

By: Talarico

H.B. No. 4689

A BILL TO BE ENTITLED

AN ACT

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

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

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

CHAPTER 8094. ROUND ROCK MUNICIPAL UTILITY DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8094.0101. DEFINITIONS. In this chapter:

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

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

(3) "Director" means a board member.

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

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

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

1 Sec. 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 AND ENFORCEABILITY OF
10 MUNICIPAL CONSENT ORDINANCE OR RESOLUTION. (a) The district shall
11 comply with all applicable requirements of any ordinance or
12 resolution that is adopted under Section 54.016 or 54.0165, Water
13 Code, and that consents to the creation of the district or to the
14 inclusion of land in the district.

15 (b) Any agreement between the district and a municipality
16 related to the municipality's consent to the creation of the
17 district is valid and enforceable.

18 (c) On the issuance of bonds by the district, the district
19 is considered to have waived sovereign immunity to suit by a
20 municipality for the purpose of adjudicating a claim for breach of
21 an agreement described by this section.

22 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

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

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

27 (2) contract payments described by Section 8094.0403.

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

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

9 Sec. 8094.0402. OPERATION AND MAINTENANCE TAX. (a) If
10 authorized at an election held under Section 8094.0401, the
11 district may impose an operation and maintenance tax on taxable
12 property in the district in accordance with Section 49.107, Water
13 Code.

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

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

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

25 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

26 Sec. 8094.0501. 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. 8094.0502. 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. 8094.0503. 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 Round Rock Municipal Utility District No. 1
17 initially includes all the territory contained in the following
18 area:

19 TRACT A-1

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

1 COMMENCING, at a 1/2" iron rod found for the northwestern
2 corner of that certain remainder of 196.96 acre tract of land
3 conveyed to Stephen Pritchard Trust and Nancy K.P. Ohlendorf Family
4 Trust in Volume 1980, Page 972, Deed Records, Williamson County,
5 Texas (D.R.W.C.TX.), also being the southwestern corner of that
6 certain remainder of 104.6 acre tract of land conveyed to Michael
7 and Nancy Ohlendorf recorded in Document Number 2011085212
8 (O.P.R.W.C.TX.), and also being in the eastern right-of-way line of
9 County Road 110 (R.O.W. varies),

10 THENCE, with the common boundary line of said remainder of
11 196.96 acre tract and said County Road, S21°29'00"E, a distance of
12 210.29 feet to a point for the northwestern corner and the POINT OF
13 BEGINNING of the herein described tract,

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

17 1. N68°00'19"E, passing at a distance of 0.30 feet, a
18 1/2" iron rod found, continuing for a total of 696.23 feet to a
19 point,

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

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

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

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

1 tract,

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

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

7 THENCE, with the common boundary line of said 64.508 acre
8 tract and said County Road 110, the following two (2) courses and
9 distances, Numbered 1 and 2,

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

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

14 TRACT A-2

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

23 TRACT 1:

24 BEGINNING, at a 1/2" iron rod found for the most northerly
25 northwestern corner of said remainder of 55.34 acre tract, also
26 being the northeastern corner of that certain remainder of 34.70
27 acre tract of land (Tract 1) conveyed to Henry Development, LTD,

H.B. No. 4689

1 recorded in Document Number 2004089842 (O.P.R.W.C.TX.), and also
2 being at a point of curvature for a curve to the left in the southern
3 right-of-way line of University Boulevard (200' R.O.W.), and the
4 POINT OF BEGINNING for the herein described tract,

5 THENCE, with the common boundary line of said remainder of
6 55.35 acre tract and said University Boulevard, the following two
7 (2) courses and distances, numbered 1 and 2,

8 1. With said curve to the left, having a radius of
9 8563.00 feet, an arc length of 450.41 FEET, and whose chord bears
10 N70°08'55"E, a distance of 450.36 feet to a capped iron rod found
11 stamped "J S COALTER", and

12 2. N68°38'27"E, a distance of 1514.12 feet to a 5/8"
13 iron rod found, being the northeastern corner of said remainder of
14 55.34 acre tract, also being the northwestern corner of that
15 certain remainder of 60 acre tract of land conveyed to Audell Payne
16 in Volume 456, Page 486, Deed Records, Williamson County, Texas,

17 THENCE, with the common boundary line of said remainder of
18 55.34 acre tract and said remainder of 60 acre tract, the following
19 two (2) courses and distances, Numbered 1 and 2,

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

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

1 THENCE, with the common boundary line of said remainder of
2 55.34 acre tract and said 75 acre tract, S21°35'40"E, a distance of
3 268.79 feet to a 1/2" iron rod found, being the southeastern corner
4 of said remainder of 55.34 acre tract, also being the northeastern
5 corner of that certain remainder of 104.6 acre tract conveyed to
6 Michael and Nancy Ohlendorf recorded in Document Number 2011085212
7 (O.P.R.W.C.TX.),

8 THENCE, with the common boundary line of said remainder of
9 55.34 acre tract and said remainder of 104.6 acre tract,
10 S68°34'49"W, a distance of 2056.46 feet to a point, being the
11 southwestern corner of said remainder of 55.34 acre tract, also
12 being the southeastern corner of that certain 0.07 acre tract of
13 land (Tract II) conveyed to Henry Development, LTD. recorded in
14 Document Number 2017045283 (O.P.R.W.C.TX.),

15 THENCE, with said common boundary line of said remainder of
16 55.34 acre tract, said 0.07 acre (Tract II), that certain 0.18 acre
17 tract of land (Tract I) conveyed to Henry Development record in said
18 Document Number 2017045283, that certain 0.14 acre tract of land
19 conveyed to Henry Development, LTD. in Document Number 2017074516
20 (O.P.R.W.C.TX.), and said remainder of 34.70 acre tract (Tract 1),
21 the following four (4) courses and distances, numbered 1 through 4,

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

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

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

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

3 TRACT 2:

4 BEGINNING, at a 1/2" iron rod found for the most westerly
5 northwestern corner of said remainder of 55.34 acre tract acre
6 tract, being in the eastern right-of-way line of County Road 110
7 (R.O.W. varies), and also being the southwestern corner of that
8 certain 2.07 acre tract of land conveyed (Tract 2) to Henry
9 Development, LTD. recorded in Document Number 2004089842
10 (O.P.R.W.C.TX.), and being the northwestern corner and the POINT OF
11 BEGINNING for the herein described tract,

12 THENCE, with the common boundary line of said remainder of
13 55.34 acre tract and said 2.07 acre tract, N68°32'30"E, passing at
14 2766.90 feet a capped iron rod found for the southwest corner of
15 that certain 0.14 acre tract of land conveyed to Henry Development
16 LTD. recorded in Document Number 2017074513 (O.P.R.W.C.TX.) and
17 continuing for a total distance of 2796.42 feet to a capped iron rod
18 found, being the southwest corner of that certain 0.18 acre tract of
19 land (Tract I) conveyed to Henry Development, LTD. and the
20 northwest corner of that certain 0.07 acre tract of land (Tract II)
21 both conveyed to Henry Development LTD. recorded in Document Number
22 2017045283 (O.P.R.W.C.TX.), and being a southeast corner of said
23 0.14 acre tract,.

24 THENCE, with the common boundary line of said remainder of
25 55.34 acre tract and said 0.07 acre tract, S21°20'56"E, a distance
26 of 30.40 feet to a point, being the southwestern corner of said 0.07
27 acre tract, also being in the northern boundary line of that certain

1 remainder of 104.6 acre tract conveyed to Michael and Nancy
2 Ohlendorf in Document Number 2011085212 (O.P.R.W.C.TX.),

3 THENCE, with the common boundary line of said remainder of
4 55.34 acre tract and said remainder of 104.6 acre tract,
5 S68°33'00"W, a distance of 2796.45 feet to a 1/2" iron rod found,
6 being the southwestern corner of said remainder of 55.34 acre
7 tract, also being the northwestern corner of said remainder of
8 104.6 acre tract, and also being in the eastern right-of-way line of
9 said County, Road 110,

10 THENCE, with the common boundary line of said remainder of
11 55.34 acre tract and said County, Road 110, N21°16'34"W, a distance
12 of 30.00 feet to the POINT OF BEGINNING and containing 1.939 acres
13 of land.

14 TRACT 1 - 53.237 ACRES

15 TRACT 2 - 1.939 ACRES

16 A-2 TOTAL - 55.176 ACRES

17 TRACT B-II

18 BEING ALL OF THAT CERTAIN 104.256 ACRE TRACT OF LAND OUT OF
19 AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED
20 IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS
21 BEING A PORTION OF TRACT B: TRACT II, THAT CERTAIN REMAINDER OF
22 104.6 ACRE TRACT OF LAND CONVEYED TO MICHAEL AND NANCY OHLENDORF
23 RECORDED IN DOCUMENT NUMBER 2011085212, OFFICIAL PUBLIC RECORDS OF
24 WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 104.256 ACRE TRACT
25 OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

26 BEGINNING, at a 1/2" iron rod found for the northwestern
27 corner of said remainder of 104.6 acre tract,, also being the

1 southwestern corner of that certain remainder of 55.34 acre tract
2 of land conveyed to Lone Mountain Properties, LLC, and also being in
3 the eastern right-of-way line, and also being the northwestern
4 corner and the POINT OF BEGINNING for the herein described tract,

5 THENCE, with the common boundary line of said remainder of
6 104.6 acre tract, said remainder of 55.34 acre tract, that certain
7 0.07 acre tract (Tract II) of land conveyed to Henry Development,
8 LTD. in Document Number 2017045283 (O.P.R.W.C.TX.), N68°34'04"E,
9 and that certain remainder of 55.34 acres of land conveyed to Lone
10 Mountain Properties, LLC. in Document Number 2009005145
11 (O.P.R.W.C.TX.), a distance of 4957.79 feet to a 1/2" iron rod
12 found, being the northeastern corner of said remainder of 104.6
13 acre tract, also being the southeastern corner of said remainder of
14 55.34 acre tract and also being in the western boundary line of that
15 certain 75.00 acre tract of land conveyed to Veterans Land Board in
16 Volume 781, Page 247, Deed Records, Williamson County, Texas,

17 THENCE, with the common boundary line of said 104.6 acre
18 tract and said 75.00 acre tract, S21°26'17"E, a distance of 913.49
19 feet to a 1/2" iron rod found, being the southeastern corner of the
20 herein described tract, also being the northeastern corner of that
21 certain remainder of 196.96 acre tract of land conveyed to Stephen
22 Pritchard Trust and Nancy K.P. Ohlendorf Family Trust in Volume
23 1980, Page 972 Deed Records, Williamson County, Texas,

24 THENCE, with the common boundary line of said remainder of
25 104.6 acre tract and said remainder of 196.96 acre tract,
26 S68°30'29"W, a distance of 4957.11 feet to a 1/2" iron rod found,
27 being the southwestern corner of said remainder of 104.6 acre

1 tract, also being the northwestern corner of said remainder of
2 196.96 acre tract, and also being in the eastern right-of-way line
3 of said County Road 110,

4 THENCE, with the common boundary line of said remainder of
5 104.6 acre tract and said County Road 110, the following two (2)
6 courses and distances, numbered 1 and 2,

7 1. N21°29'00"W, a distance of 909.64 feet to a 1/2"
8 iron rod found, and

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

11 TRACT B-III

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

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

1 THENCE, with the common boundary line of said remainder of
2 196.96 acre tract and said remainder of 104.6 acre tract,
3 N68°30'29"E, a distance of 4957.11 feet to a 1/2" iron rod found,
4 being the northeastern corner of said 196.96 acre tract, also being
5 the southeastern corner of said remainder of 104.6 acre tract, and
6 also being in the eastern boundary line of that certain 75.00 acre
7 tract of land conveyed to the Veterans Land Board in Volume 781,
8 Page 247, Deed Records, Williamson County, Texas,

9 THENCE, with the common boundary line of said remainder of
10 196.96 acre tract and said 75.00 acre tract, S21°30'03"E, a distance
11 of 1332.40 feet to a point, being the southeastern corner of said
12 remainder of 196.96 acre tract, also being the northeastern corner
13 of that certain 72.099 acre tract of land conveyed to Eleanor,
14 Jacob, and Dorothea Olson in Volume 595, Page 131, Deed Records,
15 Williamson County, Texas, and also being the southeastern corner of
16 the herein described tract,

17 THENCE, with the common boundary line of said remainder of
18 196.96 acre tract and said 72.099 acre tract, S68°30'08"W, a
19 distance of 1252.61 feet to a 1/2" iron rod found, being an angle
20 point in the southern boundary line of said remainder of 196.96 acre
21 tract, also being the northwest corner of said 72.099 acre tract,
22 and also being the northeast corner of that certain 22.31 acre tract
23 of land conveyed to SEDC Devco Inc. recorded in Document Number
24 2015089805 (O.P.R.W.C.TX.),

25 THENCE, with the common boundary line of said remainder of
26 196.96 acre tract and said 22.31 acre tract, the following two (2)
27 courses and distances, numbered 1 and 2,

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

3 2. S68°23'05"W, a distance of 1224.09 feet to a capped
4 iron rod found, being the northwest corner of said 22.31 acre tract,
5 also being an interior corner on the south line of said remainder of
6 196.96 acre tract,

7 THENCE, with the common boundary corner of said remainder of
8 196.96 acre tract and said 22.31 acre tract, S21°37'15"E, a distance
9 of 776.54 feet to a 1/2" iron rod found, being a southeast corner of
10 said remainder of 196.96 acre tract, also being the southwest
11 corner of said 22.31 acre tract, and also being the northeast corner
12 of the remainder of that certain 34.74 acre tract of land conveyed
13 to SEDC Devco Inc. recorded in Document Number 2015089800
14 (O.P.R.W.C.TX.), and also being the northeastern corner of that
15 certain 100 acre tract conveyed to Fred Liardon in Volume 131, Page
16 131, (D.R.W.C.TX.),

17 THENCE, with a south line of said remainder of 196.96 acre
18 tract and the north line of said 100 acre tract, S68°37'33"W, a
19 distance of 2472.34 feet to a 1/2" iron rod found, being the
20 southwest corner of said remainder of 196.96 acre tract, also being
21 the northwest corner of said remainder of 34.74 acre tract, also
22 being in the northern boundary line of said 100 acre tract, and also
23 being in the east right-of-way line of said County Road 110, from
24 which a 1/2" iron rod found for the southwest corner of said
25 remainder of 34.74 acre tract bears S21°20'42"E, a distance of
26 616.07 feet,

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

1 196.96 acre tract and said County Road 110, N21°30'28"W, a distance
2 of 746.93 feet to a point, being the southwestern corner of that
3 certain 64.508 acre tract of land conveyed to Creek Bend Holdings,
4 LLC. in Document Number 2009047398 (O.P.R.W.C.TX.),

5 THENCE, with the common boundary line of said remainder of
6 196.96 acre tract and said 64.508 acre tract, the following seven
7 (7) courses and distances, numbered 1 through 7,

8 1. N66°33'19"E, a distance of 2473.39 feet to a 1/2"
9 iron rod found,

10 2. N22°04'24"W, a distance of 1099.73 feet to a 1/2"
11 iron rod found,

12 3. S68°02'31"W, a distance of 1429.27 feet to a 1/2"
13 iron rod found,

14 4. N02°42'11"W, a distance of 17.58 feet to a 1/2" iron
15 rod found,

16 5. S81°24'19"W, a distance of 329.97 feet to a 1/2"
17 iron rod found,

18 6. S09°35'20"E, a distance of 95.12 feet to a point,
19 and

20 7. S68°00'19"W, passing at 695.93 feet a 1/2" iron rod
21 found and continuing for a total distance of 696.23 feet to a point,
22 being the northwestern corner of said 64.528 acre tract, also being
23 an exterior corner in the western boundary line of said remainder of
24 196.96 acre tract, and also being in the eastern right-of-way line
25 of said County, Road 110,

26 THENCE, with the common boundary line of said remainder of
27 196.96 acre tract and said County Road 110, N21°29'00"W, a distance

1 of 210.29 feet to the POINT OF BEGINNING and containing 132.423
2 acres of land.

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

10 (b) The governor, one of the required recipients, has
11 submitted the notice and Act to the Texas Commission on
12 Environmental Quality.

13 (c) The Texas Commission on Environmental Quality has filed
14 its recommendations relating to this Act with the governor, the
15 lieutenant governor, and the speaker of the house of
16 representatives within the required time.

17 (d) All requirements of the constitution and laws of this
18 state and the rules and procedures of the legislature with respect
19 to the notice, introduction, and passage of this Act are fulfilled
20 and accomplished.

21 SECTION 4. (a) If this Act does not receive a two-thirds
22 vote of all the members elected to each house, Subchapter C, Chapter
23 8094, Special District Local Laws Code, as added by Section 1 of
24 this Act, is amended by adding Section 8094.0306 to read as follows:

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

27 (b) This section is not intended to be an expression of a

1 legislative interpretation of the requirements of Section 17(c),
2 Article I, Texas Constitution.

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