

1-1 By: Campbell S.B. No. 2548
 1-2 (In the Senate - Filed April 18, 2019; April 23, 2019, read
 1-3 first time and referred to Committee on Intergovernmental
 1-4 Relations; May 9, 2019, reported favorably by the following vote:
 1-5 Yeas 7, Nays 0; May 9, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7	X			
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			

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

1-17 relating to boundaries of the Anthem Municipal Utility District.
 1-18 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-19 SECTION 1. Subchapter A, Chapter 7979, Special District
 1-20 Local Laws Code, is amended by adding Section 7979.004 to read as
 1-21 follows:
 1-22 Sec. 7979.004. DISTRICT TERRITORY. (a) The district is
 1-23 composed of the territory described by Section 2 of the Act enacting
 1-24 this section.
 1-25 (b) The boundaries and field notes contained in Section 2 of
 1-26 the Act enacting this section form a closure. A mistake made in the
 1-27 field notes or in copying the field notes in the legislative process
 1-28 does not affect the district's:
 1-29 (1) organization, existence, or validity;
 1-30 (2) right to issue any type of bond for the purposes
 1-31 for which the district is created or to pay the principal of and
 1-32 interest on a bond;
 1-33 (3) right to impose a tax; or
 1-34 (4) legality or operation.
 1-35 SECTION 2. The Anthem Municipal Utility District includes
 1-36 all the territory contained in the following area:
 1-37 BEGINNING at a 1/2-inch iron rod located on the northwesterly right
 1-38 of way line of RM 150, an 80 foot wide public right of way, for the
 1-39 southwest corner of said 73.693 acre Tract 2, same being the
 1-40 northwest corner of a called 17.95 acre tract described in a deed to
 1-41 Robert and Linda Rosebrock recorded in Volume 1126, Page 236 of the
 1-42 Hays County Deed Records;
 1-43 THENCE, with the northwest right of way line of said RM 150 the
 1-44 following courses and distances:
 1-45 1. N45°54'47"W, 312.73 feet with the westerly line of said
 1-46 73.693 acre tract to a Texas Department of Transportation Type 1
 1-47 Concrete Monument;
 1-48 2. N44°00'03"W, 1476.41 feet tract to a Texas Department of
 1-49 Transportation Type 1 Concrete Monument found at the beginning of a
 1-50 curve to the left;
 1-51 3. with the arc of said curve to the left, passing the most
 1-52 southerly southwest corner of said 599.25 acre tract, a found
 1-53 3/8-inch iron rod at an arc distance of 39.42 feet, passing the
 1-54 southerly corner of a 875 square foot and 0.308 acre tract described
 1-55 in a deed to Mountain City - 150, L.P. in Volume 5272, Page 490 and
 1-56 continuing for an arc distance of 568.29 feet, having a radius of
 1-57 1185.90 feet, a central angle of 27°27'23" and a chord bearing and
 1-58 distance of N57°43'45"W, 562.87 feet to a 1/2-inch iron rod with cap
 1-59 stamped "AST" set for corner on said northwesterly right of way
 1-60 line, same being on the southerly line of a called 581.00 acre tract
 1-61 described in a deed to M I W L S, LP and being a reentrant corner and

2-1 most westerly south corner of the herein described tract;

2-2 THENCE, leaving the northwesterly right of way line of RM 150 and

2-3 with the common line of said 581.00 acre tract and said 599.25 acre

2-4 tract the following courses and distances:

2-5 1. N88°36'39"E, 1422.09 feet to a 1/2-inch iron pipe found

2-6 for an angle point in said line;

2-7 2. N88°38'02"E, 25.14 feet to a Mag Nail in concrete for an

2-8 interior ell corner of the herein described tract;

2-9 3. N01°42'12"W, 2818.15 feet to a found 8-inch diameter

2-10 Cedar Fence Post for an interior ell corner of the herein described

2-11 tract;

2-12 4. S87°57'12"W, 2442.13 feet to a found 8-inch diameter

2-13 Cedar Fence Post for an exterior ell corner of the herein described

2-14 tract, same being the southeast corner of said 752.05 acre tract;

2-15 THENCE, with the westerly line of said 599.25 acre tract, same being

2-16 the easterly line of said 752.05 acre tract the following courses

2-17 and distances:

2-18 1. N01°27'27"E, 1085.94 feet to a 1/2-inch iron rod with cap

2-19 stamped "AST" found;

2-20 THENCE, leaving said westerly line and crossing said 599.25 acre

2-21 tract the following courses and distances;

2-22 2. N42°57'57"E, 440.38 feet to a 1/2-inch iron rod with cap

2-23 stamped "AST" found for corner;

2-24 3. N20°52'40"E, 1067.39 feet to a 1/2-inch iron rod with cap

2-25 stamped "AST" found for corner;

2-26 4. N37°09'29"E, 492.15 feet to a 1/2-inch iron rod with cap

2-27 stamped "AST" found for corner;

2-28 5. S85°09'20"E, 319.53 feet to a 1/2-inch iron rod with cap

2-29 stamped "AST" found for corner;

2-30 6. N84°25'47"E, 294.59 feet to a 1/2-inch iron rod with cap

2-31 stamped "AST" found for corner to the beginning of a curve to the

2-32 left;

2-33 7. with the arc of a non-tangent curve to the left, 511.24

2-34 feet, having a radius of 871.82 feet, a central angle of 33°35'56"

2-35 and a chord bearing and distance of N68°19'13"E, 503.95 feet to a

2-36 1/2-inch iron rod with cap stamped "AST" found for corner and a

2-37 point of compound curvature;

2-38 8. with a compound curve to the left, 763.84 feet, having a

2-39 radius of 1431.82 feet, a central angle of 30°33'56" and a chord

2-40 bearing and distance of N32°21'48"E, 754.81 feet to a 1/2-inch iron

2-41 rod with cap stamped "AST" found for corner;

2-42 9. N08°59'58"E, 277.34 feet to a 1/2-inch iron rod with cap

2-43 stamped "AST" found for corner;

2-44 10. N09°56'17"E, 409.55 feet to a 1/2-inch iron rod with cap

2-45 stamped "AST" found for corner;

2-46 11. with the arc of a non-tangent curve to the left, 835.46

2-47 feet, having a radius of 2082.16 feet, a central angle of 22°59'23"

2-48 and a chord bearing and distance of N48°50'55"E, 829.87 feet to a

2-49 1/2-inch iron rod with cap stamped "AST" found for corner;

2-50 12. N37°50'06"E, 277.44 feet to a 1/2-inch iron rod with cap

2-51 stamped "AST" found for corner;

2-52 13. N45°32'16"E, 192.35 feet to a 1/2-inch iron rod with cap

2-53 stamped "AST" found for corner on the southwesterly line of a called

2-54 1974.77 acre tract described in a deed as Tract 6, and recorded in

2-55 Volume 3533, Page 150 of said deed records and being on the

2-56 northeasterly line of said 599.25 acre tract;

2-57 THENCE, with said southwesterly line, same being the northeasterly

2-58 line of said 599.25 acre tract, S47°09'20"E, 189.32 feet to a 5-inch

2-59 diameter Cedar fence post found with 3 mag nails and shiner at the

2-60 north corner of Tract 4, Indian Creek Ranch Subdivision as recorded

2-61 in Volume 6, Page 59 of the Hays County Plat Records;

2-62 THENCE, leaving the southwesterly line of said 1974.77 acre tract,

2-63 and with easterly line of said 599.25 acre tract the following

2-64 courses and distances

2-65 1. With the westerly line of said Indian Creek Ranch Tract

2-66 4, S06°08'47"W, 1374.75 feet to a 1/2-inch iron pipe found at the

2-67 southwest corner of said tract 4, same being the northwest corner of

2-68 Tract 2 of said Indian Creek Ranch and angle point in said easterly

2-69 line;

3-1 2. With the westerly line of said Tract 2, S06°09'17"W,
3-2 3133.57 feet to a 6-inch diameter fence post at the southwest corner
3-3 of said Tract 2 and an angle point in said easterly line;
3-4 3. With the southerly line of said Tract 2, N89°16'58"E,
3-5 1309.43 feet to a 1/2-inch iron pipe found at the southeast corner
3-6 of said Tract 2, same being on the westerly line of Tract 1 of said
3-7 Indian Creek Ranch and an angle point in said easterly line;
3-8 4. With the westerly line of said Tract 1, S00°29'12"E,
3-9 431.49 feet to a 1/2-inch iron pipe found for an angle point in said
3-10 line;
3-11 5. S29°40'46"W, 298.05 feet to a 1/2-inch iron pipe for angle
3-12 point in said line;
3-13 6. S34°36'44"W, 477.34 feet to an iron rod found with cap
3-14 stamped RPLS 4542 at the southwest corner of said Tract 1, same
3-15 being on the northerly line of a tract conveyed to the Hays
3-16 Consolidated Independent School District (deed recital unknown);
3-17 7. S87°30'03"W, 5.50 feet to an iron rod with cap stamped
3-18 "McMillan" for the northwest corner of said School District Tract;
3-19 8. S11°36'28"W, 614.17 feet to an iron rod with cap stamped
3-20 "McMillan" for an angle point in said line;
3-21 9. S10°09'51"W, 395.16 feet to an iron rod with cap stamped
3-22 "McMillan" for an angle point in said line;
3-23 10. S10°11'50"W, 101.83 feet to an iron rod with cap stamped
3-24 "McMillan" for an angle point in said line;
3-25 11. S10°09'55"W, 625.50 feet to an iron rod with cap stamped
3-26 "McMillan" for an angle point in said line;
3-27 12. S12°41'22"W, 447.62 feet to a Nail in a 6-inch fence
3-28 corner post for an angle point in said line;
3-29 13. S42°49'53"W, 93.56 feet to a 30-inch Live Oak tree for an
3-30 angle point in said line;
3-31 14. S00°59'19"W, 13.67 feet to an iron rod with cap stamped
3-32 RPLS 4542 at the southwest corner of said School District tract and
3-33 the southeast corner of said 599.25 acre tract and being a point on
3-34 the northerly line of said 73.693 acre Tract 2;
3-35 THENCE, with the northerly line of said 73.693 acre tract,
3-36 N88°39'49"E, passing a 1/2-inch iron rod at 243.73 feet and
3-37 continuing for a total distance of 325.41 feet to a 1/2-inch iron
3-38 rod on the southerly line of said School District tract and being
3-39 the northwest corner of Lot 6, Century Acres, a subdivision of
3-40 record in Volume 6, Page 53 of the Hays County Plat Records;
3-41 THENCE, with said easterly line of said 73.693 acre tract and with
3-42 the westerly line of said Lot 6 and 7 of said Century Acres and the
3-43 easterly line of said Lot 2B and 2C Resubdivision of Lot 2B of the
3-44 Resubdivision of Lot 2 Century Acres of record in Document
3-45 No. 17040812 of the Hays County Official Public Records,
3-46 S13°28'59"E, 1658.91 feet to a 1/2-inch iron pipe found for the
3-47 southeast corner of said 73.693 acre tract, same being the
3-48 southwest corner of said Lot 2B and the common northerly corner of
3-49 Lots 8 and 9 of Meadow Woods Section Two, a subdivision of record in
3-50 Volume 3, Page 188 of said Plat Records, same being the northeast
3-51 corner of said 17.95 acre tract;
3-52 THENCE, with the northerly line of said 17.95 acre tract, same being
3-53 the southerly line of said 599.25 acre tract, S88°38'38"W, passing
3-54 an iron rod with cap stamped "McMillan" at 103.02 feet and
3-55 continuing for a total distance of 1505.09 feet to the POINT OF
3-56 BEGINNING and containing, 422.996 acres of land, more or less.
3-57 SECTION 3. The Anthem Municipal Utility District retains
3-58 all the rights, powers, privileges, authority, duties, and
3-59 functions that it had before the effective date of this Act.
3-60 SECTION 4. (a) The legislature validates and confirms all
3-61 governmental acts, elections, and proceedings of the Anthem
3-62 Municipal Utility District that were taken before the effective
3-63 date of this Act.
3-64 (b) This section does not apply to any matter that on the
3-65 effective date of this Act:
3-66 (1) is involved in litigation if the litigation
3-67 ultimately results in the matter being held invalid by a final court
3-68 judgment; or
3-69 (2) has been held invalid by a final court judgment.

4-1 SECTION 5. (a) The legal notice of the intention to
4-2 introduce this Act, setting forth the general substance of this
4-3 Act, has been published as provided by law, and the notice and a
4-4 copy of this Act have been furnished to all persons, agencies,
4-5 officials, or entities to which they are required to be furnished
4-6 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
4-7 Government Code.

4-8 (b) The governor, one of the required recipients, has
4-9 submitted the notice and Act to the Texas Commission on
4-10 Environmental Quality.

4-11 (c) The Texas Commission on Environmental Quality has filed
4-12 its recommendations relating to this Act with the governor, the
4-13 lieutenant governor, and the speaker of the house of
4-14 representatives within the required time.

4-15 (d) All requirements of the constitution and laws of this
4-16 state and the rules and procedures of the legislature with respect
4-17 to the notice, introduction, and passage of this Act are fulfilled
4-18 and accomplished.

4-19 SECTION 6. This Act takes effect immediately if it receives
4-20 a vote of two-thirds of all the members elected to each house, as
4-21 provided by Section 39, Article III, Texas Constitution. If this
4-22 Act does not receive the vote necessary for immediate effect, this
4-23 Act takes effect September 1, 2019.

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