assessed value of the real property in the district
 2-34 may submit a petition to the commission requesting that the
 2-35 commission appoint as successor temporary directors the five
 2-36 persons named in the petition. The commission shall appoint as
 2-37 successor temporary directors the five persons named in the
 2-38 petition.

2-39 SUBCHAPTER C. POWERS AND DUTIES

2-40 Sec. 7959.101. GENERAL POWERS AND DUTIES. The district has
 2-41 the powers and duties necessary to accomplish the purposes for
 2-42 which the district is created.

2-43 Sec. 7959.102. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-44 DUTIES. The district has the powers and duties provided by the
 2-45 general law of this state, including Chapters 49 and 54, Water Code,
 2-46 applicable to municipal utility districts created under Section 59,
 2-47 Article XVI, Texas Constitution.

2-48 Sec. 7959.103. AUTHORITY FOR ROAD PROJECTS. Under Section
 2-49 52, Article III, Texas Constitution, the district may design,
 2-50 acquire, construct, finance, issue bonds for, improve, operate,
 2-51 maintain, and convey to this state, a county, or a municipality for
 2-52 operation and maintenance macadamized, graveled, or paved roads, or
 2-53 improvements, including storm drainage, in aid of those roads.

2-54 Sec. 7959.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road
 2-55 project must meet all applicable construction standards, zoning and
 2-56 subdivision requirements, and regulations of each municipality in
 2-57 whose corporate limits or extraterritorial jurisdiction the road
 2-58 project is located.

2-59 (b) If a road project is not located in the corporate limits
 2-60 or extraterritorial jurisdiction of a municipality, the road
 2-61 project must meet all applicable construction standards,
 2-62 subdivision requirements, and regulations of each county in which
 2-63 the road project is located.

2-64 (c) If the state will maintain and operate the road, the
 2-65 Texas Transportation Commission must approve the plans and
 2-66 specifications of the road project.

2-67 (d) The district shall convey the public roads constructed
 2-68 by or on behalf of the district under Section 7959.103 to Williamson
 2-69 County for ownership, operation, and maintenance by the county.

3-1 After the 12th anniversary of the date the county accepts
3-2 conveyance of the roads, the district shall maintain the public
3-3 roads located in the district, except that the county shall
3-4 maintain the east-west arterial roadway located in the district
3-5 north of the San Gabriel River and south of State Highway 29. The
3-6 district's obligation to maintain the public roads located in the
3-7 district ceases if all of the territory of the district is annexed
3-8 by a municipality.

3-9 Sec. 7959.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
3-10 OR RESOLUTION. The district shall comply with all applicable
3-11 requirements of any ordinance or resolution that is adopted under
3-12 Section 54.016 or 54.0165, Water Code, and that consents to the
3-13 creation of the district or to the inclusion of land in the
3-14 district.

3-15 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-16 Sec. 7959.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The
3-17 district may issue, without an election, bonds and other
3-18 obligations secured by:

- 3-19 (1) revenue other than ad valorem taxes; or
- 3-20 (2) contract payments described by Section 7959.153.

3-21 (b) The district must hold an election in the manner
3-22 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-23 before the district may impose an ad valorem tax or issue bonds
3-24 payable from ad valorem taxes.

3-25 (c) The district may not issue bonds payable from ad valorem
3-26 taxes to finance a road project unless the issuance is approved by a
3-27 vote of a two-thirds majority of the district voters voting at an
3-28 election held for that purpose.

3-29 Sec. 7959.152. OPERATION AND MAINTENANCE TAX. (a) If
3-30 authorized at an election held under Section 7959.151, the district
3-31 may impose an operation and maintenance tax on taxable property in
3-32 the district in accordance with Section 49.107, Water Code.

3-33 (b) The board shall determine the tax rate. The rate may not
3-34 exceed the rate approved at the election.

3-35 Sec. 7959.153. CONTRACT TAXES. (a) In accordance with
3-36 Section 49.108, Water Code, the district may impose a tax other than
3-37 an operation and maintenance tax and use the revenue derived from
3-38 the tax to make payments under a contract after the provisions of
3-39 the contract have been approved by a majority of the district voters
3-40 voting at an election held for that purpose.

3-41 (b) A contract approved by the district voters may contain a
3-42 provision stating that the contract may be modified or amended by
3-43 the board without further voter approval.

3-44 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-45 Sec. 7959.201. AUTHORITY TO ISSUE BONDS AND OTHER
3-46 OBLIGATIONS. The district may issue bonds or other obligations
3-47 payable wholly or partly from ad valorem taxes, impact fees,
3-48 revenue, contract payments, grants, or other district money, or any
3-49 combination of those sources, to pay for any authorized district
3-50 purpose.

3-51 Sec. 7959.202. TAXES FOR BONDS. At the time the district
3-52 issues bonds payable wholly or partly from ad valorem taxes, the
3-53 board shall provide for the annual imposition of a continuing
3-54 direct ad valorem tax, without limit as to rate or amount, while all
3-55 or part of the bonds are outstanding as required and in the manner
3-56 provided by Sections 54.601 and 54.602, Water Code.

3-57 Sec. 7959.203. BONDS FOR ROAD PROJECTS. At the time of
3-58 issuance, the total principal amount of bonds or other obligations
3-59 issued or incurred to finance road projects and payable from ad
3-60 valorem taxes may not exceed one-fourth of the assessed value of the
3-61 real property in the district.

3-62 SECTION 2. The Williamson County Municipal Utility District
3-63 No. 33 initially includes all the territory contained in the
3-64 following area:

3-65 TRACT 1:

3-66 BEING 103.78 ACRES OF LAND OUT OF THE HENRY GARMES SURVEY,
3-67 ABSTRACT NO. 269, IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED
3-68 OF TWO TRACTS: TRACT ONE BEING ALL OF A 25.32 ACRE TRACT, AND TRACT
3-69 TWO BEING A PORTION OF A 217.19 ACRE TRACT, BOTH CONVEYED TO LANCE

4-1 ERIC CAUGHFIELD, TRUSTEE OF THE CAUGHFIELD FAMILY TRUST BY
 4-2 CORRECTION GENERAL WARRANTY DEED OF RECORD IN DOC. NO. 2013046424
 4-3 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN
 4-4 DESIGNATED AS "TRACT 3B, AND "TRACT 6" RESPECTIVELY, AND BEING MORE
 4-5 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4-6 BEGINNING at a 1/2" rebar found for an angle point in the
 4-7 easterly line of said 217.19 acre tract, being the southwest corner
 4-8 of a 5.00 acre tract of land conveyed to Victor E. Landig, Jr. and
 4-9 Cathy Jayne Landig by instrument of record in Doc. No. 2006029147
 4-10 of the Official Public. Records of Williamson County, from which a
 4-11 1/2" rebar found for the northwest corner of said 5.00 acre tract
 4-12 and the southwest corner of a remainder of a 76.97 tract of land
 4-13 conveyed to Alice Catherine Alexander by deed of record in Volume
 4-14 611, Page 699 of the Deed Records of Williamson County, Texas, bears
 4-15 North 22°03'28" West a distance of 560.54 feet (record - North
 4-16 22°03'22" West a distance of 560.34 feet); [Point of Beginning
 4-17 Coordinates: Northing=10,199,823.40; Easting=3,079,831.80];

4-18 THENCE North 68°33'37" East (record - North 68°33'32" East),
 4-19 along the easterly line of the 217.19 acre tract and the south line
 4-20 of the 5.00 acre tract, a distance of 438.82 feet (record - 438.82
 4-21 feet) to a 1/2" rebar set with plastic cap which reads "Baseline
 4-22 Inc" for the southeast corner of the 5.00 acre tract and the
 4-23 southwest corner of a 5.865 acre tract of land conveyed to April D.
 4-24 Goldston by instrument of record in Doc. No. 2010062124 of the
 4-25 Official Public. Records of Williamson County;

4-26 THENCE along the easterly line of the 217.19 acre tract and
 4-27 the south line of said 5.865 acre tract, the following two (2)
 4-28 courses:

4-29 1. North 68°35'59" East a distance of 263.12 feet (record -
 4-30 North 68°35'54" East a distance of 463.32 feet) to a 1/2" rebar
 4-31 found;

4-32 2. North 68°42'39" East a distance of 623.44 feet (record -
 4-33 North 68°41'15" East a distance of 623.24 feet) to a 1/2" rebar found
 4-34 for the southeast corner of the 5.865 acre tract, being an angle
 4-35 point in the easterly line of the 217.19 acre tract, and being in
 4-36 the west right-of-way line of County Road 267

4-37 (R.O.W. varies);

4-38 THENCE along the easterly line of the 217.19 acre tract and
 4-39 the west right-of-way line of said County Road 267, the following
 4-40 six (6) courses:

4-41 1. South 16°04'02" West a distance of 826.82 feet (record -
 4-42 South 16°03'22" West a distance of 826.66 feet) to a 1/2" rebar
 4-43 found;

4-44 2. South 17°35'30" West a distance of 373.19 feet (record -
 4-45 South 17°34'53" West a distance of 373.41 feet) to a 1/2" rebar
 4-46 found;

4-47 3. South 17°40'03" West a distance of 516.92 feet (record -
 4-48 South 17°40'17" West a distance of 516.79 feet) to a 1/2" rebar
 4-49 found;

4-50 4. South 17°45'01" West a distance of 365.35 feet (record -
 4-51 South 17°44'20" West a distance of 365.35 feet) to a 1/2" rebar
 4-52 found;

4-53 5. South 16°35'03" West a distance of 191.68 feet (record -
 4-54 South 16°33'50" West a distance of 191.67 feet) to an iron pipe
 4-55 found;

4-56 6. South 14°36'17" West a distance of 170.36 feet (record -
 4-57 South 14°37'23" West a distance of 170.49 feet) to a 1/2" rebar found
 4-58 for the southeast corner of the 217.19 acre tract, the northeast
 4-59 corner of said 25.32 acre tract, and also being the northeast corner
 4-60 of a 10.00 acre tract of land conveyed to A.S. Event Center by
 4-61 instrument of record in Doc. No. 2003090619 of the Official Public.
 4-62 Records of Williamson County;

4-63 THENCE along the easterly line of the 25.32 acre tract and the
 4-64 north, west and south lines of said 10.00 acre tract, the following
 4-65 three (3) courses:

4-66 1. South 66°27'07" West a distance of 852.12 feet (record -
 4-67 South 66°28'39" West a distance of 852.23 feet) to a 1/2" rebar found
 4-68 for the northwest corner of the 10.00 acre tract;

4-69 2. South 05°44'14" West a distance of 604.88 feet (record -

5-1 South 05°43'19" West a distance of 605.96 feet) to a 1/2" rebar found
5-2 for the southwest corner of the 10.00 acre tract;
5-3 3. North 87°19'10" East a distance of 465.08 feet (record -
5-4 North 87°18'08" East a distance of 465.08 feet) to a 1/2" rebar found
5-5 for the southeast corner of the 10.00 acre tract in the west
5-6 right-of-way line of County Road 267;
5-7 THENCE South 17°31'00" West (record - South 17°28'56" West),
5-8 along the easterly line of the 25.32 acre tract and the west
5-9 right-of-way line of County Road 267, a distance of 335.09 feet
5-10 (record - 335.09 feet) to a 60d nail found in a fence post for the
5-11 southeast corner of the 25.32 acre tract, and being the point of
5-12 intersection of the west right-of-way line of County Road 267 and
5-13 the northerly right-of-way line of County Road 266 (R.O.W. varies);
5-14 THENCE along the southerly line of the 25.32 acre tract and
5-15 the northerly right-of-way line of said County Road 266, the
5-16 following seven (7) courses:
5-17 1. South 51°44'53" West a distance of 55.21 feet (record -
5-18 South 51°46'03" West a distance of 55.18 feet) to a 60d nail found in
5-19 the base of a tree;
5-20 2. South 80°09'00" West a distance of 44.98 feet (record -
5-21 South 79°58'15" West a distance of 44.18 feet) to a 60d nail found in
5-22 the base of a tree;
5-23 3. North 82°18'12" West a distance of 179.19 feet (record -
5-24 North 82°22'43" West a distance of 179.96 feet) to a 1/2" rebar
5-25 found;
5-26 4. North 82°07'47" West a distance of 341.84 feet (record -
5-27 North 82°06'23" West a distance of 341.86 feet) to a 1/2" rebar
5-28 found;
5-29 5. North 76°20'42" West a distance of 83.65 feet (record -
5-30 North 73°27'42" West a distance of 83.69 feet) to a 60d nail found in
5-31 the base of a tree;
5-32 6. North 74°46'28" West a distance of 70.00 feet (record -
5-33 North 74°47'12" West a distance of 69.92 feet) to a 1/2" rebar found;
5-34 7. North 73°56'43" West a distance of 113.46 feet (record -
5-35 North 74°00'03" West a distance of 113.52 feet) to a 1/2" rebar found
5-36 for the southwest corner of the 25.32 acre tract;
5-37 THENCE along the westerly line of the 25.32 acre tract and the
5-38 easterly right-of-way line of County Road 266, the following seven
5-39 (7) courses:
5-40 1. North 24°25'57" West a distance of 93.03 feet (record -
5-41 North 24°30'30" West a distance of 92.81 feet) to a 60d nail found in
5-42 the base of a tree;
5-43 2. North 17°11'25" West a distance of 443.82 feet (record -
5-44 North 17°10'08" West a distance of 444.10 feet) to a 1/2" rebar
5-45 found;
5-46 3. North 14°23'15" West a distance of 103.26 feet (record -
5-47 North 14°20'12" West a distance of 103.28 feet) to a 1/2" rebar
5-48 found;
5-49 4. North 08°37'57" West a distance of 75.27 feet (record -
5-50 North 08°31'48" west a distance of 75.28 feet) to a 60d nail found in
5-51 the base of a tree;
5-52 5. North 08°13'20" West a distance of 152.73 feet (record -
5-53 North 08°20'03" West a distance of 152.64 feet) to a 1/2" rebar
5-54 found;
5-55 6. North 03°21'57" East a distance of 152.83 feet (record -
5-56 North 03°21'04" East a distance of 152.82 feet) to a 60d nail found
5-57 in the base of a tree;
5-58 7. North 03°09'03" East a distance of 177.62 feet (record -
5-59 North 03°08'01" East a distance of 177.62 feet) to a 1/2" rebar found
5-60 for the northwest corner of the 25.32 acre tract and the southwest
5-61 corner of the 217.19 acre tract;
5-62 THENCE along the westerly line of the 217.19 acre tract and
5-63 the easterly right-of-way line of County Road 266, the following
5-64 thirty thirteen (13) courses:
5-65 1. North 03°09'58" East a distance of 127.35 feet (record -
5-66 North 03°12'45" East a distance of 127.22 feet) to a 60d nail found;
5-67 2. North 00°48'25" East a distance of 132.62 feet (record -
5-68 North 00°48'27" East a distance of 132.67 feet) to a 1/2" rebar
5-69 found;

6-1 3. North 70°13'23" West a distance of 14.05 feet (record -
6-2 North 70°23'56" West a distance of 14.03 feet) to a 1/2" rebar found;
6-3 4. North 03°28'12" East a distance of 45.34 feet (record -
6-4 North 03°26'17" East a distance of 45.34 feet) to a 1/2" rebar found;
6-5 5. North 03°58'46" East a distance of 154.32 feet (record -
6-6 North 03°58'14" East a distance of 154.28 feet) to a 1/2" rebar
6-7 found;
6-8 6. North 04°18'06" East a distance of 59.61 feet (record -
6-9 North 04°18'41" East a distance of 59.67 feet) to a 1/2" rebar found;
6-10 7. North 09°03'35" East a distance of 325.14 feet (record -
6-11 North 09°02'50" East a distance of 325.07 feet) to a 1/2" rebar
6-12 found;
6-13 8. North 09°04'57" East a distance of 84.09 feet (record -
6-14 North 09°05'17" East a distance of 84.06 feet) to a 1/2" rebar found;
6-15 9. North 00°25'19" East a distance of 51.00 feet (record -
6-16 North 00°16'21" East a distance of 51.03 feet) to a 1/2" rebar found;
6-17 10. North 03°12'51" West a distance of 41.32 feet (record -
6-18 North 02°55'40" West a distance of 41.25 feet) to a 60d nail found;
6-19 11. North 08°52'38" West a distance of 59.36 feet (record -
6-20 North 08°59'25" West a distance of 59.42 feet) to a 1/2" rebar found;
6-21 12. North 21°53'31" West a distance of 108.62 feet (record -
6-22 North 21°49'14" West a distance of 108.75 feet) to a 1/2" rebar
6-23 found;
6-24 13. North 29°55'12" West (record - North 29°51'30" West) a
6-25 distance of 243.38 feet to a calculated point, from which a 1/2"
6-26 rebar found for an angle point in the westerly line of the 217.19
6-27 acre tract and the easterly right-of-way line of County Road 266,
6-28 bears North 29°55'12" West (record - North 29°51'30" West) a distance
6-29 of 20.03 feet;
6-30 THENCE crossing through the 217.19 acre tract the following
6-31 two (2) courses:
6-32 1. North 67°04'21" East a distance of 357.92 feet to a
6-33 calculated point;
6-34 2. North 68°51'37" East a distance of 844.71 feet to the
6-35 POINT OF BEGINNING, and containing 103.78 acres of land, more or
6-36 less, out of the Henry Garmes Survey, Abstract no. 269, in
6-37 Williamson County, Texas.
6-38 TRACT 2:
6-39 BEING 80.17 ACRES OF LAND OUT OF THE HENRY GARMES SURVEY,
6-40 ABSTRACT NO. 269, IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED
6-41 OF TWO TRACTS: TRACT ONE BEING A PORTION OF AN 86.67 ACRE TRACT, AND
6-42 TRACT TWO BEING ALL OF A 61.35 ACRE TRACT, BOTH CONVEYED TO LANCE
6-43 ERIC CAUGHFIELD, TRUSTEE OF THE CAUGHFIELD FAMILY TRUST BY
6-44 CORRECTION GENERAL WARRANTY DEED OF RECORD IN DOC. NO. 2013046424
6-45 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN
6-46 DESIGNATED AS "TRACT 2" AND "TRACT 3A" RESPECTIVELY, AND BEING MORE
6-47 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
6-48 BEGINNING at a 60d nail found in the base of a tree in the
6-49 easterly line of said 61.35 acre tract and the westerly
6-50 right-of-way line of County Road 266 (R.O.W. varies) [Point of
6-51 Beginning Coordinates: Northing=10,196,888.73; Easting=
6-52 3,078,918.32];
6-53 THENCE South 29°51'22" West (record - South 29°53'52" West),
6-54 along the easterly line of the 61.35 acre tract and the westerly
6-55 right-of-way line of said County Road 266, passing at a distance of
6-56 84.99 feet (record - 84.97 feet) a 1/2" rebar found, and continuing
6-57 for a total distance of 200.88 feet (record - 200.88 feet) to a
6-58 calculated point in the approximate centerline of the South San
6-59 Gabriel River, for the southeast corner of the 61.35 acre tract, and
6-60 being in the north line of Lot 47, South San Gabriel Ranches, a
6-61 subdivision of record in Volume B, Pages 86-87 of the Plat Records
6-62 of Williamson County, Texas;
6-63 THENCE along the southwesterly line of the 61.35 acre tract,
6-64 the northerly line of said South San Gabriel Ranches, and along the
6-65 approximate centerline of said South San Gabriel River the
6-66 following two (2) courses:
6-67 1. North 61°18'12" West a distance of 210.89 (record - North
6-68 61°17'50" West a distance of 210.89) to a calculated point;
6-69 2. North 60°47'01" West a distance of 184.01 (record - North

7-1 60°46'39" West a distance of 184.01) to a calculated point in the
7-2 north line of Lot 1, South San Gabriel Ranches;
7-3 THENCE North 58°57'38" West (record - North 58°58'11" West),
7-4 along the southwesterly line of the 61.35 acre tract, the northerly
7-5 line of South San Gabriel Ranches, along the northerly line of High
7-6 Gabriel East, Section 1, a subdivision of record in Volume B, Pages
7-7 254-255 of the Plat Records of Williamson County, Texas, and also
7-8 along the approximate centerline of the South San Gabriel River a
7-9 distance of 1141.31 (record - 1141.01 feet) to a calculated point in
7-10 the north line of Lot 9, of said High Gabriel East, Section 1;
7-11 THENCE North 53°23'04" West (record - North 53°22'42" West),
7-12 along the southwesterly line of the 61.35 acre tract, the north line
7-13 of High Gabriel East, Section 1, along the northerly line of High
7-14 Gabriel East, Section 2, a subdivision of record in Volume B, Pages
7-15 296-298 of the Plat Records of Williamson County, Texas, and also
7-16 along the approximate centerline of the South San Gabriel River a
7-17 distance of 520.13 (record - 520.13 feet) to a calculated point in
7-18 the north line of Lot 1, of said High Gabriel East, Section 2;
7-19 THENCE North 60°21'43" West (record - North 60°21'21" West),
7-20 along the southwesterly line of the 61.35 acre tract, the westerly
7-21 line of the 86.67 acre tract, the northerly line of High Gabriel
7-22 East, Section 2, and along the approximate centerline of the South
7-23 San Gabriel River, a distance of 991.15 feet (record - 991.15 feet)
7-24 to a calculated point in the north line of Lot 6, of said High
7-25 Gabriel East, Section 2;
7-26 THENCE North 73°06'31" West (record - North 73°06'09" West),
7-27 along the westerly line of the 86.67 acre tract, the northerly line
7-28 of High Gabriel East, Section 2, and along the approximate
7-29 centerline of the South San Gabriel River, a distance of 169.18 feet
7-30 (record - 169.18 feet) to a calculated point for the southeast
7-31 corner of a 6.669 acre tract of land conveyed to Emogene M. Champion
7-32 by instrument of record in Doc. No. 2008083903 of the Official
7-33 Public Records of Williamson County, Texas, and being in the
7-34 northerly line of Lot 7, of High Gabriel East, Section 2;
7-35 THENCE crossing through the 86.67 acre tract the following
7-36 three (3) courses:
7-37 1. North 86°26'35" East a distance of 317.04 feet to a
7-38 calculated point;
7-39 2. North 66°30'58" East a distance of 2337.55 feet to a
7-40 calculated point;
7-41 3. North 67°04'21" East a distance of 269.04 feet to a
7-42 calculated point in the east line of the 86.67 acre tract and the
7-43 westerly right-of-way line of County Road 266, from which a 60d nail
7-44 found in the base of a tree for an angle point in the east line of
7-45 the 86.67 acre tract and the westerly right-of-way line of County
7-46 Road 266, bears North 32°09'56" West (record - North 32°04'55" West)
7-47 a distance of 125.54 feet;
7-48 THENCE along the east line of the 86.67 acre tract and the
7-49 westerly right-of-way line of County Road 266, the following four
7-50 (4) courses:
7-51 1. South 32°09'56" East (record - South 32°04'55" East) a
7-52 distance of 172.79 feet to a 1/2" rebar found;
7-53 2. South 24°39'36" East a distance of 130.90 feet (record -
7-54 South 24°40'25" East a distance of 130.83 feet) to a 60d nail found
7-55 in the base of a tree;
7-56 3. South 18°45'47" East a distance of 48.38 feet (record -
7-57 South 18°51'04" East a distance of 48.40 feet) to a 60d nail found in
7-58 the base of a tree;
7-59 4. South 12°11'02" East a distance of 25.73 feet (record -
7-60 South 12°06'15" East a distance of 25.85 feet) to a 1/2" rebar found
7-61 for the southeast corner of the 86.67 acre tract and the northeast
7-62 corner of said 61.35 acre tract;
7-63 THENCE along the easterly line of the 61.35 acre tract and the
7-64 westerly right-of-way line of County Road 266 the following
7-65 thirteen (13) courses:
7-66 1. South 12°10'36" East a distance of 37.58 feet (record -
7-67 South 12°06'15" East a distance of 37.46 feet) to a 60d nail found in
7-68 the base of a tree;
7-69 2. South 04°05'37" East a distance of 39.38 feet (record -

8-1 South 04°03'42" East a distance of 39.37 feet) to a 60d nail found in
 8-2 the base of a tree;
 8-3 3. South 08°51'22" West a distance of 377.06 feet (record -
 8-4 South 08°50'15" West a distance of 376.99 feet) to a 60d nail found
 8-5 in the base of a tree;
 8-6 4. South 67°58'02" West a distance of 11.20 feet (record -
 8-7 South 67°40'51" West a distance of 11.11 feet) to a 60d nail found in
 8-8 the base of a tree;
 8-9 5. South 02°40'01" West a distance of 280.55 feet (record -
 8-10 South 02°42'46" West a distance of 280.54 feet) to a 60d nail found
 8-11 in the base of a tree;
 8-12 6. South 00°33'19" West a distance of 242.63 feet (record -
 8-13 South 00°31'17" West a distance of 242.70 feet) to a 1/2" rebar
 8-14 found;
 8-15 7. South 02°17'45" West a distance of 378.35 feet (record -
 8-16 South 02°19'20" West a distance of 378.31 feet) to a 60d nail found
 8-17 in the base of a tree;
 8-18 8. South 01°07'22" East a distance of 173.37 feet (record -
 8-19 South 01°14'59" East a distance of 173.37 feet) to a 1/2" rebar
 8-20 found;
 8-21 9. South 20°38'34" East a distance of 141.41 feet (record -
 8-22 South 20°38'50" East a distance of 141.39 feet) to a 1/2" rebar
 8-23 found;
 8-24 10. South 14°23'21" East a distance of 158.55 feet (record -
 8-25 South 14°20'44" East a distance of 158.60 feet) to a 60d nail found
 8-26 in the base of a tree;
 8-27 11. South 10°38'15" East a distance of 12.99 feet (record -
 8-28 South 10°39'10" East a distance of 12.99 feet) to a 1/2" rebar found;
 8-29 12. South 14°47'56" East a distance of 32.45 feet (record -
 8-30 South 14°48'48" East a distance of 32.47 feet) to a 1/2" rebar found;
 8-31 13. South 13°14'54" East a distance of 286.23 feet (record -
 8-32 South 13°15'49" East a distance of 286.23 feet) to the POINT OF
 8-33 BEGINNING, and containing 80.17 acres of land, more or less, out of
 8-34 the Henry Garmes Survey, Abstract no. 269, in Williamson County,
 8-35 Texas.
 8-36 SECTION 3. (a) The legal notice of the intention to
 8-37 introduce this Act, setting forth the general substance of this
 8-38 Act, has been published as provided by law, and the notice and a
 8-39 copy of this Act have been furnished to all persons, agencies,
 8-40 officials, or entities to which they are required to be furnished
 8-41 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 8-42 Government Code.
 8-43 (b) The governor, one of the required recipients, has
 8-44 submitted the notice and Act to the Texas Commission on
 8-45 Environmental Quality.
 8-46 (c) The Texas Commission on Environmental Quality has filed
 8-47 its recommendations relating to this Act with the governor, the
 8-48 lieutenant governor, and the speaker of the house of
 8-49 representatives within the required time.
 8-50 (d) All requirements of the constitution and laws of this
 8-51 state and the rules and procedures of the legislature with respect
 8-52 to the notice, introduction, and passage of this Act are fulfilled
 8-53 and accomplished.
 8-54 SECTION 4. (a) If this Act does not receive a two-thirds
 8-55 vote of all the members elected to each house, Subchapter C, Chapter
 8-56 7959, Special District Local Laws Code, as added by Section 1 of
 8-57 this Act, is amended by adding Section 7959.106 to read as follows:
 8-58 Sec. 7959.106. NO EMINENT DOMAIN POWER. The district may
 8-59 not exercise the power of eminent domain.
 8-60 (b) This section is not intended to be an expression of a
 8-61 legislative interpretation of the requirements of Section 17(c),
 8-62 Article I, Texas Constitution.
 8-63 SECTION 5. This Act takes effect immediately if it receives
 8-64 a vote of two-thirds of all the members elected to each house, as
 8-65 provided by Section 39, Article III, Texas Constitution. If this
 8-66 Act does not receive the vote necessary for immediate effect, this
 8-67 Act takes effect September 1, 2015.

8-68

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