

By: Zaffirini

S.B. No. 1422

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Maxwell Special Utility District; providing authority to issue bonds; granting a limited power of eminent domain; providing authority to impose fees and assessments.

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

SECTION 1. Subtitle C, Title 6, Special District Local Laws Code, is amended by adding Chapter 7222 to read as follows:

CHAPTER 7222. MAXWELL SPECIAL UTILITY DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 7222.0101. DEFINITIONS. In this chapter:

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

(2) "Corporation" means the Maxwell Water Supply Corporation.

(3) "Director" means a board member.

(4) "District" means the Maxwell Special Utility District.

Sec. 7222.0102. NATURE OF DISTRICT. The district is a special utility district in Caldwell and Hays Counties created under and essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution. The district is created to serve a public use and benefit.

Sec. 7222.0103. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation and initial directors' election held before September 1, 2022:

1           (1) the district is dissolved on September 1, 2022,  
2 except that the district shall:

3                   (A) pay any debts incurred;

4                   (B) transfer to Caldwell or Hays County, as  
5 appropriate, any assets of the district that remain after the  
6 payment of debts; and

7                   (C) maintain the organization of the district  
8 until all debts are paid and remaining assets are transferred; and

9           (2) this chapter expires September 1, 2023.

10           Sec. 7222.0104. APPLICABILITY OF OTHER LAW. Except as  
11 otherwise provided by this chapter, Chapters 49 and 65, Water Code,  
12 apply to the district.

13           Sec. 7222.0105. INITIAL DISTRICT TERRITORY. (a) The  
14 district is initially composed of the territory described by  
15 Section 2 of the Act creating this chapter.

16           (b) The boundaries and field notes contained in Section 2 of  
17 the Act creating this chapter form a closure. A mistake made in the  
18 field notes or in copying the field notes in the legislative process  
19 does not affect:

20                   (1) the organization, existence, or validity of the  
21 district;

22                   (2) the right of the district to issue any type of  
23 bond, including a refunding bond, for a purpose for which the  
24 district is created or to pay the principal of and interest on a  
25 bond; or

26                   (3) the legality or operation of the district or the  
27 board of directors of the district.

1                   SUBCHAPTER A-1. TEMPORARY PROVISIONS

2                   Sec. 7222.0151. TEMPORARY DIRECTORS. (a) The temporary  
3 board of directors of the district is composed of:

4                   (1) Robert Karasch;

5                   (2) Doris Steubing;

6                   (3) Nadine Hodges;

7                   (4) Liralen Canion;

8                   (5) Sarah DeShay;

9                   (6) Carol Peters;

10                  (7) Doug Spillman;

11                  (8) Mabel Vaughn; and

12                  (9) Valentin Yanez.

13                  (b) Each temporary director shall qualify for office as  
14 provided by Section 49.055, Water Code.

15                  (c) If a temporary director fails to qualify for office, the  
16 temporary directors who have qualified shall appoint a person to  
17 fill the vacancy. If at any time there are fewer than four  
18 qualified temporary directors, the Texas Commission on  
19 Environmental Quality shall appoint the necessary number of  
20 directors to fill all vacancies on the board.

21                  (d) Temporary directors serve until the earlier of:

22                   (1) the date initial directors are elected under  
23 Section 7222.0152; or

24                   (2) the date this chapter expires under Section  
25 7222.0103.

26                  Sec. 7222.0152. CONFIRMATION AND INITIAL DIRECTORS'  
27 ELECTION. (a) Before September 1, 2022, the temporary directors

1 shall hold an election to confirm the creation of the district and  
2 to elect nine initial directors in accordance with Chapters 49 and  
3 65, Water Code.

4 (b) The temporary board of directors shall determine the  
5 method for determining the initial term of each person on the  
6 initial board of directors. The terms must be clearly stated on the  
7 ballot for the confirmation and directors' election.

8 (c) Section 41.001(a), Election Code, does not apply to a  
9 confirmation and directors' election held as provided by this  
10 section.

11 (d) The initial directors shall continue to serve until the  
12 district directors elected at the first regularly scheduled  
13 election of directors qualify for office.

14 Sec. 7222.0153. TRANSFER OF ASSETS; DISSOLUTION. (a) If  
15 the creation of the district is confirmed under Section 7222.0152,  
16 the corporation shall transfer the assets, debts, and contractual  
17 rights and obligations of the corporation to the district.

18 (b) Following the transfer under Subsection (a):

19 (1) the board of directors of the corporation shall  
20 commence dissolution proceedings of the corporation;

21 (2) Certificate of Convenience and Necessity  
22 No. 10293 is considered to be held by the district; and

23 (3) the board of directors of the corporation shall  
24 notify:

25 (A) the Texas Commission on Environmental  
26 Quality of the dissolution of the corporation; and

27 (B) the Public Utility Commission of Texas of the

1 transfer of Certificate of Convenience and Necessity No. 10293 to  
2 the district.

3 (c) On receipt of notice under Subsection (b)(3)(B), the  
4 Public Utility Commission of Texas shall note in its records that  
5 Certificate of Convenience and Necessity No. 10293 is held by the  
6 district and shall reissue the certificate in the name of the  
7 district without further application, notice, or hearing. A  
8 person, party, or entity does not have any right of protest,  
9 objection, or administrative review of the transfer prescribed by  
10 this section.

11 Sec. 7222.0154. EXPIRATION OF SUBCHAPTER. This subchapter  
12 expires September 1, 2023.

13 SUBCHAPTER B. BOARD OF DIRECTORS

14 Sec. 7222.0201. DIRECTORS. The district shall be governed  
15 by a board of not fewer than 5 and not more than 11 directors,  
16 elected in accordance with Section 65.103, Water Code.

17 SUBCHAPTER C. POWERS AND DUTIES

18 Sec. 7222.0301. GENERAL POWERS. Except as otherwise  
19 provided by this chapter, the district has all of the rights,  
20 powers, privileges, authority, functions, and duties provided by  
21 the general law of this state, including Chapters 49 and 65, Water  
22 Code, applicable to special utility districts created under Section  
23 59, Article XVI, Texas Constitution.

24 Sec. 7222.0302. WATER SERVICE IMPACT FEE. (a) The  
25 district may charge a water service impact fee that is not greater  
26 than the capital recovery fee charged by the corporation on  
27 December 31, 2018, under the corporation's tariff.

1        (b) Chapter 395, Local Government Code, does not apply to an  
2 initial water service impact fee set under Subsection (a).

3        (c) The district may increase the water service impact fee  
4 authorized under Subsection (a) only as provided by Chapter 395,  
5 Local Government Code, as approved by the Texas Commission on  
6 Environmental Quality, or as otherwise provided by law.

7        SECTION 2. The Maxwell Special Utility District initially  
8 includes all the territory contained in the following area:

9        BEING that portion of Caldwell and Hays Counties, Texas,  
10 which has a boundary more particularly described as follows:

11 BEGINNING at a point within the right-of-way of the northeast  
12 intersection of U.S. Highway 80 and Old Bastrop Road (State Highway  
13 21), point having a coordinate of North: 13868275.5586', East:  
14 2314975.8975' based on coordinates of NAD 83, TX State Plane, South  
15 Central Zone 4204, and proceeding in a clockwise direction around  
16 the district boundary;

17 THENCE N89° 12' 58.73"E, 517.516 feet, more or less along the east  
18 right-of-way line of State Highway 21 to a point for corner;

19 THENCE S43° 00' 49.91"E, 414.551 feet, to a point for corner;

20 THENCE S69° 13' 35.83"E, 523.097 feet, to a point for corner;

21 THENCE S85° 12' 53.81"E, 296.109 feet, to a point for corner;

22 THENCE N00° 32' 55.15"E, 349.986 feet, to a point for corner;

23 THENCE N80° 28' 43.59"W, 210.378 feet, to a point for corner;

24 THENCE N77° 11' 11.66"W, 257.428 feet, to a point for corner;

25 THENCE N53° 25' 26.57"W, 223.123 feet, to a point for corner;

26 THENCE N64° 58' 33.22"E, 1,281.359 feet, to a point for corner;

27 THENCE N51° 50' 45.96"E, 1271.582 feet, to a point for corner;

- 1 THENCE S76° 14' 00.72"E, 702.698 feet, to a point for corner;
- 2 THENCE N10° 57' 03.24"E, 287.308 feet, to a point for corner;
- 3 THENCE N76° 45' 56.88"W, 468.010 feet, to a point for corner;
- 4 THENCE N76° 45' 03.24"W, 0.369 feet, to a point for corner;
- 5 THENCE N50° 11' 27.14"E, 1,070.757 feet, to a point for corner;
- 6 THENCE S07° 38' 44.04"W, 2,637.406 feet, to a point for corner;
- 7 THENCE S88° 03' 55.33"E, 10,911.830 feet, to a point for corner;
- 8 THENCE N49° 17' 59.41"E, 2,562.612 feet, to a point for corner;
- 9 THENCE S88° 02' 14.65"E, 1,018.563 feet, to a point for corner;
- 10 THENCE N01° 02' 45.06"W, 2,437.961 feet, to a point for corner;
- 11 THENCE N63° 24' 02.20"W, 299.407 feet, to a point for corner;
- 12 THENCE N46° 41' 18.60"E, 1,982.749 feet, to a point for corner;
- 13 THENCE N47° 11' 26.69"E, 2,312.129 feet, to a point for corner;
- 14 THENCE N40° 59' 23.46"W, 7,649.012 feet, to a point for corner;
- 15 THENCE S49° 55' 31.33"W, 2,181.998 feet, to a point for corner;
- 16 THENCE S06° 40' 50.37"W, 780.841 feet, to a point for corner;
- 17 THENCE S35° 39' 59.75"W, 546.062 feet, to a point for corner;
- 18 THENCE S50° 34' 29.93"W, 2,179.269 feet, to a point for corner;
- 19 THENCE S50° 22' 15.91"W, 1,006.267 feet, to a point for corner;
- 20 THENCE S50° 22' 15.91"W, 1,006.267 feet, to a point for corner;
- 21 THENCE N60° 37' 22.04"W, 611.983 feet, to a point for corner;
- 22 THENCE N60° 37' 16.61"W, 0.446 feet, to a point for corner;
- 23 THENCE N50° 04' 39.60"E, 1,602.914 feet, to a point for corner;
- 24 THENCE N45° 47' 05.84"W, 3,247.276 feet, to a point for corner;
- 25 THENCE S43° 49' 27.04"W, 3,567.398 feet, to a point for corner;
- 26 THENCE S43° 35' 35.46"E, 1,304.703 feet, to a point for corner;
- 27 THENCE N46° 02' 50.73"E, 0.027 feet, to a point for corner;

1 THENCE N45° 32' 52.81"E, 382.373 feet, to a point for corner;  
2 THENCE S44° 27' 00.93"E, 1,492.471 feet, to a point for corner;  
3 THENCE S48° 17' 02.03"W, 2,478.509 feet, to a point for corner;  
4 THENCE S48° 40' 08.85"W, 3,299.357 feet, to a point for corner;  
5 THENCE N45° 22' 22.40"W, 3,255.525 feet, to a point for corner;  
6 THENCE along the meanders of the centerline of the Blanco River, as  
7 described approximately by the following 11 courses:  
8       N01° 12' 59.47"E, 91.313 feet, to a point for corner;  
9       N02° 46' 35.41"W, 97.456 feet, to a point for corner;  
10       N02° 42' 11.45"W, 35.170 feet, to a point for corner;  
11       N02° 50' 29.02"W, 47.232 feet, to a point for corner;  
12       N05° 23' 29.27"W, 130.445 feet, to a point for corner;  
13       N12° 15' 05.82"W, 130.869 feet, to a point for corner;  
14       N23° 15' 02.76"W, 30.817 feet, to a point for corner;  
15       N23° 05' 25.01"W, 22.722 feet, to a point for corner;  
16       N23° 06' 21.39"W, 33.978 feet, to a point for corner;  
17       N32° 12' 32.21"W, 51.005 feet, to a point for corner;  
18       N40° 07' 56.37"W, 31.218 feet, to a point for corner;  
19 THENCE N06° 48' 19.85"W, 409.947 feet, to a point for corner;  
20 THENCE N06° 47' 56.48"W, 2.339 feet, to a point for corner;  
21 THENCE N10° 10' 56.25"E, 2,068.148 feet, to a point for corner;  
22 THENCE N10° 10' 56.39"E, 1,537.835 feet, to a point for corner;  
23 THENCE N10° 10' 56.30"E, 434.404 feet, to a point for corner;  
24 THENCE N10° 10' 56.51"E, 2,294.325 feet, to a point for corner;  
25 THENCE S80° 20' 23.93"W, 832.346 feet, to a point for corner;  
26 THENCE N85° 44' 00.74"W, 2,352.288 feet, to a point for corner;  
27 THENCE N59° 37' 04.78"W, 2,185.938 feet, to a point for corner;



- 1 THENCE N37° 33' 56.09"E, 624.737 feet, to a point for corner;
- 2 THENCE N46° 30' 46.42"E, 501.827 feet, to a point for corner;
- 3 THENCE N46° 35' 57.19"E, 2.699 feet, to a point for corner;
- 4 THENCE N52° 06' 57.87"E, 975.031 feet, to a point for corner;
- 5 THENCE N52° 05' 34.28"E, 12.678 feet, to a point for corner;
- 6 THENCE N48° 20' 43.36"E, 13.646 feet, to a point for corner;
- 7 THENCE N44° 53' 43.39"E, 100.739 feet, to a point for corner;
- 8 THENCE N32° 04' 58.04"E, 107.419 feet, to a point for corner;
- 9 THENCE N25° 32' 14.45"E, 0.973 feet, to a point for corner;
- 10 THENCE N20° 47' 45.10"E, 142.913 feet, to a point for corner;
- 11 THENCE N11° 09' 39.95"E, 142.898 feet, to a point for corner;
- 12 THENCE N01° 31' 28.22"E, 142.909 feet, to a point for corner;
- 13 THENCE N03° 17' 26.36"W, 324.629 feet, to a point for corner;
- 14 THENCE N49° 48' 40.73"W, 7,139.161 feet, to a point for corner;
- 15 THENCE N44° 13' 26.77"E, 3,719.624 feet, to a point for corner;
- 16 THENCE S43° 03' 07.88"E, 1,007.865 feet, to a point for corner;
- 17 THENCE N41° 54' 14.17"E, 2,809.835 feet, to a point for corner;
- 18 THENCE S61° 42' 53.21"E, 188.551 feet, to a point for corner;
- 19 THENCE along the meanders of the centerline of the Blanco River, as
- 20 described approximately by the following 34 courses:
- 21       S37° 19' 56.50"W, 17.723 feet, to a point for corner;
- 22       S38° 22' 59.16"W, 43.609 feet, to a point for corner;
- 23       S37° 44' 15.50"W, 99.146 feet, to a point for corner;
- 24       S27° 08' 25.70"W, 85.157 feet, to a point for corner;
- 25       S16° 12' 41.42"W, 0.385 feet, to a point for corner;
- 26       S28° 33' 28.26"W, 4.561 feet, to a point for corner;
- 27       S14° 04' 16.79"W, 26.101 feet, to a point for corner;

1 S16° 12' 45.72"W, 52.377 feet, to a point for corner;  
2 S09° 31' 34.81"W, 24.691 feet, to a point for corner;  
3 S14° 04' 18.23"W, 41.043 feet, to a point for corner;  
4 S01° 30' 10.72"W, 23.303 feet, to a point for corner;  
5 S09° 31' 38.29"W, 2.542 feet, to a point for corner;  
6 S01° 11' 55.40"W, 66.703 feet, to a point for corner;  
7 S01° 30' 13.38"W, 13.900 feet, to a point for corner;  
8 S11° 51' 32.59"E, 17.387 feet, to a point for corner;  
9 S06° 57' 00.71"E, 26.009 feet, to a point for corner;  
10 S18° 01' 03.47"E, 20.744 feet, to a point for corner;  
11 S11° 51' 33.09"E, 26.869 feet, to a point for corner;  
12 S24° 28' 06.80"E, 25.661 feet, to a point for corner;  
13 S18° 01' 00.04"E, 7.087 feet, to a point for corner;  
14 S29° 44' 42.68"E, 8.657 feet, to a point for corner;  
15 S24° 28' 08.04"E, 17.389 feet, to a point for corner;  
16 S36° 45' 20.53"E, 13.103 feet, to a point for corner;  
17 S29° 44' 24.80"E, 2.014 feet, to a point for corner;  
18 S38° 21' 57.67"E, 8.752 feet, to a point for corner;  
19 S36° 45' 20.10"E, 22.970 feet, to a point for corner;  
20 S46° 52' 11.85"E, 4.362 feet, to a point for corner;  
21 S38° 21' 50.90"E, 6.397 feet, to a point for corner;  
22 S46° 38' 40.33"E, 93.307 feet, to a point for corner;  
23 S53° 27' 14.00"E, 39.085 feet, to a point for corner;  
24 S50° 14' 40.23"E, 33.171 feet, to a point for corner;  
25 S62° 17' 22.45"E, 30.353 feet, to a point for corner;  
26 S59° 59' 00.80"E, 106.522 feet, to a point for corner;  
27 S63° 44' 19.58"E, 120.271 feet, to a point for corner;

- 1 THENCE S43° 45' 49.89"W, 2,818.183 feet, to a point for corner;
- 2 THENCE S54° 02' 40.12"E, 2,295.283 feet, to a point for corner;
- 3 THENCE S04° 01' 42.50"W, 270.642 feet, to a point for corner;
- 4 THENCE S50° 09' 54.61"E, 256.607 feet, to a point for corner;
- 5 THENCE N41° 39' 38.26"E, 464.963 feet, to a point for corner;
- 6 THENCE S47° 33' 16.18"E, 753.497 feet, to a point for corner;
- 7 THENCE N23° 20' 36.53"E, 191.179 feet, to a point for corner;
- 8 THENCE N26° 27' 10.33"E, 146.922 feet, to a point for corner;
- 9 THENCE N33° 23' 16.73"E, 151.140 feet, to a point for corner;
- 10 THENCE N48° 20' 07.79"W, 202.472 feet, to a point for corner;
- 11 THENCE N44° 19' 54.75"E, 2,132.880 feet, to a point for corner;
- 12 THENCE S69° 19' 30.59"E, 506.049 feet, to a point for corner;
- 13 THENCE S63° 27' 20.49"E, 118.606 feet, to a point for corner;
- 14 THENCE N34° 56' 51.59"E, 1,712.232 feet, to a point for corner;
- 15 THENCE S44° 23' 49.57"E, 1,582.255 feet, to a point for corner;
- 16 THENCE S29° 01' 22.48"W, 582.385 feet, to a point for corner;
- 17 THENCE S45° 36' 42.02"E, 1,264.343 feet, to a point for corner;
- 18 THENCE S24° 01' 31.36"W, 2,331.726 feet, to a point for corner;
- 19 THENCE S47° 47' 16.07"E, 286.567 feet, to a point for corner;
- 20 THENCE S23° 39' 37.63"W, 549.372 feet, to a point for corner;
- 21 THENCE S48° 24' 22.40"E, 229.790 feet, to a point for corner;
- 22 THENCE S55° 27' 12.69"W, 414.970 feet, to a point for corner;
- 23 THENCE S23° 39' 37.71"W, 959.440 feet, to a point for corner;
- 24 THENCE S59° 59' 55.93"E, 90.550 feet, to a point for corner;
- 25 THENCE S23° 39' 37.80"W, 52.370 feet, to a point for corner;
- 26 THENCE S46° 33' 19.28"E, 1,232.190 feet, to a point for corner;
- 27 THENCE N43° 49' 00.56"E, 3,384.317 feet, to a point for corner;

1 THENCE S46° 20' 34.30"E, 1,364.811 feet, to a point for corner;  
2 THENCE N00° 09' 15.29"E, 592.484 feet, to a point for corner;  
3 THENCE N89° 50' 44.50"W, 114.233 feet, to a point for corner;  
4 THENCE N10° 01' 53.11"E, 1.720 feet, to a point for corner;  
5 THENCE N10° 09' 14.93"E, 564.860 feet, to a point for corner;  
6 THENCE N08° 21' 46.71"E, 28.204 feet, to a point for corner;  
7 THENCE N04° 46' 42.06"E, 28.204 feet, to a point for corner;  
8 THENCE S89° 50' 44.67"E, 442.551 feet, to a point for corner;  
9 THENCE N00° 09' 15.18"E, 418.650 feet, to a point for corner;  
10 THENCE N87° 22' 37.90"E, 606.712 feet, to a point for corner;  
11 THENCE S00° 09' 15.25"W, 382.156 feet, to a point for corner;  
12 THENCE N88° 55' 35.91"E, 877.702 feet, to a point for corner;  
13 THENCE S00° 09' 15.22"W, 252.571 feet, to a point for corner;  
14 THENCE S16° 47' 46.01"E, 82.431 feet, to a point for corner;  
15 THENCE S46° 21' 27.23"E, 782.939 feet, to a point for corner;  
16 THENCE S74° 23' 51.28"E, 64.759 feet, to a point for corner;  
17 THENCE S46° 08' 08.70"E, 175.311 feet, to a point for corner;  
18 THENCE N43° 21' 52.50"E, 2,106.997 feet, along the west right-of-way  
19 line of Harris Hill Road to a point for corner;  
20 THENCE along the south right-of-way line of Yarrington Road being  
21 approximately described by 2 courses as follows:  
22       N46° 28' 25.25"W, 2,086.112 feet, to a point for corner;  
23       N46° 28' 45.28"W, 3,686.269 feet, to a point for corner;  
24 THENCE N45° 32' 33.19"E, 1,350.156 feet, to a point for corner;  
25 THENCE S47° 16' 05.98"E, 7,009.916 feet, to a point for corner;  
26 THENCE N42° 22' 41.82"E, 2,124.071 feet, to a point for corner;  
27 THENCE S46° 47' 25.44"E, 4,378.097 feet, to a point for corner;

- 1 THENCE N43° 36' 29.57"E, 3,352.169 feet, to a point for corner;
- 2 THENCE S47° 00' 47.73"E, 1,702.091 feet, to a point for corner;
- 3 THENCE S47° 00' 47.73"E, 1,702.091 feet, to a point for corner;
- 4 THENCE S48° 02' 24.31"W, 779.021 feet, to a point for corner;
- 5 THENCE S41° 12' 52.29"E, 11,829.102 feet, to a point for corner;
- 6 THENCE N52° 13' 16.35"E, 5,090.095 feet, to a point for corner;
- 7 THENCE S41° 48' 21.37"E, 9,600.132 feet, to a point for corner;
- 8 THENCE N49° 12' 41.26"E, 4,946.877 feet, to a point for corner;
- 9 THENCE N39° 09' 53.63"E, 524.609 feet, to a point for corner;
- 10 THENCE N48° 25' 28.52"E, 6,586.865 feet, to a point for corner;
- 11 THENCE S37° 06' 29.40"E, 2,408.466 feet, to a point for corner;
- 12 THENCE N47° 36' 47.34"E, 295.825 feet, to a point for corner;
- 13 THENCE S41° 50' 48.41"E, 4,919.007 feet, to a point for corner;
- 14 THENCE S41° 50' 48.41"E, 4,919.007 feet, to a point for corner;
- 15 THENCE N80° 21' 26.69"E, 2,250.986 feet, to a point for corner;
- 16 THENCE S31° 35' 59.38"E, 314.996 feet, to a point for corner;
- 17 THENCE S59° 16' 10.37"W, 2,801.239 feet, to a point for corner;
- 18 THENCE S32° 58' 32.27"E, 4,219.465 feet, to a point for corner;
- 19 THENCE N88° 53' 27.95"W, 2,841.085 feet, to a point for corner;
- 20 THENCE S33° 59' 51.35"E, 1,000.516 feet, to a point for corner;
- 21 THENCE S60° 05' 44.14"W, 41.741 feet, to a point for corner;
- 22 THENCE S34° 02' 20.10"E, 1,150.883 feet, to a point for corner;
- 23 THENCE N58° 08' 25.72"E, 2,396.287 feet, to a point for corner;
- 24 THENCE S31° 43' 06.44"E, 472.393 feet, to a point for corner;
- 25 THENCE N61° 04' 55.90"E, 355.077 feet, to a point for corner;
- 26 THENCE S34° 09' 27.81"E, 853.726 feet, to a point for corner;
- 27 THENCE N59° 13' 03.58"E, 814.408 feet, to a point for corner;

1 THENCE S33° 58' 10.13"E, 471.394 feet, to a point for corner;  
2 THENCE N58° 18' 40.72"E, 587.647 feet, to a point for corner;  
3 THENCE S31° 34' 47.79"E, 1,719.425 feet, to a point for corner;  
4 THENCE S59° 37' 21.64"W, 2,976.727 feet, to a point for corner;  
5 THENCE S31° 28' 39.72"E, 2,490.028 feet, to a point for corner;  
6 THENCE N57° 51' 45.09"E, 861.093 feet, to a point for corner;  
7 THENCE S37° 13' 50.51"E, 1,686.757 feet, to a point for corner;  
8 THENCE S58° 29' 21.85"W, 1,708.122 feet, to a point for corner;  
9 THENCE S34° 05' 44.81"E, 1,597.041 feet, to a point for corner;  
10 THENCE N58° 44' 40.42"E, 2,236.198 feet, to a point for corner;  
11 THENCE S79° 34' 48.62"E, 280.784 feet, to a point for corner;  
12 THENCE S07° 05' 59.30"W, 1,725.415 feet, to a point for corner;  
13 THENCE S59° 47' 44.74"W, 1,226.075 feet, to a point for corner;  
14 THENCE S33° 50' 41.35"E, 1,785.652 feet, to a point for corner;  
15 THENCE N56° 36' 33.30"E, 1,239.964 feet, to a point for corner;  
16 THENCE S31° 32' 34.94"E, 1,176.294 feet, to a point for corner;  
17 THENCE S18° 49' 14.56"W, 751.164 feet, to a point for corner;  
18 THENCE S44° 37' 51.13"W, 559.853 feet, to a point for corner;  
19 THENCE S57° 11' 16.87"W, 354.391 feet, to a point for corner;  
20 THENCE S33° 43' 52.24"E, 929.219 feet, to a point for corner;  
21 THENCE S49° 48' 13.06"W, 6,408.888 feet, to a point for corner;  
22 THENCE S37° 34' 20.03"E, 5,416.608 feet, to a point for corner;  
23 THENCE S49° 44' 54.62"W, 573.088 feet, to a point for corner;  
24 THENCE S36° 26' 54.83"E, 536.363 feet, to a point for corner;  
25 THENCE S49° 42' 01.72"W, 1,214.634 feet, to a point for corner;  
26 THENCE along the meanders of the centerline of the West Fork Plum  
27 Creek, as described approximately by the following 187 courses:

- 1 S30° 19' 20.46"E, 19.779 feet, to a point for corner;
- 2 S24° 33' 17.02"E, 107.155 feet, to a point for corner;
- 3 S17° 03' 06.73"E, 72.665 feet, to a point for corner;
- 4 S08° 09' 32.24"E, 54.756 feet, to a point for corner;
- 5 S00° 04' 40.90"E, 80.846 feet, to a point for corner;
- 6 S08° 51' 21.55"W, 76.383 feet, to a point for corner;
- 7 S20° 56' 46.64"W, 39.500 feet, to a point for corner;
- 8 S35° 28' 38.46"W, 74.455 feet, to a point for corner;
- 9 S43° 16' 49.36"W, 118.940 feet, to a point for corner;
- 10 S38° 51' 15.06"W, 56.166 feet, to a point for corner;
- 11 S27° 19' 09.26"W, 51.206 feet, to a point for corner;
- 12 S14° 44' 35.32"W, 43.604 feet, to a point for corner;
- 13 S07° 14' 09.58"W, 36.673 feet, to a point for corner;
- 14 S06° 23' 52.17"E, 52.557 feet, to a point for corner;
- 15 S27° 59' 38.62"E, 24.085 feet, to a point for corner;
- 16 S49° 43' 20.02"E, 24.264 feet, to a point for corner;
- 17 S66° 00' 41.08"E, 45.867 feet, to a point for corner;
- 18 S77° 00' 16.68"E, 77.184 feet, to a point for corner;
- 19 S85° 58' 21.81"E, 114.901 feet, to a point for corner;
- 20 S82° 12' 27.09"E, 113.683 feet, to a point for corner;
- 21 S74° 53' 21.65"E, 170.501 feet, to a point for corner;
- 22 S70° 35' 29.55"E, 172.437 feet, to a point for corner;
- 23 S60° 51' 11.40"E, 46.970 feet, to a point for corner;
- 24 S50° 40' 26.51"E, 70.129 feet, to a point for corner;
- 25 S45° 35' 43.72"E, 69.927 feet, to a point for corner;
- 26 S36° 18' 31.23"E, 47.140 feet, to a point for corner;
- 27 S24° 50' 50.32"E, 73.213 feet, to a point for corner;

1 S27° 29' 51.54"E, 35.914 feet, to a point for corner;  
2 S37° 37' 42.55"E, 34.728 feet, to a point for corner;  
3 S58° 00' 59.81"E, 25.570 feet, to a point for corner;  
4 S82° 13' 29.63"E, 41.915 feet, to a point for corner;  
5 N76° 25' 41.74"E, 20.319 feet, to a point for corner;  
6 N56° 45' 50.61"E, 19.093 feet, to a point for corner;  
7 N37° 42' 22.51"E, 63.710 feet, to a point for corner;  
8 N27° 34' 10.27"E, 63.801 feet, to a point for corner;  
9 N11° 04' 16.87"E, 69.477 feet, to a point for corner;  
10 N09° 26' 02.30"E, 35.172 feet, to a point for corner;  
11 N24° 25' 30.37"E, 36.413 feet, to a point for corner;  
12 N43° 21' 47.49"E, 40.774 feet, to a point for corner;  
13 N56° 34' 32.06"E, 30.973 feet, to a point for corner;  
14 N71° 09' 24.25"E, 43.405 feet, to a point for corner;  
15 S83° 53' 23.65"E, 37.139 feet, to a point for corner;  
16 S58° 56' 28.83"E, 72.505 feet, to a point for corner;  
17 S48° 57' 29.26"E, 58.797 feet, to a point for corner;  
18 S40° 17' 10.23"E, 93.350 feet, to a point for corner;  
19 S31° 03' 21.38"E, 96.442 feet, to a point for corner;  
20 S21° 53' 19.94"E, 47.862 feet, to a point for corner;  
21 S10° 25' 24.68"E, 81.593 feet, to a point for corner;  
22 S00° 23' 57.90"E, 60.814 feet, to a point for corner;  
23 S06° 35' 43.84"W, 89.845 feet, to a point for corner;  
24 S10° 43' 18.16"W, 84.665 feet, to a point for corner;  
25 S21° 04' 05.13"W, 45.222 feet, to a point for corner;  
26 S33° 51' 38.36"W, 44.038 feet, to a point for corner;  
27 S41° 32' 27.13"W, 167.928 feet, to a point for corner;



1 S35° 53' 07.19"W, 38.213 feet, to a point for corner;  
2 S23° 42' 05.38"W, 50.431 feet, to a point for corner;  
3 S05° 06' 37.34"W, 23.073 feet, to a point for corner;  
4 S11° 20' 18.39"E, 23.382 feet, to a point for corner;  
5 S23° 03' 30.91"E, 93.060 feet, to a point for corner;  
6 S28° 27' 22.46"E, 84.008 feet, to a point for corner;  
7 S33° 58' 54.85"E, 153.234 feet, to a point for corner;  
8 S38° 39' 12.22"E, 120.011 feet, to a point for corner;  
9 S42° 05' 54.80"E, 186.585 feet, to a point for corner;  
10 S44° 35' 09.42"E, 191.578 feet, to a point for corner;  
11 S47° 39' 06.07"E, 67.518 feet, to a point for corner;  
12 S53° 04' 37.71"E, 95.582 feet, to a point for corner;  
13 S57° 41' 59.17"E, 94.204 feet, to a point for corner;  
14 S67° 55' 45.91"E, 51.675 feet, to a point for corner;  
15 S80° 55' 46.97"E, 47.009 feet, to a point for corner;  
16 N89° 56' 31.57"E, 173.642 feet, to a point for corner;  
17 S84° 39' 42.28"E, 41.195 feet, to a point for corner;  
18 S73° 14' 02.05"E, 58.160 feet, to a point for corner;  
19 S58° 00' 04.23"E, 28.650 feet, to a point for corner;  
20 S45° 45' 54.16"E, 29.850 feet, to a point for corner;  
21 S32° 36' 54.81"E, 61.429 feet, to a point for corner;  
22 S22° 01' 52.17"E, 91.396 feet, to a point for corner;  
23 S23° 45' 53.51"E, 91.900 feet, to a point for corner;  
24 S22° 43' 06.71"E, 122.460 feet, to a point for corner;  
25 S27° 14' 42.20"E, 28.696 feet, to a point for corner;  
26 S41° 22' 58.51"E, 35.390 feet, to a point for corner;  
27 S67° 17' 57.12"E, 15.120 feet, to a point for corner;

- 1 N88° 16' 11.34"E, 15.840 feet, to a point for corner;
- 2 N70° 50' 13.22"E, 76.043 feet, to a point for corner;
- 3 N62° 27' 27.78"E, 123.583 feet, to a point for corner;
- 4 N61° 43' 45.92"E, 124.895 feet, to a point for corner;
- 5 N56° 39' 55.92"E, 85.232 feet, to a point for corner;
- 6 N63° 05' 50.31"E, 39.455 feet, to a point for corner;
- 7 S89° 59' 22.86"E, 24.273 feet, to a point for corner;
- 8 N89° 59' 07.68"E, 9.106 feet, to a point for corner;
- 9 S53° 58' 01.91"E, 42.096 feet, to a point for corner;
- 10 S27° 19' 59.04"E, 37.480 feet, to a point for corner;
- 11 S11° 35' 45.01"E, 36.981 feet, to a point for corner;
- 12 S00° 44' 37.17"E, 74.759 feet, to a point for corner;
- 13 S04° 50' 02.45"W, 124.564 feet, to a point for corner;
- 14 S02° 30' 16.87"W, 60.330 feet, to a point for corner;
- 15 S04° 11' 41.59"E, 54.813 feet, to a point for corner;
- 16 S02° 41' 18.60"E, 157.446 feet, to a point for corner;
- 17 S10° 24' 31.89"E, 77.538 feet, to a point for corner;
- 18 S24° 56' 24.39"E, 39.309 feet, to a point for corner;
- 19 S37° 36' 00.46"E, 42.014 feet, to a point for corner;
- 20 S49° 10' 09.11"E, 69.249 feet, to a point for corner;
- 21 S58° 34' 45.14"E, 57.092 feet, to a point for corner;
- 22 S68° 12' 49.51"E, 96.840 feet, to a point for corner;
- 23 S75° 59' 06.79"E, 144.463 feet, to a point for corner;
- 24 S75° 15' 05.10"E, 72.020 feet, to a point for corner;
- 25 S69° 59' 15.07"E, 71.990 feet, to a point for corner;
- 26 S66° 22' 04.39"E, 184.152 feet, to a point for corner;
- 27 S64° 29' 52.83"E, 184.485 feet, to a point for corner;

- 1 S54° 45' 17.60"E, 90.643 feet, to a point for corner;
- 2 S43° 28' 35.85"E, 137.756 feet, to a point for corner;
- 3 S43° 08' 18.10"E, 70.463 feet, to a point for corner;
- 4 S48° 37' 09.44"E, 71.541 feet, to a point for corner;
- 5 S51° 19' 50.12"E, 132.365 feet, to a point for corner;
- 6 S61° 05' 12.93"E, 61.244 feet, to a point for corner;
- 7 S75° 05' 46.89"E, 28.456 feet, to a point for corner;
- 8 S88° 48' 44.04"E, 28.061 feet, to a point for corner;
- 9 N77° 02' 26.70"E, 77.167 feet, to a point for corner;
- 10 N67° 53' 18.80"E, 122.779 feet, to a point for corner;
- 11 N68° 04' 16.34"E, 123.278 feet, to a point for corner;
- 12 N65° 48' 57.08"E, 169.316 feet, to a point for corner;
- 13 N73° 09' 51.11"E, 79.873 feet, to a point for corner;
- 14 N89° 08' 10.94"E, 36.445 feet, to a point for corner;
- 15 S74° 04' 10.67"E, 36.041 feet, to a point for corner;
- 16 S61° 20' 15.33"E, 66.869 feet, to a point for corner;
- 17 S54° 07' 27.54"E, 120.417 feet, to a point for corner;
- 18 S48° 45' 48.75"E, 373.333 feet, to a point for corner;
- 19 S53° 33' 16.95"E, 252.175 feet, to a point for corner;
- 20 S52° 43' 54.01"E, 254.363 feet, to a point for corner;
- 21 S45° 25' 13.76"E, 119.925 feet, to a point for corner;
- 22 S36° 35' 24.87"E, 90.332 feet, to a point for corner;
- 23 S28° 22' 28.31"E, 136.100 feet, to a point for corner;
- 24 S19° 43' 08.63"E, 135.676 feet, to a point for corner;
- 25 S11° 38' 17.91"E, 191.526 feet, to a point for corner;
- 26 S11° 38' 17.91"E, 191.526 feet, to a point for corner;
- 27 S10° 45' 05.56"E, 190.849 feet, to a point for corner;

- 1 S13° 15' 13.07"E, 139.641 feet, to a point for corner;
- 2 S16° 20' 38.72"E, 69.821 feet, to a point for corner;
- 3 S22° 03' 49.20"E, 70.354 feet, to a point for corner;
- 4 S28° 32' 19.83"E, 86.838 feet, to a point for corner;
- 5 S33° 38' 53.25"E, 128.933 feet, to a point for corner;
- 6 S36° 04' 12.69"E, 129.061 feet, to a point for corner;
- 7 S37° 11' 05.43"E, 184.614 feet, to a point for corner;
- 8 S37° 07' 42.90"E, 184.979 feet, to a point for corner;
- 9 S33° 44' 03.13"E, 108.005 feet, to a point for corner;
- 10 S29° 22' 46.15"E, 161.623 feet, to a point for corner;
- 11 S25° 29' 55.80"E, 161.503 feet, to a point for corner;
- 12 S18° 14' 57.88"E, 38.413 feet, to a point for corner;
- 13 S06° 17' 28.72"E, 68.073 feet, to a point for corner;
- 14 S00° 13' 09.75"E, 104.611 feet, to a point for corner;
- 15 S06° 21' 37.22"E, 51.171 feet, to a point for corner;
- 16 S18° 00' 22.93"E, 50.605 feet, to a point for corner;
- 17 S27° 53' 49.05"E, 107.383 feet, to a point for corner;
- 18 S33° 05' 16.99"E, 160.240 feet, to a point for corner;
- 19 S38° 08' 04.99"E, 162.064 feet, to a point for corner;
- 20 S42° 10' 50.10"E, 206.279 feet, to a point for corner;
- 21 S45° 28' 20.95"E, 203.962 feet, to a point for corner;
- 22 S55° 27' 47.29"E, 79.502 feet, to a point for corner;
- 23 S64° 02' 38.96"E, 122.461 feet, to a point for corner;
- 24 S57° 00' 44.89"E, 59.415 feet, to a point for corner;
- 25 S42° 36' 44.74"E, 58.907 feet, to a point for corner;
- 26 S29° 52' 06.03"E, 80.238 feet, to a point for corner;
- 27 S22° 24' 16.23"E, 139.318 feet, to a point for corner;

1 S17° 08' 11.27"E, 209.788 feet, to a point for corner;  
2 S18° 42' 14.63"E, 104.446 feet, to a point for corner;  
3 S23° 39' 55.33"E, 103.998 feet, to a point for corner;  
4 S27° 44' 14.32"E, 434.268 feet, to a point for corner;  
5 S27° 31' 33.01"E, 434.886 feet, to a point for corner;  
6 S26° 02' 45.99"E, 383.138 feet, to a point for corner;  
7 S24° 26' 15.38"E, 193.568 feet, to a point for corner;  
8 S22° 55' 56.61"E, 200.729 feet, to a point for corner;  
9 S18° 58' 44.17"E, 166.728 feet, to a point for corner;  
10 S13° 50' 51.95"E, 121.709 feet, to a point for corner;  
11 S09° 18' 10.90"E, 179.517 feet, to a point for corner;  
12 S05° 13' 43.02"E, 177.751 feet, to a point for corner;  
13 S00° 21' 29.35"W, 105.223 feet, to a point for corner;  
14 S07° 33' 34.17"W, 79.510 feet, to a point for corner;  
15 S15° 07' 07.80"W, 122.295 feet, to a point for corner;  
16 S23° 37' 24.79"W, 128.642 feet, to a point for corner;  
17 S32° 33' 56.82"W, 57.864 feet, to a point for corner;  
18 S42° 51' 49.16"W, 82.385 feet, to a point for corner;  
19 S49° 18' 04.63"W, 79.667 feet, to a point for corner;  
20 S61° 17' 17.53"W, 34.323 feet, to a point for corner;  
21 S78° 27' 48.01"W, 153.228 feet, to a point for corner;  
22 S75° 50' 18.20"W, 32.179 feet, to a point for corner;  
23 S66° 27' 48.03"W, 19.093 feet, to a point for corner;  
24 S40° 44' 35.42"W, 20.522 feet, to a point for corner;  
25 S15° 53' 14.38"E, 23.040 feet, to a point for corner;  
26 S30° 48' 03.44"E, 562.687 feet, to a point for corner;  
27 THENCE S49° 28' 15.62"W, 5,565.873 feet, to a point for corner;

1 THENCE S41° 37' 06.83"E, 1,972.682 feet, to a point for corner;  
2 THENCE S44° 37' 59.70"W, 630.489 feet, to a point for corner;  
3 THENCE N42° 56' 17.73"W, 308.216 feet, to a point for corner;  
4 THENCE S45° 29' 16.66"W, 3,506.766 feet, to a point for corner;  
5 THENCE S42° 37' 18.96"E, 3,637.359 feet, to a point for corner;  
6 THENCE S47° 12' 59.48"W, 5,341.151 feet, to a point for corner;  
7 THENCE S41° 15' 59.19"E, 286.356 feet, to a point for corner;  
8 THENCE S47° 47' 58.20"W, 810.715 feet, to a point for corner;  
9 THENCE N41° 04' 47.17"W, 270.497 feet, to a point for corner;  
10 THENCE S46° 54' 05.70"W, 675.263 feet, to a point for corner;  
11 THENCE N41° 42' 06.05"W, 959.074 feet, to a point for corner;  
12 THENCE along the meanders of the centerline of the Seals Creek, as  
13 described approximately by the following 17 courses:  
14       S03° 52' 16.72"E, 94.654 feet, to a point for corner;  
15       S01° 22' 04.24"W, 94.451 feet, to a point for corner;  
16       S08° 29' 46.64"W, 71.548 feet, to a point for corner;  
17       S18° 42' 46.00"W, 35.517 feet, to a point for corner;  
18       S29° 58' 49.93"W, 34.986 feet, to a point for corner;  
19       S36° 48' 06.32"W, 115.455 feet, to a point for corner;  
20       S36° 48' 17.06"W, 115.446 feet, to a point for corner;  
21       S52° 05' 56.11"W, 526.997 feet, to a point for corner;  
22       S16° 58' 45.74"W, 173.914 feet, to a point for corner;  
23       S03° 55' 22.64"W, 123.835 feet, to a point for corner;  
24       S03° 55' 22.68"W, 67.257 feet, to a point for corner;  
25       S17° 52' 53.61"E, 68.376 feet, to a point for corner;  
26       S51° 44' 17.91"E, 222.727 feet, to a point for corner;  
27       S37° 36' 12.84"E, 110.743 feet, to a point for corner;

1           S11° 34' 36.85"E, 166.350 feet, to a point for corner;  
2           S22° 56' 01.33"W, 316.213 feet, to a point for corner;  
3           S34° 14' 37.04"W, 310.073 feet, to a point for corner;  
4    THENCE N42° 23' 34.70"W, 3,054.640 feet, to a point for corner;  
5    THENCE S49° 32' 39.73"W, 534.307 feet, to a point for corner;  
6    THENCE N40° 27' 00.16"W, 2,149.602 feet, to a point for corner;  
7    THENCE N47° 55' 38.97"E, 359.598 feet, to a point for corner;  
8    THENCE N40° 06' 19.82"W, 3,436.456 feet, to a point for corner;  
9    THENCE S50° 38' 05.00"W, 360.875 feet, to a point for corner;  
10   THENCE N42° 01' 06.96"W, 1,754.043 feet, to a point for corner;  
11   THENCE S49° 46' 43.72"W, 3,387.423 feet, to a point for corner;  
12   THENCE N43° 02' 53.21"W, 2,811.291 feet, to a point for corner;  
13   THENCE N48° 30' 41.54"E, 5,219.815 feet, to a point for corner;  
14   THENCE N44° 08' 06.89"E, 652.125 feet, to a point for corner;  
15   THENCE N46° 00' 09.80"E, 158.699 feet, to a point for corner;  
16   THENCE N48° 53' 38.24"E, 158.709 feet, to a point for corner;  
17   THENCE N51° 47' 30.01"E, 158.707 feet, to a point for corner;  
18   THENCE N54° 40' 56.33"E, 158.700 feet, to a point for corner;  
19   THENCE N56° 09' 17.16"E, 387.072 feet, to a point for corner;  
20   THENCE N38° 43' 46.90"W, 1,317.339 feet, to a point for corner;  
21   THENCE N49° 47' 09.03"E, 304.056 feet, to a point for corner;  
22   THENCE N43° 22' 31.79"W, 3,813.443 feet, to a point for corner;  
23   THENCE N48° 41' 24.21"E, 2,622.292 feet, to a point for corner;  
24   THENCE N43° 42' 38.05"W, 7,473.726 feet, to a point for corner;  
25   THENCE N48° 15' 08.15"E, 9,068.793 feet, to a point for corner;  
26   THENCE N41° 47' 45.59"W, 231.655 feet, to a point for corner;  
27   THENCE along the east right-of-way line of FM 130 being described by

1 2 courses as follows:

2 S49° 32' 08.64"W, 3,730.552 feet, to a point for corner;

3 S47° 50' 51.36"W, 6,598.222 feet, to a point for corner;

4 THENCE N41° 12' 16.46"W, 719.463 feet, to a point for corner;

5 THENCE along the west right-of-way line of FM 130 being described by

6 2 courses as follows:

7 N48° 53' 03.59"E, 5,875.352 feet, to a point for corner;

8 N48° 55' 31.63"E, 6,013.398 feet, to a point for corner;

9 THENCE N41° 44' 53.25"W, 4,546.085 feet, to a point for corner;

10 THENCE S47° 48' 23.66"W, 4,030.012 feet, to a point for corner;

11 THENCE N42° 05' 57.15"W, 2,680.776 feet, to a point for corner;

12 THENCE S48° 18' 00.19"W, 5,860.050 feet, to a point for corner;

13 THENCE S61° 53' 57.44"W, 115.277 feet, to a point for corner;

14 THENCE S48° 46' 42.99"W, 1,798.957 feet, to a point for corner;

15 THENCE N41° 53' 45.70"W, 7,011.712 feet, to a point for corner;

16 THENCE N45° 15' 10.21"W, 0.430 feet, to a point for corner;

17 THENCE N41° 55' 20.65"W, 0.949 feet, to a point for corner;

18 THENCE N42° 40' 21.73"E, 0.366 feet, to a point for corner;

19 THENCE N41° 48' 29.40"E, 2,209.223 feet, to a point for corner;

20 THENCE N44° 50' 37.65"W, 4,672.689 feet, to a point for corner;

21 THENCE S53° 53' 19.32"W, 1,901.359 feet, to a point for corner;

22 THENCE N41° 29' 07.81"W, 1,990.089 feet, to a point for corner;

23 THENCE S49° 21' 47.95"W, 292.453 feet, to a point for corner;

24 THENCE N40° 57' 15.06"W, 2,821.879 feet, to a point for corner;

25 THENCE N49° 07' 02.40"E, 263.519 feet, to a point for corner;

26 THENCE N40° 52' 46.20"W, 430.506 feet, to a point for corner;

27 THENCE S47° 06' 09.35"W, 175.164 feet, to a point for corner;



1 THENCE N41° 00' 37.15"W, 1,622.213 feet, to a point for corner;  
2 THENCE S49° 04' 10.47"W, 250.001 feet, to a point for corner;  
3 THENCE N40° 55' 37.97"W, 2,310.030 feet, to a point for corner;  
4 THENCE S49° 07' 55.14"W, 5,510.997 feet, to a point for corner;  
5 THENCE N40° 58' 19.70"W, 2,286.428 feet, to a point for corner;  
6 THENCE S47° 06' 04.27"W, 755.436 feet, to a point for corner;  
7 THENCE N67° 25' 53.12"W, 72.517 feet, to a point for corner;  
8 THENCE S53° 37' 59.79"W, 1,098.887 feet, to a point for corner;  
9 THENCE N41° 29' 03.56"W, 1,280.198 feet, to a point for corner;  
10 THENCE N47° 31' 15.14"E, 607.009 feet, to a point for corner;  
11 THENCE N40° 16' 45.91"W, 2,828.228 feet, to a point for corner;  
12 THENCE N40° 16' 45.91"W, 2,828.228 feet, to a point for corner;  
13 THENCE S49° 00' 56.97"W, 1,630.527 feet, more or less along the east  
14 right-of-way line of FM 1984 to a point for corner;  
15 THENCE N67° 25' 55.17"W, 4,698.003 feet, to a point for corner;  
16 THENCE S25° 46' 02.12"W, 3,656.917 feet, to a point for corner;  
17 THENCE along the meanders of the centerline of the San Marcos River,  
18 as described approximately by the following 49 courses:  
19       N69° 06' 32.85"W, 153.273 feet, to a point for corner;  
20       N75° 13' 31.03"W, 162.161 feet, to a point for corner;  
21       N81° 16' 37.22"W, 106.387 feet, to a point for corner;  
22       N88° 06' 50.48"W, 138.212 feet, to a point for corner;  
23       S83° 08' 41.78"W, 91.736 feet, to a point for corner;  
24       S74° 22' 34.28"W, 92.759 feet, to a point for corner;  
25       S66° 55' 03.93"W, 63.104 feet, to a point for corner;  
26       S59° 55' 41.44"W, 86.597 feet, to a point for corner;  
27       S50° 46' 44.90"W, 121.757 feet, to a point for corner;

- 1 S42° 58' 12.00"W, 74.000 feet, to a point for corner;
- 2 S37° 31' 46.66"W, 65.248 feet, to a point for corner;
- 3 S32° 00' 17.59"W, 61.525 feet, to a point for corner;
- 4 S24° 13' 35.09"W, 115.971 feet, to a point for corner;
- 5 S16° 50' 15.49"W, 74.863 feet, to a point for corner;
- 6 S12° 07' 30.84"W, 99.292 feet, to a point for corner;
- 7 S09° 24' 13.97"W, 134.256 feet, to a point for corner;
- 8 S05° 59' 34.65"W, 110.131 feet, to a point for corner;
- 9 S00° 55' 24.63"W, 110.338 feet, to a point for corner;
- 10 S01° 21' 23.31"E, 221.444 feet, to a point for corner;
- 11 S02° 26' 39.50"W, 146.890 feet, to a point for corner;
- 12 S08° 38' 25.83"W, 84.054 feet, to a point for corner;
- 13 S14° 11' 25.35"W, 138.640 feet, to a point for corner;
- 14 S20° 33' 02.99"W, 137.269 feet, to a point for corner;
- 15 S26° 52' 03.20"W, 92.774 feet, to a point for corner;
- 16 S33° 18' 56.79"W, 128.141 feet, to a point for corner;
- 17 S39° 09' 00.04"W, 76.975 feet, to a point for corner;
- 18 S44° 33' 33.13"W, 118.562 feet, to a point for corner;
- 19 S51° 43' 37.99"W, 112.083 feet, to a point for corner;
- 20 S57° 57' 54.14"W, 72.939 feet, to a point for corner;
- 21 S63° 39' 47.47"W, 97.008 feet, to a point for corner;
- 22 S70° 38' 03.45"W, 132.525 feet, to a point for corner;
- 23 S76° 38' 20.45"W, 142.730 feet, to a point for corner;
- 24 S81° 56' 39.15"W, 140.213 feet, to a point for corner;
- 25 S86° 46' 34.71"W, 92.584 feet, to a point for corner;
- 26 N88° 23' 50.70"W, 123.078 feet, to a point for corner;
- 27 N84° 51' 08.91"W, 157.916 feet, to a point for corner;

1 N81° 39' 33.45"W, 158.784 feet, to a point for corner;  
2 N77° 03' 18.38"W, 107.142 feet, to a point for corner;  
3 N73° 28' 53.28"W, 300.674 feet, to a point for corner;  
4 N72° 04' 06.54"W, 296.616 feet, to a point for corner;  
5 N69° 02' 34.67"W, 226.833 feet, to a point for corner;  
6 N67° 50' 25.32"W, 227.387 feet, to a point for corner;  
7 N71° 59' 28.55"W, 148.239 feet, to a point for corner;  
8 N85° 36' 16.53"W, 32.550 feet, to a point for corner;  
9 S77° 42' 24.65"W, 33.897 feet, to a point for corner;  
10 S65° 58' 23.77"W, 72.119 feet, to a point for corner;  
11 S60° 50' 06.27"W, 114.778 feet, to a point for corner;  
12 S54° 26' 21.40"W, 111.784 feet, to a point for corner;  
13 S45° 14' 02.97"W, 5.671 feet, to a point for corner;  
14 THENCE N36° 50' 13.24"W, 6.928 feet, to a point for corner;  
15 THENCE N36° 20' 34.44"W, 10.198 feet, to a point for corner;  
16 THENCE N36' 19' 46.14"W, 0.900 feet, to a point for corner;  
17 THENCE N34° 41' 19.72"W, 0.226 feet, to a point for corner;  
18 THENCE N34° 39' 37.14"W, 0.320 feet, to a point for corner;  
19 THENCE N34° 40' 09.67"W, 19.847 feet, to a point for corner;  
20 THENCE N34° 33' 16.37"W, 0.055 feet, to a point for corner;  
21 THENCE N34° 40' 07.71"W, 17.282 feet, to a point for corner;  
22 THENCE N39° 52' 11.32"W, 17.027 feet, to a point for corner;  
23 THENCE N57° 36' 52.49"W, 11.167 feet, to a point for corner;  
24 THENCE N64° 32' 36.39"W, 11.156 feet, to a point for corner;  
25 THENCE N71° 34' 11.01"W, 11.158 feet, to a point for corner;  
26 THENCE N78° 29' 43.04"W, 11.173 feet, to a point for corner;  
27 THENCE N85° 25' 56.22"W, 11.147 feet, to a point for corner;

- 1 THENCE S87° 37' 03.82"W, 11.165 feet, to a point for corner;
- 2 THENCE S80° 37' 43.39"W, 11.166 feet, to a point for corner;
- 3 THENCE S73° 38' 29.56"W, 11.161 feet, to a point for corner;
- 4 THENCE S66° 43' 19.16"W, 11.159 feet, to a point for corner;
- 5 THENCE S78° 18' 31.66"W, 436.106 feet, to a point for corner;
- 6 THENCE S86° 02' 31.51"W, 14.410 feet, to a point for corner;
- 7 THENCE N87° 46' 42.56"W, 14.411 feet, to a point for corner;
- 8 THENCE N81° 36' 52.13"W, 14.400 feet, to a point for corner;
- 9 THENCE N75° 24' 20.98"W, 14.405 feet, to a point for corner;
- 10 THENCE N69° 16' 39.58"W, 14.408 feet, to a point for corner;
- 11 THENCE N63° 04' 59.29"W, 14.412 feet, to a point for corner;
- 12 THENCE N56° 53' 20.93"W, 14.406 feet, to a point for corner;
- 13 THENCE N50° 41' 30.50"W, 14.401 feet, to a point for corner;
- 14 THENCE N44° 34' 40.40"W, 9.570 feet, to a point for corner;
- 15 THENCE N44° 32' 11.74"W, 4.838 feet, to a point for corner;
- 16 THENCE N38° 21' 12.35"W, 14.404 feet, to a point for corner;
- 17 THENCE N32° 11' 30.34"W, 14.411 feet, to a point for corner;
- 18 THENCE N25° 57' 45.18"W, 14.408 feet, to a point for corner;
- 19 THENCE N18° 53' 15.12"W, 141.585 feet, to a point for corner;
- 20 THENCE N11° 42' 04.36"W, 38.811 feet, to a point for corner;
- 21 THENCE N05° 40' 32.41"W, 38.807 feet, to a point for corner;
- 22 THENCE N01° 09' 59.52"W, 19.413 feet, to a point for corner;
- 23 THENCE N03° 21' 36.15"E, 38.805 feet, to a point for corner;
- 24 THENCE N09° 22' 08.41"E, 38.807 feet, to a point for corner;
- 25 THENCE N15° 23' 55.75"E, 38.813 feet, to a point for corner;
- 26 THENCE N17° 11' 51.47"E, 1,732.891 feet, to a point for corner;
- 27 THENCE N15° 57' 51.12"E, 492.636 feet, to a point for corner;

1 THENCE N12° 27' 04.07"E, 115.698 feet, to a point for corner;  
2 THENCE N09° 00' 12.71"E, 115.690 feet, to a point for corner;  
3 THENCE N05° 58' 09.57"E, 1,754.297 feet, to a point for corner;  
4 THENCE N10° 10' 12.87"E, 414.019 feet, to a point for corner;  
5 THENCE N54° 29' 38.71"W, 832.933 feet, to a point for corner;  
6 THENCE N54° 29' 50.79"W, 2,463.030 feet, to a point for corner;  
7 THENCE N50° 25' 52.11"W, 911.392 feet, to the point of  
8 beginning and containing 40,047 acres or 62.57 square miles of  
9 land.

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

17 (b) The governor, one of the required recipients, has  
18 submitted the notice and Act to the Texas Commission on  
19 Environmental Quality.

20 (c) The Texas Commission on Environmental Quality has filed  
21 its recommendations relating to this Act with the governor, the  
22 lieutenant governor, and the speaker of the house of  
23 representatives within the required time.

24 (d) All requirements of the constitution and laws of this  
25 state and the rules and procedures of the legislature with respect  
26 to the notice, introduction, and passage of this Act are fulfilled  
27 and accomplished.

1           SECTION 4. (a) If this Act does not receive a two-thirds  
2 vote of all the members elected to each house, Subchapter C, Chapter  
3 7222, Special District Local Laws Code, as added by Section 1 of  
4 this Act, is amended by adding Section 7222.0303 to read as follows:

5           Sec. 7222.0303. NO EMINENT DOMAIN POWER. The district may  
6 not exercise the power of eminent domain.

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

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