

1-1 By: Wilson (Senate Sponsor - Schwertner) H.B. No. 4609  
 1-2 (In the Senate - Received from the House May 10, 2021;  
 1-3 May 10, 2021, read first time and referred to Committee on Local  
 1-4 Government; May 22, 2021, reported adversely, with favorable  
 1-5 Committee Substitute by the following vote: Yeas 7, Nays 0;  
 1-6 May 22, 2021, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10	X			
1-11			X	
1-12			X	
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			

1-18 COMMITTEE SUBSTITUTE FOR H.B. No. 4609 By: Springer

1-19 A BILL TO BE ENTITLED  
 1-20 AN ACT

1-21 relating to the creation of the Williamson County Municipal Utility  
 1-22 District No. 40; granting a limited power of eminent domain;  
 1-23 providing authority to issue bonds; providing authority to impose  
 1-24 assessments, fees, and taxes.

1-25 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-26 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-27 Code, is amended by adding Chapter 8141 to read as follows:

1-28 CHAPTER 8141. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 40

1-29 SUBCHAPTER A. GENERAL PROVISIONS

1-30 Sec. 8141.0101. DEFINITIONS. In this chapter:

1-31 (1) "Board" means the district's board of directors.

1-32 (2) "Commission" means the Texas Commission on  
 1-33 Environmental Quality.

1-34 (3) "Director" means a board member.

1-35 (4) "District" means the Williamson County Municipal  
 1-36 Utility District No. 40.

1-37 Sec. 8141.0102. NATURE OF DISTRICT. The district is a  
 1-38 municipal utility district created under Section 59, Article XVI,  
 1-39 Texas Constitution.

1-40 Sec. 8141.0103. CONFIRMATION AND DIRECTOR ELECTION  
 1-41 REQUIRED. The temporary directors shall hold an election to  
 1-42 confirm the creation of the district and to elect five permanent  
 1-43 directors as provided by Section 49.102, Water Code.

1-44 Sec. 8141.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-45 temporary directors may not hold an election under Section  
 1-46 8141.0103 until each municipality in whose corporate limits or  
 1-47 extraterritorial jurisdiction the district is located has  
 1-48 consented by ordinance or resolution to the creation of the  
 1-49 district and to the inclusion of land in the district.

1-50 Sec. 8141.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-51 (a) The district is created to serve a public purpose and benefit.

1-52 (b) The district is created to accomplish the purposes of:

1-53 (1) a municipal utility district as provided by  
 1-54 general law and Section 59, Article XVI, Texas Constitution; and

1-55 (2) Section 52, Article III, Texas Constitution, that  
 1-56 relate to the construction, acquisition, improvement, operation,  
 1-57 or maintenance of macadamized, graveled, or paved roads, or  
 1-58 improvements, including storm drainage, in aid of those roads.

1-59 Sec. 8141.0106. INITIAL DISTRICT TERRITORY. (a) The  
 1-60 district is initially composed of the territory described by

2-1 Section 2 of the Act enacting this chapter.

2-2 (b) The boundaries and field notes contained in Section 2 of  
 2-3 the Act enacting this chapter form a closure. A mistake made in the  
 2-4 field notes or in copying the field notes in the legislative process  
 2-5 does not affect the district's:

2-6 (1) organization, existence, or validity;

2-7 (2) right to issue any type of bond for the purposes  
 2-8 for which the district is created or to pay the principal of and  
 2-9 interest on a bond;

2-10 (3) right to impose a tax; or

2-11 (4) legality or operation.

2-12 SUBCHAPTER B. BOARD OF DIRECTORS

2-13 Sec. 8141.0201. GOVERNING BODY; TERMS. (a) The district is  
 2-14 governed by a board of five elected directors.

2-15 (b) Except as provided by Section 8141.0202, directors  
 2-16 serve staggered four-year terms.

2-17 Sec. 8141.0202. TEMPORARY DIRECTORS. (a) On or after the  
 2-18 effective date of the Act enacting this chapter, the owner or owners  
 2-19 of a majority of the assessed value of the real property in the  
 2-20 district may submit a petition to the commission requesting that  
 2-21 the commission appoint as temporary directors the five persons  
 2-22 named in the petition. The commission shall appoint as temporary  
 2-23 directors the five persons named in the petition.

2-24 (b) Temporary directors serve until the earlier of:

2-25 (1) the date permanent directors are elected under  
 2-26 Section 8141.0103; or

2-27 (2) the fourth anniversary of the effective date of  
 2-28 the Act enacting this chapter.

2-29 (c) If permanent directors have not been elected under  
 2-30 Section 8141.0103 and the terms of the temporary directors have  
 2-31 expired, successor temporary directors shall be appointed or  
 2-32 reappointed as provided by Subsection (d) to serve terms that  
 2-33 expire on the earlier of:

2-34 (1) the date permanent directors are elected under  
 2-35 Section 8141.0103; or

2-36 (2) the fourth anniversary of the date of the  
 2-37 appointment or reappointment.

2-38 (d) If Subsection (c) applies, the owner or owners of a  
 2-39 majority of the assessed value of the real property in the district  
 2-40 may submit a petition to the commission requesting that the  
 2-41 commission appoint as successor temporary directors the five  
 2-42 persons named in the petition. The commission shall appoint as  
 2-43 successor temporary directors the five persons named in the  
 2-44 petition.

2-45 SUBCHAPTER C. POWERS AND DUTIES

2-46 Sec. 8141.0301. GENERAL POWERS AND DUTIES. The district  
 2-47 has the powers and duties necessary to accomplish the purposes for  
 2-48 which the district is created.

2-49 Sec. 8141.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-50 DUTIES. The district has the powers and duties provided by the  
 2-51 general law of this state, including Chapters 49 and 54, Water Code,  
 2-52 applicable to municipal utility districts created under Section 59,  
 2-53 Article XVI, Texas Constitution.

2-54 Sec. 8141.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
 2-55 52, Article III, Texas Constitution, the district may design,  
 2-56 acquire, construct, finance, issue bonds for, improve, operate,  
 2-57 maintain, and convey to this state, a county, or a municipality for  
 2-58 operation and maintenance macadamized, graveled, or paved roads, or  
 2-59 improvements, including storm drainage, in aid of those roads.

2-60 Sec. 8141.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-61 road project must meet all applicable construction standards,  
 2-62 zoning and subdivision requirements, and regulations of each  
 2-63 municipality in whose corporate limits or extraterritorial  
 2-64 jurisdiction the road project is located.

2-65 (b) If a road project is not located in the corporate limits  
 2-66 or extraterritorial jurisdiction of a municipality, the road  
 2-67 project must meet all applicable construction standards,  
 2-68 subdivision requirements, and regulations of each county in which  
 2-69 the road project is located.

3-1           (c) If the state will maintain and operate the road, the  
3-2 Texas Transportation Commission must approve the plans and  
3-3 specifications of the road project.  
3-4           Sec. 8141.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
3-5 ORDINANCE OR RESOLUTION. The district shall comply with all  
3-6 applicable requirements of any ordinance or resolution that is  
3-7 adopted under Section 54.016 or 54.0165, Water Code, and that  
3-8 consents to the creation of the district or to the inclusion of land  
3-9 in the district.  
3-10          Sec. 8141.0306. DIVISION OF DISTRICT. (a) The district may  
3-11 be divided into two or more new districts only if the district:  
3-12           (1) has no outstanding bonded debt; and  
3-13           (2) is not imposing ad valorem taxes.  
3-14          (b) This chapter applies to any new district created by the  
3-15 division of the district, and a new district has all the powers and  
3-16 duties of the district.  
3-17          (c) A new district created by the division of the district  
3-18 may not, at the time the new district is created, contain any land  
3-19 outside the area described by Section 2 of the Act enacting this  
3-20 chapter.  
3-21          (d) The board, on its own motion or on receipt of a petition  
3-22 signed by the owner or owners of a majority of the assessed value of  
3-23 the real property in the district, may adopt an order dividing the  
3-24 district.  
3-25          (e) The board may adopt an order dividing the district  
3-26 before or after the date the board holds an election under Section  
3-27 8141.0103 to confirm the district's creation.  
3-28          (f) An order dividing the district shall:  
3-29           (1) name each new district;  
3-30           (2) include the metes and bounds description of the  
3-31 territory of each new district;  
3-32           (3) appoint temporary directors for each new district;  
3-33 and  
3-34           (4) provide for the division of assets and liabilities  
3-35 between the new districts.  
3-36          (g) On or before the 30th day after the date of adoption of  
3-37 an order dividing the district, the district shall file the order  
3-38 with the commission and record the order in the real property  
3-39 records of each county in which the district is located.  
3-40          (h) A new district created by the division of the district  
3-41 shall hold a confirmation and directors' election as required by  
3-42 Section 8141.0103. If the voters of a new district do not confirm  
3-43 the creation of the new district, the assets, obligations,  
3-44 territory, and governance of the new district revert to the  
3-45 original district.  
3-46          (i) If the creation of the new district is confirmed, the  
3-47 new district shall provide the election date and results to the  
3-48 commission.  
3-49          (j) Any new district created by the division of the district  
3-50 must hold an election as required by this chapter to obtain voter  
3-51 approval before the district may impose a maintenance tax or issue  
3-52 bonds payable wholly or partly from ad valorem taxes.  
3-53          (k) Municipal consent to the creation of the district and to  
3-54 the inclusion of land in the district granted under Section  
3-55 8141.0104 acts as municipal consent to the creation of any new  
3-56 district created by the division of the district and to the  
3-57 inclusion of land in the new district.  
3-58          SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS  
3-59          Sec. 8141.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
3-60 The district may issue, without an election, bonds and other  
3-61 obligations secured by:  
3-62           (1) revenue other than ad valorem taxes; or  
3-63           (2) contract payments described by Section 8141.0403.  
3-64          (b) The district must hold an election in the manner  
3-65 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
3-66 before the district may impose an ad valorem tax or issue bonds  
3-67 payable from ad valorem taxes.  
3-68          (c) The district may not issue bonds payable from ad valorem  
3-69 taxes to finance a road project unless the issuance is approved by a

4-1 vote of a two-thirds majority of the district voters voting at an  
4-2 election held for that purpose.

4-3 Sec. 8141.0402. OPERATION AND MAINTENANCE TAX. (a) If  
4-4 authorized at an election held under Section 8141.0401, the  
4-5 district may impose an operation and maintenance tax on taxable  
4-6 property in the district in accordance with Section 49.107, Water  
4-7 Code.

4-8 (b) The board shall determine the tax rate. The rate may not  
4-9 exceed the rate approved at the election.

4-10 Sec. 8141.0403. CONTRACT TAXES. (a) In accordance with  
4-11 Section 49.108, Water Code, the district may impose a tax other than  
4-12 an operation and maintenance tax and use the revenue derived from  
4-13 the tax to make payments under a contract after the provisions of  
4-14 the contract have been approved by a majority of the district voters  
4-15 voting at an election held for that purpose.

4-16 (b) A contract approved by the district voters may contain a  
4-17 provision stating that the contract may be modified or amended by  
4-18 the board without further voter approval.

4-19 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-20 Sec. 8141.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
4-21 OBLIGATIONS. The district may issue bonds or other obligations  
4-22 payable wholly or partly from ad valorem taxes, impact fees,  
4-23 revenue, contract payments, grants, or other district money, or any  
4-24 combination of those sources, to pay for any authorized district  
4-25 purpose.

4-26 Sec. 8141.0502. TAXES FOR BONDS. At the time the district  
4-27 issues bonds payable wholly or partly from ad valorem taxes, the  
4-28 board shall provide for the annual imposition of a continuing  
4-29 direct ad valorem tax, without limit as to rate or amount, while all  
4-30 or part of the bonds are outstanding as required and in the manner  
4-31 provided by Sections 54.601 and 54.602, Water Code.

4-32 Sec. 8141.0503. BONDS FOR ROAD PROJECTS. At the time of  
4-33 issuance, the total principal amount of bonds or other obligations  
4-34 issued or incurred to finance road projects and payable from ad  
4-35 valorem taxes may not exceed one-fourth of the assessed value of the  
4-36 real property in the district.

4-37 SECTION 2. The Williamson County Municipal Utility District  
4-38 No. 40 initially includes all the territory contained in the  
4-39 following area:

4-40 BEING 1229.695 acres of land, situated in the E. Leichtle  
4-41 Survey No. 5, Abstract No. 382 in Williamson County, Texas and  
4-42 Abstract No. 524 in Burnet County, Texas, being all of that certain  
4-43 tract of land called to contain 950.635 acres in a Warranty Deed  
4-44 with Vendor's Lien to Higher Ground Capital, LLC as described in  
4-45 Document No. 2020149480, all of that certain tract of land called  
4-46 to contain 171.85 acres in a Warranty Deed with Vendor's Lien to  
4-47 Higher Ground Capital, LLC as described in Document No. 2020149349  
4-48 of the Official Public Records of Williamson County, Texas and all  
4-49 of that certain tract of land called to contain 107.21 acres to Todd  
4-50 Cox as described in a General Warranty Deed with Vendor's Lien in  
4-51 Document No. 2019023574 of the Official Public Records of  
4-52 Williamson County, Texas and 201911838 of the Official Public  
4-53 Records of Burnet County, Texas; said 1229.695 acres being more  
4-54 particularly described as follows, with bearings based on the Texas  
4-55 Coordinate System of 1983, South Central Zone:

4-56 BEGINNING: at a calculated point on the Northeastern  
4-57 right-of-way of State Highway No. 29 (ROW Varies) for the  
4-58 westernmost southwestern corner of the said 171.85-acre tract, a  
4-59 corner of the said 950.635-acre tract;

4-60 THENCE: Along the Northeasterly right-of-way of said State  
4-61 Highway 29 with the three (3) following courses and distances;

4-62 (1) North 51°06'07" West a distance of 296.61 feet to a  
4-63 calculated point for corner;

4-64 (2) North 51°39'07" West a distance of 1356.59 feet to a  
4-65 calculated point for the southeastern corner of the said  
4-66 107.21-acre tract, the southwestern corner of the said 950.635-acre  
4-67 tract, for a corner of this herein described tract;

4-68 (3) North 51°19'37" West a distance of 635.82 feet to a  
4-69 calculated point for the southwestern corner of the said

5-1 107.21-acre tract, the southeastern corner of that certain tract of  
5-2 land called to contain 20.01 acres in a General Warranty Deed to  
5-3 Good Neighbor Storage, LLC in Document No. 2014097763 of the  
5-4 Official Public Records of Williamson County, Texas, for the  
5-5 southwestern corner of this herein described tract;

5-6 THENCE: North 00°25'08" East a distance of 2138.38 feet along  
5-7 the Eastern line of the said 20.01-acre tract, a line of the said  
5-8 107.21-acre tract to a calculated point for the northeastern corner  
5-9 of the said 20.01-acre tract, a corner of the said 107.21-acre  
5-10 tract, for a corner of this herein described tract;

5-11 THENCE: North 89°23'42" West a distance of 1686.80 feet along  
5-12 a southern line of the said 107.21 acre tract, the northern line of  
5-13 the said 20.01 acre tract, the northern line of that certain tract  
5-14 of land called to contain 10.02 acres to Esmaeil Rowshan as  
5-15 described in a Warranty Deed with Vendor's Lien in Document  
5-16 No. 2006078138 of the Official Public Records of Williamson County,  
5-17 Texas to a calculated point on the northeastern line of Burnet  
5-18 County Road 266, for the westernmost southwestern corner of the  
5-19 said 107.21 acre tract, the northwestern corner of the said 10.02  
5-20 acre tract, for a corner of this herein described tract;

5-21 THENCE: North 20°55'38" West a distance of 1337.12 feet along  
5-22 a western line of the said 107.21 acre tract, the northeastern line  
5-23 of said Burnet County Road 266 to a calculated point for the  
5-24 westernmost corner of the said 107.21 acre tract, the southwestern  
5-25 corner of that certain tract of land called to contain 12.94 acres  
5-26 to Howard Coursey as described in a General Warranty Deed in  
5-27 Document No. 2020149480 of the Official Public Records of Burnet  
5-28 County, Texas, for a corner of this herein described tract;

5-29 THENCE: South 71°18'58" East a distance of 690.80 feet along  
5-30 the southern line of the said 12.94-acre tract, a line of the said  
5-31 107.21-acre tract to a calculated point for the southeastern corner  
5-32 of the said 12.94-acre tract, an interior corner of the said  
5-33 107.21-acre tract, for a corner of this herein described tract;

5-34 THENCE: North 18°42'55" East a distance of 674.10 feet along a  
5-35 western line of the said 107.21-acre tract, to a calculated point  
5-36 for the northeastern corner of the said 12.94-acre tract, the  
5-37 southeastern corner of that certain tract of land called to contain  
5-38 13.50 acres to Edward F. Clark as described in a Warranty Deed in  
5-39 Document No. 201703973 of the Official Public Records of Burnet  
5-40 County, Texas, for a corner of this herein described tract;

5-41 THENCE: North 18°37'00" East a distance of 450.79 feet  
5-42 continuing with a western line of the said 107.21-acre tract to a  
5-43 calculated point for a corner of the said 107.21-acre tract, the  
5-44 northeastern corner of the said 13.50-acre tract, for a corner of  
5-45 this herein described tract;

5-46 THENCE: North 71°19'01" West a distance of 50.03 feet along a  
5-47 line of the said 107.21-acre tract, the northern line of the said  
5-48 13.50-acre tract to a calculated point for a corner of the said  
5-49 107.21-acre tract, the southeastern corner of that certain tract of  
5-50 land called to contain 5.59 acres to Brazos L. Cardwell as described  
5-51 in a General Warranty Deed in Document No. 201605277 of the  
5-52 Official Public Records of Burnet County, Texas, for a corner of  
5-53 this herein described tract;

5-54 THENCE: North 18°42'39" East a distance of 1219.14 feet along  
5-55 a western line of the said 107.21-acre tract, the eastern line of  
5-56 the said 5.59-acre tract to a calculated point on the southern line  
5-57 of Burnet County Road 264, for the northeastern corner of the said  
5-58 5.59-acre tract, the northernmost northwestern corner of the said  
5-59 107.21-acre tract, for a corner of this herein described tract;

5-60 THENCE: South 71°25'54" East a distance of 49.97 feet along  
5-61 the southern line of said Burnet County Road 264 to a calculated  
5-62 point for the northernmost northeastern corner of the said  
5-63 107.21-acre tract, the northwestern corner of that certain tract of  
5-64 land called to contain 3.10 acres to Louise Dalton as described in a  
5-65 Warranty Deed in Document No. 200709836 of the Official Public  
5-66 Records of Burnet County, Texas;

5-67 THENCE: South 18°41'18" West a distance of 1149.99 feet along  
5-68 a line of the said 107.21 acre tract, the western line of the said  
5-69 3.10 acre, the western line of that certain tract of land being the

6-1 remainder of a called 19.66 acres to Marsha Johnson as described in  
 6-2 a Special Warranty Deed with Vendor's Lien in Volume 1348, Page 405  
 6-3 of the Official Public Records of Burnet County, Texas to a  
 6-4 calculated point for the southwestern corner of the said 19.66 acre  
 6-5 tract, a corner of the said 107.21 acre tract, for a corner of this  
 6-6 herein described tract;

6-7       THENCE: South 70°12'07" East a distance of 476.31 feet along  
 6-8 the southern line of the said 19.66 acre tract, a line of the  
 6-9 remainder of a 16.64 acre tract in Volume 658, Page 200 of the Deed  
 6-10 Records of Williamson County, Texas to a calculated point for the  
 6-11 westernmost corner of that certain tract of land called to contain  
 6-12 21.113 acres to David S. Karpenske as described in Document  
 6-13 No. 2018059486 of the Official Public Records of Williamson County,  
 6-14 Texas, a corner of the said 107.21 acre tract, for a corner of this  
 6-15 herein described tract;

6-16       THENCE: along the common lines of the said 107.21-acre tract  
 6-17 and the said 21.113-acre tract with the following four (4) courses  
 6-18 and distances;

6-19       (1) South 45°17'39" East a distance of 487.78 feet to a  
 6-20 calculated point for a corner of this herein described tract;

6-21       (2) South 07°31'40" East a distance of 790.14 feet to a  
 6-22 calculated point for a corner of this herein described tract;

6-23       (3) North 79°56'03" East a distance of 320.49 feet to a  
 6-24 calculated point for a corner of this herein described tract;

6-25       (4) North 88°03'43" East a distance of 417.90 feet to a  
 6-26 calculated point on the Western line of the said 950.635-acre  
 6-27 tract, for the southeastern corner of the said 21.113-acre tract,  
 6-28 for a corner of this herein described tract;

6-29       THENCE: North 00°26'00" East a distance of 1913.53 feet along  
 6-30 the eastern line of the said 21.113-acre tract, the eastern line of  
 6-31 that certain tract of land called to contain 10.663 acres to Clinton  
 6-32 C. Hamilton as described in a Receiver's Deed in Document  
 6-33 No. 2019097604 of the Official Public Records of Williamson County,  
 6-34 Texas, to a calculated point on the southwesterly right-of-way of  
 6-35 the Southern Pacific Railroad (100' Right-of-way) for the  
 6-36 northeastern corner of the said 10.663 acres, the northwestern  
 6-37 corner of the said 950.635 acre tract, for the Northwestern corner  
 6-38 of this herein described tract;

6-39       THENCE: Along the southwestern right-of-way of the said  
 6-40 Southern Pacific Railroad with the seven (7) following courses and  
 6-41 distances;

6-42       (1) South 71°25'42" East a distance of 7871.28 feet to a  
 6-43 calculated point for corner;

6-44       (2) South 71°30'49" East a distance of 877.87 feet to a  
 6-45 calculated point for corner;

6-46       (3) South 71°28'50" East a distance of 1044.93 feet to a  
 6-47 calculated point for corner;

6-48       (4) South 69°26'50" East a distance of 218.43 feet to a  
 6-49 calculated point for corner;

6-50       (5) South 62°26'50" East a distance of 194.63 feet to a  
 6-51 calculated point for corner;

6-52       (6) South 59°27'52" East a distance of 1288.91 feet to a  
 6-53 calculated point for corner;

6-54       (7) South 59°25'43" East a distance of 919.44 feet to a  
 6-55 calculated point for the most northern corner of that certain tract  
 6-56 of land called to contain 22.005 acres to Edena Bray Harris as  
 6-57 described in an Executor's Deed in Document No. 2018052583 of the  
 6-58 Official Public Records of Williamson County, Texas, for the  
 6-59 easternmost corner of the said 950.635-acre tract, for the  
 6-60 easternmost corner of this herein described tract;

6-61       THENCE: South 68°43'21" West a distance of 291.70 feet  
 6-62 departing the southwesterly right-of-way line of said Southern  
 6-63 Pacific Railroad and the along the northerly line of the said  
 6-64 22.005-acre tract to a calculated point for the northwestern corner  
 6-65 of the said 22.005-acre tract, the northern most corner of that  
 6-66 certain tract of land called to contain 546.33 acres to Butler  
 6-67 Family Partnership, Ltd as described in Document No. 2010087926 of  
 6-68 the Official Public Record of Williamson County, Texas, for a  
 6-69 corner of this herein described tract;

7-1           THENCE: along the northwesterly line of the said 546.33-acre  
7-2 tract, with the following three (3) courses and distances;  
7-3           (1) South 68°42'10" West a distance of 401.10 feet to a  
7-4 calculated point for corner;  
7-5           (2) South 67°54'46" West a distance of 681.61 feet to a  
7-6 calculated point for corner;  
7-7           (3) South 69°38'35" West a distance of 380.63 feet to a  
7-8 calculated point for corner;  
7-9           THENCE: South 69°40'05" West a distance of 1081.10 feet  
7-10 continuing along the northwesterly line of the said 546.33-acre  
7-11 tract and the northwesterly of the certain tract of land called to  
7-12 contain 134.741 acres to Dinah Beth Brothers in a Warranty Deed with  
7-13 Vendor's Lien in Document No. 2008063553 of the Official Public  
7-14 Records of Williamson County, Texas, to a calculated point for a  
7-15 corner of this herein described tract;  
7-16           THENCE: continuing along the northwesterly line of the said  
7-17 134.741-acre tract with the following seven (7) courses and  
7-18 distances;  
7-19           (1) North 54°17'26" West a distance of 18.60 feet to a  
7-20 calculated point for corner;  
7-21           (2) South 68°44'09" West a distance of 948.36 feet to a  
7-22 calculated point for corner;  
7-23           (3) South 68°11'18" West a distance of 602.77 feet to a  
7-24 calculated point for corner;  
7-25           (4) South 68°35'55" West a distance of 588.11 feet to a  
7-26 calculated point for corner;  
7-27           (5) South 77°19'22" West a distance of 35.17 feet to a  
7-28 calculated point for corner;  
7-29           (6) South 45°15'34" West a distance of 10.93 feet to a  
7-30 calculated point for corner;  
7-31           (7) South 68°37'50" West a distance of 835.61 feet to a  
7-32 calculated point for the northwesterly corner of the said  
7-33 134.741-acre tract, the same being the northernmost corner of that  
7-34 certain tract of land called to contain 76.00 acres of land to LH29  
7-35 Land Holdings, LLC as described in a General Warranty Deed in  
7-36 Document NO. 2015110967 of the Official Public Records of  
7-37 Williamson County, Texas for a corner of this herein described  
7-38 tract;  
7-39           THENCE: along the northwesterly line of the said 76.00 -acre  
7-40 tract of land with the following four (4) courses and distances;  
7-41           (1) South 68°50'47" West a distance of 289.93 feet to a  
7-42 calculated point for corner;  
7-43           (2) South 69°12'48" West a distance of 766.35 feet to a  
7-44 calculated point for corner;  
7-45           (3) South 69°26'08" West a distance of 160.97 feet to a  
7-46 calculated point for corner;  
7-47           (4) South 68°27'56" West a distance of 417.26 feet to a  
7-48 calculated point for the northwesterly corner of the said  
7-49 76.00-acre tract, the northernmost corner of that certain tract of  
7-50 land called to contain 43.88 acres to Wilson Lay & Theary Korng as  
7-51 described in a General Warranty Deed with Vendor's Lien in Document  
7-52 No. 2015099491 of the Official Public Records of Williamson County,  
7-53 Texas, for a corner of this herein described tract;  
7-54           THENCE: South 69°02'02" West a distance of 131.00 feet along  
7-55 the northwesterly line of the said 43.88-acre tract to a calculated  
7-56 point for the easternmost corner of the said 171.85-acre tract, for  
7-57 a corner of this herein described tract;  
7-58           THENCE: South 69°22'52" West a distance of 1724.86 feet  
7-59 continuing along the southeasterly line of the said 171.85-acre  
7-60 tract, the northwestern line of the said 43.88-acre tract to a  
7-61 calculated point on the northeastern right-of-way line of said  
7-62 State Highway 29 for the northwestern corner of the said 43.88-acre  
7-63 tract, the southernmost corner of the said 171.85-acre tract, for  
7-64 the southernmost corner of this herein described tract;  
7-65           THENCE: along the northeasterly line of said State Highway  
7-66 29, the southwestern line of the said 171.85-acre tract with the  
7-67 following four (4) courses and distances;  
7-68           (1) North 54°31'00" West a distance of 278.88 feet to a  
7-69 calculated point for corner;

8-1 (2) North 48°34'12" West a distance of 301.11 feet to a  
8-2 calculated point for corner;

8-3 (3) North 54°15'16" West a distance of 201.54 feet to a  
8-4 calculated point for corner;

8-5 (4) North 48°39'46" West a distance of 1017.60 feet to a  
8-6 calculated point for corner;

8-7 THENCE: Continuing along the northeastern line of said State  
8-8 Highway 29, the southwestern line of the said 171.85-acre tract  
8-9 with a curve to the left having a Delta angle of 01°15'37", a Radius  
8-10 of 11519.16 feet, an Arc length of 253.39 feet with the chord of the  
8-11 curve North 48°37'54" West a distance of 253.38 feet to the POINT OF  
8-12 BEGINNING and CONTAINING an area of 1229.695 acres of land, more or  
8-13 less.

8-14 SECTION 3. (a) The legal notice of the intention to  
8-15 introduce this Act, setting forth the general substance of this  
8-16 Act, has been published as provided by law, and the notice and a  
8-17 copy of this Act have been furnished to all persons, agencies,  
8-18 officials, or entities to which they are required to be furnished  
8-19 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
8-20 Government Code.

8-21 (b) The governor, one of the required recipients, has  
8-22 submitted the notice and Act to the Texas Commission on  
8-23 Environmental Quality.

8-24 (c) The Texas Commission on Environmental Quality has filed  
8-25 its recommendations relating to this Act with the governor, the  
8-26 lieutenant governor, and the speaker of the house of  
8-27 representatives within the required time.

8-28 (d) All requirements of the constitution and laws of this  
8-29 state and the rules and procedures of the legislature with respect  
8-30 to the notice, introduction, and passage of this Act are fulfilled  
8-31 and accomplished.

8-32 SECTION 4. (a) If this Act does not receive a two-thirds  
8-33 vote of all the members elected to each house, Subchapter C, Chapter  
8-34 8141, Special District Local Laws Code, as added by Section 1 of  
8-35 this Act, is amended by adding Section 8141.0307 to read as follows:

8-36 Sec. 8141.0307. NO EMINENT DOMAIN POWER. The district may  
8-37 not exercise the power of eminent domain.

8-38 (b) This section is not intended to be an expression of a  
8-39 legislative interpretation of the requirements of Section 17(c),  
8-40 Article I, Texas Constitution.

8-41 SECTION 5. This Act takes effect immediately if it receives  
8-42 a vote of two-thirds of all the members elected to each house, as  
8-43 provided by Section 39, Article III, Texas Constitution. If this  
8-44 Act does not receive the vote necessary for immediate effect, this  
8-45 Act takes effect September 1, 2021.

8-46 \* \* \* \* \*