

1-1 By: Farney (Senate Sponsor - Schwertner) H.B. No. 4178  
 1-2 (In the Senate - Received from the House May 20, 2015;  
 1-3 May 21, 2015, read first time and referred to Committee on  
 1-4 Administration; May 24, 2015, reported favorably by the following  
 1-5 vote: Yeas 4, Nays 0; May 24, 2015, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Hancock	X			
1-8 Uresti	X			
1-9 Campbell			X	
1-10 Eltife			X	
1-11 Huffines	X			
1-12 Schwertner	X			
1-13 West			X	

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

1-17 relating to the creation of the Williamson County Municipal Utility  
 1-18 District No. 31; granting a limited power of eminent domain;  
 1-19 providing authority to issue bonds; providing authority to impose  
 1-20 assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-22 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-23 Code, is amended by adding Chapter 7934 to read as follows:

1-24 CHAPTER 7934. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 31  
 1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 7934.001. DEFINITIONS. In this chapter:

- 1-27 (1) "Board" means the district's board of directors.
- 1-28 (2) "Commission" means the Texas Commission on  
 1-29 Environmental Quality.
- 1-30 (3) "Director" means a board member.
- 1-31 (4) "District" means the Williamson County Municipal  
 1-32 Utility District No. 31.

1-33 Sec. 7934.002. NATURE OF DISTRICT. The district is a  
 1-34 municipal utility district created under Section 59, Article XVI,  
 1-35 Texas Constitution.

1-36 Sec. 7934.003. CONFIRMATION AND DIRECTORS' ELECTION  
 1-37 REQUIRED. The temporary directors shall hold an election to  
 1-38 confirm the creation of the district and to elect five permanent  
 1-39 directors as provided by Section 49.102, Water Code.

1-40 Sec. 7934.004. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-41 temporary directors may not hold an election under Section 7934.003  
 1-42 until each municipality in whose corporate limits or  
 1-43 extraterritorial jurisdiction the district is located has  
 1-44 consented by ordinance or resolution to the creation of the  
 1-45 district and to the inclusion of land in the district.

1-46 Sec. 7934.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
 1-47 The district is created to serve a public purpose and benefit.

- 1-48 (b) The district is created to accomplish the purposes of:
- 1-49 (1) a municipal utility district as provided by  
 1-50 general law and Section 59, Article XVI, Texas Constitution; and
- 1-51 (2) Section 52, Article III, Texas Constitution, that  
 1-52 relate to the construction, acquisition, improvement, operation,  
 1-53 or maintenance of macadamized, graveled, or paved roads, or  
 1-54 improvements, including storm drainage, in aid of those roads.

1-55 Sec. 7934.006. INITIAL DISTRICT TERRITORY. (a) The  
 1-56 district is initially composed of the territory described by  
 1-57 Section 2 of the Act enacting this chapter.

1-58 (b) The boundaries and field notes contained in Section 2 of  
 1-59 the Act enacting this chapter form a closure. A mistake made in the  
 1-60 field notes or in copying the field notes in the legislative process  
 1-61 does not affect the district's:

- 2-1 (1) organization, existence, or validity;
- 2-2 (2) right to issue any type of bond for the purposes
- 2-3 for which the district is created or to pay the principal of and
- 2-4 interest on a bond;
- 2-5 (3) right to impose a tax; or
- 2-6 (4) legality or operation.

SUBCHAPTER B. BOARD OF DIRECTORS

2-8 Sec. 7934.051. GOVERNING BODY; TERMS. (a) The district is

2-9 governed by a board of five elected directors.

2-10 (b) Except as provided by Section 7934.052, directors serve

2-11 staggered four-year terms.

2-12 Sec. 7934.052. TEMPORARY DIRECTORS. (a) On or after the

2-13 effective date of the Act enacting this chapter, the owner or owners

2-14 of a majority of the assessed value of the real property in the

2-15 district may submit a petition to the commission requesting that

2-16 the commission appoint as temporary directors the five persons

2-17 named in the petition. The commission shall appoint as temporary

2-18 directors the five persons named in the petition.

2-19 (b) Temporary directors serve until the earlier of:

2-20 (1) the date permanent directors are elected under

2-21 Section 7934.003; or

2-22 (2) the fourth anniversary of the effective date of

2-23 the Act enacting this chapter.

2-24 (c) If permanent directors have not been elected under

2-25 Section 7934.003 and the terms of the temporary directors have

2-26 expired, successor temporary directors shall be appointed or

2-27 reappointed as provided by Subsection (d) to serve terms that

2-28 expire on the earlier of:

2-29 (1) the date permanent directors are elected under

2-30 Section 7934.003; or

2-31 (2) the fourth anniversary of the date of the

2-32 appointment or reappointment.

2-33 (d) If Subsection (c) applies, the owner or owners of a

2-34 majority of the assessed value of the real property in the district

2-35 may submit a petition to the commission requesting that the

2-36 commission appoint as successor temporary directors the five

2-37 persons named in the petition. The commission shall appoint as

2-38 successor temporary directors the five persons named in the

2-39 petition.

SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 7934.101. GENERAL POWERS AND DUTIES. The district has

2-42 the powers and duties necessary to accomplish the purposes for

2-43 which the district is created.

2-44 Sec. 7934.102. MUNICIPAL UTILITY DISTRICT POWERS AND

2-45 DUTIES. The district has the powers and duties provided by the

2-46 general law of this state, including Chapters 49 and 54, Water Code,

2-47 applicable to municipal utility districts created under Section 59,

2-48 Article XVI, Texas Constitution.

2-49 Sec. 7934.103. AUTHORITY FOR ROAD PROJECTS. Under Section

2-50 52, Article III, Texas Constitution, the district may design,

2-51 acquire, construct, finance, issue bonds for, improve, operate,

2-52 maintain, and convey to this state, a county, or a municipality for

2-53 operation and maintenance macadamized, graveled, or paved roads, or

2-54 improvements, including storm drainage, in aid of those roads.

2-55 Sec. 7934.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road

2-56 project must meet all applicable construction standards, zoning and

2-57 subdivision requirements, and regulations of each municipality in

2-58 whose corporate limits or extraterritorial jurisdiction the road

2-59 project is located.

2-60 (b) If a road project is not located in the corporate limits

2-61 or extraterritorial jurisdiction of a municipality, the road

2-62 project must meet all applicable construction standards,

2-63 subdivision requirements, and regulations of each county in which

2-64 the road project is located.

2-65 (c) If the state will maintain and operate the road, the

2-66 Texas Transportation Commission must approve the plans and

2-67 specifications of the road project.

2-68 (d) The district shall convey the public roads constructed

2-69 by or on behalf of the district under Section 7934.103 to Williamson

3-1 County for ownership, operation, and maintenance by the county.  
3-2 After the 12th anniversary of the date the county accepts  
3-3 conveyance of the roads, the district shall maintain the public  
3-4 roads located in the district, except that the county shall  
3-5 maintain the east-west arterial roadway located in the district  
3-6 north of the San Gabriel River and south of State Highway 29. The  
3-7 district's obligation to maintain the public roads located in the  
3-8 district ceases if all of the territory of the district is annexed  
3-9 by a municipality.

3-10 Sec. 7934.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
3-11 OR RESOLUTION. The district shall comply with all applicable  
3-12 requirements of any ordinance or resolution that is adopted under  
3-13 Section 54.016 or 54.0165, Water Code, and that consents to the  
3-14 creation of the district or to the inclusion of land in the  
3-15 district.

3-16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-17 Sec. 7934.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
3-18 district may issue, without an election, bonds and other  
3-19 obligations secured by:

- 3-20 (1) revenue other than ad valorem taxes; or
- 3-21 (2) contract payments described by Section 7934.153.

3-22 (b) The district must hold an election in the manner  
3-23 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
3-24 before the district may impose an ad valorem tax or issue bonds  
3-25 payable from ad valorem taxes.

3-26 (c) The district may not issue bonds payable from ad valorem  
3-27 taxes to finance a road project unless the issuance is approved by a  
3-28 vote of a two-thirds majority of the district voters voting at an  
3-29 election held for that purpose.

3-30 Sec. 7934.152. OPERATION AND MAINTENANCE TAX. (a) If  
3-31 authorized at an election held under Section 7934.151, the district  
3-32 may impose an operation and maintenance tax on taxable property in  
3-33 the district in accordance with Section 49.107, Water Code.

3-34 (b) The board shall determine the tax rate. The rate may not  
3-35 exceed the rate approved at the election.

3-36 Sec. 7934.153. CONTRACT TAXES. (a) In accordance with  
3-37 Section 49.108, Water Code, the district may impose a tax other than  
3-38 an operation and maintenance tax and use the revenue derived from  
3-39 the tax to make payments under a contract after the provisions of  
3-40 the contract have been approved by a majority of the district voters  
3-41 voting at an election held for that purpose.

3-42 (b) A contract approved by the district voters may contain a  
3-43 provision stating that the contract may be modified or amended by  
3-44 the board without further voter approval.

3-45 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-46 Sec. 7934.201. AUTHORITY TO ISSUE BONDS AND OTHER  
3-47 OBLIGATIONS. The district may issue bonds or other obligations  
3-48 payable wholly or partly from ad valorem taxes, impact fees,  
3-49 revenue, contract payments, grants, or other district money, or any  
3-50 combination of those sources, to pay for any authorized district  
3-51 purpose.

3-52 Sec. 7934.202. TAXES FOR BONDS. At the time the district  
3-53 issues bonds payable wholly or partly from ad valorem taxes, the  
3-54 board shall provide for the annual imposition of a continuing  
3-55 direct ad valorem tax, without limit as to rate or amount, while all  
3-56 or part of the bonds are outstanding as required and in the manner  
3-57 provided by Sections 54.601 and 54.602, Water Code.

3-58 Sec. 7934.203. BONDS FOR ROAD PROJECTS. At the time of  
3-59 issuance, the total principal amount of bonds or other obligations  
3-60 issued or incurred to finance road projects and payable from ad  
3-61 valorem taxes may not exceed one-fourth of the assessed value of the  
3-62 real property in the district.

3-63 SECTION 2. The Williamson County Municipal Utility District  
3-64 No. 31 initially includes all the territory contained in the  
3-65 following area:

3-66 BEING 192.79 ACRES OF LAND OUT OF THE WILLIAM H. MONROE  
3-67 SURVEY, ABSTRACT NUMBER 453, AND THE HENRY GARMES SURVEY, ABSTRACT  
3-68 NO. 269, BOTH IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF  
3-69 FIVE TRACTS: TRACT 1 BEING AN 80.68 ACRE REMAINDER OF AN 82.62 ACRE

4-1 TRACT, ERRONEOUSLY CALLED 62.62 ACRES; TRACT TWO BEING A PORTION OF  
 4-2 AN 86.67 ACRE TRACT; TRACT THREE BEING ALL OF A 2.00 ACRE TRACT; ALL  
 4-3 CONVEYED TO LANCE ERIC CAUGHFIELD, TRUSTEE OF THE CAUGHFIELD FAMILY  
 4-4 TRUST BY CORRECTION GENERAL WARRANTY DEED OF RECORD IN DOC. NO.  
 4-5 2013046424 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,  
 4-6 TEXAS, THEREIN DESIGNATED AS "TRACT 1", "TRACT 2", AND "TRACT 5",  
 4-7 RESPECTIVELY; TRACT FOUR BEING A 34.746 ACRE REMAINDER OF A 43.00  
 4-8 ACRE TRACT OF LAND CONVEYED TO JOHN T. MASON BY INSTRUMENT OF RECORD  
 4-9 IN VOLUME 595, PAGE 288 OF THE DEED RECORDS OF WILLIAMSON COUNTY,  
 4-10 TEXAS, THEREIN DESIGNATED AS "TRACT FOUR"; AND TRACT FIVE BEING A  
 4-11 7.517 ACRE REMAINDER OF A 43.00 ACRE TRACT CONVEYED TO JOAN GIDDENS  
 4-12 BY INSTRUMENT OF RECORD IN SAID VOLUME 595, PAGE 288, KNOWN THEREIN  
 4-13 AS "TRACT FIVE", WITH ON-HALF (1/2) INTEREST CONVEYED TO JOE P.  
 4-14 GIDDENS, SR. BY GIFT DEED OF RECORD IN DOCUMENT NUMBER 9513614 OF  
 4-15 THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND BEING MORE  
 4-16 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4-17 BEGINNING at a 1/2" rebar found for the northeast corner of  
 4-18 said 80.68 acre remainder of an 82.62 acre tract, the southeast  
 4-19 corner of Lot 2, Hamilton Subdivision, a subdivision of record in  
 4-20 Doc. No. 1993014740 of the Official Public Records of Williamson  
 4-21 County, Texas, the northeast corner of a 4.01 acre tract of land  
 4-22 conveyed to David Harp and Cynthia Marie Caughfield Harp by  
 4-23 instrument of record in Doc. No. 1996021719 of the Official Public  
 4-24 Records of Williamson County, and being in the westerly  
 4-25 right-of-way line of County Road 266 (R.O.W. varies), from which a  
 4-26 1/2" rebar found for the northwest corner of a 3.16 acre tract of  
 4-27 land conveyed to the Pedernales Electric Cooperative, Inc. by  
 4-28 instrument of record in Doc. No. 2006040305 of the Official Public  
 4-29 Records of Williamson County, Texas, the southwest corner of a 5.94  
 4-30 acre tract of land conveyed to Carolyn Miller and Leonard Miller by  
 4-31 deed of record in Volume 681, Page 342 of the Deed Records of  
 4-32 Williamson County, Texas, and being in the easterly right-of-way  
 4-33 line of said County Road 266, bears North 58°49'44" East a distance  
 4-34 of 35.72 feet; [Point of Beginning Coordinates:  
 4-35 Northing=10,202,718.53; Easting=3,075,492.25];

4-36 THENCE along the easterly line of the 80.68 acre remainder of  
 4-37 a 82.62 acre tract and the north, west and south lines of said 4.01  
 4-38 acre tract the following three (3) courses:  
 4-39 1. South 69°37'04" West a distance of 392.77 feet (record - South  
 4-40 69°37'30" West a distance of 392.83 feet) to a 1/2" rebar found for  
 4-41 the northwest corner of the 4.01 acre tract;  
 4-42 2. South 13°38'03" East a distance of 475.02 feet (record - South  
 4-43 13°37'24" East a distance of 475.21 feet) to a 1/2" rebar found for  
 4-44 the southwest corner of the 4.01 acre tract;  
 4-45 3. North 61°32'05" East a distance of 414.16 feet (record - North  
 4-46 61°32'44" East a distance of 414.36 feet) to a 1/2" rebar found for  
 4-47 the southeast corner of the 4.01 acre tract, and being in the  
 4-48 westerly right-of-way line of said County Road 266;

4-49 THENCE along the easterly line of the 80.68 acre remainder of  
 4-50 an 82.62 acre tract and the westerly right-of-way line of County  
 4-51 Road 266 the following nine (9) courses:  
 4-52 1. South 27°41'59" East a distance of 394.10 feet (record - South  
 4-53 27°41'30" East a distance of 394.00 feet) to a fence post found for  
 4-54 corner;  
 4-55 2. South 26°04'17" East a distance of 148.94 feet (record - South  
 4-56 26°00'57" East a distance of 148.99 feet) to a fence post found for  
 4-57 corner;  
 4-58 3. South 24°35'10" East a distance of 227.32 feet (record - South  
 4-59 24°39'50" East a distance of 227.37 feet) to a fence post found for  
 4-60 corner;  
 4-61 4. South 29°39'15" East a distance of 485.42 feet (record - South  
 4-62 29°38'20" East a distance of 485.28 feet) to a fence post found for  
 4-63 corner;  
 4-64 5. South 31°21'15" East a distance of 55.73 feet (record - South  
 4-65 31°21'11" East a distance of 55.75 feet) to a fence post found for  
 4-66 corner;  
 4-67 6. South 34°23'40" East a distance of 77.70 feet (record - South  
 4-68 34°21'13" East a distance of 77.71 feet) to a fence post found for  
 4-69 corner;

5-1 7. South 37°14'52" East a distance of 72.04 feet (record - South  
5-2 37°16'25" East a distance of 72.07 feet) to a fence post found for  
5-3 corner;  
5-4 8. South 41°51'07" East a distance of 79.68 feet (record - South  
5-5 41°50'42" East a distance of 79.65 feet) to a fence post found for  
5-6 corner;  
5-7 9. South 46°20'23" East a distance of 88.67 feet (record - South  
5-8 46°21'47" East a distance of 88.66 feet) to a 60d nail found in the  
5-9 base of a tree for an angle point in the easterly line of the 80.68  
5-10 acre remainder of an 82.62 acre tract and being the northeast corner  
5-11 of said 2.00 acre tract;  
5-12 THENCE along the easterly line of the 2.00 acre tract and the  
5-13 westerly right-of-way line of County Road 266 the following two (2)  
5-14 courses:  
5-15 1. South 51°52'18" East a distance of 50.97 feet (record - South  
5-16 51°49'14" East a distance of 50.96 feet) to a 60d nail found in the  
5-17 base of a tree;  
5-18 2. South 51°43'04" East a distance of 165.73 feet (record - South  
5-19 51°43'15" East a distance of 165.69 feet) to a steel fence post found  
5-20 for corner for an angle point in the easterly line of the 80.68 acre  
5-21 remainder of an 82.62 acre tract and being the southeast corner of  
5-22 said 2.00 acre;  
5-23 THENCE along the easterly line of the 80.68 acre remainder of  
5-24 an 82.62 acre tract and the westerly right-of-way line of County  
5-25 Road 266 the following thirteen (13) courses:  
5-26 1. South 57°01'45" East a distance of 75.98 feet (record - South  
5-27 57°00'29" East a distance of 75.96 feet) to a fence post found for  
5-28 corner;  
5-29 2. South 62°17'41" East a distance of 75.26 feet (record - South  
5-30 62°21'51" East a distance of 75.19 feet) to a fence post found for  
5-31 corner;  
5-32 3. South 64°45'50" East a distance of 78.12 feet (record - South  
5-33 64°46'15" East a distance of 78.10 feet) to a fence post found for  
5-34 corner;  
5-35 4. South 66°38'03" East a distance of 317.51 feet (record - South  
5-36 66°37'21" East a distance of 317.49 feet) to a fence post found for  
5-37 corner;  
5-38 5. South 70°24'29" East a distance of 156.42 feet (record - South  
5-39 70°25'04" East a distance of 156.38 feet) to a fence post found for  
5-40 corner;  
5-41 6. South 65°26'10" East a distance of 64.92 feet (record - South  
5-42 65°25'45" East a distance of 64.95 feet) to a fence post found for  
5-43 corner;  
5-44 7. South 53°30'45" East a distance of 86.57 feet (record - South  
5-45 53°22'44" East a distance of 86.54 feet) to a fence post found for  
5-46 corner;  
5-47 8. South 57°47'47" East a distance of 84.10 feet (record - South  
5-48 57°53'40" East a distance of 84.04 feet) to a fence post found for  
5-49 corner;  
5-50 9. South 62°33'40" East a distance of 51.72 feet (record - South  
5-51 62°33'13" East a distance of 51.75 feet) to a fence post found for  
5-52 corner;  
5-53 10. South 57°33'51" East a distance of 25.25 feet (record - South  
5-54 57°29'07" East a distance of 25.22 feet) to a fence post found for  
5-55 corner;  
5-56 11. South 58°31'02" East a distance of 75.55 feet (record - South  
5-57 58°31'52" East a distance of 75.57 feet) to a fence post found for  
5-58 corner;  
5-59 12. South 60°27'34" East a distance of 152.96 feet (record - South  
5-60 60°27'42" East a distance of 152.97 feet) to a fence post found for  
5-61 corner;  
5-62 13. South 57°57'23" East a distance of 40.97 feet (record - South  
5-63 58°00'42" East a distance of 40.88 feet) to a 1/2" rebar found for  
5-64 the southeast corner of the 80.68 acre remainder of an 82.62 acre  
5-65 tract and the northeast corner of said 86.67 acre "Tract 2";  
5-66 THENCE along the easterly line of the 86.67 acre tract and the  
5-67 westerly right-of-way line of County Road 266 the following sixteen  
5-68 (13) courses:  
5-69 1. South 58°00'16" East a distance of 134.29 feet (record - South

6-1 58°00'42" East a distance of 134.42 feet) to a fence post found for  
6-2 corner;  
6-3 2. South 58°42'01" East a distance of 93.89 feet (record - South  
6-4 58°00'42" East a distance of 134.42 feet) to a 1/2" rebar found;  
6-5 3. South 55°41'55" East a distance of 36.69 feet (record - South  
6-6 55°39'14" East a distance of 36.72 feet) to a 1/2" rebar found;  
6-7 4. South 57°23'18" East a distance of 77.00 feet (record - South  
6-8 57°24'50" East a distance of 76.96 feet) to a 60d nail found in the  
6-9 base of a tree;  
6-10 5. South 59°52'58" East a distance of 163.67 feet (record - South  
6-11 59°51'48" East a distance of 163.67 feet) to a 60d nail found in the  
6-12 base of a tree;  
6-13 6. South 56°53'38" East a distance of 47.23 feet (record - South  
6-14 56°54'00" East a distance of 47.20 feet) to a 60d nail found in the  
6-15 base of a tree;  
6-16 7. South 51°53'59" East a distance of 181.09 feet (record - South  
6-17 51°53'38" East a distance of 181.04 feet) to a 60d nail found in the  
6-18 base of a tree;  
6-19 8. South 47°28'03" East a distance of 36.60 feet (record - South  
6-20 47°42'45" East a distance of 36.58 feet) to a 1/2" rebar found;  
6-21 9. South 33°36'25" East a distance of 99.11 feet (record - South  
6-22 33°37'41" East a distance of 99.11 feet) to a 1/2" rebar found;  
6-23 10. South 36°25'01" East a distance of 31.64 feet (record - South  
6-24 36°24'58" East a distance of 31.64 feet) to a 60d nail found in the  
6-25 base of a tree;  
6-26 11. South 33°10'54" East a distance of 89.81 feet (record - South  
6-27 33°07'46" East a distance of 89.91 feet) to a 60d nail found in the  
6-28 base of a tree;  
6-29 12. South 43°21'48" East a distance of 165.76 feet (record - South  
6-30 43°24'18" East a distance of 165.72 feet) to a 60d nail found in the  
6-31 base of a tree;  
6-32 13. South 32°09'56" East (record - South 32°04'55" East) a distance  
6-33 of 125.64 feet to a calculated point  
6-34 THENCE crossing through the 86.67 acre tract the following  
6-35 three (3) courses:  
6-36 1. South 67°04'21" West, a distance of 169.04 feet to a calculated  
6-37 point;  
6-38 2. South 66°30'58" West a distance of 2337.55 feet to a calculated  
6-39 point;  
6-40 3. South 86°26'35" West a distance of 317.04 feet to a calculated  
6-41 point in the westerly line of the 86.67 acre tract, being the  
6-42 southeast corner of a 6.669 acre tract of land conveyed to Emogene  
6-43 M. Champion by instrument of record in Doc. No. 2008083903 of the  
6-44 Official Public Records of Williamson County, Texas, also being in  
6-45 the northerly line of Lot 7, High Gabriel East, Section 2, a  
6-46 subdivision of record in Volume B, Pages 296-298 of the Plat Records  
6-47 of Williamson County, Texas, and also being the approximate  
6-48 centerline of the South San Gabriel River;  
6-49 THENCE North 25°06'16" West (record - North 25°05'54" West),  
6-50 along the westerly line of the 86.67 acre tract and the east line of  
6-51 said 6.669 acre tract, a distance of 227.10 feet (record - 227.10  
6-52 feet) to a 1/2" rebar set with plastic cap which reads "Baseline  
6-53 Inc" for the northeast corner of the 6.669 acre tract and the  
6-54 southeast corner of a 73.00 acre tract of land conveyed to Ina Dale  
6-55 Craven by instrument of record in Volume 595, Page 288 of the Deed  
6-56 Records of Williamson County, Texas, therein designated as "Tract  
6-57 One";  
6-58 THENCE North 05°28'53" West (record - North 05°28'53" West),  
6-59 along the westerly line of the 86.67 acre tract and the east line of  
6-60 said 43.00 acre tract, passing at a distance of 953.39 (record -  
6-61 953.39 feet) a calculated point for the northwest corner of the  
6-62 86.67 acre tract and the southwest corner of the 80.68 acre  
6-63 remainder of an 82.62 acre tract, and continuing along the westerly  
6-64 line of the 80.68 acre remainder of an 82.62 acre tract and the east  
6-65 line of said 43.00 acre tract for a total distance of 1235.21 feet  
6-66 (record - 1235.21 feet) to a 1/2" rebar found for the northeast  
6-67 corner of the 43.00 acre tract and the southeast corner of a 38.24  
6-68 acre tract of land conveyed to Emogene Champion by said instrument  
6-69 of record in Volume 595, Page 288 of the Deed Records of Williamson

7-1 County, Texas, therein designated as "Tract Two";

7-2 THENCE along the westerly line of the 80.68 acre remainder of

7-3 an 82.62 acre tract and the east and north lines of said 38.24 acre

7-4 tract the following two (2) courses:

7-5 1. North 08°17'02" West a distance of 572.35 (record - North

7-6 08°18'15" West a distance of 572.29 feet) to a 1/2" rebar found for

7-7 the northeast corner of the 38.624 acre tract;

7-8 2. South 77°12'21" West a distance of 424.18 (record - South

7-9 77°13'07" West a distance of 424.14 feet) to a 1/2" rebar found for

7-10 the northeast corner of the 38.624 acre tract;

7-11 THENCE North 20°19'13" West (record - North 20°18'36" West),

7-12 along the westerly line of the 80.68 acre remainder of an 82.62 acre

7-13 tract, the east line of the 38.24 acre tract, and the east line of a

7-14 21.543 acre tract of land conveyed to Mark Mason by instrument of

7-15 record in Doc. No. 2007021744 of the Official Public Records of

7-16 Williamson County, Texas, a distance of 604.86 feet (record -

7-17 604.88 feet) to a 1/2" rebar found for the northeast corner of the

7-18 21.543 acre tract and the southeast corner of a 19.758 acre tract of

7-19 land conveyed to Michael W. Mason by instrument of record in Doc.

7-20 No. 2007021745 of the Official Public Records of Williamson County,

7-21 Texas;

7-22 THENCE North 20°35'14" West (record - North 20°35'47" West),

7-23 along the westerly line of the 80.68 acre remainder of an 82.62 acre

7-24 tract and the east line of said 19.758 acre tract, a distance of

7-25 459.92 feet (record - 459.96 feet) to a 1/2" rebar found for the

7-26 northeast corner of the 19.758 acre tract and the southeast corner

7-27 of said 34.746 acre remainder of a 43.00 acre tract;

7-28 THENCE South 68°55'24" West (record: South 69°49' West), along

7-29 the south line of the 34.746 acre remainder of a 43.00 acre tract

7-30 and the north line of the 19.758 acre tract, passing at a distance

7-31 of 872.22 feet (record: 872.22 feet) a calculated point for an angle

7-32 point in the north line of the 19.758 acre tract and being the

7-33 northeast corner of a 1.78 acre tract of land conveyed to Michael W.

7-34 Mason by instrument of record in Volume 1270, Page 205 of the

7-35 Official Records of Williamson County, Texas; from which a 1/2"

7-36 rebar found bears North 35°52'45" West a distance of 0.93 feet and

7-37 continue along the south line of the 34.746 acre remainder of a

7-38 43.00 acre tract and the north line of said 1.78 acre tract 390.37

7-39 feet further (record: 390.37 feet) to a calculated point for an

7-40 angle point in the north line of the 19.758 acre tract and being the

7-41 northwest corner of the 1.78 acre tract; from which a 1/2" rebar

7-42 found bears North 50°25'19" West a distance of 0.51 feet and

7-43 continuing along the south line of the 34.746 acre remainder of a

7-44 43.00 acre tract and the north line of the 19.758 acre tract and the

7-45 north line of a 22-foot wide Ingress and Egress Easement granted to

7-46 Michael W. Mason in said Volume 1270, Page 205 for a total distance

7-47 of 1583.30 feet to a TxDOT Type II concrete monument found for the

7-48 southwest corner of the 34.746 acre remainder of a 43 acre tract

7-49 known as "Tract Four" and being in the north line of the 19.758 acre

7-50 tract and also being in the east right-of-way line of said U.S. 183,

7-51 392.00 feet left of and perpendicular to E.C.S. 18656.50;

7-52 THENCE along the west line of the 34.746 acre remainder of a

7-53 43.00 acre tract and the east right-of-way line of U.S. 183 the

7-54 following four (4) courses:

7-55 1. Along the arc of a non-tangential curve to the right, having a

7-56 radius of 19608.00 feet (record: 19608.00 feet), a length of 491.38

7-57 feet (record: 491.44 feet), a delta angle of 01°26'09" (record:

7-58 01°26'10") and a chord, which bears North 21°50'37" West a distance

7-59 of 491.36 feet (record: North 21°56'28" West a distance of 491.43

7-60 feet) to a TxDOT Type II concrete monument found 392.00 feet left of

7-61 and perpendicular to E.C.S. 181+55.23 for a point of tangency;

7-62 2. North 21°07'32" West a distance of 11.23 feet (record: North

7-63 21°05'55" West a distance of 11.23 feet) to a 1/2" rebar set with

7-64 plastic cap, which reads "BASELINE, INC.", being 392.00 feet left

7-65 of and perpendicular to E.C.S. 181+44.00;

7-66 3. South 68°52'32" West a distance of 192.00 feet (record: South

7-67 68°54'09" West a distance of 192.00 feet to a calculated point

7-68 200.00 feet left of an perpendicular to E.C.S. 181+44.00; from

7-69 which a damaged TxDOT Type II concrete monument found bears North

8-1 16°55'25" East a distance of 0.27 feet;  
8-2 4. North 21°03'51" West a distance of 400.41 feet (record: North  
8-3 21°05'54" West a distance of 400.07 feet to a 1/2" rebar found for  
8-4 the northwest corner of the 34.746 acre remainder of a 43.00 acre  
8-5 tract and being the southwest corner of said 7.517 acre remainder of  
8-6 a 43.00 acre tract, and also being in the east right-of-way line of  
8-7 U.S. 183 (R.O.W. varies), being 200.00 feet left of and  
8-8 perpendicular to Engineer's Centerline Station (E.C.S.) 177+43.93;  
8-9 THENCE North 21°03'51" West (record: North 21°05'55" West),  
8-10 along the west line of the 7.517 acre remainder of a 43.00 acre  
8-11 tract and the east right-of-way line of said U.S. 183 a distance of  
8-12 400.50 feet (record: 400.77 feet) to a 1/2" rebar found with cap,  
8-13 which reads "SAM, INC." for the northwest corner of the 7.517 acre  
8-14 remainder of a 43.00 acre tract and being the southwest corner of  
8-15 the remainder of a 1.533 acre tract of land conveyed to the City of  
8-16 Liberty Hill, Texas by instrument of record in Document Number  
8-17 2012032250 of the Official Public Records of Williamson County,  
8-18 Texas, being known therein as "Tract 2" and being 200 feet left of  
8-19 and perpendicular to E.C.S. 173+43.16;  
8-20 THENCE North 68°55'20" East (record: North 68°55'49" East),  
8-21 along the north line of the 7.517 acre remainder of a 43.00 acre  
8-22 tract and the south line of said remainder of a 1.533 acre tract a  
8-23 distance of 731.95 feet to a 1/2" rebar found with plastic cap  
8-24 (illegible) for the west corner of a 0.026 of one acre tract of land  
8-25 conveyed to the City of Liberty Hill, Texas in said Document Number  
8-26 2012032250 and known therein as "Tract 4" for a point of curvature;  
8-27 THENCE along the north line of the 7.517 acre remainder of a  
8-28 43.00 acre tract and the south line of said 0.026 of one acre tract,  
8-29 being a tangential curve to the left, having a radius of 50.00 feet  
8-30 (record: 50.00 feet), a length of 92.54 feet (record: 92.71 feet), a  
8-31 delta angle of 106°02'34" (record: 106°14'28") and a chord, which  
8-32 bears North 68°56'26" East a distance of 79.89 feet (record: North  
8-33 68°56'35" East a distance of 79.99 feet) to a 1/2" rebar found with  
8-34 plastic cap (illegible) for the east corner of the 0.026 of one acre  
8-35 tract and being in the south line of the remainder of a 1.533 acre  
8-36 tract for a point of tangency;  
8-37 THENCE North 68°25'29" East (record: North 68°55'49" East),  
8-38 along the north line of the 7.517 acre remainder of a 43.00 acre  
8-39 tract and the south line of the 1.533 acre tract a distance of 9.75  
8-40 feet (record: 9.66 feet) to a 1/2" rebar found with plastic cap,  
8-41 which reads "LCRA" for the northeast corner of the 7.517 acre  
8-42 remainder of a 43.00 acre tract and being the southeast corner of  
8-43 the remainder of a 1.533 acre tract and also being in the west line  
8-44 of a 20.000 acre tract of land conveyed to City of Liberty Hill,  
8-45 Texas by instrument of record in said Document Number 2012032250  
8-46 and known therein as "Tract 1", from which a 1/2" rebar found with  
8-47 plastic cap, which reads "LCRA" for the northeast corner of the  
8-48 remainder of a 1.533 acre tract and being in the west line of said  
8-49 20.000 acre tract bears North 20°40'12" West a distance of 59.98  
8-50 feet (record: North 20°40'03" West a distance of 60.00 feet);  
8-51 THENCE South 20°40'12" East (record: South 20°40'03" East),  
8-52 along the east line of the 7.517 acre remainder of a 43.00 acre  
8-53 tract and the west line of the 20.000 acre tract a distance of  
8-54 400.69 feet to a 1/2" rebar found with plastic cap, which reads  
8-55 "LCRA" for the southeast corner of the 7.517 acre remainder of a  
8-56 43.00 acre tract, the southwest corner of the 20.000 acre tract and  
8-57 also being in the north line of the 34.746 acre remainder of a 43.00  
8-58 acre tract;  
8-59 THENCE North 68°55'49" East (record: North 69°49' East), along  
8-60 the north line of the 34.746 acre remainder of a 43.00 acre tract  
8-61 and the south line of the 20.000 acre tract, a distance of 968.87  
8-62 feet (record - 968.86 feet) to a 1/2" rebar found for the northeast  
8-63 corner of the 34.746 acre remainder of a 43.00 acre tract, the  
8-64 southeast corner of the 20.000 acre tract, and being in the westerly  
8-65 line of the 80.68 acre remainder of an 82.82 acre tract;  
8-66 THENCE North 20°42'08" West (record - North 20°39'06" West),  
8-67 along the westerly line of the 80.68 acre remainder of an 82.62 acre  
8-68 tract and the east line of the 20.000 acre tract, a distance of  
8-69 294.56 feet to a calculated point for the northwest corner of the

9-1 80.68 acre remainder of an 82.62 acre tract and the southwest corner  
 9-2 of said Lot 2, Hamilton Subdivision;  
 9-3 THENCE along the north line of the 80.68 acre remainder of an  
 9-4 82.62 acre tract and the south line of Lot 2, Hamilton Subdivision,  
 9-5 the following six (6) courses:  
 9-6 1. North 70°41'00" East a distance of 397.85 (record - North  
 9-7 70°41'56" East a distance of 396.79) to a 1/2" rebar found;  
 9-8 2. North 66°15'13" East a distance of 161.71 (record - North  
 9-9 66°16'09" East a distance of 161.69) to a 1/2" rebar found;  
 9-10 3. North 54°02'41" East a distance of 58.65 (record - North  
 9-11 54°00'09" East a distance of 58.66) to a 1/2" rebar found;  
 9-12 4. North 65°58'55" East a distance of 94.57 (record - North  
 9-13 66°07'09" East a distance of 94.66) to a 1/2" rebar found;  
 9-14 5. North 89°16'53" East a distance of 39.31 (record - North  
 9-15 89°06'09" East a distance of 94.24) to a 1/2" rebar found;  
 9-16 6. North 72°09'38" East a distance of 259.54 (record - North  
 9-17 72°10'09" East a distance of 259.64) to the POINT OF BEGINNING.

9-18 This tract contains 192.79 acres of land, more or less, out of  
 9-19 the William H. Monroe Survey, Abstract Number 453, and the Henry  
 9-20 Garmes Survey, Abstract no. 269, both in Williamson County, Texas.

9-21 SECTION 3. (a) The legal notice of the intention to  
 9-22 introduce this Act, setting forth the general substance of this  
 9-23 Act, has been published as provided by law, and the notice and a  
 9-24 copy of this Act have been furnished to all persons, agencies,  
 9-25 officials, or entities to which they are required to be furnished  
 9-26 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 9-27 Government Code.

9-28 (b) The governor, one of the required recipients, has  
 9-29 submitted the notice and Act to the Texas Commission on  
 9-30 Environmental Quality.

9-31 (c) The Texas Commission on Environmental Quality has filed  
 9-32 its recommendations relating to this Act with the governor, the  
 9-33 lieutenant governor, and the speaker of the house of  
 9-34 representatives within the required time.

9-35 (d) All requirements of the constitution and laws of this  
 9-36 state and the rules and procedures of the legislature with respect  
 9-37 to the notice, introduction, and passage of this Act are fulfilled  
 9-38 and accomplished.

9-39 SECTION 4. (a) If this Act does not receive a two-thirds  
 9-40 vote of all the members elected to each house, Subchapter C, Chapter  
 9-41 7934, Special District Local Laws Code, as added by Section 1 of  
 9-42 this Act, is amended by adding Section 7934.106 to read as follows:

9-43 Sec. 7934.106. NO EMINENT DOMAIN POWER. The district may  
 9-44 not exercise the power of eminent domain.

9-45 (b) This section is not intended to be an expression of a  
 9-46 legislative interpretation of the requirements of Section 17(c),  
 9-47 Article I, Texas Constitution.

9-48 SECTION 5. This Act takes effect immediately if it receives  
 9-49 a vote of two-thirds of all the members elected to each house, as  
 9-50 provided by Section 39, Article III, Texas Constitution. If this  
 9-51 Act does not receive the vote necessary for immediate effect, this  
 9-52 Act takes effect September 1, 2015.

9-53 \* \* \* \* \*