

SENATE AMENDMENTS

2nd Printing

By: Bucy

H.B. No. 4638

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the creation of the City of Leander Municipal
3 Management District No. 1; providing authority to issue bonds;
4 providing authority to impose assessments, fees, and taxes.

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

6 SECTION 1. Subtitle C, Title 4, Special District Local Laws
7 Code, is amended by adding Chapter 3918 to read as follows:

8 CHAPTER 3918. LEANDER MUNICIPAL MANAGEMENT DISTRICT NO. 1

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 3918.0101. DEFINITIONS. In this chapter:

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

12 (2) "City" means Leander.

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

14 (4) "District" means the Leander Municipal Management
15 District No. 1.

16 Sec. 3918.0102. CREATION AND NATURE OF DISTRICT. The
17 Leander Municipal Management District No. 1 is a special district
18 created under Section 59, Article XVI, Texas Constitution.

19 Sec. 3918.0103. PURPOSE; LEGISLATIVE FINDINGS. (a) The
20 creation of the district is essential to accomplish the purposes of
21 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
22 Texas Constitution, and other public purposes stated in this
23 chapter.

24 (b) By creating the district and in authorizing the city and

1 other political subdivisions to contract with the district, the
2 legislature has established a program to accomplish the public
3 purposes set out in Section 52-a, Article III, Texas Constitution.

4 (c) The creation of the district is necessary to promote,
5 develop, encourage, and maintain employment, commerce,
6 transportation, tourism, recreation, the arts, entertainment,
7 economic development, safety, and the public welfare in the
8 district.

9 (d) This chapter and the creation of the district may not be
10 interpreted to relieve the city from providing the level of
11 services provided as of the effective date of the Act enacting this
12 chapter to the area in the district. The district is created to
13 supplement and not to supplant city services provided in the
14 district.

15 Sec. 3918.0104. FINDINGS OF BENEFIT AND PUBLIC USE. (a)
16 All land and other property included in the district will benefit
17 from the improvements and services to be provided by the district
18 under powers conferred by Sections 52 and 52-a, Article III, and
19 Section 59, Article XVI, Texas Constitution, and other powers
20 granted under this chapter.

21 (b) The district is created to serve a public use and
22 benefit.

23 (c) The creation of the district is in the public interest
24 and is essential to further the public purposes of:

25 (1) developing and diversifying the economy of the
26 state;

27 (2) eliminating unemployment and underemployment; and

1 (3) developing or expanding transportation and
2 commerce.

3 (d) The district will:

4 (1) promote the health, safety, and general welfare of
5 residents, employers, potential employees, employees, visitors,
6 and consumers in the district, and of the public;

7 (2) provide needed funding for the district to
8 preserve, maintain, and enhance the economic health and vitality of
9 the district territory as a community and business center;

10 (3) promote the health, safety, welfare, and enjoyment
11 of the public by providing pedestrian ways and by landscaping and
12 developing certain areas in the district, which are necessary for
13 the restoration, preservation, and enhancement of scenic beauty;

14 (4) provide for water, wastewater, drainage, road, and
15 recreational facilities for the district; and

16 (5) promote and secure expanded and improved
17 transportation and pedestrian facilities and systems designed to
18 benefit the land and property in the district, the employees,
19 employers, and consumers in the district, and the general public.

20 (e) Pedestrian ways along or across a street, whether at
21 grade or above or below the surface, and street lighting, street
22 landscaping, parking, and street art objects are parts of and
23 necessary components of road, transportation, and pedestrian
24 facilities and systems and are considered to be a street,
25 transportation, or pedestrian improvement.

26 (f) The district will not act as the agent or
27 instrumentality of any private interest even though the district

1 will benefit many private interests as well as the public.

2 Sec. 3918.0105. INITIAL DISTRICT TERRITORY. (a) The
3 district is initially composed of the territory described by
4 Section 2 of the Act enacting this chapter.

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

9 (1) organization, existence, or validity;

10 (2) right to issue any type of bonds for the purposes
11 for which the district is created or to pay the principal of and
12 interest on the bonds;

13 (3) right to impose or collect an assessment or tax; or

14 (4) legality or operation.

15 Sec. 3918.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

16 (a) All or any part of the area of the district is eligible to be
17 included in:

18 (1) a tax increment reinvestment zone created under
19 Chapter 311, Tax Code;

20 (2) a tax abatement reinvestment zone created under
21 Chapter 312, Tax Code; or

22 (3) an enterprise zone created under Chapter 2303,
23 Government Code.

24 (b) If the city creates a tax increment reinvestment zone
25 described by Subsection (a), the city and the board of directors of
26 the zone, by contract with the district, may grant money deposited
27 in the tax increment fund to the district to be used by the district

1 for:

2 (1) the purposes permitted for money granted to a
3 corporation under Section 380.002(b), Local Government Code; and

4 (2) any other district purpose, including the right to
5 pledge the money as security for any bonds or other obligations
6 issued by the district.

7 (c) A tax increment reinvestment zone created by the city in
8 the district is not subject to the limitations provided by Section
9 311.006, Tax Code.

10 Sec. 3918.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
11 DISTRICT LAW. Except as otherwise provided by this chapter,
12 Chapter 375, Local Government Code, applies to the district.

13 Sec. 3918.0108. LIMITED WAIVER OF SOVEREIGN IMMUNITY. The
14 district is considered to have waived sovereign immunity to suit by
15 the city for the purpose of adjudicating a claim for breach of the
16 development agreement described by Section 3918.0302.

17 Sec. 3918.0109. CONSTRUCTION OF CHAPTER. This chapter
18 shall be liberally construed in conformity with the findings and
19 purposes stated in this chapter.

20 Sec. 3918.0110. CONFLICT OF LAWS. In the event of a
21 conflict between this chapter and any other law, this chapter
22 prevails.

23 SUBCHAPTER B. BOARD OF DIRECTORS

24 Sec. 3918.0201. GOVERNING BODY; TERMS. (a) The district is
25 governed by a board of five directors who serve staggered terms of
26 four years with two or three directors' terms expiring June 1 after
27 the fourth anniversary of the date of the directors' appointment.

1 (b) The board may not create an executive committee to
2 exercise the powers of the board.

3 Sec. 3918.0202. QUALIFICATIONS OF DIRECTORS. To be
4 qualified to serve as a director, a person must be:

5 (1) an owner of property in the district;

6 (2) an owner of stock or a partnership or membership
7 interest, whether beneficial or otherwise, of a corporate owner of
8 an interest in property in the district;

9 (3) an owner of a beneficial interest in a trust, or a
10 trustee in a trust, that directly or indirectly owns property in the
11 district; or

12 (4) an agent, employee, or tenant of a person
13 described by Subdivision (1), (2), or (3).

14 Sec. 3918.0203. APPOINTMENT OF DIRECTORS. The governing
15 body of the city shall appoint directors from persons recommended
16 by the board.

17 Sec. 3918.0204. VACANCY. (a) If a vacancy occurs on the
18 board, the remaining directors shall appoint a director for the
19 remainder of the unexpired term.

20 (b) A director may resign from the board at any time.

21 Sec. 3918.0205. OFFICERS. The board shall elect from among
22 the directors a chair, a vice chair, and a secretary. The offices
23 of chair and secretary may not be held by the same person.

24 Sec. 3918.0206. COMPENSATION; EXPENSES. (a) A director
25 may not receive compensation for service on the board.

26 (b) A director is entitled to reimbursement for necessary
27 and reasonable expenses incurred in carrying out the duties and

1 responsibilities of the board. The total amount of expenses for
2 each director in one year may not exceed the amount approved by the
3 board and may not exceed the amount of expenses budgeted for a
4 member of the governing body of the city.

5 Sec. 3918.0207. LIABILITY INSURANCE. The district may
6 obtain and pay for comprehensive general liability insurance
7 coverage from a commercial insurance company or other source that
8 protects and insures a director against personal liability and from
9 all claims relating to:

10 (1) actions taken by the director in the director's
11 capacity as a member of the board;

12 (2) actions and activities taken by the district; or

13 (3) the actions of others acting on behalf of the
14 district.

15 Sec. 3918.0208. BOARD MEETINGS. (a) The board shall hold
16 meetings at a place accessible to the public.

17 (b) The board must post notice of each meeting with the city
18 secretary not later than 72 hours before the scheduled time of the
19 meeting.

20 Sec. 3918.0209. INITIAL DIRECTORS. (a) On or after January
21 1, 2022, the owner or owners of a majority of the assessed value of
22 real property in the district may submit a petition to the governing
23 body of the city requesting that the governing body appoint five
24 persons as initial directors from a list of persons in the district.

25 (b) A petition must name more than five qualified persons.

26 (c) The governing body shall appoint as initial directors
27 five persons listed in the petition who are qualified to serve as

1 directors.

2 (d) The initial directors shall determine by lot which three
3 positions expire June 1 following the second anniversary of the
4 date of the appointment and which two positions expire June 1
5 following the fourth anniversary of the date of the appointment.

6 (e) This section expires September 1, 2027.

7 SUBCHAPTER C. POWERS AND DUTIES

8 Sec. 3918.0301. GENERAL POWERS AND DUTIES. (a) The
9 district has the powers and duties necessary to accomplish the
10 purposes for which the district is created.

11 (b) The board may not take any action or exercise any power
12 granted under this chapter other than to hold an initial
13 organizational meeting until the development agreement described
14 by Section 3918.0302 is approved by the city and executed by the
15 parties to the agreement.

16 Sec. 3918.0302. DEVELOPMENT AGREEMENT. (a) The city, the
17 district, the owner of the majority of the land in the district, and
18 any other entities the city determines are necessary to the
19 agreement may execute a development agreement if approved by the
20 city.

21 (b) This chapter expires on the fourth anniversary of the
22 effective date of the Act enacting this chapter if the development
23 agreement under Subsection (a) is not executed before that date.

24 Sec. 3918.0303. IMPROVEMENT PROJECTS AND SERVICES. (a) The
25 district, using any money available to the district for the
26 purpose, may provide, design, construct, acquire, improve,
27 relocate, operate, maintain, or finance an improvement project or

1 service authorized under this chapter or Chapter 375, Local
2 Government Code.

3 (b) The district may contract with a governmental or private
4 entity to carry out an action under Subsection (a).

5 (c) The implementation of a district project or service is a
6 governmental function or service for the purposes of Chapter 791,
7 Government Code.

8 (d) A district improvement project or service must comply
9 with:

10 (1) any city zoning and subdivision requirements; and

11 (2) city codes and ordinances.

12 (e) The district may not provide, conduct, or authorize an
13 improvement project on any street, highway, right-of-way, or
14 easement owned or controlled by the city unless the governing body
15 of the city by resolution consents to the improvement.

16 (f) An improvement project described by Subsection (a) may
17 be located:

18 (1) in the district; or

19 (2) in an area outside the district if the project is
20 for the purpose of extending a public infrastructure improvement
21 beyond the district's boundaries to a logical terminus.

22 Sec. 3918.0304. IMPROVEMENT PROJECT AND SERVICE IN
23 DEFINABLE AREA; BENEFIT BASIS. The district may undertake an
24 improvement project or service that confers a special benefit on a
25 definable area in the district and levy and collect a special
26 assessment on benefited property in the district in accordance
27 with:

1 (1) Chapter 372, Local Government Code; or

2 (2) Chapter 375, Local Government Code.

3 Sec. 3918.0305. LAW ENFORCEMENT SERVICES. To protect the
4 public interest, with the consent of the city by resolution, the
5 district may contract with a qualified party, including the city,
6 to provide supplemental and enhanced law enforcement and security
7 services in the district for a fee.

8 Sec. 3918.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
9 district, in coordination with the city, may engage in activities
10 that accomplish the economic development purposes of the district.

11 (b) The district may establish and provide for the
12 administration of one or more programs with the prior consent of the
13 governing body of the city in accordance with the development
14 agreement to promote state or local economic development and to
15 stimulate business and commercial activity in the district,
16 including programs to:

17 (1) make loans and grants of public money; and

18 (2) provide district personnel and services.

19 (c) The district may create economic development programs
20 and exercise the economic development powers that Chapter 380,
21 Local Government Code, and Subchapter A, Chapter 1509, Government
22 Code, provide to a municipality.

23 Sec. 3918.0307. PARKING FACILITIES. (a) The district may
24 acquire, lease as lessor or lessee, construct, develop, own,
25 operate, and maintain parking facilities or a system of parking
26 facilities, including lots, garages, parking terminals, or other
27 structures or accommodations for parking motor vehicles off the

1 streets and related appurtenances.

2 (b) The district's parking facilities serve the public
3 purposes of the district and are owned, used, and held for a public
4 purpose even if leased or operated by a private entity for a term of
5 years.

6 (c) The district's parking facilities are parts of and
7 necessary components of a street and are considered to be a street
8 or road improvement.

9 (d) The development and operation of the district's parking
10 facilities may be considered an economic development program.

11 Sec. 3918.0308. ADDING OR REMOVING TERRITORY. (a) The
12 board may add or remove territory as provided by Subchapter J,
13 Chapter 49, Water Code.

14 (b) The district may add or remove territory as described by
15 Subsection (a) only if the governing body of the city by ordinance
16 or resolution consents to the addition or removal.

17 Sec. 3918.0309. EXEMPT PROPERTY. The district may not
18 impose an impact fee, assessment, tax, or other charge on property
19 owned by the city, the county, or other political subdivision or on
20 property exempted under this section except as provided by
21 Subchapter H, Chapter 375, Local Government Code.

22 Sec. 3918.0310. NO EMINENT DOMAIN POWER. The district may
23 not exercise the power of eminent domain.

24 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

25 Sec. 3918.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The
26 board by resolution with the prior consent of the governing body of
27 the city in accordance with the development agreement shall

1 establish the number of directors' signatures and the procedure
2 required for a disbursement or transfer of district money.

3 Sec. 3918.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
4 The board by resolution may impose and collect an assessment to
5 finance improvement projects and services authorized by this
6 chapter in all or any definable part of the district in the manner
7 provided by Subchapter F, Chapter 375, Local Government Code.

8 (b) An assessment, a reassessment, or an assessment
9 resulting from an addition to or correction of the assessment roll
10 by the district, penalties and interest on an assessment or
11 reassessment, an expense of collection, and reasonable attorney's
12 fees incurred by the district:

13 (1) are a first and prior lien against the property
14 assessed;

15 (2) are superior to any other lien or claim other than
16 a lien or claim for county, school district, or municipal ad valorem
17 taxes; and

18 (3) are the personal liability of and a charge against
19 the owners of the property even if the owners are not named in the
20 assessment proceedings.

21 (c) The lien is effective from the date of the board's
22 resolution imposing the assessment until the date the assessment is
23 paid. The board may enforce the lien in the same manner that the
24 board may enforce an ad valorem tax lien against real property.

25 (d) The board may make a correction to or deletion from the
26 assessment roll after providing notice and holding a hearing as
27 provided by Subchapter F, Chapter 375, Local Government Code.

1 Sec. 3918.0403. TAX AND ASSESSMENT ABATEMENTS. Without
2 additional procedures, the district may enter into a tax abatement
3 agreement.

4 Sec. 3918.0404. USE OF ELECTRICAL OR OPTICAL LINES. (a)
5 The district may impose an assessment to pay the cost of:

6 (1) burying, relocating, or removing electrical power
7 lines, telephone lines, cable or fiber-optic lines, or any other
8 type of electrical or optical line;

9 (2) removing poles and any elevated lines using the
10 poles; and

11 (3) reconnecting the lines described by Subdivision
12 (2) to the buildings or other improvements to which the lines were
13 connected.

14 (b) The assessment under Subsection (a) may not be imposed
15 on the property, including the equipment, rights-of-way,
16 easements, facilities, or improvements, of a telecommunications
17 provider as defined by Section 51.002, Utilities Code, or a cable
18 service provider or video service provider as defined by Section
19 66.002, Utilities Code, unless in accordance with an agreement with
20 the city.

21 (c) The district may acquire, operate, or charge fees for
22 the use of the district conduits for:

23 (1) another person's:

24 (A) telecommunications network;

25 (B) fiber-optic cable; or

26 (C) electronic transmission line; or

27 (2) any other type of transmission line or supporting

1 facility.

2 (d) The district may not require a person to use a district
3 conduit.

4 SUBCHAPTER E. TAXES AND BONDS

5 Sec. 3918.0501. BONDS AND OTHER OBLIGATIONS. With the
6 consent of the governing body of the city by resolution in
7 accordance with Section 375.207, Local Government Code, the
8 district may issue bonds, notes, or other obligations payable
9 wholly or partly from ad valorem taxes or assessments in the manner
10 provided by Chapter 375, Local Government Code, or, if an
11 improvement financed by an obligation issued under this section
12 will be conveyed to or operated and maintained by a municipality or
13 other retail utility provider pursuant to an agreement with the
14 district entered into before the issuance of the obligation,
15 payable in the manner provided by Subchapter A, Chapter 372, Local
16 Government Code.

17 Sec. 3918.0502. TAX ELECTION REQUIRED. The district must
18 hold an election in the manner provided by Chapter 49, Water Code,
19 or, if applicable, Chapter 375, Local Government Code, to obtain
20 voter approval before the district may impose an ad valorem tax.

21 Sec. 3918.0503. OPERATION AND MAINTENANCE TAX. (a) If
22 authorized by a majority of the district voters voting at an
23 election under Section 3918.0502, the district may impose an
24 operation and maintenance tax on taxable property in the district
25 in the manner provided by Section 49.107, Water Code, for any
26 district purpose, including to:

27 (1) maintain and operate the district;

1 (2) construct or acquire improvements; or

2 (3) provide a service.

3 (b) The board shall determine the operation and maintenance
4 tax rate. The rate may not exceed the rate approved at the
5 election.

6 Sec. 3918.0504. BONDS SECURED BY REVENUE OR CONTRACT
7 PAYMENTS. The district may issue, without an election, bonds
8 secured by:

9 (1) revenue other than ad valorem taxes, including
10 contract revenues; or

11 (2) contract payments, provided that the requirements
12 of Section 49.108, Water Code, have been met.

13 Sec. 3918.0505. BONDS SECURED BY AD VALOREM TAXES;
14 ELECTIONS. (a) If authorized at an election under Section
15 3918.0502, the district may issue bonds payable from ad valorem
16 taxes.

17 (b) Section 375.243, Local Government Code, does not apply
18 to the district.

19 (c) At the time the district issues bonds payable wholly or
20 partly from ad valorem taxes, the board shall provide for the annual
21 imposition of a continuing direct annual ad valorem tax, without
22 limit as to rate or amount, for each year that all or part of the
23 bonds are outstanding as required and in the manner provided by
24 Sections 54.601 and 54.602, Water Code.

25 (d) All or any part of any facilities or improvements that
26 may be acquired by a district by the issuance of its bonds may be
27 submitted as a single proposition or as several propositions to be

1 voted on at the election.

2 Sec. 3918.0506. WRITTEN AGREEMENT REGARDING SPECIAL
3 APPRAISALS. Before the district may issue bonds, the district and
4 any person to whom the board intends that proceeds of the bonds be
5 distributed, including the developer, another owner of land in the
6 district, and any entity acting as a lender to the developer or
7 other landowner for the purpose of a project relating to the
8 district, must enter into a written agreement that:

9 (1) waives for the term of the agreement the right to a
10 special appraisal with respect to taxation by the district under
11 Subchapters B, C, D, E, F, and H, Chapter 23, Tax Code; and

12 (2) remains in effect for 30 years and is binding on
13 the parties, on entities related to or affiliated with the parties,
14 and on their successors and assignees.

15 Sec. 3918.0507. EXEMPTION FROM CERTAIN SUPERVISION AND
16 APPROVAL REQUIREMENTS. Section 375.208, Local Government Code,
17 does not apply to the district.

18 SUBCHAPTER J. DISSOLUTION

19 Sec. 3918.0901. DISSOLUTION BY CITY. (a) The city may
20 dissolve the district in the manner provided by Section 375.263,
21 Local Government Code, only if the city also complies with any
22 dissolution procedures in the development agreement described by
23 Section 3918.0302.

24 (b) In the case of a conflict between Section 375.263, Local
25 Government Code, and the development agreement, the development
26 agreement controls.

27 SECTION 2. The Leander Municipal Management District No. 1

1 initially includes all territory contained in the following area:
2 Being all of that certain tract or parcel of land containing
3 115.7076 acres, more or less, comprised of those three (3) certain
4 tracts of land containing 22.781 acres, more or less, our of the
5 William Mancil Survey, Abstract No. 437 in Leander, Williamson
6 County, Texas, more described by metes and bounds shown on Exhibit
7 "A-1" attached hereto; 47.5871 acres, more or less, in the Talbot
8 Chambers Survey, Abstract No. 125 in Leander, Williamson County,
9 Texas, more described by metes and bounds shown on Exhibit "A-2"
10 attached hereto; 47.3395 acres, more or less, in the Talbot
11 Chambers Survey, Abstract No. 125 in Leander, Williamson County,
12 Texas, more described by metes and bounds shown on Exhibit "A-3"
13 attached hereto

14 EXHIBIT A-1

15 Talbot Chambers Survey, Abstract No. 125

16 Legal Description

17 BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 47.5871 ACRES
18 (2,072,892 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT
19 NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED
20 269.836 ACRE TRACT CONVEYED TO RB 270 PARTNERSHIP, RECORDED IN
21 DOCUMENT NO. 2004036768 OF THE OFFICIAL PUBLIC RECORDS OF
22 WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 47.5871 ACRES BEING
23 MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

24 BEGINNING, at a 1/2-inch iron rod with "Ward-5811" cap found in the
25 curving east right-of-way line of Mel Mathis Boulevard
26 (right-of-way varies), and being the southwest corner of a called
27 9.850 acre tract conveyed to Area Leander 1 LP, recorded in Document

1 No. 2016069577 (O.P.R.W.C.T.) and being in the north line of said
2 269.836 acre tract, for the northwest corner and POINT OF BEGINNING
3 hereof, from which a 1/2-inch iron rod with "Ward-5811" cap found at
4 point of tangency in the east right-of-way line of said Mel Mathis
5 Boulevard, and being in the west line of said 9.850 acre Area
6 Leander 1 LP tract, bears, 24.13 feet along the arc of a curve to the
7 right, having a radius of 999.00 feet, and whose chord bears
8 N18°36'59"W, a distance of 24.13 feet;

9 THENCE, leaving the east right-of-way line of said Mel Mathis
10 Boulevard, with the north line of said 269.836 acre RB 270
11 Partnership tract and the south line of said 9.850 acre Area Leander
12 1 LP tract, the following three (3) courses and distances:

13 1) N70°42'41"E, a distance of 938.70 feet to a 1/2-inch iron
14 rod found for an angle point hereof,

15 2) N70°36'57"E, a distance of 53.16 feet to a 1/2-inch iron
16 rod found for an angle point hereof, and

17 3) N71°20'07"E, a distance of 79.42 feet to a 1/2-inch iron
18 rod found for the northeast corner hereof, said point being the
19 southeast corner of said 9.850 acre Area Leander 1 LP tract, and
20 being in the north line of said 269.836 acre RB 270 Partnership
21 tract, and being in the west right-of-way line of US Highway 183A
22 (400' right-of-way, conveyed in Document No(s). 2004068741 and
23 2004088731 (O.P.R.W.C.T.);

24 THENCE, leaving the north line of said 269.836 acre RB 270
25 Partnership tract, with the west right-of-way line of said US
26 Highway 183A, over and across said 269.836 acre RB 270 Partnership
27 tract, S56°03'41"E, passing at a distance of 524.73 feet a TxDOT

1 Type II Brass Disc Monument with "CTRMA" stamp found, and
2 continuing for a total distance of 1,299.85 feet to a 1/2-inch iron
3 rod with "KHA" cap found for the southeast corner hereof, said point
4 being the northeast corner of a called 100.000 acre tract, conveyed
5 to Austin Community College District recorded in Document
6 No. 2010030836 (O.P.R.W.C.T.), from which a TxDOT Type II Brass
7 Disc Monument with "CTRMA" stamp found at a point of curvature in
8 the west right-of-way line of said US Highway 183A, and being in the
9 east line of said 100.000 acre Austin Community College District
10 tract bears, S56°03'41"E, a distance of 724.81 feet;

11 THENCE, over and across said 269.836 acre RB 270 Partnership tract,
12 with the north line of said 100.000 acre Austin Community College
13 District tract, the following three (3) courses and distances:

14 1) S33°55'23"W, a distance of 371.76 feet to a 5/8-inch iron
15 rod with aluminum "MWM" cap found for a point of curvature hereof,

16 2) 390.32 feet along the arc or a curve to the right, having
17 a radius of 630.00 feet, and whose chord bears S51°42'47"W, a
18 distance of 384.11 feet to a 5/8-inch iron rod with aluminum "MWM"
19 cap found for a point of tangency hereof, and

20 3) S69°24'42"W, a distance of 1,157.38 feet to a 1/2-inch
21 iron rod with "Ward-5811" cap set for the southwest corner hereof,
22 said point being the northwest corner of said 100.000 acre Austin
23 Community College District tract, and being in the east
24 right-of-way line of said Mel Mathis Boulevard;

25 THENCE, over and across said 269.836 acre RB 270 Partnership tract,
26 with the east right-of-way line of said Mel Mathis Boulevard, and
27 the west line of the herein described tract the following two (2)

1 courses and distances:

2 1) N20°34'14"W, a distance of 1,393.85 feet to a 1/2-inch
3 iron rod with "Ward-5811" cap set for a point of curvature hereof,
4 and

5 2) 22.41 along the arc of a curve to the right, having a
6 radius of 999.00 feet, and whose chord bears N19°55'40"W, a distance
7 of 22.41 feet to the POINT OF BEGINNING, and containing 47.5871
8 Acres (2,072,892 Square Feet) more or less.

9 NOTE:

10 All bearings are based on the Texas State Plane Coordinate System,
11 Grid North, Central Zone (4203), all distances were adjusted to
12 surface using a combined scale factor of 1.000138805545. See
13 attached sketch (reference drawing: 00508 47 Acre Tract.dwg)

14 EXHIBIT A-2

15 DOROTHY R. WINTERS EXEMPT FAMILY TRUST

16 WILLIAM MANCIL SURVEY, ATRACT NO. 437

17 22.781 ACRES (992,343 SQ. FT.)

18 DESCRIPTION OF 22.781 ACRES (992,343 SQ. FT.) OF LAND SITUATED IN
19 WILLIAMSON COUNTY, TEXAS, OUT OF THE WILLIAM MANCIL SURVEY, ATRACT
20 NO. 437, BEING A PORTION OF A 159.838 ACRE TRACT DESCRIBED IN A DEED
21 OF RECORD TO DOROTHY R. WINTERS EXEMPT FAMILY TRUST IN DOCUMENT NO.
22 2014021295 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,
23 TEXAS; SAID 22.781 ACRES (992,343 SQ. FT.), BEING TWO TRACTS OF LAND
24 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

25 TRACT 1:

26 BEGINNING at a 1/2" iron rod found in the easterly line of a 100 foot
27 wide right-of-way for railroad purposes, quitclaimed to the City of

1 Austin by deed of record in Volume 1417, Page 282, Official Records
2 of Williamson County, Texas, same being the westerly line of said
3 159.838 Acre Tract, at the southwesterly corner of a 3.733 acre
4 tract conveyed to Williamson County, Texas for street right-of-way
5 purposes (San Gabriel Parkway - R.O.W. width varies) by deed of
6 record in Document No. 2004068740, Official Public Records of
7 Williamson County, Texas, for the northwesterly corner of the
8 herein described tract;

9 THENCE over and across said 159.838 Acre Tract, with the southerly
10 line of said 3.733 Acre Tract, same being the northerly line of the
11 herein described tract the following two (2) courses:

12 1. N71°51'31"E, a distance of 261.37 feet to a 1/2" iron rod
13 found;

14 2. N71°29'44"E, a distance of 843.54 feet to an iron rod with
15 cap found at the most westerly corner of a 163 square foot tract
16 conveyed to Williamson County, Texas for street right-of-way
17 purposes (San Gabriel Parkway R.O.W. width varies) by deed of
18 record in Document No. 2010082651, Official Public Records of
19 Williamson County, Texas;

20 THENCE N72°06'36"E, continuing over and across said 159.838 Acre
21 Tract with the southerly line of said 163 square foot tract, same
22 being the northerly line of the herein described tract, a distance
23 of 81.22 feet to an iron rod with cap found in the westerly line of a
24 2.124 acre tract conveyed to Williamson County, Texas for street
25 right-of-way purposes (San Gabriel Parkway - R.O.W. width varies)
26 by deed of record in Document No. 2006066934, Official Public
27 Records of Williamson County, Texas, at the southwesterly corner of

1 said 163 Square Foot Tract;

2 THENCE continuing over and across said 159.838 Acre Tract with the
3 westerly and southerly lines of said 2.124 Acre Tract, same being
4 the northerly line of the herein described tract the following two
5 (2) courses:

6 1. S16°45'56"E, a distance of 8.41 feet to a cotton spindle
7 found at the southwesterly corner of said 2.124 Acre Tract ;

8 2. N69°57'17"E, a distance of 39.44 feet to an iron rod with
9 G&R Cap set at the northwesterly corner of a 0.821 acre tract
10 conveyed to The City of Leander, Texas for street right-of-way
11 purposes (Mel Mathis Avenue-80' R.O.W.) by deed of record in
12 Document No. 2012077074, Official Public Records of Williamson
13 County, Texas, for the northeasterly corner of the herein described
14 tract;

15 THENCE continuing over and across said 159.838 Acre Tract with the
16 westerly line of said 0.821 Acre Tract, same being the easterly line
17 of the herein described tract the following two (2) courses:

18 1. S71°55'56"E, a distance of 420.33 feet to an iron rod with
19 G&R Cap set at the point of curvature of a curve to the left;

20 2. Along said curve to the left, having a radius of 1079.00
21 feet, an arc length of 25.93 feet and a chord which bears
22 S18°37'14"E, a distance of 25.93 feet to an iron rod with G&R Cap set
23 in the northerly line of a 269.836 acre tract described in a deed of
24 record to RB 270 Partnership in Document No. 2004036768, Official
25 Public Records of Williamson County Texas, same being the southerly
26 line of said 159.838 Acre Tract, for the southeasterly corner of the
27 herein described tract;

1 THENCE with the southerly line of said 159.838 Acre Tract, same
2 being in part the northerly line of said 269.836 Acre Tract and in
3 part the northerly line of Lot 2, San Gabriel Park, a subdivision of
4 record in Cabinet Y. Slides 364-367, Plat Records of Williamson
5 County Texas, the following five (5) courses:

6 1. S70°42'59"W, a distance of 3.13 feet to an iron rod with
7 G&R Cap set at the common northerly corner of said 269.836 Acre
8 Tract and said Lot 2;

9 2. S71°12'01"W, a distance of 61.83 feet to a 1/2" iron rod
10 found;

11 3. S69°02'16"W, a distance of 90.38 feet to a 1/2" iron rod
12 found;

13 4. S70°43'16"W a distance of 728.63 feet to a 1/2" iron rod
14 found;

15 5. S70°11'21"W, a distance of 314.93 feet to a 1/2" iron rod
16 found in the easterly line of said 100 foot wide right-of-way for
17 railroad purposes and the westerly line of said 159.838 Acre Tract,
18 for the southwesterly corner of the herein described tract;

19 THENCE N21°11'57"W, with the common line of said 100 foot wide
20 right-of-way for railroad purposes and said 159.838 Acre Tract, a
21 distance of 477.91 feet to the POINT OF BEGINNING, containing an
22 area of 12.931 acres (563,261 sq. ft.) of land, more or less.

23 TRACT 2:

24 BEGINNING at a cotton spindle found in the westerly line of a 24.697
25 acre tract, conveyed to Williamson County, Texas for Highway 183-A
26 right-of-way purposes (400' R.O.W.) by deed of record in Document
27 No. 2004068741, Official Public Records of Williamson County,

1 Texas, for the northeasterly corner of the herein described tract;
2 THENCE S56°04'40"E, over and across said 159.818 Acre Tract, with
3 the westerly line of said 24.697 Acre Tract, same being the easterly
4 line of the herein described tract, a distance of 712.18 feet to a
5 1/2" iron rod found in northerly line of a 269.836 acre tract
6 described in a deed of record to RB 270 Partnership in Document No.
7 2004036768, Official Public Records of Williamson County Texas, for
8 the southeasterly corner of the herein described tract;

9 THENCE with the common line of said 159.838 Acre Tract and said
10 269.836 Acre Tract the following three (3) courses:

11 1. S71°18'14"W, a distance of 79.46 feet to a 1/2" iron rod
12 found;

13 2. S70°37'32"W, a distance of 53.16 feet to a 1/2" iron rod
14 found;

15 3. S70°42'59"W, a distance of 938.59 feet to an iron rod with
16 G&R Cap set at the southeasterly corner of a 0.821 acre tract
17 conveyed to The City of Leander, Texas for street right-of-way
18 purposes (Mel Mathis Avenue - 80' R.O.W.) by deed of record in
19 Document No. 2012077074, Official Public Records of Williamson
20 County, Texas, for the southwesterly corner of the herein described
21 tract;

22 THENCE leaving the common line of said 159.838 Acre Tract and said
23 269.836 Acre Tract and continuing over and across said 159.838 Acre
24 Tract with the easterly line of said 0.821 Acre Tract, same being
25 the westerly line of the herein described tract, the following two
26 (2) courses:

27 1. Along a curve to the right, having a radius of 999.00

1 feet, an arc length of 24.05 feet and a chord which bears
2 N18°37'19"W, a distance of 24.05 feet to an iron rod with G&R Cap set
3 at the end of said curve

4 2. N17°55'56"W, a distance of 423.28 feet to an iron rod with
5 G&R Cap set in the southerly line of a 2.124 acre tract conveyed to
6 Williamson County, Texas for street right-of-way purposes (San
7 Gabriel Parkway - R.O.W. width varies) by deed of record in Document
8 No. 2006066934, Official Public Records of Williamson County,
9 Texas, for the northwesterly corner of the herein described tract;
10 THENCE N69°57'17"E, continuing over and across said 159.838 Acre
11 Tract with the southerly line of said 2.124 Acre Tract, same being
12 the northerly line of the herein described tract, a distance of
13 115.16 feet to an iron rod with cap found at the southwesterly
14 corner of a 0.808 acre tract conveyed to Williamson County, Texas
15 for street right-of-way purposes (San Gabriel Parkway - R.O.W.
16 width varies) by deed of record in Document No. 2010082651,
17 Official Public Records of Williamson County, Texas;
18 THENCE continuing over and across said 159.838 Acre Tract with the
19 southerly line of said 0.808 Acre Tract, same being the northerly
20 line of the herein described tract, the following two (2) courses:

21 1. Along a curve to the left, having a radius of 1113.00
22 feet, an arc length of 444.24 feet and a chord which bears
23 N59°35'56"E, a distance of 441.30 feet to an iron rod with cap found
24 at the end of said curve;

25 2. N48°11'55"E, a distance of 93.35 feet to the POINT OF
26 BEGINNING, containing an area of 9.850 (429,082 sq. ft.) acres of
27 land, more or less. FOR A TOTAL AREA OF 22.781 (992,343 SQ. FT.)

1 ACRES OF LAND WITHIN TRACTS 1 AND 2.

2 EXHIBIT A-3

3 Talbot Chambers Survey, Abstract No. 125

4 Legal Description

5 BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 45.3395 ACRES
6 (1,974,990 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT
7 NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2, SAN
8 GABRIEL PARK, A SUBDIVISION RECORDED IN CABINET Y, SLIDES 364-367
9 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID
10 45.3395 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS
11 FOLLOWS:

12 BEGINNING, at a 1/2-inch iron rod found in the east right-of-way
13 line of the Capital Metropolitan Transportation Authority Railroad
14 (100' right-of-way), conveyed in Document No. 2000020773 of the
15 Official Public Records of Williamson County, Texas
16 (O.P.R.W.C.T.), being the southwest corner of a called 12.931 acre
17 tract conveyed to Area Leander 1, L.P. in Document No. 2016069577
18 (O.P.R.W.C.T.), and being the northwest corner of said Lot 2, for
19 the northwest corner hereof, from which a 1/2-inch iron rod found at
20 the intersection of the south right-of-way line of San Gabriel
21 Parkway (right-of-way width varies), partially dedicated in
22 Document No. 2004068740 (O.P.R.W.C.T.), and the east right-of-way
23 line of said Railroad, bears N21°12'43"W, a distance of 477.90 feet;
24 THENCE, leaving the east right-of-way line of said Railroad, with
25 the common line of said 12.931 acre tract and said Lot 2, the
26 following four (4) courses and distances:

27 1) N70°11'45"E, a distance of 314.90 feet to a 1/2-inch iron

1 rod found for an angle point hereof,

2 2) N70°43'28"E, a distance of 728.71 feet to a 1/2-inch iron
3 rod found for an angle point hereof,

4 3) N69°06'10"E, a distance of 90.47 feet to a 1/2-inch iron
5 rod found for an angle point hereof, and

6 4) N71°06'42"E, a distance of 61.67 feet to a 1/2-inch iron
7 rod with "Ward-5811" cap set for the northeast corner hereof, being
8 an angle point in the west right-of-way line of Mel Mathis Boulevard
9 (right-of-way width varies), partially dedicated in Document
10 No. 2014077239 (O.P.R.W.C.T.), and being the northeast corner of
11 said Lot 2;

12 THENCE, with the west right-of-way line of said Mel Mathis
13 Boulevard and the east line of said Lot 2, the following three (3)
14 courses and distances:

15 1) S20°36'40"E, a distance of 1,117.48 feet to a 1/2-inch
16 iron rod with "Ward-5811" cap set for an angle point hereof,

17 2) S20°26'00"E, a distance of 27.68 feet to a 1/2-inch iron
18 rod with "Ward-5811" cap set for an angle point hereof, and

19 3) S20°29'52"E, a distance of 128.25 feet to a 1/2-inch iron
20 rod with "Ward-5811" cap set for an angle point hereof;

21 THENCE, with the east line of said Lot 2, in part being the west
22 right-of-way line of Mel Mathis Boulevard, and in part being the
23 west line of a called 3.827 acre tract conveyed to the City of
24 Leander, Texas in Document No. 2014005725 (O.P.R.W.C.T.),
25 S20°28'10"E, a distance of 493.39 feet to a 1/2-inch iron rod with
26 "Ward-5811" cap set for an angle point hereof and being an angle
27 point in the common line of said Lot 2 and said 3.827 acre tract;

1 THENCE, continuing with the common line of said Lot 2 and said 3.827
2 acre tract, the following seven (7) courses and distances:

3 1) S22°49'04"E, a distance of 50.01 feet to a 1/2-inch iron
4 rod with "Ward-5811" cap set for an angle point hereof,

5 2) S16°12'32"E, a distance of 67.74 feet to a 1/2-inch iron
6 rod with "Ward-5811" cap set for an angle point hereof,

7 3) S21°18'20"E, a distance of 61.32 feet to a 1/2-inch iron
8 rod with "Ward-5811" cap set for an angle point hereof,

9 4) S20°56'16"E, a distance of 136.77 feet to a 1/2-inch iron
10 rod with "Ward-5811" cap set for an angle point hereof

11 5) S21°13'59"E, a distance of 70.93 feet to a 1/2-inch iron
12 rod with "Ward-5811" cap set for an angle point hereof,

13 6) S25°02'37"E, a distance of 366.51 feet to a Mag nail with
14 "4Ward Boundary" washer set for an angle point hereof, and

15 7) S24°25'23"W, a distance of 17.00 feet to a calculated
16 point for southeast corner hereof, from which a 1/2-inch iron rod
17 found for an angle point in the common line of said Lot 2 and said
18 3.827 acre tract bears S24°25'23"W, a distance of 33.09 feet;

19 THENCE, over and across said Lot 2, the following twenty-five (25)
20 courses and distances:

21 1) N50°07'41"W, a distance of 60.74 feet to a calculated
22 point for an angle point hereof,

23 2) N73°38'59"W, a distance of 66.59 feet to a calculated
24 point for an angle point hereof,

25 3) N01°56'09"E, a distance of 123.08 feet to a calculated
26 point for an angle point hereof,

27 4) N57°13'47"W, a distance of 201.97 feet to a calculated

- 1 point for an angle point hereof,
2 5) N26°00'29"W, a distance of 171.59 feet to a calculated
3 point for an angle point hereof,
4 6) N54°28'17"W, a distance of 188.91 feet to a calculated
5 point for an angle point hereof,
6 7) N64°34'23"W, a distance of 73.26 feet to a calculated
7 point for an angle point hereof,
8 8) S70°35'47"W, a distance of 116.88 feet to a calculated
9 point for an angle point hereof,
10 9) N85°17'49"W, a distance of 101.63 feet to a calculated
11 point for an angle point hereof,
12 10) N64°04'31"W, a distance of 40.75 feet to a calculated
13 point for an angle point hereof,
14 11) N23°03'16"W, a distance of 40.58 feet to a calculated
15 point for an angle point hereof,
16 12) N23°06'23"E, a distance of 108.63 feet to a calculated
17 point for an angle point hereof,
18 13) N38°35'17"W, a distance of 36.64 feet to a calculated
19 point for an angle point hereof,
20 14) N82°04'13"W, a distance of 84.65 feet to a calculated
21 point for an angle point hereof,
22 15) N67°25'14"W, a distance of 33.59 feet to a calculated
23 point for an angle point hereof,
24 16) N28°42'54"W, a distance of 32.70 feet to a calculated
25 point for an angle point hereof,
26 17) N66°18'33"W, a distance of 60.73 feet to a calculated
27 point for an angle point hereof,

1 18) S58°21'10"W, a distance of 86.21 feet to a calculated
2 point for an angle point hereof,
3 19) S46°19'59"W, a distance of 131.18 feet to a calculated
4 point for an angle point hereof,
5 20) S57°26'06"W, a distance of 63.53 feet to a calculated
6 point for an angle point hereof,
7 21) N80°03'30"W, a distance of 169.03 feet to a calculated
8 point for an angle point hereof,
9 22) N51°26'55"W, a distance of 123.90 feet to a calculated
10 point for an angle point hereof,
11 23) N35°13'10"W, a distance of 149.36 feet to a calculated
12 point for an angle point hereof,
13 24) N18°38'44"W, a distance of 183.61 feet to a calculated
14 point for an angle point hereof,
15 25) N32°05'59"W, a distance of 222.61 feet to a calculated
16 point for an angle point hereof, said point being in the east
17 right-of-way line of said Railroad, and being in the west line of
18 said Lot 2, from which a 1/2-inch iron rod with "Ward-5811" cap set
19 in the common line of said Lot 2 and said Railroad, for the
20 northwest corner of a called 0.548 acre right-of-way dedication
21 conveyed in Document No. 2014003534 (O.P.R.W.C.T.), bears
22 S21°06'14"E, a distance of 930.19 feet;
23 THENCE, with the east right-of-way line of said Railroad and the
24 west line of said Lot 2, N21°06'14"W, a distance of 779.40 feet to
25 the POINT OF BEGINNING, and containing 45.3395 Acres (1,974,990
26 Square Feet) more or less.

27 SECTION 3. (a) The legal notice of the intention to

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

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

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

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

18 SECTION 4. This Act takes effect January 1, 2022.

ADOPTED

MAY 26 2021

By: Schwerthner

Lacey Saw
Secretary of the Senate

____.B. No. ____

Substitute the following for ____B. No. ____:

By: [Signature]

C.S. H.B. No. 4638

A BILL TO BE ENTITLED

AN ACT

1

2 relating to the creation of the Leander Municipal Management
3 District No. 1; providing authority to issue bonds; providing
4 authority to impose assessments, fees, and taxes.

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

6 SECTION 1. Subtitle C, Title 4, Special District Local Laws
7 Code, is amended by adding Chapter 3918 to read as follows:

8 CHAPTER 3918. LEANDER MUNICIPAL MANAGEMENT DISTRICT NO. 1

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 3918.0101. DEFINITIONS. In this chapter:

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

12 (2) "City" means Leander.

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

14 (4) "District" means the Leander Municipal Management
15 District No. 1.

16 Sec. 3918.0102. CREATION AND NATURE OF DISTRICT. The
17 Leander Municipal Management District No. 1 is a special district
18 created under Section 59, Article XVI, Texas Constitution.

19 Sec. 3918.0103. PURPOSE; LEGISLATIVE FINDINGS. (a) The
20 creation of the district is essential to accomplish the purposes of
21 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
22 Texas Constitution, and other public purposes stated in this
23 chapter.

24 (b) By creating the district and in authorizing the city and

1 other political subdivisions to contract with the district, the
2 legislature has established a program to accomplish the public
3 purposes set out in Section 52-a, Article III, Texas Constitution.

4 (c) The creation of the district is necessary to promote,
5 develop, encourage, and maintain employment, commerce,
6 transportation, tourism, recreation, the arts, entertainment,
7 economic development, safety, and the public welfare in the
8 district.

9 (d) This chapter and the creation of the district may not be
10 interpreted to relieve the city from providing the level of
11 services provided as of the effective date of the Act enacting this
12 chapter to the area in the district. The district is created to
13 supplement and not to supplant city services provided in the
14 district.

15 Sec. 3918.0104. FINDINGS OF BENEFIT AND PUBLIC USE. (a)
16 All land and other property included in the district will benefit
17 from the improvements and services to be provided by the district
18 under powers conferred by Sections 52 and 52-a, Article III, and
19 Section 59, Article XVI, Texas Constitution, and other powers
20 granted under this chapter.

21 (b) The district is created to serve a public use and
22 benefit.

23 (c) The creation of the district is in the public interest
24 and is essential to further the public purposes of:

25 (1) developing and diversifying the economy of the
26 state;

27 (2) eliminating unemployment and underemployment; and

1 (3) developing or expanding transportation and
2 commerce.

3 (d) The district will:

4 (1) promote the health, safety, and general welfare of
5 residents, employers, potential employees, employees, visitors,
6 and consumers in the district, and of the public;

7 (2) provide needed funding for the district to
8 preserve, maintain, and enhance the economic health and vitality of
9 the district territory as a community and business center;

10 (3) promote the health, safety, welfare, and enjoyment
11 of the public by providing pedestrian ways and by landscaping and
12 developing certain areas in the district, which are necessary for
13 the restoration, preservation, and enhancement of scenic beauty;

14 (4) provide for water, wastewater, drainage, road, and
15 recreational facilities for the district; and

16 (5) promote and secure expanded and improved
17 transportation and pedestrian facilities and systems designed to
18 benefit the land and property in the district, the employees,
19 employers, and consumers in the district, and the general public.

20 (e) Pedestrian ways along or across a street, whether at
21 grade or above or below the surface, and street lighting, street
22 landscaping, parking, and street art objects are parts of and
23 necessary components of road, transportation, and pedestrian
24 facilities and systems and are considered to be a street,
25 transportation, or pedestrian improvement.

26 (f) The district will not act as the agent or
27 instrumentality of any private interest even though the district

1 will benefit many private interests as well as the public.

2 Sec. 3918.0105. INITIAL DISTRICT TERRITORY. (a) The
3 district is initially composed of the territory described by
4 Section 2 of the Act enacting this chapter.

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

9 (1) organization, existence, or validity;

10 (2) right to issue any type of bonds for the purposes
11 for which the district is created or to pay the principal of and
12 interest on the bonds;

13 (3) right to impose or collect an assessment or tax; or

14 (4) legality or operation.

15 Sec. 3918.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

16 All or any part of the area of the district is eligible to be
17 included in:

18 (1) a tax increment reinvestment zone created under
19 Chapter 311, Tax Code;

20 (2) a tax abatement reinvestment zone created under
21 Chapter 312, Tax Code; or

22 (3) an enterprise zone created under Chapter 2303,
23 Government Code.

24 Sec. 3918.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
25 DISTRICT LAW. Except as otherwise provided by this chapter,
26 Chapter 375, Local Government Code, applies to the district.

27 Sec. 3918.0108. LIMITED WAIVER OF SOVEREIGN IMMUNITY. The

1 district is considered to have waived sovereign immunity to suit by
2 the city for the purpose of adjudicating a claim for breach of the
3 development agreement described by Section 3918.0302.

4 Sec. 3918.0109. CONSTRUCTION OF CHAPTER. This chapter
5 shall be liberally construed in conformity with the findings and
6 purposes stated in this chapter.

7 Sec. 3918.0110. CONFLICT OF LAWS. In the event of a
8 conflict between this chapter and any other law, this chapter
9 prevails.

10 SUBCHAPTER B. BOARD OF DIRECTORS

11 Sec. 3918.0201. GOVERNING BODY; TERMS. (a) The district is
12 governed by a board of five directors who serve staggered terms of
13 four years with two or three directors' terms expiring June 1 after
14 the fourth anniversary of the date of the directors' appointment.

15 (b) The board may not create an executive committee to
16 exercise the powers of the board.

17 Sec. 3918.0202. QUALIFICATIONS OF DIRECTORS. To be
18 qualified to serve as a director, a person must be:

19 (1) an owner of property in the district;

20 (2) an owner of stock or a partnership or membership
21 interest, whether beneficial or otherwise, of a corporate owner of
22 an interest in property in the district;

23 (3) an owner of a beneficial interest in a trust, or a
24 trustee in a trust, that directly or indirectly owns property in the
25 district; or

26 (4) an agent, employee, or tenant of a person
27 described by Subdivision (1), (2), or (3).

1 Sec. 3918.0203. APPOINTMENT OF DIRECTORS. The governing
2 body of the city shall appoint directors from persons recommended
3 by the board.

4 Sec. 3918.0204. VACANCY. (a) If a vacancy occurs on the
5 board, the remaining directors shall appoint a director for the
6 remainder of the unexpired term.

7 (b) A director may resign from the board at any time.

8 Sec. 3918.0205. OFFICERS. The board shall elect from among
9 the directors a chair, a vice chair, and a secretary. The offices
10 of chair and secretary may not be held by the same person.

11 Sec. 3918.0206. COMPENSATION; EXPENSES. (a) A director
12 may not receive compensation for service on the board.

13 (b) A director is entitled to reimbursement for necessary
14 and reasonable expenses incurred in carrying out the duties and
15 responsibilities of the board. The total amount of expenses for
16 each director in one year may not exceed the amount approved by the
17 board and may not exceed the amount of expenses budgeted for a
18 member of the governing body of the city.

19 Sec. 3918.0207. LIABILITY INSURANCE. The district may
20 obtain and pay for comprehensive general liability insurance
21 coverage from a commercial insurance company or other source that
22 protects and insures a director against personal liability and from
23 all claims relating to:

24 (1) actions taken by the director in the director's
25 capacity as a member of the board;

26 (2) actions and activities taken by the district; or

27 (3) the actions of others acting on behalf of the

1 district.

2 Sec. 3918.0208. BOARD MEETINGS. (a) The board shall hold
3 meetings at a place accessible to the public.

4 (b) The board must post notice of each meeting with the city
5 secretary not later than 72 hours before the scheduled time of the
6 meeting.

7 Sec. 3918.0209. INITIAL DIRECTORS. (a) On or after January
8 1, 2022, the owner or owners of a majority of the assessed value of
9 real property in the district may submit a petition to the governing
10 body of the city requesting that the governing body appoint five
11 persons as initial directors from a list of persons in the district.

12 (b) A petition must name more than five qualified persons.

13 (c) The governing body shall appoint as initial directors
14 five persons listed in the petition who are qualified to serve as
15 directors.

16 (d) The initial directors shall determine by lot which three
17 positions expire June 1 following the second anniversary of the
18 date of the appointment and which two positions expire June 1
19 following the fourth anniversary of the date of the appointment.

20 (e) This section expires September 1, 2027.

21 SUBCHAPTER C. POWERS AND DUTIES

22 Sec. 3918.0301. GENERAL POWERS AND DUTIES. (a) The
23 district has the powers and duties necessary to accomplish the
24 purposes for which the district is created.

25 (b) The board may not take any action or exercise any power
26 granted under this chapter other than to hold an initial
27 organizational meeting until the development agreement described

1 by Section 3918.0302 is approved by the city and executed by the
2 parties to the agreement.

3 Sec. 3918.0302. DEVELOPMENT AGREEMENT. (a) The city, the
4 district, the owner of the majority of the land in the district, and
5 any other entities the city determines are necessary to the
6 agreement may execute a development agreement if approved by the
7 city.

8 (b) This chapter expires on the fourth anniversary of the
9 effective date of the Act enacting this chapter if the development
10 agreement under Subsection (a) is not executed before that date.

11 Sec. 3918.0303. IMPROVEMENT PROJECTS AND SERVICES. (a) The
12 district, using any money available to the district for the
13 purpose, may provide, design, construct, acquire, improve,
14 relocate, operate, maintain, or finance an improvement project or
15 service authorized under this chapter or Chapter 375, Local
16 Government Code.

17 (b) The district may contract with a governmental or private
18 entity to carry out an action under Subsection (a).

19 (c) The implementation of a district project or service is a
20 governmental function or service for the purposes of Chapter 791,
21 Government Code.

22 (d) A district improvement project or service must comply
23 with:

24 (1) any city zoning and subdivision requirements; and

25 (2) city codes and ordinances.

26 (e) The district may not provide, conduct, or authorize an
27 improvement project on any street, highway, right-of-way, or

1 easement owned or controlled by the city unless the governing body
2 of the city by resolution consents to the improvement.

3 Sec. 3918.0304. IMPROVEMENT PROJECT AND SERVICE IN
4 DEFINABLE AREA; BENEFIT BASIS. The district may undertake an
5 improvement project or service that confers a special benefit on a
6 definable area in the district and levy and collect a special
7 assessment on benefited property in the district in accordance with
8 Chapter 375, Local Government Code.

9 Sec. 3918.0305. LAW ENFORCEMENT SERVICES. To protect the
10 public interest, with the consent of the city by resolution, the
11 district may contract with a qualified party, including the city,
12 to provide supplemental and enhanced law enforcement and security
13 services in the district for a fee.

14 Sec. 3918.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
15 district, in coordination with the city, may engage in activities
16 that accomplish the economic development purposes of the district.

17 (b) The district may establish and provide for the
18 administration of one or more programs with the prior consent of the
19 governing body of the city in accordance with the development
20 agreement to promote state or local economic development and to
21 stimulate business and commercial activity in the district,
22 including programs to:

23 (1) make loans and grants of public money; and

24 (2) provide district personnel and services.

25 (c) The district may create economic development programs
26 and exercise the economic development powers that Chapter 380,
27 Local Government Code, and Subchapter A, Chapter 1509, Government

1 Code, provide to a municipality.

2 Sec. 3918.0307. PARKING FACILITIES. (a) The district may
3 acquire, lease as lessor or lessee, construct, develop, own,
4 operate, and maintain parking facilities or a system of parking
5 facilities, including lots, garages, parking terminals, or other
6 structures or accommodations for parking motor vehicles off the
7 streets and related appurtenances.

8 (b) The district's parking facilities serve the public
9 purposes of the district and are owned, used, and held for a public
10 purpose even if leased or operated by a private entity for a term of
11 years.

12 (c) The district's parking facilities are parts of and
13 necessary components of a street and are considered to be a street
14 or road improvement.

15 (d) The development and operation of the district's parking
16 facilities may be considered an economic development program.

17 Sec. 3918.0308. ADDING OR REMOVING TERRITORY. (a) The
18 board may add or remove territory as provided by Subchapter J,
19 Chapter 49, Water Code.

20 (b) The district may add or remove territory as described by
21 Subsection (a) only if the governing body of the city by ordinance
22 or resolution consents to the addition or removal.

23 Sec. 3918.0309. EXEMPT PROPERTY. The district may not
24 impose an impact fee, assessment, tax, or other charge on property
25 owned by the city, the county, or other political subdivision or on
26 property exempted under this section except as provided by
27 Subchapter H, Chapter 375, Local Government Code.

1 Sec. 3918.0310. NO EMINENT DOMAIN POWER. The district may
2 not exercise the power of eminent domain.

3 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

4 Sec. 3918.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The
5 board by resolution with the prior consent of the governing body of
6 the city in accordance with the development agreement shall
7 establish the number of directors' signatures and the procedure
8 required for a disbursement or transfer of district money.

9 Sec. 3918.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
10 The board by resolution may impose and collect an assessment to
11 finance improvement projects and services authorized by this
12 chapter in all or any definable part of the district in the manner
13 provided by Subchapter F, Chapter 375, Local Government Code.

14 (b) An assessment, a reassessment, or an assessment
15 resulting from an addition to or correction of the assessment roll
16 by the district, penalties and interest on an assessment or
17 reassessment, an expense of collection, and reasonable attorney's
18 fees incurred by the district:

19 (1) are a first and prior lien against the property
20 assessed;

21 (2) are superior to any other lien or claim other than
22 a lien or claim for county, school district, or municipal ad valorem
23 taxes; and

24 (3) are the personal liability of and a charge against
25 the owners of the property even if the owners are not named in the
26 assessment proceedings.

27 (c) The lien is effective from the date of the board's

1 resolution imposing the assessment until the date the assessment is
2 paid. The board may enforce the lien in the same manner that the
3 board may enforce an ad valorem tax lien against real property.

4 (d) The board may make a correction to or deletion from the
5 assessment roll after providing notice and holding a hearing as
6 provided by Subchapter F, Chapter 375, Local Government Code.

7 Sec. 3918.0403. USE OF ELECTRICAL OR OPTICAL LINES. (a)
8 The district may impose an assessment to pay the cost of:

9 (1) burying, relocating, or removing electrical power
10 lines, telephone lines, cable or fiber-optic lines, or any other
11 type of electrical or optical line;

12 (2) removing poles and any elevated lines using the
13 poles; and

14 (3) reconnecting the lines described by Subdivision
15 (2) to the buildings or other improvements to which the lines were
16 connected.

17 (b) The assessment under Subsection (a) may not be imposed
18 on the property, including the equipment, rights-of-way,
19 easements, facilities, or improvements, of a telecommunications
20 provider as defined by Section 51.002, Utilities Code, or a cable
21 service provider or video service provider as defined by Section
22 66.002, Utilities Code, unless in accordance with an agreement with
23 the city.

24 (c) The district may acquire, operate, or charge fees for
25 the use of the district conduits for:

26 (1) another person's:

27 (A) telecommunications network;

1 (B) fiber-optic cable; or
2 (C) electronic transmission line; or
3 (2) any other type of transmission line or supporting
4 facility.

5 (d) The district may not require a person to use a district
6 conduit.

7 SUBCHAPTER E. TAXES AND BONDS

8 Sec. 3918.0501. BONDS AND OTHER OBLIGATIONS. With the
9 consent of the governing body of the city by resolution in
10 accordance with Section 375.207, Local Government Code, the
11 district may issue bonds, notes, or other obligations payable
12 wholly or partly from ad valorem taxes or assessments in the manner
13 provided by Chapter 375, Local Government Code.

14 Sec. 3918.0502. TAX ELECTION REQUIRED. The district must
15 hold an election in the manner provided by Chapter 49, Water Code,
16 or, if applicable, Chapter 375, Local Government Code, to obtain
17 voter approval before the district may impose an ad valorem tax.

18 Sec. 3918.0503. OPERATION AND MAINTENANCE TAX. (a) If
19 authorized by a majority of the district voters voting at an
20 election under Section 3918.0502, the district may impose an
21 operation and maintenance tax on taxable property in the district
22 in the manner provided by Section 49.107, Water Code, for any
23 district purpose, including to:

- 24 (1) maintain and operate the district;
25 (2) construct or acquire improvements; or
26 (3) provide a service.

27 (b) The board shall determine the operation and maintenance

1 tax rate. The rate may not exceed the rate approved at the
2 election.

3 Sec. 3918.0504. BONDS SECURED BY REVENUE OR CONTRACT
4 PAYMENTS. The district may issue, without an election, bonds
5 secured by:

6 (1) revenue other than ad valorem taxes, including
7 contract revenues; or

8 (2) contract payments, provided that the requirements
9 of Section 49.108, Water Code, have been met.

10 Sec. 3918.0505. BONDS SECURED BY AD VALOREM TAXES;
11 ELECTIONS. (a) If authorized at an election under Section
12 3918.0502, the district may issue bonds payable from ad valorem
13 taxes.

14 (b) Section 375.243, Local Government Code, does not apply
15 to the district.

16 (c) At the time the district issues bonds payable wholly or
17 partly from ad valorem taxes, the board shall provide for the annual
18 imposition of a continuing direct annual ad valorem tax, without
19 limit as to rate or amount, for each year that all or part of the
20 bonds are outstanding as required and in the manner provided by
21 Sections 54.601 and 54.602, Water Code.

22 (d) All or any part of any facilities or improvements that
23 may be acquired by a district by the issuance of its bonds may be
24 submitted as a single proposition or as several propositions to be
25 voted on at the election.

26 Sec. 3918.0506. WRITTEN AGREEMENT REGARDING SPECIAL
27 APPRAISALS. Before the district may issue bonds, the district and

1 any person to whom the board intends that proceeds of the bonds be
2 distributed, including the developer, another owner of land in the
3 district, and any entity acting as a lender to the developer or
4 other landowner for the purpose of a project relating to the
5 district, must enter into a written agreement that:

6 (1) waives for the term of the agreement the right to a
7 special appraisal with respect to taxation by the district under
8 Subchapters B, C, D, E, F, and H, Chapter 23, Tax Code; and

9 (2) remains in effect for 30 years and is binding on
10 the parties, on entities related to or affiliated with the parties,
11 and on their successors and assignees.

12 Sec. 3918.0507. EXEMPTION FROM CERTAIN SUPERVISION AND
13 APPROVAL REQUIREMENTS. Section 375.208, Local Government Code,
14 does not apply to the district.

15 SUBCHAPTER J. DISSOLUTION

16 Sec. 3918.0901. DISSOLUTION BY CITY. (a) The city may
17 dissolve the district in the manner provided by Section 375.263,
18 Local Government Code, only if the city also complies with any
19 dissolution procedures in the development agreement described by
20 Section 3918.0302.

21 (b) In the case of a conflict between Section 375.263, Local
22 Government Code, and the development agreement, the development
23 agreement controls.

24 SECTION 2. The Leander Municipal Management District No. 1
25 initially includes all territory contained in the following area:
26 Being all of that certain tract or parcel of land containing
27 115.7076 acres, more or less, comprised of those three (3) certain

1 tracts of land containing 22.781 acres, more or less, our of the
2 William Mancil Survey, Abstract No. 437 in Leander, Williamson
3 County, Texas, more described by metes and bounds shown on Exhibit
4 "A-1" attached hereto; 47.5871 acres, more or less, in the Talbot
5 Chambers Survey, Abstract No. 125 in Leander, Williamson County,
6 Texas, more described by metes and bounds shown on Exhibit "A-2"
7 attached hereto; 47.3395 acres, more or less, in the Talbot
8 Chambers Survey, Abstract No. 125 in Leander, Williamson County,
9 Texas, more described by metes and bounds shown on Exhibit "A-3"
10 attached hereto

11 EXHIBIT A-1

12 Talbot Chambers Survey, Abstract No. 125

13 Legal Description

14 BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 47.5871 ACRES
15 (2,072,892 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT
16 NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED
17 269.836 ACRE TRACT CONVEYED TO RB 270 PARTNERSHIP, RECORDED IN
18 DOCUMENT NO. 2004036768 OF THE OFFICIAL PUBLIC RECORDS OF
19 WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 47.5871 ACRES BEING
20 MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

21 BEGINNING, at a 1/2-inch iron rod with "Ward-5811" cap found in the
22 curving east right-of-way line of Mel Mathis Boulevard
23 (right-of-way varies), and being the southwest corner of a called
24 9.850 acre tract conveyed to Area Leander 1 LP, recorded in Document
25 No. 2016069577 (O.P.R.W.C.T.) and being in the north line of said
26 269.836 acre tract, for the northwest corner and POINT OF BEGINNING
27 hereof, from which a 1/2-inch iron rod with "Ward-5811" cap found at

1 point of tangency in the east right-of-way line of said Mel Mathis
2 Boulevard, and being in the west line of said 9.850 acre Area
3 Leander 1 LP tract, bears, 24.13 feet along the arc of a curve to the
4 right, having a radius of 999.00 feet, and whose chord bears
5 N18°36'59"W, a distance of 24.13 feet;

6 THENCE, leaving the east right-of-way line of said Mel Mathis
7 Boulevard, with the north line of said 269.836 acre RB 270
8 Partnership tract and the south line of said 9.850 acre Area Leander
9 1 LP tract, the following three (3) courses and distances:

10 1) N70°42'41"E, a distance of 938.70 feet to a 1/2-inch iron
11 rod found for an angle point hereof,

12 2) N70°36'57"E, a distance of 53.16 feet to a 1/2-inch iron
13 rod found for an angle point hereof, and

14 3) N71°20'07"E, a distance of 79.42 feet to a 1/2-inch iron
15 rod found for the northeast corner hereof, said point being the
16 southeast corner of said 9.850 acre Area Leander 1 LP tract, and
17 being in the north line of said 269.836 acre RB 270 Partnership
18 tract, and being in the west right-of-way line of US Highway 183A
19 (400' right-of-way, conveyed in Document No(s). 2004068741 and
20 2004088731 (O.P.R.W.C.T.);

21 THENCE, leaving the north line of said 269.836 acre RB 270
22 Partnership tract, with the west right-of-way line of said US
23 Highway 183A, over and across said 269.836 acre RB 270 Partnership
24 tract, S56°03'41"E, passing at a distance of 524.73 feet a TxDOT
25 Type II Brass Disc Monument with "CTRMA" stamp found, and
26 continuing for a total distance of 1,299.85 feet to a 1/2-inch iron
27 rod with "KHA" cap found for the southeast corner hereof, said point

1 being the northeast corner of a called 100.000 acre tract, conveyed
2 to Austin Community College District recorded in Document
3 No. 2010030836 (O.P.R.W.C.T.), from which a TxDOT Type II Brass
4 Disc Monument with "CTRMA" stamp found at a point of curvature in
5 the west right-of-way line of said US Highway 183A, and being in the
6 east line of said 100.000 acre Austin Community College District
7 tract bears, S56°03'41"E, a distance of 724.81 feet;
8 THENCE, over and across said 269.836 acre RB 270 Partnership tract,
9 with the north line of said 100.000 acre Austin Community College
10 District tract, the following three (3) courses and distances:
11 1) S33°55'23"W, a distance of 371.76 feet to a 5/8-inch iron
12 rod with aluminum "MWM" cap found for a point of curvature hereof,
13 2) 390.32 feet along the arc or a curve to the right, having
14 a radius of 630.00 feet, and whose chord bears S51°42'47"W, a
15 distance of 384.11 feet to a 5/8-inch iron rod with aluminum "MWM"
16 cap found for a point of tangency hereof, and
17 3) S69°24'42"W, a distance of 1,157.38 feet to a 1/2-inch
18 iron rod with "Ward-5811" cap set for the southwest corner hereof,
19 said point being the northwest corner of said 100.000 acre Austin
20 Community College District tract, and being in the east
21 right-of-way line of said Mel Mathis Boulevard;
22 THENCE, over and across said 269.836 acre RB 270 Partnership tract,
23 with the east right-of-way line of said Mel Mathis Boulevard, and
24 the west line of the herein described tract the following two (2)
25 courses and distances:
26 1) N20°34'14"W, a distance of 1,393.85 feet to a 1/2-inch
27 iron rod with "Ward-5811" cap set for a point of curvature hereof,

1 and

2 2) 22.41 along the arc of a curve to the right, having a
3 radius of 999.00 feet, and whose chord bears N19°55'40"W, a distance
4 of 22.41 feet to the POINT OF BEGINNING, and containing 47.5871
5 Acres (2,072,892 Square Feet) more or less.

6 NOTE:

7 All bearings are based on the Texas State Plane Coordinate System,
8 Grid North, Central Zone (4203), all distances were adjusted to
9 surface using a combined scale factor of 1.000138805545. See
10 attached sketch (reference drawing: 00508 47 Acre Tract.dwg)

11 EXHIBIT A-2

12 DOROTHY R. WINTERS EXEMPT FAMILY TRUST

13 WILLIAM MANCIL SURVEY, ASTRACT NO. 437

14 22.781 ACRES (992,343 SQ. FT.)

15 DESCRIPTION OF 22.781 ACRES (992,343 SQ. FT.) OF LAND SITUATED IN
16 WILLIAMSON COUNTY, TEXAS, OUT OF THE WILLIAM MANCIL SURVEY, ASTRACT
17 NO. 437, BEING A PORTION OF A 159.838 ACRE TRACT DESCRIBED IN A DEED
18 OF RECORD TO DOROTHY R. WINTERS EXEMPT FAMILY TRUST IN DOCUMENT NO.
19 2014021295 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,
20 TEXAS; SAID 22.781 ACRES (992,343 SQ. FT.), BEING TWO TRACTS OF LAND
21 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

22 TRACT 1:

23 BEGINNING at a 1/2" iron rod found in the easterly line of a 100 foot
24 wide right-of-way for railroad purposes, quitclaimed to the City of
25 Austin by deed of record in Volume 1417, Page 282, Official Records
26 of Williamson County, Texas, same being the westerly line of said
27 159.838 Acre Tract, at the southwesterly corner of a 3.733 acre

1 tract conveyed to Williamson County, Texas for street right-of-way
2 purposes (San Gabriel Parkway - R.O.W. width varies) by deed of
3 record in Document No. 2004068740, Official Public Records of
4 Williamson County, Texas, for the northwesterly corner of the
5 herein described tract;
6 THENCE over and across said 159.838 Acre Tract, with the southerly
7 line of said 3.733 Acre Tract, same being the northerly line of the
8 herein described tract the following two (2) courses:
9 1. N71°51'31"E, a distance of 261.37 feet to a 1/2" iron rod
10 found;
11 2. N71°29'44"E, a distance of 843.54 feet to an iron rod with
12 cap found at the most westerly corner of a 163 square foot tract
13 conveyed to Williamson County, Texas for street right-of-way
14 purposes (San Gabriel Parkway R.O.W. width varies) by deed of
15 record in Document No. 2010082651, Official Public Records of
16 Williamson County, Texas;
17 THENCE N72°06'36"E, continuing over and across said 159.838 Acre
18 Tract with the southerly line of said 163 square foot tract, same
19 being the northerly line of the herein described tract, a distance
20 of 81.22 feet to an iron rod with cap found in the westerly line of a
21 2.124 acre tract conveyed to Williamson County, Texas for street
22 right-of-way purposes (San Gabriel Parkway - R.O.W. width varies)
23 by deed of record in Document No. 2006066934, Official Public
24 Records of Williamson County, Texas, at the southwesterly corner of
25 said 163 Square Foot Tract;
26 THENCE continuing over and across said 159.838 Acre Tract with the
27 westerly and southerly lines of said 2.124 Acre Tract, same being

1 the northerly line of the herein described tract the following two
2 (2) courses:

3 1. S16°45'56"E, a distance of 8.41 feet to a cotton spindle
4 found at the southwesterly corner of said 2.124 Acre Tract ;

5 2. N69°57'17"E, a distance of 39.44 feet to an iron rod with
6 G&R Cap set at the northwesterly corner of a 0.821 acre tract
7 conveyed to The City of Leander, Texas for street right-of-way
8 purposes (Mel Mathis Avenue-80' R.O.W.) by deed of record in
9 Document No. 2012077074, Official Public Records of Williamson
10 County, Texas, for the northeasterly corner of the herein described
11 tract;

12 THENCE continuing over and across said 159.838 Acre Tract with the
13 westerly line of said 0.821 Acre Tract, same being the easterly line
14 of the herein described tract the following two (2) courses:

15 1. S71°55'56"E, a distance of 420.33 feet to an iron rod with
16 G&R Cap set at the point of curvature of a curve to the left;

17 2. Along said curve to the left, having a radius of 1079.00
18 feet, an arc length of 25.93 feet and a chord which bears
19 S18°37'14"E, a distance of 25.93 feet to an iron rod with G&R Cap set
20 in the northerly line of a 269.836 acre tract described in a deed of
21 record to RB 270 Partnership in Document No. 2004036768, Official
22 Public Records of Williamson County Texas, same being the southerly
23 line of said 159.838 Acre Tract, for the southeasterly corner of the
24 herein described tract;

25 THENCE with the southerly line of said 159.838 Acre Tract, same
26 being in part the northerly line of said 269.836 Acre Tract and in
27 part the northerly line of Lot 2, San Gabriel Park, a subdivision of

1 record in Cabinet Y. Slides 364-367, Plat Records of Williamson
2 County Texas, the following five (5) courses:

3 1. S70°42'59"W, a distance of 3.13 feet to an iron rod with
4 G&R Cap set at the common northerly corner of said 269.836 Acre
5 Tract and said Lot 2;

6 2. S71°12'01"W, a distance of 61.83 feet to a 1/2" iron rod
7 found;

8 3. S69°02'16"W, a distance of 90.38 feet to a 1/2" iron rod
9 found;

10 4. S70°43'16"W a distance of 728.63 feet to a 1/2" iron rod
11 found;

12 5. S70°11'21"W, a distance of 314.93 feet to a 1/2" iron rod
13 found in the easterly line of said 100 foot wide right-of-way for
14 railroad purposes and the westerly line of said 159.838 Acre Tract,
15 for the southwesterly corner of the herein described tract;

16 THENCE N21°11'57"W, with the common line of said 100 foot wide
17 right-of-way for railroad purposes and said 159.838 Acre Tract, a
18 distance of 477.91 feet to the POINT OF BEGINNING, containing an
19 area of 12.931 acres (563,261 sq. ft.) of land, more or less.

20 TRACT 2:

21 BEGINNING at a cotton spindle found in the westerly line of a 24.697
22 acre tract, conveyed to Williamson County, Texas for Highway 183-A
23 right-of-way purposes (400' R.O.W.) by deed of record in Document
24 No. 2004068741, Official Public Records of Williamson County,
25 Texas, for the northeasterly corner of the herein described tract;

26 THENCE S56°04'40"E, over and across said 159.818 Acre Tract, with
27 the westerly line of said 24.697 Acre Tract, same being the easterly

1 line of the herein described tract, a distance of 712.18 feet to a
2 1/2" iron rod found in northerly line of a 269.836 acre tract
3 described in a deed of record to RB 270 Partnership in Document No.
4 2004036768, Official Public Records of Williamson County Texas, for
5 the southeasterly corner of the herein described tract;

6 THENCE with the common line of said 159.838 Acre Tract and said
7 269.836 Acre Tract the following three (3) courses:

8 1. S71°18'14"W, a distance of 79.46 feet to a 1/2" iron rod
9 found;

10 2. S70°37'32"W, a distance of 53.16 feet to a 1/2" iron rod
11 found;

12 3. S70°42'59"W, a distance of 938.59 feet to an iron rod with
13 G&R Cap set at the southeasterly corner of a 0.821 acre tract
14 conveyed to The City of Leander, Texas for street right-of-way
15 purposes (Mel Mathis Avenue - 80' R.O.W.) by deed of record in
16 Document No. 2012077074, Official Public Records of Williamson
17 County, Texas, for the southwesterly corner of the herein described
18 tract;

19 THENCE leaving the common line of said 159.838 Acre Tract and said
20 269.836 Acre Tract and continuing over and across said 159.838 Acre
21 Tract with the easterly line of said 0.821 Acre Tract, same being
22 the westerly line of the herein described tract, the following two
23 (2) courses:

24 1. Along a curve to the right, having a radius of 999.00
25 feet, an arc length of 24.05 feet and a chord which bears
26 N18°37'19"W, a distance of 24.05 feet to an iron rod with G&R Cap set
27 at the end of said curve

1 2. N17°55'56"W, a distance of 423.28 feet to an iron rod with
2 G&R Cap set in the southerly line of a 2.124 acre tract conveyed to
3 Williamson County, Texas for street right-of-way purposes (San
4 Gabriel Parkway - R.O.W. width varies) by deed of record in Document
5 No. 2006066934, Official Public Records of Williamson County,
6 Texas, for the northwesterly corner of the herein described tract;
7 THENCE N69°57'17"E, continuing over and across said 159.838 Acre
8 Tract with the southerly line of said 2.124 Acre Tract, same being
9 the northerly line of the herein described tract, a distance of
10 115.16 feet to an iron rod with cap found at the southwesterly
11 corner of a 0.808 acre tract conveyed to Williamson County, Texas
12 for street right-of-way purposes (San Gabriel Parkway - R.O.W.
13 width varies) by deed of record in Document No. 2010082651,
14 Official Public Records of Williamson County, Texas;
15 THENCE continuing over and across said 159.838 Acre Tract with the
16 southerly line of said 0.808 Acre Tract, same being the northerly
17 line of the herein described tract, the following two (2) courses:

18 1. Along a curve to the left, having a radius of 1113.00
19 feet, an arc length of 444.24 feet and a chord which bears
20 N59°35'56"E, a distance of 441.30 feet to an iron rod with cap found
21 at the end of said curve;

22 2. N48°11'55"E, a distance of 93.35 feet to the POINT OF
23 BEGINNING, containing an area of 9.850 (429,082 sq. ft.) acres of
24 land, more or less. FOR A TOTAL AREA OF 22.781 (992,343 SQ. FT.)
25 ACRES OF LAND WITHIN TRACTS 1 AND 2.

26 EXHIBIT A-3
27 Talbot Chambers Survey, Abstract No. 125

1 Legal Description

2 BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 45.3395 ACRES
3 (1,974,990 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT
4 NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2, SAN
5 GABRIEL PARK, A SUBDIVISION RECORDED IN CABINET Y, SLIDES 364-367
6 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID
7 45.3395 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS
8 FOLLOWS:

9 BEGINNING, at a 1/2-inch iron rod found in the east right-of-way
10 line of the Capital Metropolitan Transportation Authority Railroad
11 (100' right-of-way), conveyed in Document No. 2000020773 of the
12 Official Public Records of Williamson County, Texas
13 (O.P.R.W.C.T.), being the southwest corner of a called 12.931 acre
14 tract conveyed to Area Leander 1, L.P. in Document No. 2016069577
15 (O.P.R.W.C.T.), and being the northwest corner of said Lot 2, for
16 the northwest corner hereof, from which a 1/2-inch iron rod found at
17 the intersection of the south right-of-way line of San Gabriel
18 Parkway (right-of-way width varies), partially dedicated in
19 Document No. 2004068740 (O.P.R.W.C.T.), and the east right-of-way
20 line of said Railroad, bears N21°12'43"W, a distance of 477.90 feet;
21 THENCE, leaving the east right-of-way line of said Railroad, with
22 the common line of said 12.931 acre tract and said Lot 2, the
23 following four (4) courses and distances:

- 24 1) N70°11'45"E, a distance of 314.90 feet to a 1/2-inch iron
25 rod found for an angle point hereof,
26 2) N70°43'28"E, a distance of 728.71 feet to a 1/2-inch iron
27 rod found for an angle point hereof,

1 3) N69°06'10"E, a distance of 90.47 feet to a 1/2-inch iron
2 rod found for an angle point hereof, and

3 4) N71°06'42"E, a distance of 61.67 feet to a 1/2-inch iron
4 rod with "Ward-5811" cap set for the northeast corner hereof, being
5 an angle point in the west right-of-way line of Mel Mathis Boulevard
6 (right-of-way width varies), partially dedicated in Document
7 No. 2014077239 (O.P.R.W.C.T.), and being the northeast corner of
8 said Lot 2;

9 THENCE, with the west right-of-way line of said Mel Mathis
10 Boulevard and the east line of said Lot 2, the following three (3)
11 courses and distances:

12 1) S20°36'40"E, a distance of 1,117.48 feet to a 1/2-inch
13 iron rod with "Ward-5811" cap set for an angle point hereof,

14 2) S20°26'00"E, a distance of 27.68 feet to a 1/2-inch iron
15 rod with "Ward-5811" cap set for an angle point hereof, and

16 3) S20°29'52"E, a distance of 128.25 feet to a 1/2-inch iron
17 rod with "Ward-5811" cap set for an angle point hereof;

18 THENCE, with the east line of said Lot 2, in part being the west
19 right-of-way line of Mel Mathis Boulevard, and in part being the
20 west line of a called 3.827 acre tract conveyed to the City of
21 Leander, Texas in Document No. 2014005725 (O.P.R.W.C.T.),
22 S20°28'10"E, a distance of 493.39 feet to a 1/2-inch iron rod with
23 "Ward-5811" cap set for an angle point hereof and being an angle
24 point in the common line of said Lot 2 and said 3.827 acre tract;

25 THENCE, continuing with the common line of said Lot 2 and said 3.827
26 acre tract, the following seven (7) courses and distances:

27 1) S22°49'04"E, a distance of 50.01 feet to a 1/2-inch iron

1 rod with "Ward-5811" cap set for an angle point hereof,
2 2) S16°12'32"E, a distance of 67.74 feet to a 1/2-inch iron
3 rod with "Ward-5811" cap set for an angle point hereof,
4 3) S21°18'20"E, a distance of 61.32 feet to a 1/2-inch iron
5 rod with "Ward-5811" cap set for an angle point hereof,
6 4) S20°56'16"E, a distance of 136.77 feet to a 1/2-inch iron
7 rod with "Ward-5811" cap set for an angle point hereof
8 5) S21°13'59"E, a distance of 70.93 feet to a 1/2-inch iron
9 rod with "Ward-5811" cap set for an angle point hereof,
10 6) S25°02'37"E, a distance of 366.51 feet to a Mag nail with
11 "4Ward Boundary" washer set for an angle point hereof, and
12 7) S24°25'23"W, a distance of 17.00 feet to a calculated
13 point for southeast corner hereof, from which a 1/2-inch iron rod
14 found for an angle point in the common line of said Lot 2 and said
15 3.827 acre tract bears S24°25'23"W, a distance of 33.09 feet;
16 THENCE, over and across said Lot 2, the following twenty-five (25)
17 courses and distances:
18 1) N50°07'41"W, a distance of 60.74 feet to a calculated
19 point for an angle point hereof,
20 2) N73°38'59"W, a distance of 66.59 feet to a calculated
21 point for an angle point hereof,
22 3) N01°56'09"E, a distance of 123.08 feet to a calculated
23 point for an angle point hereof,
24 4) N57°13'47"W, a distance of 201.97 feet to a calculated
25 point for an angle point hereof,
26 5) N26°00'29"W, a distance of 171.59 feet to a calculated
27 point for an angle point hereof,

- 1 6) N54°28'17"W, a distance of 188.91 feet to a calculated
2 point for an angle point hereof,
- 3 7) N64°34'23"W, a distance of 73.26 feet to a calculated
4 point for an angle point hereof,
- 5 8) S70°35'47"W, a distance of 116.88 feet to a calculated
6 point for an angle point hereof,
- 7 9) N85°17'49"W, a distance of 101.63 feet to a calculated
8 point for an angle point hereof,
- 9 10) N64°04'31"W, a distance of 40.75 feet to a calculated
10 point for an angle point hereof,
- 11 11) N23°03'16"W, a distance of 40.58 feet to a calculated
12 point for an angle point hereof,
- 13 12) N23°06'23"E, a distance of 108.63 feet to a calculated
14 point for an angle point hereof,
- 15 13) N38°35'17"W, a distance of 36.64 feet to a calculated
16 point for an angle point hereof,
- 17 14) N82°04'13"W, a distance of 84.65 feet to a calculated
18 point for an angle point hereof,
- 19 15) N67°25'14"W, a distance of 33.59 feet to a calculated
20 point for an angle point hereof,
- 21 16) N28°42'54"W, a distance of 32.70 feet to a calculated
22 point for an angle point hereof,
- 23 17) N66°18'33"W, a distance of 60.73 feet to a calculated
24 point for an angle point hereof,
- 25 18) S58°21'10"W, a distance of 86.21 feet to a calculated
26 point for an angle point hereof,
- 27 19) S46°19'59"W, a distance of 131.18 feet to a calculated

1 point for an angle point hereof,
2 20) S57°26'06"W, a distance of 63.53 feet to a calculated
3 point for an angle point hereof,
4 21) N80°03'30"W, a distance of 169.03 feet to a calculated
5 point for an angle point hereof,
6 22) N51°26'55"W, a distance of 123.90 feet to a calculated
7 point for an angle point hereof,
8 23) N35°13'10"W, a distance of 149.36 feet to a calculated
9 point for an angle point hereof,
10 24) N18°38'44"W, a distance of 183.61 feet to a calculated
11 point for an angle point hereof,
12 25) N32°05'59"W, a distance of 222.61 feet to a calculated
13 point for an angle point hereof, said point being in the east
14 right-of-way line of said Railroad, and being in the west line of
15 said Lot 2, from which a 1/2-inch iron rod with "Ward-5811" cap set
16 in the common line of said Lot 2 and said Railroad, for the
17 northwest corner of a called 0.548 acre right-of-way dedication
18 conveyed in Document No. 2014003534 (O.P.R.W.C.T.), bears
19 S21°06'14"E, a distance of 930.19 feet;
20 THENCE, with the east right-of-way line of said Railroad and the
21 west line of said Lot 2, N21°06'14"W, a distance of 779.40 feet to
22 the POINT OF BEGINNING, and containing 45.3395 Acres (1,974,990
23 Square Feet) more or less.

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

1 officials, or entities to which they are required to be furnished
2 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
3 Government Code.

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

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

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

15 SECTION 4. This Act takes effect January 1, 2022.

ADOPTED

MAY 26 2021

Latey Spaw
Secretary of the Senate

FLOOR AMENDMENT NO. _____

BY: _____

C. Schwab

1 Amend C.S.H.B. No. 4638 (senate committee printing) as
2 follows:

3 (1) Strike SECTION 3 of the bill (page 12, lines 46 through
4 63) and substitute the following appropriately numbered SECTION:

5 SECTION _____. (a) The legal notice of the intention to file
6 bills creating each district described by this Act has been
7 published as provided by law, and the notice and a copy of this Act
8 have been furnished to all persons, agencies, officials, or
9 entities to which they are required to be furnished under Section
10 59, Article XVI, Texas Constitution, and Chapter 313, Government
11 Code.

12 (b) The governor, one of the required recipients, has
13 submitted the notice and a copy of a bill to create each district
14 described by this Act to the Texas Commission on Environmental
15 Quality.

16 (c) The Texas Commission on Environmental Quality has filed
17 its recommendations relating to each bill to create each district
18 described by this Act with the governor, the lieutenant governor,
19 and the speaker of the house of representatives within the required
20 time.

21 (d) All requirements of the constitution and laws of this
22 state and the rules and procedures of the legislature with respect
23 to the notice, introduction, and passage of each bill to create each
24 district described by this Act are fulfilled and accomplished.

25 (2) Add the following appropriately numbered SECTION to the
26 bill and renumber accordingly the SECTIONS of the bill and
27 cross-references within added Section 3992.0105, Special District
28 Local Laws Code:

29 SECTION _____. (a) Subtitle C, Title 4, Special District

1 Local Laws Code, is amended by adding Chapter 3992 to read as
2 follows:

3 CHAPTER 3992. NEW WAVERLY MUNICIPAL MANAGEMENT DISTRICT NO. 1

4 SUBCHAPTER A. GENERAL PROVISIONS

5 Sec. 3992.0101. DEFINITIONS. In this chapter:

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

7 (2) "City" means the City of New Waverly, Texas.

8 (3) "Commission" means the Texas Commission on
9 Environmental Quality.

10 (4) "Director" means a board member.

11 (5) "District" means the New Waverly Municipal
12 Management District No. 1.

13 Sec. 3992.0102. CREATION AND NATURE OF DISTRICT. The
14 district is a special district created under Sections 52 and 52-a,
15 Article III, and Section 59, Article XVI, Texas Constitution.

16 Sec. 3992.0103. PURPOSE; LEGISLATIVE FINDINGS. (a) The
17 creation of the district is essential to accomplish the purposes of
18 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
19 Texas Constitution, and other public purposes stated in this
20 chapter. By creating the district and in authorizing the city and
21 other political subdivisions to contract with the district, the
22 legislature has established a program to accomplish the public
23 purposes set out in Section 52-a, Article III, Texas Constitution.

24 (b) The creation of the district is necessary to promote,
25 develop, encourage, and maintain employment, commerce,
26 transportation, housing, tourism, recreation, the arts,
27 entertainment, economic development, safety, and the public
28 welfare in the district.

29 (c) This chapter and the creation of the district may not be
30 interpreted to relieve the city from providing the level of
31 services provided to the area in the district as of the effective

1 date of the Act enacting this chapter. The district is created to
2 supplement and not to supplant the city services provided in the
3 district.

4 Sec. 3992.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

5 (a) The district is created to serve a public use and benefit.

6 (b) All land and other property included in the district
7 will benefit from the improvements and services to be provided by
8 the district under powers conferred by Sections 52 and 52-a,
9 Article III, and Section 59, Article XVI, Texas Constitution, and
10 other powers granted under this chapter.

11 (c) The district is created to accomplish the purposes of a
12 municipal management district as provided by general law and
13 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
14 Texas Constitution.

15 (d) The creation of the district is in the public interest
16 and is essential to:

17 (1) further the public purposes of developing and
18 diversifying the economy of the state;

19 (2) eliminate unemployment and underemployment;

20 (3) develop or expand transportation and commerce; and

21 (4) provide quality residential housing.

22 (e) The district will:

23 (1) promote the health, safety, and general welfare of
24 residents, employers, potential employees, employees, visitors,
25 and consumers in the district, and of the public;

26 (2) provide needed funding for the district to
27 preserve, maintain, and enhance the economic health and vitality of
28 the district territory as a community and business center;

29 (3) promote the health, safety, welfare, and enjoyment
30 of the public by providing pedestrian ways and by landscaping and
31 developing certain areas in the district, which are necessary for

1 the restoration, preservation, and enhancement of scenic beauty;
2 and

3 (4) provide for water, wastewater, drainage, road, and
4 recreational facilities for the district.

5 (f) Pedestrian ways along or across a street, whether at
6 grade or above or below the surface, and street lighting, street
7 landscaping, parking, and street art objects are parts of and
8 necessary components of a street and are considered to be a street
9 or road improvement.

10 (g) The district will not act as the agent or
11 instrumentality of any private interest even though the district
12 will benefit many private interests as well as the public.

13 Sec. 3992.0105. DISTRICT TERRITORY. (a) The district is
14 composed of the territory described by Section ___(b) of the Act
15 enacting this chapter, as that territory may have been modified
16 under other law.

17 (b) The boundaries and field notes contained in Section
18 ___(b) of the Act enacting this chapter form a closure. A mistake
19 in the field notes or in copying the field notes in the legislative
20 process does not affect the district's:

21 (1) organization, existence, or validity;

22 (2) right to contract;

23 (3) authority to borrow money or issue bonds or other
24 obligations or to pay the principal and interest of the bonds or
25 other obligations;

26 (4) right to impose or collect an assessment, or
27 collect other revenue; or

28 (5) legality or operation.

29 Sec. 3992.0106. APPLICABILITY OF MUNICIPAL MANAGEMENT
30 DISTRICTS LAW. Except as otherwise provided by this chapter,
31 Chapter 375, Local Government Code, applies to the district.

1 Sec. 3992.0107. CONSTRUCTION OF CHAPTER. This chapter
2 shall be liberally construed in conformity with the findings and
3 purposes stated in this chapter.

4 Sec. 3992.0108. CONFLICTS OF LAW. This chapter prevails
5 over any provision of Chapter 375, Local Government Code, that is in
6 conflict or inconsistent with this chapter.

7 Sec. 3992.0109. CONSENT OF MUNICIPALITY REQUIRED. The
8 board may not hold an election to authorize the issuance of bonds
9 until the governing body of the city by ordinance or resolution
10 consents to the creation of the district and to the inclusion of
11 land in the district. The city's consent must be granted in the
12 manner provided by Section 54.016, Water Code, for including land
13 within the corporate limits or extraterritorial jurisdiction of a
14 city.

15 SUBCHAPTER B. BOARD OF DIRECTORS

16 Sec. 3992.0201. GOVERNING BODY; TERMS. (a) The district is
17 governed by a board of five directors who serve staggered terms of
18 four years, with two or three directors' terms expiring June 1 of
19 each even-numbered year.

20 (b) The governing body of the city, by a majority vote,
21 shall appoint one member of the board.

22 (c) The commission shall appoint four members of the board
23 in the manner provided by Section 3992.0202.

24 Sec. 3992.0202. APPOINTMENT BY COMMISSION. (a) Before the
25 term of a director appointed by the commission expires, the board
26 shall recommend to the commission a person to serve as a successor
27 director. The commission shall appoint as director the person
28 recommended by the board.

29 (b) A person recommended by the board under Subsection (a)
30 must be:

31 (1) at least 18 years of age;

- 1 (2) an owner of property in the district;
2 (3) an owner of stock, whether beneficial or
3 otherwise, of a corporate owner of property in the district;
4 (4) an owner of a beneficial interest in a trust that
5 owns property in the district; or
6 (5) an agent, employee, or tenant of a person
7 described by Subdivision (2), (3), or (4).

8 Sec. 3992.0203. VACANCY. (a) Except as provided by
9 Subsection (b), if a vacancy occurs on the board, the remaining
10 directors shall appoint a director for the remainder of the
11 unexpired term.

12 (b) If a vacancy occurs in the position of the board member
13 appointed by the city, the city shall appoint a director for the
14 remainder of the unexpired term.

15 Sec. 3992.0204. COMPENSATION; EXPENSES. (a) The district
16 may compensate each director in an amount not to exceed \$150 for
17 each board meeting. The total amount of compensation a director may
18 receive each year may not exceed \$7,200.

19 (b) A director is entitled to reimbursement for necessary
20 and reasonable expenses incurred in carrying out the duties and
21 responsibilities of the board.

22 Sec. 3992.0205. INITIAL DIRECTORS. (a) On or after the
23 effective date of the Act enacting this chapter, the owner or owners
24 of a majority of the assessed value of the real property in the
25 district according to the most recent certified tax appraisal rolls
26 for the county may submit a petition to the commission requesting
27 that the commission appoint as initial directors four persons named
28 in the petition. The commission shall appoint as initial directors
29 the persons named in the petition.

30 (b) The initial directors, including the initial
31 city-appointed director, shall determine by lot which three

1 positions expire June 1, 2024, and which two positions expire June
2 1, 2022.

3 (c) This section expires September 1, 2025.

4 SUBCHAPTER C. POWERS AND DUTIES

5 Sec. 3992.0301. GENERAL POWERS AND DUTIES. The district
6 has the powers and duties necessary to accomplish the purposes for
7 which the district is created.

8 Sec. 3992.0302. IMPROVEMENT PROJECTS AND SERVICES. The
9 district may provide, design, construct, acquire, improve,
10 relocate, operate, maintain, or finance an improvement project or
11 service using money available to the district for the purpose, or
12 contract with a governmental or private entity to provide, design,
13 construct, acquire, improve, relocate, operate, maintain, or
14 finance an improvement project or service authorized under this
15 chapter or Chapter 375, Local Government Code.

16 Sec. 3992.0303. LOCATION OF IMPROVEMENT PROJECT. A
17 district improvement project may be located inside or outside of
18 the district.

19 Sec. 3992.0304. NO EMINENT DOMAIN. The district may not
20 exercise the power of eminent domain.

21 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

22 Sec. 3992.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The
23 board by resolution shall establish the number of directors'
24 signatures and the procedure required for a disbursement or
25 transfer of the district's money.

26 Sec. 3992.0402. MONEY USED FOR IMPROVEMENTS OR SERVICES.
27 The district may acquire, construct, or finance an improvement
28 project or service authorized by this chapter or Chapter 375, Local
29 Government Code, using any money available to the district for that
30 purpose.

1 SUBCHAPTER E. TAXES AND BONDS

2 Sec. 3992.0501. OPERATION AND MAINTENANCE TAX. The
3 district may impose an operation and maintenance tax on taxable
4 property in the district for any district purpose in the manner
5 provided by Section 49.107, Water Code, if authorized by a majority
6 of the district voters voting at an election held in accordance with
7 the Water Code, the Election Code, and any other applicable law,
8 including for:

- 9 (1) maintaining and operating the district;
10 (2) constructing or acquiring improvements; or
11 (3) providing a service.

12 Sec. 3992.0502. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
13 the time bonds or other obligations payable wholly or partly from ad
14 valorem taxes are issued:

15 (1) the board shall impose a continuing direct annual
16 ad valorem tax for each year that all or part of the bonds are
17 outstanding; and

18 (2) the board annually shall impose an ad valorem tax
19 on all taxable property in the district in an amount sufficient to:

20 (A) pay the interest on the bonds or other
21 obligations as the interest becomes due; and

22 (B) create a sinking fund for the payment of the
23 principal of the bonds or other obligations when due or the
24 redemption price at any earlier required redemption date.

25 (b) The New Waverly Municipal Management District No. 1
26 initially includes all the territory contained in the following
27 area:

28 Tract 1 - 101.605 Acres:

29 FIELDNOTES TO 101.605 ACRES OF LAND AS SITUATED IN THE CITY OF
30 NEW WAVERLY, IN THE C. A. SLEIGHT SURVEY, A-496, WALKER COUNTY,
31 TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 132.629 ACRE TRACT

1 CONVEYED BY JOE T. HODDE, TRUSTEE, TO HHM-WALKER 140 LIMITED BY DEED
2 RECORDED IN VOLUME 255, PAGE 1 OF THE DEED RECORDS OF SAID COUNTY.
3 SAID 101.605 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND
4 BOUNDS AS FOLLOWS:
5 BEGINNING at a 1/2 inch iron rod set for the north corner of this and
6 of said 132.629 acres on the southwest right-of-way of State
7 Highway 150, same being the east corner of the Emma Reese 1.0 acre
8 tract described in Volume 265, Page 625 of said deed records;
9 THENCE: S 59° 58' E 647.74 Ft., with said southwest right-of-way, to
10 a 1/2 inch iron rod set for an exterior corner of this tract, same
11 being the north corner of proposed New Waverly Ridge II Commercial
12 Lot 4;
13 THENCE: S 30° 02' W 600.00 Ft., on a line within said 132.629 acres
14 and with the northwest line said Lot 4 to its west corner, a 1/2 inch
15 iron rod set for an interior corner of this tract;
16 THENCE: S 59° 58' E 300.00 Ft., continuing within said 132.629 acres
17 and with the southwest line of said Lot 4 to its south corner, a 1/2
18 inch iron rod set for an interior corner of this tract;
19 THENCE: N 30° 02' E 600,00 Ft., continuing within said 132.629 acres
20 and with the southeast line of said Lot 4 to its east corner, a 1/2
21 inch iron rod set for an exterior corner of this tract on the
22 northeast line of said 132.629 acres, same being on the southwest
23 right-of-way of said State Highway 150;
24 THENCE: S 59° 58' E 669.60 Ft., with said southwest right-of-way and
25 132.629 acre northeast line, to a 1/2 inch iron rod set for an
26 exterior corner of this tract, same being the north corner of
27 proposed New Waverly Ridge II Commercial Lot 1;
28 THENCE: S 30° 02' W 600.00 Ft., on a line within said 132.629 acres
29 and with the northwest line of said Lot 1 to its west corner, a 1/2
30 inch iron rod set for an interior corner of this tract;
31 THENCE: S 59° 58' E 836.94 Ft., continuing within said 132.629 acres

1 and with the southwest lines of said Lot 1, of New Waverly Ridge
2 Commercial Lot 2 as shown on plat recorded in Volume 3, Page 130 of
3 the plat records of said county and of New Waverly Ridge Commercial
4 Lot 3, as shown on plat recorded in Volume 3, Page 154 of said plat
5 records to a 1/2 inch iron rod set for an interior corner of this
6 tract, same being the south corner of said New Waverly Ridge Lot.3;
7 THENCE: N 30° 02' E 591.12 Ft., continuing on said 132.629 acres and
8 with the southeast lines of said New Waverly Ridge Lot 3 to its east
9 corner, a 1/2 inch iron rod set for an exterior corner of this tract
10 on the southwest right-of-way of said State Highway 150, same being
11 on the northeast line of said 132.629 acres;
12 THENCE: S 58° 03° E 80.04 Ft., with said southwest right-of-way and
13 being 132.629 acre northeast line, to a 1/2 inch iron rod set for
14 the upper east corner of this tract, same being the north corner of
15 the proposed New Waverly Ridge Commercial Lot 4;
16 THENCE: N 30° 02' W 588.44 Ft., on a line within said 132.629 acres
17 and with the northwest line of said New Waverly Ridge Lot 4 to its
18 west corner, a 1/2 inch iron rod set for an interior corner of this
19 tract;
20 THENCE: S 59° 58' E 286.28 Ft., continuing within said 132.629 acres
21 and with the southwest line of said Lot 4 to its south corner, a 1/2
22 inch iron rod set for the east corner of this tract on the northwest
23 line of New Waverly Ridge Commercial Lot 1 as shown on plat recorded
24 in Vole 3, Page 130 of said plat records;
25 THENCE: S 16° 03' W 516.29 Ft., continuing within said 132.629 acres
26 and with said Lot 1 northwest line to its west corner, a 1/2 inch
27 iron rod set for the lower east corner of this tract on the
28 southeast line of said 132.629 acres, same being on the northwest
29 right-a-way of Longstreet Road;
30 THENCE: With said 132.629 acre southeast line and Longstreet Road
31 northwest right-of-way as follows:

1 S 81° 03' W 45.11 Ft. S 80° 05' W 216.95 Ft.

2 S 77° 48' W 222.57 Ft. S 75° 05' W 122.55 Ft.

3 to a 1/2 inch iron rod set for an exterior corner of this tract, same
4 being the east corner of the Southwestern Bell Telephone Company
5 0.057 acre tract described in Volume 423, Page 556 of said deed
6 records;

7 THENCE: N 10° 43' W 50.00 Ft., on a line within said 132.629 acres
8 and with the northeast line of said 0.057 acre to its north corner,
9 a 1/2 inch iron rod set for an interior corner of this tract;

10 THENCE: S 75° 05' W 50.00 Ft., continuing within said 132.629 acres
11 and with the northwest line of said 0.057 acre to its west corner, a
12 1/2 inch iron rod set for an interior corner of this tract;

13 THENCE: S 10° 43' E 50.00 Ft., continuing within said 132.629 acres
14 and with the southwest line of said 0.057 acre to its south corner,
15 a concrete monument found for exterior corner of this tract on the
16 southeast line of said 132.629 acres, same being on the northwest
17 right-of-way of said Longstreet Road;

18 THENCE: S 74° 19' W 472.13 Ft. and S 68° 33' W 147.67 Ft., with said
19 132.629 acre southeast line and Longstreet Road northwest
20 right-of-way, to a 3 inch iron pipe found for the south corner of
21 this and of said 132.629 acres, same being the east corner of the
22 Western Grove Missionary Baptist Church tract which no deed of
23 record was located;

24 THENCE: N 24° 49' W 170.48 Ft, with the northeast line of said church
25 tract to its north corner, a 1/2 inch iron rod set for an interior
26 corner of this tract;

27 THENCE: S 53° 09' W 157.03 Ft., with the northwest line of said
28 church tract to its west corner, a 1/2 inch iron rod set for an
29 exterior corner of this tract on the northeast line of Fritz Kelly
30 2.0 acre tract described in Volume 123, Page 716 of said deed
31 records;

1 THENCE: N 60° 07' W 1003.34 Ft., with the southwest line of said
2 132.629 acres and the northeast lines of said 2.0 acres, of the
3 Jimmie Cain Jr. 5.89 acre tract described in Volume 252, Page 75 of
4 the official records of said county, of the Jourdon Sanders 1.0 acre
5 tract described in Volume 395, Page 899 of said deed records and of
6 the Mildred Harris 1.07 acre tract described in Volume 227, Page 285
7 of said deed records, to a 1 inch iron pipe found for an exterior
8 corner of this tract, same being the south corner of the City of New
9 Waverly 2.8708 acre tract described in Volume 425, Page 874 of said
10 deed records;

11 THENCE: N 29° 55' E 304.96 Ft., with the southeast line of said
12 2.8708 acres to its east corner, a 1 inch iron pipe found for an
13 interior corner of this tract;

14 THENCE: N 60° 07' W 409.90 Ft., with the northeast line of said
15 2.8708 acres to its north corner, a 1 inch iron pipe found for an
16 interior corner of this tract;

17 THENCE: S 29° 51' W 304.96 Ft., with the northwest line of said
18 2.8708 acres to its west corner, a 1 inch iron pipe found for an
19 exterior corner of this tract on the southwest line of said 132.629
20 acres, same being on the northeast line of the Roy Clark 2.44 acre
21 tract described in Volume 311, Page 569 of said deed records;

22 THENCE: N 60° 07' W 389.41 Ft., with said 132.629 acre southwest line
23 and the northeast lines of said 2.44 acres and of the Patricia L.
24 Crowley 0.771 acre described as Tract One in Volume 248, Page 497 of
25 said official records, to a 1/2 inch iron rod set for an exterior
26 corner of this and of said 132.629 acres on the northeast
27 right-of-way of Interstate Highway 45, same being the north corner
28 of said 0.771 acre;

29 THENCE: N 11° 12' W 46.73 Ft., with said northeast right-of-way, to a
30 1/2 inch iron pipe found for the west corner of this and of said
31 132.629 acres, same being the south corner of the Patricia L.

1 Crowley 2.559 acres described as Tract Two in Volume 248, Page 497
2 of said official records;
3 THENCE: N 30° 27' E 507.40 Ft., with the southeast line of said 2.559
4 acres to its east corner, a 1/2 inch iron rod found for an interior
5 corner of this and of said 132.629 acres, same being the south
6 corner of the Artie L. Moses, et. al., residue of a 15 acre tract
7 described in Volume 272, Page 667 of said official records;
8 THENCE: N 29° 57' E 542.03 Ft., with the southeast line of said
9 residue of 15 acres to its east corner, a 5/8 inch iron rod found for
10 an interior corner of this and of said 132.629 acres, same being the
11 south corner of the Ned Jourdan 3.842 acre tract described in Volume
12 390, Page 640 of said deed records;
13 THENCE: N 29° 47' E 960.15 Ft., with the southeast lines of said
14 3.842 acres, of the Frances Gillaspie 1.50 acre tract described in
15 Volume 162, Page 85 of said deed records and of said Reese 1.0 acre,
16 to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS
17 101.605 ACRES OF LAND.
18 TRACT 2:
19 Being 1.07 acres of land, situated in the C.A. SLEIGHT Survey,
20 Abstract No. 496, Walker County, Texas, and being out of and a part
21 of the residue of a called 15.00 acre tract of land described in a
22 Deed Deed from Isom Mickle, et ux. to Lucretia Moses dated 17 Nov.
23 1925 and recorded in Volume 56, Page 147, Deed Records, Walker
24 County, Texas, said 1.07 acres being more definitely described by
25 metes and bounds as follows:
26 BEGINNING at the most westerly corner of the said 15 acre tract,
27 same being a northern corner of a called 523.55 acre tract described
28 in a Deed from John Henry Hall et al to Judy C. Campbell recorded in
29 Volume 0861, Page 140, Official Records and being a point in the
30 southeastern line of a called 3.76 acre tract described in a Deed
31 from Joan Lee, Trustee to Ralph A. Cadwallader, recorded in Volume

1 0787, Page 501, Official Records, Walker County, Texas, found a 3"
2 iron pipe (set a 5/8" iron rod w/cap in center of pipe) for corner;
3 THENCE S 59°36'04" E along the common boundary line of said 523.55
4 acre Campbell tract and the said 15 acre Moses tract, a distance of
5 286.28 feet to a 5/8" iron rod set in the west right-of-way line of
6 Interstate 45, said iron rod being the most southern corner of the
7 herein described 1.07 acre and the southwest corner of a called 7.43
8 acre tract described in a Deed from Lucretia Moses to the State
9 Highway Commission, dated 5 Aug. 1958 and recorded in Volume 161,
10 Page 111, Deed Records, Walker County, Texas;
11 THENCE N 11°07'21" W along the said west right-of-way line of
12 Interstate 45, a distance of 435.60 feet to the most northern corner
13 of the herein described 1.07 acre tract, same being a southeast
14 corner of the said 3.76 acre Cadwallader tract, set a 5/8" iron rod
15 w/cap, from which a 1/2" iron rod bears S 29°57'48" W a distance of
16 1.62 feet, and a 5/8" iron rod w/cap brs. N 11°46'38" W a distance of
17 79.19 feet;
18 THENCE S 29°57'48" W along the common boundary line of the said 3.76
19 acre Cadwallader tract and the said 15 acre Moses tract, a distance
20 of 326.15 feet to the POINT OF BEGINNING.

21 Containing 1.07 acres of land.

22 TRACT 3:

23 Being 6.56 acres of land, situated in the C.A. SLEIGHT Survey,
24 Abstract No. 496, Walker County, Texas, and being out of and a part
25 of the residue of a called 15.00 acre tract of land described in a
26 Deed from Isom Mickle, et ux. to Lucretia Moses dated 17 Nov. 1925
27 and recorded in Volume 56, Page 147, Deed Records, Walker County,
28 Texas, said 6.56 acres being more definitely described by metes and
29 bounds as follows:

30 BEGINNING at the most southern corner of the said 15 acre tract,
31 same being the most eastern corner of a called 2.559 acre tract

1 described as Tract 2 in a deed dated 29 March 1995 from Martin J.
2 Ross III, et al to Patricia L. Crowley, recorded in Volume 0248,
3 Page 497, Official Records, and a point in the west line of a called
4 101.65 acre tract described in a Deed dated 26 April 2006 from
5 HHM-Walker 140 Limited to Thornberry Family Partnership, recorded
6 in Volume 0745, Page 678, Official Records, found a 1/2" iron rod
7 for corner;

8 THENCE N 30°01'04" W along an old barbed wire fence and with the
9 common line of said 101.65 acre Thornberry and the 15 acre Moses
10 tracts, a distance of 398.88 feet to a 5/8" iron rod set for the most
11 easterly corner of the said Moses tract, said iron rod also being
12 the south corner of called 1 acre tract described in a deed to Emma
13 Reece and recorded in Volume 273, Page 702, Deed Records and from
14 which a iron stake found (disturbed) brs S 60°38'04" E distance of
15 1.89 feet and a found 5/8" iron rod w/cap brs. N 30°01'04"E a
16 distance of 143.36 feet;

17 THENCE N 60°38'04 W along the common line of said 1 acre Reece and 15
18 acre Moses tracts, at a calculated distance of 285 feet pass the
19 southwest corner of said 1 acre Reece tract, same being the
20 southeast corner of a called 1 acre tract described in a deed to
21 Carolyn Anderson and recorded in Volume 389, Page 642, Deed
22 Records, and continuing on a total distance of 570 feet to a found
23 3/8"x2" flat iron stake (set a 5/8" iron rod w/cap beside) for a
24 reentrant corner of the said 15 acre Moses tract and the most
25 westerly corner of said 1 acre Anderson tract;

26 THENCE N 29°21'56" E with the common boundary line of the 1 acre
27 Anderson tract and the 15 acre Moses tract, a distance of 142.33 to
28 a 5/8" iron rod set for corner, said iron rod being the northwest
29 corner of said 1 acre Anderson tract and a point in the south line of
30 a 2 acre tract described in a deed to Lula Rogers, et al, and
31 recorded in Volume 83, Page 596, Deed Records, Walker County,

1 Texas;
2 THENCE N 60°44'12" W along common line of said 2 acre Rogers and 15
3 acre Moses tracts, at a distance of 97.32 feet pass a found 5"x 3.5"
4 wagon axle housing for the west corner of said 2 acre Rogers tract
5 and the south corner of the residue a called 7 acre tract described
6 in a deed to Harrison Hector and recorded in Volume 83, Page 595,
7 Deed Records, and continuing on for a total distance of 338.96 to a
8 set 5/8" iron rod for the most north corner of the herein described
9 tract, said iron rod being in the east right-of-way of said
10 Interstate 45 and being the southern corner of a called 2.67 acre
11 tract described in a deed to the State Highway Commission and
12 recorded in Volume 161, Page 161, Deed Records, Walker County,
13 Texas;

14 THENCE S 11°09'E with the said east right-of-way line of Interstate
15 45 a distance of 716.09 feet to a point for corner, said point being
16 in the southwest line of the said 15 acre tract and being the most
17 northern corner of the said Crowley 2.559 acre tract and from which
18 the center of a 3" galvanized fence post brs S 63°43'36"E a distance
19 of 0.42 feet, a 1/2" iron pipe (disturbed) brs S58°20'05"W a
20 distance of 1.06 feet and a 5/8" iron rod with cap (set for
21 reference) brs N 72° W a distance of 0.21 feet;

22 THENCE S 61°07'56" W with the common line of said 2.559 acre P.
23 Crowley and 15 acre Moses tracts, a distance of 439.22 feet to the
24 PLACE OF' BEGINNING.

25 Containing 6.56 acres of land.

26 Tract 4 - 4.846 ACRES:

27 A tract or parcel of land containing 4.846 acres (211,071 square
28 feet) out of the C.A. Sleight 1/3 League, Abstract No. 496, Walker
29 County, Texas, being all of the called 3.842 acre tract and all of
30 the called 1.000 acre tract conveyed to Ned Jordan, Jr., as recorded
31 in Volume 390, Page 640 of the Walker County Deed Records

1 (W.C.D.R.), said 4.846 acres being more particularly described by
2 metes and bounds as follows: (The basis of bearing for this
3 description is the monumented north line of the subject tract
4 called SOUTH 61 degrees 05 minutes 45 seconds EAST, as recorded in
5 said Volume 390, Page 640)
6 BEGINNING at a 1/2-inch iron rod found at the northwest corner of
7 said 1.000 acre tract and the northwest corner of the herein
8 described tract, being the northeast corner of the 2 acre tract
9 conveyed to Edward Crawford, as recorded in Volume 83, Page 596 of
10 the W.C.D.R., and the southwest corner of the 1.50 acre tract
11 conveyed to Frances Gillaspie, as recorded in Volume 162, Page 85 of
12 the W.C.D.R., lying at the terminus of Colony Road;
13 THENCE SOUTH 61 degrees 05 minutes 45 seconds EAST along the south
14 line of said 1.50 acre tract, at 264.05 feet passing a 5/8-inch iron
15 rod found at the northeast corner of said 1.000 acre tract and
16 continuing for a total distance of 473.50 feet to a 5/8-inch iron
17 rod found at the northeast corner of the herein described tract;
18 THENCE SOUTH 29 degrees 32 minutes 14 seconds WEST, 444.11 feet
19 (called S 29 Deg. 37'03" W, 444.12') along the west line of the
20 101.605 acre tract conveyed to the Thornberry Family Partnership,
21 Ltd., as recorded in Volume 776, Page 655 of the Official Public
22 Records of Walker County (O.P.R.W.C.), to a 5/8-inch iron rod found
23 at the southeast corner of the herein described tract;
24 THENCE NORTH 61 degrees 05 minutes 45 seconds WEST, 477.09 feet
25 (called 476.47') along the north lines of a 1 acre tract, described
26 as a save & except tract to Emma Reese and another 1 acre tract
27 conveyed to Carolyn Anderson, as recorded in Volume 389, Page 642 of
28 the W.C.D.R., to a 5/8-inch iron rod found at the southwest corner
29 of the herein described tract;
30 THENCE NORTH 30 degrees 00 minutes 00 seconds EAST along the east
31 line of said 2 acre Crawford tract, at 279.16 feet passing the

1 southwest corner of said 1.000 acre Jordan tract, and continuing
2 for a total distance of 444.17 feet to the POINT OF BEGINNING of the
3 herein described tract, containing 4.846 acres (211,071 square
4 feet) of land. Drawing No. B-502 was prepared to accompany this
5 description, and is on file in the office of C&R Surveying, Inc.

6 Tract 5:

7 Field Notes to 3.285 acres of land situated in the City of New
8 Waverly, in the C.A. Sleight Survey, A-496, Walker County, Texas,
9 and being out of the 124.818 acres residue of that certain called
10 132.629 acres tract conveyed by Joe. T. Hode, Trustee, to HMW-I40
11 Walker Limited by deed recorded in volume 253, page 1 of the deed
12 records of said Walker County, Texas, said 3.285 acres being more
13 particularly described by metes and bounds as follows;

14 BEGINNING at a 5/8 inch iron rod found for the northeast corner of
15 this and of said 124.818 acre residue tract, same being the
16 northwest corner of the Earl Biscamp 3.00 acre tract described in
17 Volume 338, Page 735 of the official records of said County and
18 being on the south right of way of State Highway 150;

19 THENCE: S 26°58' W 429.09 ft., with the west line of said 3.00 acres
20 to its southwest corner, a 5/8 inch iron rod found for an interior
21 corner of this tract, same being the northwest corner of commercial
22 lot 1 of New Waverly Ridge Subdivision as shown on plat recorded in
23 Volume 3, Page 130 of the plat records of said County;

24 THENCE: S 16°03' W 157.08 ft., with the west line of said Lot 1, to a
25 1/2 inch iron rod set for the southeast corner of this tract;

26 THENCE: N 59°58' W 286.28 ft., on a line within said 132.629 acres,
27 to a 1/2 inch iron rod set for the southwest corner of this tract;

28 THENCE: N 30°02' W 588.44 ft., continuing within said 132.629 acres,
29 to a 1/2 inch iron rod set for the northwest corner of this tract on
30 the south right of way of State Highway 150, same being the north
31 line of said 132.629 acres;

1 THENCE: S 58°03' E 225.49 ft., with said north line and south right
2 of way, to the place of beginning and containing within these bounds
3 3.285 acres of land.

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION

May 27, 2021

TO: Honorable Dade Phelan, Speaker of the House, House of Representatives

FROM: Jerry McGinty, Director, Legislative Budget Board

IN RE: HB4638 by Bucy (Relating to the creation of the Leander Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.), **As Passed 2nd House**

No significant fiscal implication to the State is anticipated.

The bill would amend the Special District Local Laws Code to create certain municipal management districts and establish their powers and duties.

Local Government Impact

No significant fiscal implication to units of local government is anticipated.

Source Agencies:

LBB Staff: JMc, CMA, AF

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION

May 22, 2021

TO: Honorable Paul Bettencourt, Chair, Senate Committee on Local Government

FROM: Jerry McGinty, Director, Legislative Budget Board

IN RE: HB4638 by Bucy (Relating to the creation of the Leander Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.),
Committee Report 2nd House, Substituted

No significant fiscal implication to the State is anticipated.

The bill would amend the Special District Local Laws Code to create a certain municipal management district and establish its powers and duties.

Local Government Impact

No significant fiscal implication to units of local government is anticipated.

Source Agencies:

LBB Staff: JMc, AF, CMA

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION

May 18, 2021

TO: Honorable Paul Bettencourt, Chair, Senate Committee on Local Government

FROM: Jerry McGinty, Director, Legislative Budget Board

IN RE: HB4638 by Bucy (Relating to the creation of the City of Leander Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.), **As Engrossed**

No significant fiscal implication to the State is anticipated.

The bill would amend the Special District Local Laws Code to create a certain municipal management district and establish its powers and duties.

Local Government Impact

No significant fiscal implication to units of local government is anticipated.

Source Agencies:

LBB Staff: JMc, AF, CMA

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION

April 20, 2021

TO: Honorable Philip Cortez, Chair, House Committee on Urban Affairs

FROM: Jerry McGinty, Director, Legislative Budget Board

IN RE: HB4638 by Bucy (Relating to the creation of the City of Leander Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.), **As Introduced**

No fiscal implication to the State is anticipated.

The bill would amend the Special District Local Laws Code to create a certain municipal management district and establish its powers and duties.

Local Government Impact

No significant fiscal implication to units of local government is anticipated.

Source Agencies:

LBB Staff: JMc, AF, CMA