

By: Bailes

H.B. No. 4318

Substitute the following for H.B. No. 4318:

By: Cospers

C.S.H.B. No. 4318

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to the creation of the River Ranch Municipal Utility  
3 District of Liberty County and the Riverside Municipal Utility  
4 District of Liberty County; granting a limited power of eminent  
5 domain; providing authority to issue bonds; providing authority to  
6 impose assessments, fees, or taxes.

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

8 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
9 Code, is amended by adding Chapter 7991 to read as follows:

10 CHAPTER 7991. RIVER RANCH MUNICIPAL UTILITY DISTRICT OF LIBERTY

11 COUNTY

12 SUBCHAPTER A. GENERAL PROVISIONS

13 Sec. 7991.001. DEFINITIONS. In this chapter:

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

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

17 (3) "Director" means a board member.

18 (4) "District" means the River Ranch Municipal Utility  
19 District of Liberty County.

20 Sec. 7991.002. NATURE OF DISTRICT. The district is a  
21 municipal utility district created under Section 59, Article XVI,  
22 Texas Constitution.

23 Sec. 7991.003. CONFIRMATION AND DIRECTORS' ELECTION  
24 REQUIRED. The temporary directors shall hold an election to

1 confirm the creation of the district and to elect five permanent  
2 directors as provided by Section 49.102, Water Code.

3 Sec. 7991.004. CONSENT OF MUNICIPALITY REQUIRED. The  
4 temporary directors may not hold an election under Section 7991.003  
5 until each municipality in whose corporate limits or  
6 extraterritorial jurisdiction the district is located has  
7 consented by ordinance or resolution to the creation of the  
8 district and to the inclusion of land in the district.

9 Sec. 7991.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
10 The district is created to serve a public purpose and benefit.

11 (b) The district is created to accomplish the purposes of:  
12 (1) a municipal utility district as provided by  
13 general law and Section 59, Article XVI, Texas Constitution; and  
14 (2) Section 52, Article III, Texas Constitution, that  
15 relate to the construction, acquisition, or improvement of  
16 macadamized, graveled, or paved roads or improvements, including  
17 storm drainage, in aid of those roads.

18 Sec. 7991.006. INITIAL DISTRICT TERRITORY. (a) The  
19 district is initially composed of the territory described by  
20 Section 2 of the Act enacting this chapter.

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

25 (1) organization, existence, or validity;  
26 (2) right to issue any type of bond for the purposes  
27 for which the district is created or to pay the principal of and

1 interest on a bond;

2 (3) right to impose a tax; or

3 (4) legality or operation.

4 SUBCHAPTER B. BOARD OF DIRECTORS

5 Sec. 7991.051. GOVERNING BODY; TERMS. (a) The district is  
6 governed by a board of five elected directors.

7 (b) Except as provided by Section 7991.052, directors serve  
8 staggered four-year terms.

9 Sec. 7991.052. TEMPORARY DIRECTORS. (a) The temporary  
10 board consists of:

11 (1) Coby Trent Elliott;

12 (2) Darrian Rainer Wright;

13 (3) Alma Lopez;

14 (4) Rosemarie S. Vitullo; and

15 (5) Gary Joseph Mitchell.

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

17 (1) the date permanent directors are elected under  
18 Section 7991.003; or

19 (2) September 1, 2021.

20 (c) If permanent directors have not been elected under  
21 Section 7991.003 and the terms of the temporary directors have  
22 expired, successor temporary directors shall be appointed or  
23 reappointed as provided by Subsection (d) to serve terms that  
24 expire on the earlier of:

25 (1) the date permanent directors are elected under  
26 Section 7991.003; or

27 (2) the fourth anniversary of the date of the

1 appointment or reappointment.

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

9 SUBCHAPTER C. POWERS AND DUTIES

10 Sec. 7991.101. GENERAL POWERS AND DUTIES. The district has  
11 the powers and duties necessary to accomplish the purposes for  
12 which the district is created.

13 Sec. 7991.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
14 DUTIES. The district has the powers and duties provided by the  
15 general law of this state, including Chapters 49 and 54, Water Code,  
16 applicable to municipal utility districts created under Section 59,  
17 Article XVI, Texas Constitution.

18 Sec. 7991.103. AUTHORITY FOR ROAD PROJECTS. Under Section  
19 52, Article III, Texas Constitution, the district may design,  
20 acquire, construct, finance, issue bonds for, improve, and convey  
21 to this state, a county, or a municipality for operation and  
22 maintenance macadamized, graveled, or paved roads or improvements,  
23 including storm drainage, in aid of those roads.

24 Sec. 7991.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road  
25 project must meet all applicable construction standards, zoning and  
26 subdivision requirements, and regulations of each municipality in  
27 whose corporate limits or extraterritorial jurisdiction the road

1 project is located.

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

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

10 Sec. 7991.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
11 OR RESOLUTION. The district shall comply with all applicable  
12 requirements of any ordinance or resolution that is adopted under  
13 Section 54.016 or 54.0165, Water Code, and that consents to the  
14 creation of the district or to the inclusion of land in the  
15 district.

16 Sec. 7991.106. DIVISION OF DISTRICT. (a) The district may  
17 be divided into two or more new districts only if:

- 18 (1) the district has no outstanding bonded debt;  
19 (2) the district is not imposing ad valorem taxes; and  
20 (3) the requirements of Subsection (k) have been met.

21 (b) This chapter applies to any new district created by the  
22 division of the district, and a new district has all the powers and  
23 duties of the district.

24 (c) Any new district created by the division of the district  
25 may not, at the time the new district is created, contain any land  
26 outside the area described by Section 2 of the Act enacting this  
27 chapter.

1       (d) The board, on its own motion or on receipt of a petition  
2 signed by the owner or owners of a majority of the assessed value of  
3 the real property in the district, may adopt an order dividing the  
4 district.

5       (e) The board may adopt an order dividing the district  
6 before or after the date the board holds an election under Section  
7 7991.003 to confirm the creation of the district.

8       (f) An order dividing the district shall:

9           (1) name each new district;

10          (2) include the metes and bounds description of the  
11 territory of each new district;

12          (3) appoint temporary directors for each new district;

13 and

14          (4) provide for the division of assets and liabilities  
15 between or among the new districts.

16       (g) On or before the 30th day after the date of adoption of  
17 an order dividing the district, the district shall file the order  
18 with the commission and record the order in the real property  
19 records of each county in which the district is located.

20       (h) Any new district created by the division of the district  
21 shall hold a confirmation and directors' election as required by  
22 Section 7991.003.

23       (i) If the creation of the new district is confirmed, the  
24 new district shall provide the election date and results to the  
25 commission.

26       (j) Any new district created by the division of the district  
27 must hold an election as required by this chapter to obtain voter

1 approval before the district may impose a maintenance tax or issue  
2 bonds payable wholly or partly from ad valorem taxes.

3 (k) If the district is located wholly or partly in the  
4 corporate limits or the extraterritorial jurisdiction of a  
5 municipality, the district may not divide under this section unless  
6 the municipality by resolution or ordinance consents to the  
7 division of the district. If the district is not located wholly or  
8 partly in the corporate limits or extraterritorial jurisdiction of  
9 a municipality, the district may not divide under this section  
10 unless the commissioners court of each county in which the district  
11 is wholly or partly located adopts a resolution or order consenting  
12 to the division of the district.

13 Sec. 7991.107. LIMITATION ON USE OF EMINENT DOMAIN. The  
14 district may not exercise the power of eminent domain outside the  
15 district to acquire a site or easement for:

- 16 (1) a road project authorized by Section 7991.103; or  
17 (2) a recreational facility as defined by Section  
18 49.462, Water Code.

19 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

20 Sec. 7991.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
21 district may issue, without an election, bonds and other  
22 obligations secured by revenue other than ad valorem taxes.

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

27 (c) The district may not issue bonds payable from ad valorem

1 taxes to finance a road project unless the issuance is approved by a  
2 vote of a two-thirds majority of the district voters voting at an  
3 election held for that purpose.

4 Sec. 7991.152. OPERATION AND MAINTENANCE TAX. (a) If  
5 authorized at an election held under Section 7991.151, the district  
6 may impose an operation and maintenance tax on taxable property in  
7 the district in accordance with Section 49.107, Water Code.

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

10 Sec. 7991.153. CONTRACT TAXES. (a) In accordance with  
11 Section 49.108, Water Code, the district may impose a tax other than  
12 an operation and maintenance tax and use the revenue derived from  
13 the tax to make payments under a contract after the provisions of  
14 the contract have been approved by a majority of the district voters  
15 voting at an election held for that purpose.

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

19 Sec. 7991.154. WATER AND SEWER RATES. Notwithstanding any  
20 other law, the district shall establish the same rates for  
21 residential and commercial classes of customers for the provision  
22 of water and sewer services. For purposes of this section, the  
23 commercial class may not include apartment complexes or other  
24 multifamily dwellings.

25 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

26 Sec. 7991.201. 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. 7991.202. 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. 7991.203. 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 River Ranch Municipal Utility District of  
17 Liberty County initially includes all the territory contained in  
18 the following area:

19 Being 6980.02 acres of land situated in the William Bloodgood  
20 Survey, Abstract 3, the William D. Smith Survey, Abstract 106, the  
21 H. E. & W. RR. Number 1131 Survey, Abstract 515, the William E.  
22 Kierstead Survey, Abstract 693, the George Pace Survey, Abstract  
23 805, the Louis Davis Survey, Abstract 18, the A. P. Blackwell  
24 Survey, Abstract 782, the Robert Wiseman Survey, Abstract 392, and  
25 the T. & N. O. RR. Survey, Abstract 383, in Liberty County, Texas,  
26 and being the residue of that called 7449.781 acres of land as  
27 recorded in Liberty County Clerk's File Number 2009008952 and being

1 more particularly described by metes and bounds as follows;

2 BEGINNING, at a found five eighths inch iron rod, marking the most  
3 northwesterly corner of said called 7450.588 acre tract, the  
4 southwesterly corner of a called 17.56 acre tract as recorded in  
5 Liberty County Clerk's File Number 2006012623 and in the east line  
6 of State Highway 146 (width varies). Said BEGINNING point having a  
7 Texas State Plane Coordinate System, Central Zone (4203) Value of  
8 Y= 9,997,553.25 and X= 4,013,812.92 (GRID);

9 1. THENCE, North 58 degrees 04 minutes 55 seconds East, along the  
10 most northerly line of said called 7450.588 acre tract and the south  
11 line of said called 17.56 acre tract, for a distance of 2,611.49  
12 feet (called 2,601.00 feet), to a found one half inch iron rod  
13 (disturbed) for an angle point;

14 2. THENCE, North 87 degrees 23 minutes 42 seconds East, continuing  
15 along the northerly line of said called 7450.588 acre tract and the  
16 south line of said called 17.56 acre tract, for a distance of 74.68  
17 feet (called 74.54 feet) to a found one half inch iron rod  
18 (disturbed) for an interior corner;

19 3. THENCE, North 02 degrees 41 minutes 57 seconds West, along an  
20 interior corner of said called 7450.588 acre tract, for a distance  
21 of 139.09 feet (called 138.89 feet), to a found one half inch iron  
22 rod, marking an exterior corner of said called 7450.58 acre tract;

23 4. THENCE, North 87 degrees 27 minutes 21 seconds East, along an  
24 exterior line of said called 7450.588 acre tract, a distance of  
25 1038.04 feet to a found two inch iron pipe (disturbed);

26 5. THENCE, North 87 degrees 20 minutes 53 seconds East continuing  
27 along an exterior line of said called 7450.588 acre tract a distance

1 of 6578.98 feet to a found two inch iron pipe;  
2 6. THENCE, South 02 degrees 39 minutes 21 seconds East continuing  
3 along an exterior line of said called 7450.588 acre tract a distance  
4 of 139.61 feet to a found two inch iron pipe;  
5 7. THENCE, North 87 degrees 16 minutes 21 seconds East continuing  
6 along an exterior line of said called 7450.588 acre tract a distance  
7 of 7238.81 feet to a found two inch iron pipe in the westerly  
8 right-of-way line of Liberty County Road Number 455;  
9 8. THENCE, South 15 degrees 26 minutes 45 seconds East along said  
10 westerly right-of-way line of Liberty County Road Number 455, a  
11 distance of 1458.52 feet to a found two inch iron pipe;  
12 9. THENCE, North 86 degrees 22 minutes 33 seconds East a distance  
13 of 61.66 feet to a found one half inch iron rod with cap 'BHA'  
14 marking the north west corner of a called 2.67 acres as recorded in  
15 Liberty County Clerks (LCCFN) 2012007988;  
16 10. THENCE, South 15 degrees 08 minutes 32 seconds East along the  
17 west line of said called 2.67 acres, a distance of 770.50 feet to an  
18 angle point;  
19 11. THENCE, South 00 degrees 46 minutes 36 seconds West a distance  
20 of 349.09 feet to a found one and one half inch iron pipe marking the  
21 northeast corner of a called 4.113 acres LCCFN 20108323;  
22 12. THENCE, North 89 degrees 38 minutes 50 seconds West along the  
23 northerly line of said a called 4.113 acres, a distance of 631.10  
24 feet to a found one half inch iron rod with cap '5068';  
25 13. THENCE, South 03 degrees 14 minutes 43 seconds East along the  
26 westerly line of said a called 4.113 acres, a distance of 238.21  
27 feet to a found one and one half inch iron pipe;

1 14. THENCE, South 77 degrees 57 minutes 13 seconds East along the  
2 southerly line of said a called 4.113 acres a distance of 100.90  
3 feet to the northerly line of called Possible Conflict Area in LCCFN  
4 20078486;

5 15. THENCE, South 87 degrees 10 minutes 33 seconds West along the  
6 northerly line of called Possible Conflict Area, a distance of  
7 1866.59 feet to a found one and one half inch iron pipe (destroyed);

8 16. THENCE, South 03 degrees 22 minutes 15 seconds East along the  
9 westerly line of called Possible Conflict Area, a distance of  
10 103.25 feet to a 'Boat Spike in Concrete' marking the fenced  
11 northerly of Hilton tract as recorded at LCCFN 20078486;

12 17. THENCE, South 02 degrees 53 minutes 32 seconds East along the  
13 said Hilton tract, a distance of 3361.75 feet to a found one and one  
14 half inch rod being in the north line of 1454.19 acre tract  
15 described in Volume 1307, Page 88 of the Deed Records of Liberty  
16 County (DRLC);

17 18. THENCE, South 87 degrees 17 minutes 29 seconds West along the  
18 north line of said 1454.19 acre tract a distance of 463.43 feet to a  
19 found one and one half inch rod;

20 19. THENCE, South 03 degrees 53 minutes 48 seconds East along the  
21 west line of said 1454.19 acre tract, and the west line of that  
22 certain called 473.221 acre tract described in Volume 1933, Page  
23 384 DRLC, a distance of 11,157.52 feet to found two inch iron pipe  
24 marking the southwest corner of said 473.221 acre tract;

25 20. THENCE, North 85 degrees 18 minutes 55 seconds East along the  
26 south line of said 473.221 acre tract, a distance of 1570.06 feet to  
27 found two and one half inch iron pipe;

1 21. THENCE, North 85 degrees 03 minutes 56 seconds East continuing  
2 along said south line of said 473.221 acre tract, a distance of  
3 1730.86 feet to a found five eighths inch iron rod in northwesterly  
4 right-of-way line of the Coastal Industrial Water Authority Canal;  
5 THENCE along and with said Coastal Industrial Water Authority Canal  
6 right-of-way, the following six (6) courses:

7 1) THENCE, along a curve to the right 232.37 feet along,  
8 said curve having a radius of 727.99 feet said curve having a chord  
9 direction of South 33 degrees 18 minutes 41 seconds West and a chord  
10 length of 231.39 feet;

11 2) THENCE, South 43 degrees 33 minutes 12 seconds West a  
12 distance of 879.97 feet to a found five eighths inch iron rod;

13 3) THENCE, South 43 degrees 21 minutes 29 seconds West a  
14 distance of 717.51 feet to a found five eighths inch iron rod;

15 4) THENCE, South 42 degrees 46 minutes 40 seconds West a  
16 distance of 6748.15 feet to a found five eighths inch iron rod;

17 5) THENCE, South 68 degrees 32 minutes 55 seconds West a  
18 distance of 388.20 feet to a found five eighths inch iron rod;

19 6) THENCE, South 01 degrees 29 minutes 02 seconds East a  
20 distance of 117.76 feet to the centerline of Old River;

21 THENCE along and with said centerline of Old River, same being said  
22 Wiseman Survey westerly line and said Welch Survey easterly line,  
23 the following sixty-five (65) courses:

24 1) THENCE, South 58 degrees 09 minutes 08 seconds West a  
25 distance of 15.75 feet to an angle point;

26 2) THENCE, North 64 degrees 44 minutes 18 seconds West a  
27 distance of 91.26 feet to an angle point;

- 1           3) THENCE, North 32 degrees 00 minutes 26 seconds West a  
2 distance of 136.24 feet to an angle point;
- 3           4) THENCE, South 66 degrees 19 minutes 52 seconds West a  
4 distance of 64.65 feet to an angle point;
- 5           5) THENCE, North 43 degrees 26 minutes 23 seconds West a  
6 distance of 46.30 feet to an angle point;
- 7           6) THENCE, North 29 degrees 49 minutes 53 seconds West a  
8 distance of 59.08 feet to an angle point;
- 9           7) THENCE, North 06 degrees 18 minutes 15 seconds East a  
10 distance of 37.01 feet to an angle point;
- 11          8) THENCE, North 23 degrees 39 minutes 11 seconds East a  
12 distance of 52.62 feet to an angle point;
- 13          9) THENCE, North 31 degrees 33 minutes 27 seconds East a  
14 distance of 77.59 feet to an angle point;
- 15          10) THENCE, North 13 degrees 09 minutes 50 seconds East a  
16 distance of 87.73 feet to an angle point;
- 17          11) THENCE, North 20 degrees 07 minutes 22 seconds West a  
18 distance of 11.17 feet to an angle point;
- 19          12) THENCE, North 59 degrees 01 minutes 35 seconds West a  
20 distance of 62.45 feet to an angle point;
- 21          13) THENCE, North 46 degrees 03 minutes 11 seconds West a  
22 distance of 30.31 feet to an angle point;
- 23          14) THENCE, North 14 degrees 26 minutes 18 seconds East a  
24 distance of 104.09 feet to an angle point;
- 25          15) THENCE, North 27 degrees 55 minutes 38 seconds West a  
26 distance of 38.19 feet to an angle point;
- 27          16) THENCE, North 36 degrees 17 minutes 37 seconds West a

1 distance of 60.70 feet to an angle point;  
2           17) THENCE, North 35 degrees 26 minutes 18 seconds East a  
3 distance of 23.80 feet to an angle point;  
4           18) THENCE, North 69 degrees 01 minutes 02 seconds East a  
5 distance of 165.04 feet to an angle point;  
6           19) THENCE, North 43 degrees 19 minutes 31 seconds East a  
7 distance of 21.99 feet to an angle point;  
8           20) THENCE, North 16 degrees 10 minutes 24 seconds East a  
9 distance of 46.70 feet to an angle point;  
10          21) THENCE, North 17 degrees 01 minutes 36 seconds West a  
11 distance of 86.60 feet to an angle point;  
12          22) THENCE, North 08 degrees 32 minutes 02 seconds West a  
13 distance of 87.59 feet to an angle point;  
14          23) THENCE, North 10 degrees 49 minutes 06 seconds East a  
15 distance of 19.61 feet to an angle point;  
16          24) THENCE, North 69 degrees 03 minutes 33 seconds East a  
17 distance of 16.49 feet to an angle point;  
18          25) THENCE, South 63 degrees 21 minutes 41 seconds East a  
19 distance of 123.98 feet to an angle point;  
20          26) THENCE, North 84 degrees 00 minutes 08 seconds East a  
21 distance of 46.55 feet to an angle point;  
22          27) THENCE, North 25 degrees 09 minutes 01 seconds East a  
23 distance of 20.14 feet to an angle point;  
24          28) THENCE, North 15 degrees 23 minutes 39 seconds East a  
25 distance of 22.11 feet to an angle point;  
26          29) THENCE, North 66 degrees 13 minutes 45 seconds East a  
27 distance of 41.01 feet to an angle point;

- 1           30) THENCE, North 84 degrees 10 minutes 10 seconds East a  
2 distance of 43.69 feet to an angle point;
- 3           31) THENCE, South 68 degrees 10 minutes 57 seconds East a  
4 distance of 121.53 feet to an angle point;
- 5           32) THENCE, North 84 degrees 58 minutes 51 seconds East a  
6 distance of 22.29 feet to an angle point;
- 7           33) THENCE, North 63 degrees 25 minutes 30 seconds East a  
8 distance of 23.15 feet to an angle point;
- 9           34) THENCE, North 07 degrees 58 minutes 23 seconds East a  
10 distance of 38.31 feet to an angle point;
- 11          35) THENCE, North 02 degrees 03 minutes 41 seconds East a  
12 distance of 53.18 feet to an angle point;
- 13          36) THENCE, North 32 degrees 30 minutes 05 seconds East a  
14 distance of 130.71 feet to an angle point;
- 15          37) THENCE, North 47 degrees 36 minutes 35 seconds East a  
16 distance of 110.53 feet to an angle point;
- 17          38) THENCE, North 04 degrees 43 minutes 59 seconds West a  
18 distance of 30.78 feet to an angle point;
- 19          39) THENCE, North 33 degrees 31 minutes 55 seconds West a  
20 distance of 26.08 feet to an angle point;
- 21          40) THENCE, North 39 degrees 08 minutes 01 seconds West a  
22 distance of 66.79 feet to an angle point;
- 23          41) THENCE, North 22 degrees 19 minutes 44 seconds East a  
24 distance of 38.56 feet to an angle point;
- 25          42) THENCE, North 54 degrees 43 minutes 58 seconds East a  
26 distance of 38.32 feet to an angle point;
- 27          43) THENCE, South 65 degrees 09 minutes 17 seconds East a



1 distance of 103.31 feet to an angle point;  
2 44) THENCE, North 28 degrees 04 minutes 20 seconds East a  
3 distance of 37.48 feet to an angle point;  
4 45) THENCE, North 08 degrees 48 minutes 54 seconds East a  
5 distance of 114.60 feet to an angle point;  
6 46) THENCE, North 21 degrees 43 minutes 04 seconds East a  
7 distance of 107.20 feet to an angle point;  
8 47) THENCE, North 55 degrees 52 minutes 47 seconds West a  
9 distance of 19.09 feet to an angle point;  
10 48) THENCE, North 80 degrees 47 minutes 51 seconds West a  
11 distance of 84.42 feet to an angle point;  
12 49) THENCE, South 70 degrees 45 minutes 49 seconds West a  
13 distance of 98.65 feet to an angle point;  
14 50) THENCE, North 08 degrees 27 minutes 34 seconds West a  
15 distance of 74.91 feet to an angle point;  
16 51) THENCE, North 42 degrees 34 minutes 37 seconds West a  
17 distance of 55.08 feet to an angle point;  
18 52) THENCE, North 03 degrees 20 minutes 32 seconds West a  
19 distance of 134.32 feet to an angle point;  
20 53) THENCE, North 10 degrees 41 minutes 17 seconds West a  
21 distance of 227.57 feet to an angle point;  
22 54) THENCE, North 60 degrees 20 minutes 56 seconds East a  
23 distance of 77.08 feet to an angle point;  
24 55) THENCE, North 44 degrees 11 minutes 48 seconds East a  
25 distance of 40.40 feet to an angle point;  
26 56) THENCE, North 26 degrees 03 minutes 04 seconds West a  
27 distance of 73.67 feet to an angle point;

- 1           57) THENCE, North 24 degrees 08 minutes 47 seconds East a  
2 distance of 73.80 feet to an angle point;
- 3           58) THENCE, North 36 degrees 57 minutes 07 seconds East a  
4 distance of 178.12 feet to an angle point;
- 5           59) THENCE, North 16 degrees 05 minutes 57 seconds West a  
6 distance of 84.97 feet to an angle point;
- 7           60) THENCE, North 01 degrees 11 minutes 32 seconds East a  
8 distance of 125.69 feet to an angle point;
- 9           61) THENCE, North 83 degrees 06 minutes 00 seconds East a  
10 distance of 28.45 feet to an angle point;
- 11          62) THENCE, North 04 degrees 15 minutes 12 seconds West a  
12 distance of 338.20 feet to an angle point;
- 13          63) THENCE, North 16 degrees 11 minutes 51 seconds West a  
14 distance of 34.92 feet to an angle point;
- 15          64) THENCE, North 73 degrees 51 minutes 47 seconds West a  
16 distance of 50.61 feet to an angle point;
- 17          65) THENCE, South 87 degrees 32 minutes 41 seconds West a  
18 distance of 68.54 feet to the most southerly corner of that certain  
19 called 22.50 acre tract described in Volume 1619, page 569 of the  
20 DRLC;
- 21 22. THENCE, North 57 degrees 02 minutes 30 seconds East along and  
22 with the southeast line of said 22.50 acre tract, same being the  
23 northwest line of said 77.50 acre tract, a distance of 2451.67 feet  
24 to east corner of said 22.50 acre tract;
- 25 23. THENCE, North 32 degrees 57 minutes 30 seconds West along and  
26 with said 22.50 acre tract, a distance of 419.64 feet to a found  
27 five eighths inch iron rod marking the north corner of said 22.50

1 tract;

2 24. THENCE, South 57 degrees 03 minutes 57 seconds West a distance  
3 of 5846.98 feet to a found five eighths inch iron rod with cap 'BHA  
4 INC' the southeast corner of a called 68.1917 acre tract recorded at  
5 LCCFN 2012016189;

6 25. THENCE, North 07 degrees 59 minutes 42 seconds West along the  
7 east line of said called 68.1917 acre tract, a distance of 2943.33  
8 feet to the most northerly corner of said called 68.1917 acre tract;

9 26. THENCE, South 19 degrees 28 minutes 28 seconds West along the  
10 westerly line of said called 68.1917 acre tract, 4375.56 feet to a  
11 found five eighths inch iron rod with cap 'BHA INC' the original  
12 southerly line of said called 7449.781 acre tract;

13 27. THENCE, South 57 degrees 03 minutes 46 seconds West along said  
14 original southerly line of said called 7449.781 acre tract a  
15 distance of 751.74 feet to a found five eighths inch iron rod with  
16 cap 'BHA INC' the southeast corner of a called 326.1099 acre tract  
17 recorded at LCCFN 2012016189;

18 28. THENCE, North 19 degrees 32 minutes 27 seconds East along the  
19 easterly line of said called 326.1099 acre tract, a distance of  
20 5769.72 feet to a found five eighths inch iron rod with cap 'BHA INC'  
21 the most northeasterly corner of said called 326.1099 acre tract;

22 29. THENCE, South 56 degrees 18 minutes 04 seconds West along the  
23 northerly line of said called 326.1099 acre tract, a distance of  
24 620.59 feet to a found five eighths inch iron rod with cap 'BHA INC';

25 30. THENCE, South 57 degrees 47 minutes 30 seconds West continuing  
26 along the northerly line of said called 326.1099 acre tract, a  
27 distance of 877.17 feet to a found five eighths inch iron rod with

- 1 cap 'BHA INC';
- 2 31. THENCE, South 58 degrees 39 minutes 47 seconds West continuing  
3 along the northerly line of said called 326.1099 acre tract, a  
4 distance of 161.98 feet to a found five eighths inch iron rod with  
5 cap 'BHA INC';
- 6 32. THENCE, South 68 degrees 31 minutes 35 seconds West continuing  
7 along the northerly line of said called 326.1099 acre tract, a  
8 distance of 151.08 feet to a found five eighths inch iron rod with  
9 cap 'BHA INC';
- 10 33. THENCE, South 59 degrees 23 minutes 14 seconds West continuing  
11 along the northerly line of said called 326.1099 acre tract, a  
12 distance of 156.34 feet to a found five eighths inch iron rod with  
13 cap 'BHA INC';
- 14 34. THENCE, South 56 degrees 31 minutes 46 seconds West continuing  
15 along the northerly line of said called 326.1099 acre tract, a  
16 distance of 661.76 feet to a found five eighths inch iron rod with  
17 cap 'BHA INC';
- 18 35. THENCE, South 57 degrees 20 minutes 26 seconds West continuing  
19 along the northerly line of said called 326.1099 acre tract, a  
20 distance of 811.33 feet to a found five eighths inch iron rod with  
21 cap 'BHA INC';
- 22 36. THENCE, South 57 degrees 06 minutes 17 seconds West continuing  
23 along the northerly line of said called 326.1099 acre tract, a  
24 distance of 1865.29 feet to a found five eighths inch iron rod with  
25 cap 'BHA INC' the most westerly northwest corner of said called  
26 326.1099 acre tract;
- 27 37. THENCE, South 56 degrees 57 minutes 24 seconds West a distance

1 of 1137.99 feet a found one half inch iron rod for the most westerly  
2 northwest corner of said called 326.1099 acre tract;

3 38. THENCE, South 33 degrees 26 minutes 26 seconds East a distance  
4 of 448.39 feet to a found five eighths inch iron rod with cap 'BHA  
5 INC';

6 39. THENCE, South 56 degrees 53 minutes 12 seconds West a distance  
7 of 1150.30 feet to a found five eighths inch iron rod with cap 'BHA  
8 INC' in east right-of-way line of State Highway Number 146;

9 THENCE, along and with said east right-of-way line of State Highway  
10 Number 146, the following nine (9) courses:

11 1) THENCE, North 11 degrees 11 minutes 04 seconds West a  
12 distance of 10062.63 feet to a TXDoT type 11 monument for the point  
13 of curvature of a curve to the right;

14 2) THENCE, an arc distance of 1298.55 feet along a curve to  
15 the right, said curve having a radius of 22803.27 feet and a chord  
16 direction and distance of North 09 degrees 32 minutes 08 seconds  
17 West 1298.37 feet to a TXDoT type 11 monument (disturbed);

18 3) THENCE, North 07 degrees 55 minutes 26 seconds West a  
19 distance of 2291.62 feet to a TXDoT type 11 monument for the point  
20 of curvature of a curve to the left;

21 4) THENCE, an arc distance of along a curve to the left  
22 537.71 feet along a curve to the left, said curve having a radius of  
23 10845.00 feet said and a chord direction and distance of North 09  
24 degrees 30 minutes 54 seconds West 537.66 feet;

25 5) THENCE, North 08 degrees 17 minutes 04 seconds West a  
26 distance of 284.82 feet to a TXDoT type 11 monument for the point of  
27 curvature of a curve to the left;

1           6) THENCE, an arc distance of along a curve to the left  
2 119.30 feet along a curve to the left, said curve having a radius of  
3 4399.00 feet said and a chord direction and distance of North 09  
4 degrees 56 minutes 28 seconds West and a chord length of 119.29 feet  
5 to a TXDoT type 11 monument;

6           7) THENCE, North 10 degrees 04 minutes 16 seconds West a  
7 distance of 376.86 feet to an angle point to a TXDoT type 11  
8 monument;

9           8) THENCE, South 82 degrees 05 minutes 03 seconds West a  
10 distance of 18.68 feet to an angle point;

11           9) THENCE, North 07 degrees 54 minutes 46 seconds West, a  
12 distance of 5746.34 feet to a set five eighths inch iron rod with  
13 cap stamped "CCI", being the beginning of a curve to the right;

14           10) THENCE, an arc distance of 361.93 feet along said curve  
15 to the right, said curve having a radius of 7630.00 feet and a chord  
16 direction and distance of North 06 degrees 33 minutes 13 seconds  
17 West 361.90 feet, to the POINT OF BEGINNING;

18 Bearings shown hereon are based on the Texas State Plane Coordinate  
19 System, South Central Zone 4204, NAD 83.

20           SECTION 3. Subtitle F, Title 6, Special District Local Laws  
21 Code, is amended by adding Chapter 8012 to read as follows:

22           CHAPTER 8012. RIVERSIDE MUNICIPAL UTILITY DISTRICT OF LIBERTY

23   COUNTY

24   SUBCHAPTER A. GENERAL PROVISIONS

25           Sec. 8012.001. DEFINITIONS. In this chapter:

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

27                                   (2) "Commission" means the Texas Commission on

1 Environmental Quality.

2 (3) "Director" means a board member.

3 (4) "District" means the Riverside Municipal Utility  
4 District of Liberty County.

5 Sec. 8012.002. NATURE OF DISTRICT. The district is a  
6 municipal utility district created under Section 59, Article XVI,  
7 Texas Constitution.

8 Sec. 8012.003. CONFIRMATION AND DIRECTORS' ELECTION  
9 REQUIRED. The temporary directors shall hold an election to  
10 confirm the creation of the district and to elect five permanent  
11 directors as provided by Section 49.102, Water Code.

12 Sec. 8012.004. CONSENT OF MUNICIPALITY REQUIRED. The  
13 temporary directors may not hold an election under Section 8012.003  
14 until each municipality in whose corporate limits or  
15 extraterritorial jurisdiction the district is located has  
16 consented by ordinance or resolution to the creation of the  
17 district and to the inclusion of land in the district.

18 Sec. 8012.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
19 The district is created to serve a public purpose and benefit.

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

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

23 (2) Section 52, Article III, Texas Constitution, that  
24 relate to the construction, acquisition, or improvement of  
25 macadamized, graveled, or paved roads or improvements, including  
26 storm drainage, in aid of those roads.

27 Sec. 8012.006. INITIAL DISTRICT TERRITORY. (a) The

1 district is initially composed of the territory described by  
2 Section 4 of the Act enacting this chapter.

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

7 (1) organization, existence, or validity;

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

11 (3) right to impose a tax; or

12 (4) legality or operation.

13 SUBCHAPTER B. BOARD OF DIRECTORS

14 Sec. 8012.051. GOVERNING BODY; TERMS. (a) The district is  
15 governed by a board of five elected directors.

16 (b) Except as provided by Section 8012.052, directors serve  
17 staggered four-year terms.

18 Sec. 8012.052. TEMPORARY DIRECTORS. (a) The temporary  
19 board consists of:

20 (1) Will King;

21 (2) Micky Redus;

22 (3) Jim Smesny;

23 (4) Dorothy Badgett; and

24 (5) Daniel Walker.

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

26 (1) the date permanent directors are elected under  
27 Section 8012.003; or



1           (2) September 1, 2021.

2           (c) If permanent directors have not been elected under  
3 Section 8012.003 and the terms of the temporary directors have  
4 expired, successor temporary directors shall be appointed or  
5 reappointed as provided by Subsection (d) to serve terms that  
6 expire on the earlier of:

7           (1) the date permanent directors are elected under  
8 Section 8012.003; or

9           (2) the fourth anniversary of the date of the  
10 appointment or reappointment.

11           (d) If Subsection (c) applies, the owner or owners of a  
12 majority of the assessed value of the real property in the district  
13 may submit a petition to the commission requesting that the  
14 commission appoint as successor temporary directors the five  
15 persons named in the petition. The commission shall appoint as  
16 successor temporary directors the five persons named in the  
17 petition.

18                           SUBCHAPTER C. POWERS AND DUTIES

19           Sec. 8012.101. GENERAL POWERS AND DUTIES. The district has  
20 the powers and duties necessary to accomplish the purposes for  
21 which the district is created.

22           Sec. 8012.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
23 DUTIES. The district has the powers and duties provided by the  
24 general law of this state, including Chapters 49 and 54, Water Code,  
25 applicable to municipal utility districts created under Section 59,  
26 Article XVI, Texas Constitution.

27           Sec. 8012.103. AUTHORITY FOR ROAD PROJECTS. Under Section

1 52, Article III, Texas Constitution, the district may design,  
2 acquire, construct, finance, issue bonds for, improve, and convey  
3 to this state, a county, or a municipality for operation and  
4 maintenance macadamized, graveled, or paved roads or improvements,  
5 including storm drainage, in aid of those roads.

6 Sec. 8012.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road  
7 project must meet all applicable construction standards, zoning and  
8 subdivision requirements, and regulations of each municipality in  
9 whose corporate limits or extraterritorial jurisdiction the road  
10 project is located.

11 (b) If a road project is not located in the corporate limits  
12 or extraterritorial jurisdiction of a municipality, the road  
13 project must meet all applicable construction standards,  
14 subdivision requirements, and regulations of each county in which  
15 the road project is located.

16 (c) If the state will maintain and operate the road, the  
17 Texas Transportation Commission must approve the plans and  
18 specifications of the road project.

19 Sec. 8012.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
20 OR RESOLUTION. The district shall comply with all applicable  
21 requirements of any ordinance or resolution that is adopted under  
22 Section 54.016 or 54.0165, Water Code, and that consents to the  
23 creation of the district or to the inclusion of land in the  
24 district.

25 Sec. 8012.106. DIVISION OF DISTRICT. (a) The district may  
26 be divided into two or more new districts only if:

- 27 (1) the district has no outstanding bonded debt;

1           (2) the district is not imposing ad valorem taxes; and

2           (3) the requirements of Subsection (k) have been met.

3           (b) This chapter applies to any new district created by the  
4 division of the district, and a new district has all the powers and  
5 duties of the district.

6           (c) Any new district created by the division of the district  
7 may not, at the time the new district is created, contain any land  
8 outside the area described by Section 4 of the Act enacting this  
9 chapter.

10          (d) The board, on its own motion or on receipt of a petition  
11 signed by the owner or owners of a majority of the assessed value of  
12 the real property in the district, may adopt an order dividing the  
13 district.

14          (e) The board may adopt an order dividing the district  
15 before or after the date the board holds an election under Section  
16 8012.003 to confirm the creation of the district.

17          (f) An order dividing the district shall:

18               (1) name each new district;

19               (2) include the metes and bounds description of the  
20 territory of each new district;

21               (3) appoint temporary directors for each new district;

22 and

23               (4) provide for the division of assets and liabilities  
24 between or among the new districts.

25          (g) On or before the 30th day after the date of adoption of  
26 an order dividing the district, the district shall file the order  
27 with the commission and record the order in the real property

1 records of each county in which the district is located.

2 (h) Any new district created by the division of the district  
3 shall hold a confirmation and directors' election as required by  
4 Section 8012.003.

5 (i) If the creation of the new district is confirmed, the  
6 new district shall provide the election date and results to the  
7 commission.

8 (j) Any new district created by the division of the district  
9 must hold an election as required by this chapter to obtain voter  
10 approval before the district may impose a maintenance tax or issue  
11 bonds payable wholly or partly from ad valorem taxes.

12 (k) If the district is located wholly or partly in the  
13 corporate limits or the extraterritorial jurisdiction of a  
14 municipality, the district may not divide under this section unless  
15 the municipality by resolution or ordinance consents to the  
16 division of the district. If the district is not located wholly or  
17 partly in the corporate limits or extraterritorial jurisdiction of  
18 a municipality, the district may not divide under this section  
19 unless the commissioners court of each county in which the district  
20 is wholly or partly located adopts a resolution or order consenting  
21 to the division of the district.

22 Sec. 8012.107. LIMITATION ON USE OF EMINENT DOMAIN. The  
23 district may not exercise the power of eminent domain outside the  
24 district to acquire a site or easement for:

25 (1) a road project authorized by Section 8012.103; or

26 (2) a recreational facility as defined by Section

27 49.462, Water Code.

1           SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

2           Sec. 8012.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
3 district may issue, without an election, bonds and other  
4 obligations secured by revenue other than ad valorem taxes.

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. 8012.152. OPERATION AND MAINTENANCE TAX. (a) If  
14 authorized at an election held under Section 8012.151, 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. 8012.153. 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       Sec. 8012.154. WATER AND SEWER RATES. Notwithstanding any  
2 other law, the district shall establish the same rates for  
3 residential and commercial classes of customers for the provision  
4 of water and sewer services. For purposes of this section, the  
5 commercial class may not include apartment complexes or other  
6 multifamily dwellings.

7               SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

8       Sec. 8012.201. AUTHORITY TO ISSUE BONDS AND OTHER  
9 OBLIGATIONS. The district may issue bonds or other obligations  
10 payable wholly or partly from ad valorem taxes, impact fees,  
11 revenue, contract payments, grants, or other district money, or any  
12 combination of those sources, to pay for any authorized district  
13 purpose.

14       Sec. 8012.202. TAXES FOR BONDS. At the time the district  
15 issues bonds payable wholly or partly from ad valorem taxes, the  
16 board shall provide for the annual imposition of a continuing  
17 direct ad valorem tax, without limit as to rate or amount, while all  
18 or part of the bonds are outstanding as required and in the manner  
19 provided by Sections 54.601 and 54.602, Water Code.

20       Sec. 8012.203. BONDS FOR ROAD PROJECTS. At the time of  
21 issuance, the total principal amount of bonds or other obligations  
22 issued or incurred to finance road projects and payable from ad  
23 valorem taxes may not exceed one-fourth of the assessed value of the  
24 real property in the district.

25       SECTION 4. The Riverside Municipal Utility District of  
26 Liberty County initially includes all the territory contained in  
27 the following area:

1 Being 482.631 acres of land out of a called 1454.19 acres, more or  
2 less, in and out of that certain "called" 1517 acres, in the John A.  
3 Williams League, Abstract Number 119, Liberty County, Texas, being  
4 more particularly, described as follows:

5 BEGINNING at a found one inch pinch topped pipe located in the south  
6 line of said called 1454.19 acre tract and the north line of West  
7 Lake Subdivision as recorded in volume 6, page 59 of Liberty County  
8 Map Records (LCDR) also being in the easterly right of way of FM  
9 1409 (Parcel A, volume 666. page.005 Liberty County Deed Record)

10 1. THENCE, North 00 degrees 14 minutes 16 seconds East a distance  
11 of 39.39 feet along easterly right of way of FM 1409 to a set five  
12 eights inch iron with yellow plastic cap stamped 'CCI';

13 2. THENCE, North 40 degrees 17 minutes 58 seconds East a distance  
14 of 75.55 feet continuing along easterly right of way of FM 1409 to a  
15 found three quarters inch iron rod;

16 3. THENCE, North 39 degrees 56 minutes 18 seconds East a distance  
17 of 122.65 feet to a to a found five eighths inch iron rod;

18 4. THENCE, North 65 degrees 30 minutes 01 seconds East a distance  
19 of 156.58 feet to a to a found five eighths inch iron rod;

20 5. THENCE, along a curve to the right an arc distance of 400.94  
21 feet, said curve having a radius of 724.00 feet and a chord bearing  
22 and distance of North 81 degrees 24 minutes 58 seconds East, 395.83  
23 feet to a found five eighths inch iron rod for a point of reverse  
24 curve;

25 6. THENCE, along a curve to the left an arc distance of 1190.99  
26 feet said curve having a radius of 1076.00 feet and a chord bearing  
27 and distance of North 65 degrees 34 minutes 17 seconds East, 1131.11

1 feet to a found five eighths inch iron rod for a point of reverse  
2 curve;

3 7. THENCE, along a curve to the right an arc distance of 398.88  
4 feet along said curve having a radius of 724.00 feet and a chord  
5 bearing and distance of North 50 degrees 04 minutes 49 seconds East,  
6 393.86 feet to a found five eighths inch iron rod;

7 8. THENCE, North 65 degrees 47 minutes 48 seconds East a distance  
8 of 1993.97 feet to a found three quarter inch iron rod;

9 9. THENCE, North 65 degrees 33 minutes 44 seconds East a distance  
10 of 3609.67 feet to a found one half inch iron rod;

11 10. THENCE, South 83 degrees 13 minutes 10 seconds East a distance  
12 of 257.13 feet to a found three quarter inch iron rod;

13 11. THENCE, North 30 degrees 28 minutes 01 seconds East a distance  
14 of 302.66 feet to a set five eighths inch iron with yellow plastic  
15 cap stamped 'CCI';

16 12. THENCE, North 65 degrees 34 minutes 06 seconds East a distance  
17 of 1496.19 feet to a found three quarter inch iron rod with cap;

18 13. THENCE, North 85 degrees 54 minutes 44 seconds East passing at  
19 1805.00 feet a set five eighths inch stainless steel rod with metal  
20 cap 'CCI', continuing a total distance of distance of 1849.45 feet  
21 to the bank of the Trinity river (as established from FEMA LIDAR  
22 2008);

23 Thence with the next 31 calls along the said bank of the Trinity  
24 River:

25 1) THENCE, South 49 degrees 13 minutes 20 seconds East a  
26 distance of 79.91 feet to an angle point;

27 2) THENCE, South 30 degrees 29 minutes 20 seconds East a



1 distance of 118.05 feet to an angle point;  
2           3) THENCE, South 25 degrees 40 minutes 37 seconds East a  
3 distance of 54.85 feet to an angle point;  
4           4) THENCE, South 34 degrees 34 minutes 38 seconds East a  
5 distance of 408.75 feet to an angle point;  
6           5) THENCE, South 24 degrees 58 minutes 08 seconds East a  
7 distance of 137.38 feet to an angle point;  
8           6) THENCE, South 47 degrees 58 minutes 53 seconds East a  
9 distance of 129.25 feet to an angle point;  
10          7) THENCE, South 29 degrees 24 minutes 08 seconds East a  
11 distance of 532.54 feet to an angle point;  
12          8) THENCE, South 24 degrees 11 minutes 36 seconds East a  
13 distance of 215.75 feet to an angle point;  
14          9) THENCE, South 12 degrees 27 minutes 16 seconds East a  
15 distance of 317.40 feet to an angle point;  
16          10) THENCE, South 01 degrees 28 minutes 30 seconds East a  
17 distance of 221.59 feet to an angle point;  
18          11) THENCE, South 06 degrees 50 minutes 57 seconds West a  
19 distance of 342.80 feet to an angle point;  
20          12) THENCE, South 23 degrees 42 minutes 49 seconds West a  
21 distance of 222.21 feet to an angle point;  
22          13) THENCE, South 49 degrees 05 minutes 08 seconds West a  
23 distance of 264.20 feet to an angle point;  
24          14) THENCE, South 81 degrees 00 minutes 10 seconds West a  
25 distance of 231.01 feet to an angle point;  
26          15) THENCE, North 75 degrees 34 minutes 45 seconds West a  
27 distance of 206.14 feet to an angle point;

- 1           16) THENCE, North 34 degrees 06 minutes 23 seconds West a  
2 distance of 362.83 feet to an angle point;
- 3           17) THENCE, North 22 degrees 26 minutes 54 seconds West a  
4 distance of 727.08 feet to an angle point;
- 5           18) THENCE, North 06 degrees 06 minutes 41 seconds West a  
6 distance of 156.02 feet to an angle point;
- 7           19) THENCE, North 18 degrees 42 minutes 42 seconds West a  
8 distance of 155.58 feet to an angle point;
- 9           20) THENCE, North 50 degrees 23 minutes 34 seconds West a  
10 distance of 105.51 feet to an angle point;
- 11          21) THENCE, North 85 degrees 14 minutes 11 seconds West a  
12 distance of 160.27 feet to an angle point;
- 13          22) THENCE, North 64 degrees 39 minutes 14 seconds West a  
14 distance of 119.93 feet to an angle point;
- 15          23) THENCE, North 84 degrees 55 minutes 13 seconds West a  
16 distance of 171.80 feet to an angle point;
- 17          24) THENCE, South 70 degrees 55 minutes 51 seconds West a  
18 distance of 162.96 feet to an angle point;
- 19          25) THENCE, South 44 degrees 12 minutes 15 seconds West a  
20 distance of 193.63 feet to an angle point;
- 21          26) THENCE, South 25 degrees 27 minutes 15 seconds West a  
22 distance of 305.68 feet to an angle point;
- 23          27) THENCE, South 05 degrees 42 minutes 55 seconds West a  
24 distance of 475.51 feet to a Point;
- 25          28) THENCE, South 03 degrees 15 minutes 56 seconds West a  
26 distance of 946.21 feet to an angle point;
- 27          29) THENCE, South 10 degrees 07 minutes 19 seconds East a

1 distance of 214.73 feet to an angle point;

2 30) THENCE, South 11 degrees 01 minutes 24 seconds West a  
3 distance of 74.58 feet to an angle point;

4 31) THENCE, South 05 degrees 24 minutes 53 seconds East a  
5 distance of 189.89 feet to a point in the south line said called  
6 1454.19 acre tract and the north line of East Spring Creek  
7 Subdivision as recorded in volume 2, page 334 LCMR and replat volume  
8 8, page 86 LCMR;

9 14. THENCE, South 85 degrees 26 minutes 56 seconds West along the  
10 said south line said called 1454.19 acre tract and the north line of  
11 said East Spring Creek Subdivision as recorded in volume 2, page 334  
12 LCMR, said re-plat East Spring Creek Subdivision volume 8, page 86  
13 LCMR and West Lake Subdivision, passing at 221.82 feet a set five  
14 eights inch stainless steel rod with metal cap 'CCI', continuing a  
15 total distance of distance of 9391.82 feet to the POINT OF  
16 BEGINNING;

17 Bearings shown hereon are based on the Texas State Plane Coordinate  
18 System, South Central Zone 4204, NAD 83.

19 SECTION 5. (a) The legal notice of the intention to  
20 introduce this Act, setting forth the general substance of this  
21 Act, has been published as provided by law, and the notice and a  
22 copy of this Act have been furnished to all persons, agencies,  
23 officials, or entities to which they are required to be furnished  
24 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
25 Government Code.

26 (b) The governor, one of the required recipients, has  
27 submitted the notice and Act to the Texas Commission on

1 Environmental Quality.

2 (c) The Texas Commission on Environmental Quality has filed  
3 its recommendations relating to this Act with the governor, the  
4 lieutenant governor, and the speaker of the house of  
5 representatives within the required time.

6 (d) All requirements of the constitution and laws of this  
7 state and the rules and procedures of the legislature with respect  
8 to the notice, introduction, and passage of this Act are fulfilled  
9 and accomplished.

10 SECTION 6. (a) Section 7991.107, Special District Local  
11 Laws Code, as added by Section 1 of this Act, takes effect only if  
12 this Act receives a two-thirds vote of all the members elected to  
13 each house. If this Act does not receive a two-thirds vote of all  
14 the members elected to each house, Subchapter C, Chapter 7991,  
15 Special District Local Laws Code, as added by Section 1 of this Act,  
16 is amended by adding Section 7991.107 to read as follows:

17 Sec. 7991.107. NO EMINENT DOMAIN POWER. The district may  
18 not exercise the power of eminent domain.

19 (b) Section 8012.107, Special District Local Laws Code, as  
20 added by Section 3 of this Act, takes effect only if this Act  
21 receives a two-thirds vote of all the members elected to each house.  
22 If this Act does not receive a two-thirds vote of all the members  
23 elected to each house, Subchapter C, Chapter 8012, Special District  
24 Local Laws Code, as added by Section 3 of this Act, is amended by  
25 adding Section 8012.107 to read as follows:

26 Sec. 8012.107. NO EMINENT DOMAIN POWER. The district may  
27 not exercise the power of eminent domain.

1           (c) This section is not intended to be an expression of a  
2 legislative interpretation of the requirements of Section 17(c),  
3 Article I, Texas Constitution.

4           SECTION 7. This Act takes effect June 1, 2017, if it  
5 receives a vote of two-thirds of all the members elected to each  
6 house, as provided by Section 39, Article III, Texas Constitution.  
7 If this Act does not receive the vote necessary for effect on that  
8 date, this Act takes effect September 1, 2017.