

1-1 By: Farney (Senate Sponsor - Schwertner) H.B. No. 4179  
 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. 32; 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 7935 to read as follows:

1-24 CHAPTER 7935. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 32  
 1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 7935.001. 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. 32.

1-33 Sec. 7935.002. 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. 7935.003. 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. 7935.004. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-41 temporary directors may not hold an election under Section 7935.003  
 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. 7935.005. 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. 7935.006. 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.

2-7 SUBCHAPTER B. BOARD OF DIRECTORS

2-8 Sec. 7935.051. 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 7935.052, directors serve

2-11 staggered four-year terms.

2-12 Sec. 7935.052. 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 7935.003; 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 7935.003 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 7935.003; 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.

2-40 SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 7935.101. 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. 7935.102. 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. 7935.103. 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. 7935.104. 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 7935.103 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. 7935.105. 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. 7935.151. 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 7935.153.

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. 7935.152. OPERATION AND MAINTENANCE TAX. (a) If  
3-31 authorized at an election held under Section 7935.151, 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. 7935.153. 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. 7935.201. 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. 7935.202. 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. 7935.203. 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. 32 initially includes all the territory contained in the  
3-65 following area:

3-66 BEING 224.01 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 TWO TRACTS: TRACT 1 BEING AN 85.28 ACRE REMAINDER OF AN 86.67 ACRE

4-1 TRACT, AND TRACT TWO BEING A PORTION OF A 217.19 ACRE TRACT, BOTH  
 4-2 CONVEYED TO LANCE ERIC CAUGHFIELD, TRUSTEE OF THE CAUGHFIELD FAMILY  
 4-3 TRUST BY CORRECTION GENERAL WARRANTY DEED OF RECORD IN DOC. NO.  
 4-4 2013046424 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,  
 4-5 TEXAS, THEREIN DESIGNATED AS "TRACT 4" AND "TRACT 6" RESPECTIVELY,  
 4-6 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
 4-7 FOLLOWS:

4-8 BEGINNING at a 1/2" rebar set with plastic cap which reads  
 4-9 "Baseline Inc" for the northwest corner of said 85.28 acre  
 4-10 remainder of an 86.67 acre tract and being in the easterly  
 4-11 right-of-way line of County Road 266 (R.O.W. varies)  
 4-12 [Point of Beginning Coordinates: Northing=10,202,682.54;  
 4-13 Easting=3,075,533.94];

4-14 THENCE along the northerly line of the 85.28 acre remainder  
 4-15 of the 86.67 acre tract and the southerly line of the 1.43 acre  
 4-16 tract, the following five (5) courses:

4-17 1. North 69°24'31" East a distance of 1604.24 feet (record -  
 4-18 North 69°21'48" East a distance of 1605.58 feet) to a 1/2" rebar set  
 4-19 with plastic cap which reads "Baseline Inc";

4-20 2. South 11°19'39" East a distance of 269.65 feet (record -  
 4-21 South 11°21'47" East a distance of 269.60 feet) to a 1/2" rebar set  
 4-22 with plastic cap which reads "Baseline Inc";

4-23 3. North 69°24'00" East a distance of 350.61 feet (record -  
 4-24 North 69°21'48" East a distance of 350.66 feet) to a 1/2" rebar set  
 4-25 with plastic cap which reads "Baseline Inc";

4-26 4. North 11°18'00" West a distance of 284.73 feet (record -  
 4-27 North 11°21'47" West a distance of 284.80 feet) to a 1/2" rebar set  
 4-28 with plastic cap which reads "Baseline Inc";

4-29 5. South 69°22'01" West a distance of 25.34 feet (record -  
 4-30 South 69°21'26" West a distance of 25.33 feet) to a 1/2" rebar set  
 4-31 with plastic cap which reads "Baseline Inc" in the east line of the  
 4-32 3.16 acre tract;

4-33 THENCE North 11°18'00" West (record - North 11°18'54" West),  
 4-34 along the northerly line of the remainder of a 85.28 acre remainder  
 4-35 of an 86.67 acre tract the east line of the 3.16 acre tract, a  
 4-36 distance of 40.54 feet to a 1/2" rebar found for the northeast  
 4-37 corner of the 3.16 acre tract and being in the south line of a  
 4-38 179.402 acre tract of land conveyed to IMH Special Asset NT, 192,  
 4-39 LLC by instrument of record in Doc. No. 2008051394 of the Official  
 4-40 Public Records of Williamson County, Texas;

4-41 Thence North 69°22'01" East (record - North 69°22'23" East),  
 4-42 along the north line of the 85.28 acre remainder of an remainder of  
 4-43 a 86.67 acre tract and the south line of said 179.402 acre tract, a  
 4-44 distance of 1005.09 feet (record - 1005.27 feet) to a 1/2" rebar  
 4-45 found for the northeast corner of the 85.28 acre remainder of an  
 4-46 86.67 acre tract and being in the west line of a 136.97 acre tract of  
 4-47 land conveyed to Bonnett Enterprises, Ltd by instrument of record  
 4-48 in Doc. No. 2008035426 of the Official Public Records of Williamson  
 4-49 County, Texas, from which a 1/2" rebar found for the northwest  
 4-50 corner of said 136.97 acre tract and being an angle point in the  
 4-51 south line of the 179.402 acre tract, bears North 19°30'07" West  
 4-52 feet (record - North 21°20'35" West) a distance of 13.42 feet;

4-53 THENCE South 21°21'47" East (record - South 21°20'35" East),  
 4-54 along the easterly line of the 85.28 acre remainder of an 86.67 acre  
 4-55 tract and the west line of the 136.97 acre tract, a distance of  
 4-56 748.32 feet (record - 748.32 feet) to a 1/2" rebar set with plastic  
 4-57 cap which reads "Baseline Inc";

4-58 THENCE South 21°27'41" East (record - South 21°28'13" East),  
 4-59 along the easterly line of the 85.28 acre remainder of an 86.67 acre  
 4-60 tract, the easterly line of the 217.19 acre tract, and the west line  
 4-61 of the 136.97 acre tract, a distance of 639.93 feet (record - 639.95  
 4-62 feet) to a 1/2" rebar found;

4-63 THENCE along the easterly line of the 217.19 acre tract and  
 4-64 the west line of the 136.97 acre tract, the following two (2)  
 4-65 courses:

4-66 1. South 21°41'13" East a distance of 690.87 feet (record -  
 4-67 South 21°41'53" East a distance of 690.92 feet) to a 1/2" rebar set  
 4-68 with plastic cap which reads "Baseline Inc";

4-69 2. South 21°42'40" East a distance of 244.94 feet (record -

5-1 South 21°44'40" East a distance of 245.32 feet) to a 1/2" rebar found  
5-2 for the southwest corner of the 136.97 acre tract and the northwest  
5-3 corner of a remainder of a 5.00 acre tract of land conveyed to  
5-4 Timothy L. Gibson and Bridget Ann Gibson by deed of record in Volume  
5-5 2508, Page 6 of the Deed Records of Williamson County, Texas;  
5-6 THENCE South 21°06'46" East (record - South 21°03'11" East),  
5-7 along the easterly line of the 217.19 acre tract, the west line of  
5-8 said remainder of 5.00 acre tract, and along the west line of a  
5-9 3.066 acre tract of land conveyed to Mark Alexander, Bridget  
5-10 Gibson, and Cheryl Cervenka by instrument of record in Doc.  
5-11 No. 2013017775 of the Official Public Records of Williamson County,  
5-12 a distance of 428.37 feet (record - 428.94 feet) to a 1/2" rebar  
5-13 found for the southwest corner of said 3.066 acre tract and the  
5-14 northwest corner of a 5.00 tract of land conveyed to Mark Alexander  
5-15 and Joann Alexander by instrument of record in Doc. No. 199802644  
5-16 of the Official Records of Williamson County;  
5-17 THENCE South 21°33'31" East (record - South 21°34'03" East),  
5-18 along the easterly line of the 217.19 acre tract and the west line  
5-19 of said of 5.00 acre tract , a distance of 599.88 feet (record -  
5-20 599.79 feet) to a 1/2" rebar found for the southwest corner of said  
5-21 5.00 acre tract and being an angle point in the westerly line of a  
5-22 76.97 tract of land conveyed to Alice Catherine Alexander by deed of  
5-23 record in Volume 611, Page 699 of the Deed Records of Williamson  
5-24 County, Texas,  
5-25 THENCE along the easterly line of the 217.19 acre tract and  
5-26 the westerly line of said 76.97 acre tract, the following two (2)  
5-27 courses:  
5-28 1. South 21°54'00" East a distance of 269.26 feet (record -  
5-29 South 21°53'51" East a distance of 269.06 feet) to a 1/2" rebar  
5-30 found;  
5-31 2. South 22°09'33" East a distance of 62.24 feet (record -  
5-32 South 21°54'42" East a distance of 62.48 feet) to a 1/2" rebar found  
5-33 for the northwest corner of a 5.00 acre tract of land conveyed to  
5-34 Victor E. Landig, Jr. and Cathy Jayne Landig by instrument of record  
5-35 in Doc. No. 2006029147 of the Official Public. Records of  
5-36 Williamson County;  
5-37 THENCE South 22°03'28" East (record - South 22°03'22" East),  
5-38 along the easterly line of the 217.19 acre tract and the west line  
5-39 of said 5.00 acre tract, a distance of 560.54 feet (record - 560.34  
5-40 feet) to a 1/2" rebar found for the southwest corner of the 5.00  
5-41 acre tract;  
5-42 THENCE crossing through the 217.19 acre tract the following  
5-43 two (2) courses:  
5-44 1. South 68°51'37" West a distance of 844.71 feet to a  
5-45 calculated point;  
5-46 2. South 67°04'21" West a distance of 357.92 feet to a  
5-47 calculated point in the west line of the 217.19 acre tract and the  
5-48 easterly right-of-way line of said County Road 266;  
5-49 THENCE along the westerly line of the 217.19 acre tract and  
5-50 the easterly right-of-way line of County Road 266, the following  
5-51 twenty six (26) courses:  
5-52 1. North 29°55'12" West (record - North 29°51'30" West) a  
5-53 distance of 20.03 feet to a 1/2" rebar found;  
5-54 2. North 38°45'21" West a distance of 234.78 feet (record -  
5-55 North 38°45'24" West a distance of 234.82 feet) to a 1/2" rebar  
5-56 found;  
5-57 3. North 36°40'10" West a distance of 136.61 feet (record -  
5-58 North 36°39'51" West a distance of 136.69 feet) to a 1/2" rebar  
5-59 found;  
5-60 4. North 37°05'41" West a distance of 94.55 feet (record -  
5-61 North 37°05'30" West a distance of 94.46 feet) to a 1/2" rebar found;  
5-62 5. North 36°08'55" West a distance of 82.59 feet (record -  
5-63 North 36°10'02" West a distance of 82.65 feet) to a 1/2" rebar found;  
5-64 6. North 53°44'13" West a distance of 101.89 feet (record -  
5-65 North 53°43'49" West a distance of 101.84 feet) to a 1/2" rebar  
5-66 found;  
5-67 7. North 54°16'13" West a distance of 57.61 feet (record -  
5-68 North 54°18'48" West a distance of 57.52 feet) to a 1/2" rebar found;  
5-69 8. North 58°49'06" West a distance of 139.71 feet (record -

6-1 North 58°49'51" West a distance of 139.71 feet) to a 1/2" rebar  
6-2 found;  
6-3 9. North 59°02'12" West a distance of 88.23 feet (record -  
6-4 North 59°00'12" West a distance of 88.22 feet) to a 1/2" rebar found;  
6-5 10. North 58°37'10" West a distance of 215.17 feet (record -  
6-6 North 58°37'31" West a distance of 215.26 feet) to a 1/2" rebar  
6-7 found;  
6-8 11. North 58°09'02" West a distance of 178.14 feet (record -  
6-9 North 58°09'15" West a distance of 178.13 feet) to a 1/2" rebar  
6-10 found;  
6-11 12. North 60°08'02" West a distance of 116.38 feet (record -  
6-12 North 60°08'24" West a distance of 116.32 feet) to a 60d nail found;  
6-13 13. North 57°27'15" West a distance of 160.15 feet (record -  
6-14 North 57°26'31" West a distance of 160.19 feet) to a 1/2" rebar  
6-15 found;  
6-16 14. North 57°20'46" West a distance of 51.68 feet (record -  
6-17 North 57°22'06" West a distance of 51.66 feet) to a 60d nail found;  
6-18 15. North 54°51'18" West a distance of 71.89 feet (record -  
6-19 North 54°46'53" West a distance of 71.95 feet) to a 1/2" rebar found;  
6-20 16. North 60°47'05" West a distance of 115.69 feet (record -  
6-21 North 60°47'07" West a distance of 115.55 feet) to a 1/2" rebar  
6-22 found;  
6-23 17. North 60°15'04" West a distance of 55.78 feet (record -  
6-24 North 60°37'16" West a distance of 55.96 feet) to a 60d nail found;  
6-25 18. North 71°12'58" West a distance of 218.95 feet (record -  
6-26 North 71°09'12" West a distance of 218.79 feet) to a 1/2" rebar  
6-27 found;  
6-28 19. North 63°36'05" West a distance of 22.35 feet (record -  
6-29 North 63°40'21" West a distance of 22.25 feet) to a 60d nail found;  
6-30 20. North 62°46'02" West a distance of 79.62 feet (record -  
6-31 North 63°40'21" West a distance of 22.25 feet) to a 60d nail found;  
6-32 21. North 61°47'42" West a distance of 242.11 feet (record -  
6-33 North 61°45'24" West a distance of 242.01 feet) to a 60d nail found;  
6-34 22. North 58°44'40" West a distance of 240.81 feet (record -  
6-35 North 58°46'48" West a distance of 240.82 feet) to a 60d nail found  
6-36 in a fence post;  
6-37 23. North 49°47'23" West a distance of 101.30 feet (record -  
6-38 North 49°47'33" West a distance of 101.21 feet) to a 60d nail found  
6-39 in a fence post;  
6-40 24. North 45°39'04" West a distance of 174.54 feet (record -  
6-41 North 45°37'29" West a distance of 174.58 feet) to a 1/2" rebar  
6-42 found;  
6-43 25. North 36°52'51" West a distance of 53.64 feet (record -  
6-44 North 36°54'30" West a distance of 53.63 feet) to a 60d nail found;  
6-45 26. North 29°06'17" West a distance of 437.83 feet (record -  
6-46 North 29°06'04" West a distance of 437.95 feet) to a 1/2" rebar found  
6-47 for the northwest corner of the 217.19 acre tract and the southwest  
6-48 corner of the remainder of a 86.67 acre tract;  
6-49 THENCE along the westerly line of the remainder of a 86.67  
6-50 acre tract and the easterly right-of-way line of County Road 266,  
6-51 the following five (5) courses:  
6-52 1. North 27°50'09" West a distance of 386.84 feet (record -  
6-53 North 27°50'48" West a distance of 386.63 feet) to a 1/2" rebar  
6-54 found;  
6-55 2. North 26°13'46" West a distance of 581.24 feet (record -  
6-56 North 26°12'47" West a distance of 581.36 feet) to a 1/2" rebar  
6-57 found;  
6-58 3. North 17°57'38" West a distance of 192.26 feet (record -  
6-59 North 17°59'19" West a distance of 192.21 feet) to a 1/2" rebar  
6-60 found;  
6-61 4. North 13°15'16" West a distance of 67.93 feet (record -  
6-62 North 13°20'48" West a distance of 68.02 feet) to a steel fence post;  
6-63 5. North 12°46'29" West (record - North 12°42'39" West) a  
6-64 distance of 55.69 feet to the POINT OF BEGINNING.  
6-65 This tract contains 224.01 acres of land, more or less, out of  
6-66 the William H. Monroe Survey, Abstract Number 453, and the Henry  
6-67 Garmes Survey, Abstract no. 269, both in Williamson County, Texas.  
6-68 SECTION 3. (a) The legal notice of the intention to  
6-69 introduce this Act, setting forth the general substance of this

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

7-6 (b) The governor, one of the required recipients, has  
7-7 submitted the notice and Act to the Texas Commission on  
7-8 Environmental Quality.

7-9 (c) The Texas Commission on Environmental Quality has filed  
7-10 its recommendations relating to this Act with the governor, the  
7-11 lieutenant governor, and the speaker of the house of  
7-12 representatives within the required time.

7-13 (d) All requirements of the constitution and laws of this  
7-14 state and the rules and procedures of the legislature with respect  
7-15 to the notice, introduction, and passage of this Act are fulfilled  
7-16 and accomplished.

7-17 SECTION 4. (a) If this Act does not receive a two-thirds  
7-18 vote of all the members elected to each house, Subchapter C, Chapter  
7-19 7935, Special District Local Laws Code, as added by Section 1 of  
7-20 this Act, is amended by adding Section 7935.106 to read as follows:

7-21 Sec. 7935.106. NO EMINENT DOMAIN POWER. The district may  
7-22 not exercise the power of eminent domain.

7-23 (b) This section is not intended to be an expression of a  
7-24 legislative interpretation of the requirements of Section 17(c),  
7-25 Article I, Texas Constitution.

7-26 SECTION 5. This Act takes effect immediately if it receives  
7-27 a vote of two-thirds of all the members elected to each house, as  
7-28 provided by Section 39, Article III, Texas Constitution. If this  
7-29 Act does not receive the vote necessary for immediate effect, this  
7-30 Act takes effect September 1, 2015.

7-31

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