

By: Talarico

H.B. No. 4689

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the creation of the Round Rock Municipal Utility
3 District No. 1; granting a limited power of eminent domain;
4 providing authority to issue bonds; providing authority to impose
5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws
8 Code, is amended by adding Chapter 8094 to read as follows:

9 CHAPTER 8094. ROUND ROCK MUNICIPAL UTILITY DISTRICT NO. 1

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 8094.0101. DEFINITIONS. In this chapter:

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

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

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

16 (4) "District" means the Round Rock Municipal Utility
17 District No. 1.

18 Sec. 8094.0102. NATURE OF DISTRICT. The district is a
19 municipal utility district created under Section 59, Article XVI,
20 Texas Constitution.

21 Sec. 8094.0103. CONFIRMATION AND DIRECTOR ELECTION
22 REQUIRED. The temporary directors shall hold an election to
23 confirm the creation of the district and to elect five permanent
24 directors as provided by Section 49.102, Water Code.

1 Sec. 8094.0104. CONSENT OF MUNICIPALITY REQUIRED. The
2 temporary directors may not hold an election under Section
3 8094.0103 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. 8094.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

8 (a) 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. 8094.0106. 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. 8094.0201. GOVERNING BODY; TERMS. (a) The district is
4 governed by a board of five elected directors.

5 (b) Except as provided by Section 8094.0202, directors
6 serve staggered four-year terms.

7 Sec. 8094.0202. TEMPORARY DIRECTORS. (a) The temporary
8 board consists of:

9 (1) Mitch Schwartz;

10 (2) Tim Agee;

11 (3) Dwain Halm;

12 (4) Moses Kim; and

13 (5) Steve Tucker.

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

15 (1) the date permanent directors are elected under
16 Section 8094.0103; 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 8094.0103 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 8094.0103; 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. 8094.0301. GENERAL POWERS AND DUTIES. The district
10 has the powers and duties necessary to accomplish the purposes for
11 which the district is created.

12 Sec. 8094.0302. 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. 8094.0303. 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. 8094.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
24 road project must meet all applicable construction standards,
25 zoning and subdivision requirements, and regulations of each
26 municipality in whose corporate limits or extraterritorial
27 jurisdiction the road 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 Sec. 8094.0305. COMPLIANCE WITH MUNICIPAL CONSENT
10 ORDINANCE OR RESOLUTION. The district shall comply with all
11 applicable requirements of any ordinance or resolution that is
12 adopted under Section 54.016 or 54.0165, Water Code, and that
13 consents to the creation of the district or to the inclusion of land
14 in the district.

15 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

16 Sec. 8094.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
17 The district may issue, without an election, bonds and other
18 obligations secured by:

- 19 (1) revenue other than ad valorem taxes; or
20 (2) contract payments described by Section 8094.0403.

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

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

1 election held for that purpose.

2 Sec. 8094.0402. OPERATION AND MAINTENANCE TAX. (a) If
3 authorized at an election held under Section 8094.0401, the
4 district may impose an operation and maintenance tax on taxable
5 property in the district in accordance with Section 49.107, Water
6 Code.

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

9 Sec. 8094.0403. CONTRACT TAXES. (a) In accordance with
10 Section 49.108, Water Code, the district may impose a tax other than
11 an operation and maintenance tax and use the revenue derived from
12 the tax to make payments under a contract after the provisions of
13 the contract have been approved by a majority of the district voters
14 voting at an election held for that purpose.

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

18 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

19 Sec. 8094.0501. AUTHORITY TO ISSUE BONDS AND OTHER
20 OBLIGATIONS. The district may issue bonds or other obligations
21 payable wholly or partly from ad valorem taxes, impact fees,
22 revenue, contract payments, grants, or other district money, or any
23 combination of those sources, to pay for any authorized district
24 purpose.

25 Sec. 8094.0502. TAXES FOR BONDS. At the time the district
26 issues bonds payable wholly or partly from ad valorem taxes, the
27 board shall provide for the annual imposition of a continuing

1 direct ad valorem tax, without limit as to rate or amount, while all
2 or part of the bonds are outstanding as required and in the manner
3 provided by Sections 54.601 and 54.602, Water Code.

4 Sec. 8094.0503. BONDS FOR ROAD PROJECTS. At the time of
5 issuance, the total principal amount of bonds or other obligations
6 issued or incurred to finance road projects and payable from ad
7 valorem taxes may not exceed one-fourth of the assessed value of the
8 real property in the district.

9 SECTION 2. The Round Rock Municipal Utility District No. 1
10 initially includes all the territory contained in the following
11 area:

12 TRACT A-1

13 BEING ALL OF THAT CERTAIN 64.513 ACRE TRACT OF LAND OUT OF AND
14 PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN
15 WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING
16 ALL OF TRACT A: TRACT I, THAT CERTAIN 64.508 ACRE TRACT OF LAND
17 CONVEYED TO CREEK BEND LAND HOLDINGS, LLC RECORDED IN DOCUMENT
18 NUMBER 2009047398, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,
19 TEXAS (O.P.R.W.C.TX.), SAID 64.513 ACRE TRACT OF LAND, BEING MORE
20 FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

21 COMMENCING, at a 1/2" iron rod found for the northwestern
22 corner of that certain remainder of 196.96 acre tract of land
23 conveyed to Stephen Pritchard Trust and Nancy K.P. Ohlendorf Family
24 Trust in Volume 1980, Page 972, Deed Records, Williamson County,
25 Texas (D.R.W.C.TX.), also being the southwestern corner of that
26 certain remainder of 104.6 acre tract of land conveyed to Michael
27 and Nancy Ohlendorf recorded in Document Number 2011085212

1 (O.P.R.W.C.TX.), and also being in the eastern right-of-way line of
2 County Road 110 (R.O.W. varies),

3 THENCE, with the common boundary line of said remainder of
4 196.96 acre tract and said County Road, S21°29'00"E, a distance of
5 210.29 feet to a point for the northwestern corner and the POINT OF
6 BEGINNING of the herein described tract,

7 THENCE, with the common boundary line of said 64.504 acre
8 tract and said remainder of 196.96 acre tract, the following seven
9 (7) courses and distances, numbered 1 through 7,

10 1. N68°00'19"E, passing at a distance of 0.30 feet, a
11 1/2" iron rod found, continuing for a total of 696.23 feet to a
12 point,

13 2. N09°35'20"W, a distance of 95.12 feet to a 1/2" iron
14 rod found,

15 3. N81°24'19"E, a distance of 329.97 feet to a 1/2"
16 iron rod found,

17 4. S02°42'11"E, a distance of 17.58 feet to a 1/2" iron
18 rod found,

19 5. N68°02'31"E, a distance of 1429.27 feet to a 1/2"
20 iron rod found for the northeastern corner of said 64.504 acre
21 tract,

22 6. S22°04'24"E, a distance of 1099.73 feet to a 1/2"
23 iron rod found at a fence corner, and

24 7. S66°33'19"W, a distance of 2773.39 feet to a point
25 for the southwestern corner of said 64.508 acre tract, also being in
26 the eastern right-of-way line of said County, Road 110,

27 THENCE, with the common boundary line of said 64.508 acre

1 tract and said County Road 110, the following two (2) courses and
2 distances, Numbered 1 and 2,

3 1. N21°30'28"W, a distance of 953.75 feet to a 1/2"
4 iron rod found,

5 2. N21°29'00"W, a distance of 209.69 feet to the POINT
6 OF BEGINNING and containing 64.513 acres of land.

7 TRACT A-2

8 BEING ALL OF THAT CERTAIN 55.176 ACRE TRACT OF LAND OUT OF AND
9 PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN
10 WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING
11 A PORTION OF TRACT A: TRACT II, THAT CERTAIN REMAINDER OF 55.34 ACRE
12 TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN
13 DOCUMENT NUMBER 2009005145, OFFICIAL PUBLIC RECORDS OF WILLIAMSON
14 COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 55.176 ACRE TRACT OF LAND,
15 BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

16 TRACT 1:

17 BEGINNING, at a 1/2" iron rod found for the most northerly
18 northwestern corner of said remainder of 55.34 acre tract, also
19 being the northeastern corner of that certain remainder of 34.70
20 acre tract of land (Tract 1) conveyed to Henry Development, LTD,
21 recorded in Document Number 2004089842 (O.P.R.W.C.TX.), and also
22 being at a point of curvature for a curve to the left in the southern
23 right-of-way line of University Boulevard (200' R.O.W.), and the
24 POINT OF BEGINNING for the herein described tract,

25 THENCE, with the common boundary line of said remainder of
26 55.35 acre tract and said University Boulevard, the following two
27 (2) courses and distances, numbered 1 and 2,

1 1. With said curve to the left, having a radius of
2 8563.00 feet, an arc length of 450.41 FEET, and whose chord bears
3 N70°08'55"E, a distance of 450.36 feet to a capped iron rod found
4 stamped "J S COALTER", and

5 2. N68°38'27"E, a distance of 1514.12 feet to a 5/8"
6 iron rod found, being the northeastern corner of said remainder of
7 55.34 acre tract, also being the northwestern corner of that
8 certain remainder of 60 acre tract of land conveyed to Audell Payne
9 in Volume 456, Page 486, Deed Records, Williamson County, Texas,

10 THENCE, with the common boundary line of said remainder of
11 55.34 acre tract and said remainder of 60 acre tract, the following
12 two (2) courses and distances, Numbered 1 and 2,

13 1. S21°47'47"E, a distance of 903.92 feet to a 3/8"
14 iron rod found, and

15 2. N63°45'30"E, a distance of 87.68 feet to a 3/8" iron
16 rod found, being an exterior corner in the eastern boundary line of
17 said remainder of 55.34, also being the northwest corner of that
18 certain 75 acre tract of land conveyed to Veterans Land Board
19 recorded in Volume 781, Page 247, Deed Records Williamson County,
20 Texas,

21 THENCE, with the common boundary line of said remainder of
22 55.34 acre tract and said 75 acre tract, S21°35'40"E, a distance of
23 268.79 feet to a 1/2" iron rod found, being the southeastern corner
24 of said remainder of 55.34 acre tract, also being the northeastern
25 corner of that certain remainder of 104.6 acre tract conveyed to
26 Michael and Nancy Ohlendorf recorded in Document Number 2011085212
27 (O.P.R.W.C.TX.),

1 THENCE, with the common boundary line of said remainder of
2 55.34 acre tract and said remainder of 104.6 acre tract,
3 S68°34'49"W, a distance of 2056.46 feet to a point, being the
4 southwestern corner of said remainder of 55.34 acre tract, also
5 being the southeastern corner of that certain 0.07 acre tract of
6 land (Tract II) conveyed to Henry Development, LTD. recorded in
7 Document Number 2017045283 (O.P.R.W.C.TX.),

8 THENCE, with said common boundary line of said remainder of
9 55.34 acre tract, said 0.07 acre (Tract II), that certain 0.18 acre
10 tract of land (Tract I) conveyed to Henry Development record in said
11 Document Number 2017045283, that certain 0.14 acre tract of land
12 conveyed to Henry Development, LTD. in Document Number 2017074516
13 (O.P.R.W.C.TX.), and said remainder of 34.70 acre tract (Tract 1),
14 the following four (4) courses and distances, numbered 1 through 4,

15 1. N21°27'32"W, a distance of 104.85 feet to a 1/2"
16 iron rod found,

17 2. N19°57'22"W, a distance of 30.33 feet to a 1/2" iron
18 rod found,

19 3. N22°42'01"W, a distance of 29.77 feet to a 1/2" iron
20 rod found, and

21 4. N21°32'01"W, a distance of 1014.31 feet to the POINT
22 OF BEGINNING and containing 53.237 acres of land.

23 TRACT 2:

24 BEGINNING, at a 1/2" iron rod found for the most westerly
25 northwestern corner of said remainder of 55.34 acre tract acre
26 tract, being in the eastern right-of-way line of County Road 110
27 (R.O.W. varies), and also being the southwestern corner of that

1 certain 2.07 acre tract of land conveyed (Tract 2) to Henry
2 Development, LTD. recorded in Document Number 2004089842
3 (O.P.R.W.C.TX.), and being the northwestern corner and the POINT OF
4 BEGINNING for the herein described tract,

5 THENCE, with the common boundary line of said remainder of
6 55.34 acre tract and said 2.07 acre tract, N68°32'30"E, passing at
7 2766.90 feet a capped iron rod found for the southwest corner of
8 that certain 0.14 acre tract of land conveyed to Henry Development
9 LTD. recorded in Document Number 2017074513 (O.P.R.W.C.TX.) and
10 continuing for a total distance of 2796.42 feet to a capped iron rod
11 found, being the southwest corner of that certain 0.18 acre tract of
12 land (Tract I) conveyed to Henry Development, LTD. and the
13 northwest corner of that certain 0.07 acre tract of land (Tract II)
14 both conveyed to Henry Development LTD. recorded in Document Number
15 2017045283 (O.P.R.W.C.TX.), and being a southeast corner of said
16 0.14 acre tract,.

17 THENCE, with the common boundary line of said remainder of
18 55.34 acre tract and said 0.07 acre tract, S21°20'56"E, a distance
19 of 30.40 feet to a point, being the southwestern corner of said 0.07
20 acre tract, also being in the northern boundary line of that certain
21 remainder of 104.6 acre tract conveyed to Michael and Nancy
22 Ohlendorf in Document Number 2011085212 (O.P.R.W.C.TX.),

23 THENCE, with the common boundary line of said remainder of
24 55.34 acre tract and said remainder of 104.6 acre tract,
25 S68°33'00"W, a distance of 2796.45 feet to a 1/2" iron rod found,
26 being the southwestern corner of said remainder of 55.34 acre
27 tract, also being the northwestern corner of said remainder of

1 104.6 acre tract, and also being in the eastern right-of-way line of
2 said County, Road 110,

3 THENCE, with the common boundary line of said remainder of
4 55.34 acre tract and said County, Road 110, N21°16'34"W, a distance
5 of 30.00 feet to the POINT OF BEGINNING and containing 1.939 acres
6 of land.

7 TRACT 1 - 53.237 ACRES

8 TRACT 2 - 1.939 ACRES

9 A-2 TOTAL - 55.176 ACRES

10 TRACT B-II

11 BEING ALL OF THAT CERTAIN 104.256 ACRE TRACT OF LAND OUT OF
12 AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED
13 IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS
14 BEING A PORTION OF TRACT B: TRACT II, THAT CERTAIN REMAINDER OF
15 104.6 ACRE TRACT OF LAND CONVEYED TO MICHAEL AND NANCY OHLENDORF
16 RECORDED IN DOCUMENT NUMBER 2011085212, OFFICIAL PUBLIC RECORDS OF
17 WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 104.256 ACRE TRACT
18 OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

19 BEGINNING, at a 1/2" iron rod found for the northwestern
20 corner of said remainder of 104.6 acre tract,, also being the
21 southwestern corner of that certain remainder of 55.34 acre tract
22 of land conveyed to Lone Mountain Properties, LLC, and also being in
23 the eastern right-of-way line, and also being the northwestern
24 corner and the POINT OF BEGINNING for the herein described tract,

25 THENCE, with the common boundary line of said remainder of
26 104.6 acre tract, said remainder of 55.34 acre tract, that certain
27 0.07 acre tract (Tract II) of land conveyed to Henry Development,

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1 LTD. in Document Number 2017045283 (O.P.R.W.C.TX.), N68°34'04"E,
2 and that certain remainder of 55.34 acres of land conveyed to Lone
3 Mountain Properties, LLC. in Document Number 2009005145
4 (O.P.R.W.C.TX.), a distance of 4957.79 feet to a 1/2" iron rod
5 found, being the northeastern corner of said remainder of 104.6
6 acre tract, also being the southeastern corner of said remainder of
7 55.34 acre tract and also being in the western boundary line of that
8 certain 75.00 acre tract of land conveyed to Veterans Land Board in
9 Volume 781, Page 247, Deed Records, Williamson County, Texas,

10 THENCE, with the common boundary line of said 104.6 acre
11 tract and said 75.00 acre tract, S21°26'17"E, a distance of 913.49
12 feet to a 1/2" iron rod found, being the southeastern corner of the
13 herein described tract, also being the northeastern corner of that
14 certain remainder of 196.96 acre tract of land conveyed to Stephen
15 Pritchard Trust and Nancy K.P. Ohlendorf Family Trust in Volume
16 1980, Page 972 Deed Records, Williamson County, Texas,

17 THENCE, with the common boundary line of said remainder of
18 104.6 acre tract and said remainder of 196.96 acre tract,
19 S68°30'29"W, a distance of 4957.11 feet to a 1/2" iron rod found,
20 being the southwestern corner of said remainder of 104.6 acre
21 tract, also being the northwestern corner of said remainder of
22 196.96 acre tract, and also being in the eastern right-of-way line
23 of said County Road 110,

24 THENCE, with the common boundary line of said remainder of
25 104.6 acre tract and said County Road 110, the following two (2)
26 courses and distances, numbered 1 and 2,

27 1. N21°29'00"W, a distance of 909.64 feet to a 1/2"

1 iron rod found, and

2 2. N21°16'34"W, a distance of 9.02 feet to the POINT OF
3 BEGINNING and containing 104.256 acres of land.

4 TRACT B-III

5 BEING ALL OF THAT CERTAIN 132.423 ACRE TRACT OF LAND OUT OF
6 AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED
7 IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS
8 BEING ALL OF TRACT B: TRACT III, THAT CERTAIN REMAINDER OF 196.96
9 ACRE TRACT OF LAND CONVEYED TO STEPHEN PRITCHARD TRUST AND NANCY
10 K.P. OHLENDORF FAMILY TRUST RECORDED IN VOLUME 1980, PAGE 972, DEED
11 RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 132.423
12 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS
13 AS FOLLOWS:

14 BEGINNING, at a 1/2" iron rod found for the northwestern
15 corner of said remainder of 196.96 acre tract, also being the
16 southwestern corner of that certain remainder of 104.6 acre tract
17 of land conveyed to Michael and Nancy Ohlendorf recorded in
18 Document Number 2011085212 (O.P.R.W.C.TX.), and also being in the
19 eastern right-of-way line of County Road 110 (R.O.W. varies), and
20 the POINT OF BEGINNING for the herein described tract,

21 THENCE, with the common boundary line of said remainder of
22 196.96 acre tract and said remainder of 104.6 acre tract,
23 N68°30'29"E, a distance of 4957.11 feet to a 1/2" iron rod found,
24 being the northeastern corner of said 196.96 acre tract, also being
25 the southeastern corner of said remainder of 104.6 acre tract, and
26 also being in the eastern boundary line of that certain 75.00 acre
27 tract of land conveyed to the Veterans Land Board in Volume 781,

1 Page 247, Deed Records, Williamson County, Texas,

2 THENCE, with the common boundary line of said remainder of
3 196.96 acre tract and said 75.00 acre tract, S21°30'03"E, a distance
4 of 1332.40 feet to a point, being the southeastern corner of said
5 remainder of 196.96 acre tract, also being the northeastern corner
6 of that certain 72.099 acre tract of land conveyed to Eleanor,
7 Jacob, and Dorothea Olson in Volume 595, Page 131, Deed Records,
8 Williamson County, Texas, and also being the southeastern corner of
9 the herein described tract,

10 THENCE, with the common boundary line of said remainder of
11 196.96 acre tract and said 72.099 acre tract, S68°30'08"W, a
12 distance of 1252.61 feet to a 1/2" iron rod found, being an angle
13 point in the southern boundary line of said remainder of 196.96 acre
14 tract, also being the northwest corner of said 72.099 acre tract,
15 and also being the northeast corner of that certain 22.31 acre tract
16 of land conveyed to SEDC Devco Inc. recorded in Document Number
17 2015089805 (O.P.R.W.C.TX.),

18 THENCE, with the common boundary line of said remainder of
19 196.96 acre tract and said 22.31 acre tract, the following two (2)
20 courses and distances, numbered 1 and 2,

21 1. S12°52'51"W, a distance of 17.02 feet to a 1/2" iron
22 rod found, and

23 2. S68°23'05"W, a distance of 1224.09 feet to a capped
24 iron rod found, being the northwest corner of said 22.31 acre tract,
25 also being an interior corner on the south line of said remainder of
26 196.96 acre tract,

27 THENCE, with the common boundary corner of said remainder of

1 196.96 acre tract and said 22.31 acre tract, S21°37'15"E, a distance
2 of 776.54 feet to a 1/2" iron rod found, being a southeast corner of
3 said remainder of 196.96 acre tract, also being the southwest
4 corner of said 22.31 acre tract, and also being the northeast corner
5 of the remainder of that certain 34.74 acre tract of land conveyed
6 to SEDC Devco Inc. recorded in Document Number 2015089800
7 (O.P.R.W.C.TX.), and also being the northeastern corner of that
8 certain 100 acre tract conveyed to Fred Liardon in Volume 131, Page
9 131, (D.R.W.C.TX.),

10 THENCE, with a south line of said remainder of 196.96 acre
11 tract and the north line of said 100 acre tract, S68°37'33"W, a
12 distance of 2472.34 feet to a 1/2" iron rod found, being the
13 southwest corner of said remainder of 196.96 acre tract, also being
14 the northwest corner of said remainder of 34.74 acre tract, also
15 being in the northern boundary line of said 100 acre tract, and also
16 being in the east right-of-way line of said County Road 110, from
17 which a 1/2" iron rod found for the southwest corner of said
18 remainder of 34.74 acre tract bears S21°20'42"E, a distance of
19 616.07 feet,

20 THENCE, with the common boundary line of said remainder of
21 196.96 acre tract and said County Road 110, N21°30'28"W, a distance
22 of 746.93 feet to a point, being the southwestern corner of that
23 certain 64.508 acre tract of land conveyed to Creek Bend Holdings,
24 LLC. in Document Number 2009047398 (O.P.R.W.C.TX.),

25 THENCE, with the common boundary line of said remainder of
26 196.96 acre tract and said 64.508 acre tract, the following seven
27 (7) courses and distances, numbered 1 through 7,

- 1 1. N66°33'19"E, a distance of 2473.39 feet to a 1/2"
- 2 iron rod found,
- 3 2. N22°04'24"W, a distance of 1099.73 feet to a 1/2"
- 4 iron rod found,
- 5 3. S68°02'31"W, a distance of 1429.27 feet to a 1/2"
- 6 iron rod found,
- 7 4. N02°42'11"W, a distance of 17.58 feet to a 1/2" iron
- 8 rod found,
- 9 5. S81°24'19"W, a distance of 329.97 feet to a 1/2"
- 10 iron rod found,
- 11 6. S09°35'20"E, a distance of 95.12 feet to a point,
- 12 and
- 13 7. S68°00'19"W, passing at 695.93 feet a 1/2" iron rod
- 14 found and continuing for a total distance of 696.23 feet to a point,
- 15 being the northwestern corner of said 64.528 acre tract, also being
- 16 an exterior corner in the western boundary line of said remainder of
- 17 196.96 acre tract, and also being in the eastern right-of-way line
- 18 of said County, Road 110,

19 THENCE, with the common boundary line of said remainder of
20 196.96 acre tract and said County Road 110, N21°29'00"W, a distance
21 of 210.29 feet to the POINT OF BEGINNING and containing 132.423
22 acres of land.

23 SECTION 3. (a) The legal notice of the intention to
24 introduce this Act, setting forth the general substance of this
25 Act, has been published as provided by law, and the notice and a
26 copy of this Act have been furnished to all persons, agencies,
27 officials, or entities to which they are required to be furnished

1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
2 Government Code.

3 (b) The governor, one of the required recipients, has
4 submitted the notice and Act to the Texas Commission on
5 Environmental Quality.

6 (c) The Texas Commission on Environmental Quality has filed
7 its recommendations relating to this Act with the governor, the
8 lieutenant governor, and the speaker of the house of
9 representatives within the required time.

10 (d) All requirements of the constitution and laws of this
11 state and the rules and procedures of the legislature with respect
12 to the notice, introduction, and passage of this Act are fulfilled
13 and accomplished.

14 SECTION 4. (a) If this Act does not receive a two-thirds
15 vote of all the members elected to each house, Subchapter C, Chapter
16 8094, Special District Local Laws Code, as added by Section 1 of
17 this Act, is amended by adding Section 8094.0306 to read as follows:

18 Sec. 8094.0306. NO EMINENT DOMAIN POWER. The district may
19 not exercise the power of eminent domain.

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

23 SECTION 5. This Act takes effect immediately if it receives
24 a vote of two-thirds of all the members elected to each house, as
25 provided by Section 39, Article III, Texas Constitution. If this
26 Act does not receive the vote necessary for immediate effect, this
27 Act takes effect September 1, 2019.