

1-1 By: Isaac (Senate Sponsor - Campbell) H.B. No. 4183
 1-2 (In the Senate - Received from the House May 13, 2015;
 1-3 May 13, 2015, read first time and referred to Committee on
 1-4 Intergovernmental Relations; May 14, 2015, rereferred to Committee
 1-5 on Administration; May 21, 2015, reported favorably by the
 1-6 following vote: Yeas 6, Nays 0; May 21, 2015, sent to printer.)

1-7 COMMITTEE VOTE

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

1-16 A BILL TO BE ENTITLED
 1-17 AN ACT

1-18 relating to the creation of the Hays County Municipal Utility
 1-19 District No. 7; granting a limited power of eminent domain;
 1-20 providing authority to issue bonds; providing authority to impose
 1-21 assessments, fees, and taxes.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-23 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-24 Code, is amended by adding Chapter 7916 to read as follows:

1-25 CHAPTER 7916. HAYS COUNTY MUNICIPAL UTILITY DISTRICT NO. 7

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 7916.001. DEFINITIONS. In this chapter:

1-28 (1) "Board" means the district's board of directors.

1-29 (2) "Commission" means the Texas Commission on

1-30 Environmental Quality.

1-31 (3) "Director" means a board member.

1-32 (4) "District" means the Hays County Municipal Utility
 1-33 District No. 7.

1-34 Sec. 7916.002. NATURE OF DISTRICT. The district is a
 1-35 municipal utility district created under Section 59, Article XVI,
 1-36 Texas Constitution.

1-37 Sec. 7916.003. CONFIRMATION AND DIRECTORS' ELECTION
 1-38 REQUIRED. The temporary directors shall hold an election to
 1-39 confirm the creation of the district and to elect five permanent
 1-40 directors as provided by Section 49.102, Water Code.

1-41 Sec. 7916.004. CONSENT OF MUNICIPALITY REQUIRED. The
 1-42 temporary directors may not hold an election under Section 7916.003
 1-43 until each municipality in whose corporate limits or
 1-44 extraterritorial jurisdiction the district is located has
 1-45 consented by ordinance or resolution to the creation of the
 1-46 district and to the inclusion of land in the district.

1-47 Sec. 7916.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)
 1-48 The district is created to serve a public purpose and benefit.

1-49 (b) The district is created to accomplish the purposes of:

1-50 (1) a municipal utility district as provided by
 1-51 general law and Section 59, Article XVI, Texas Constitution; and

1-52 (2) Section 52, Article III, Texas Constitution, that
 1-53 relate to the construction, acquisition, improvement, operation,
 1-54 or maintenance of macadamized, graveled, or paved roads, or
 1-55 improvements, including storm drainage, in aid of those roads.

1-56 Sec. 7916.006. INITIAL DISTRICT TERRITORY. (a) The
 1-57 district is initially composed of the territory described by
 1-58 Section 2 of the Act enacting this chapter.

1-59 (b) The boundaries and field notes contained in Section 2 of
 1-60 the Act enacting this chapter form a closure. A mistake made in the
 1-61 field notes or in copying the field notes in the legislative process

2-1 does not affect the district's:

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

2-3 (2) right to issue any type of bond for the purposes
2-4 for which the district is created or to pay the principal of and
2-5 interest on a bond;

2-6 (3) right to impose a tax; or

2-7 (4) legality or operation.

2-8 SUBCHAPTER B. BOARD OF DIRECTORS

2-9 Sec. 7916.051. GOVERNING BODY; TERMS. (a) The district is
2-10 governed by a board of five elected directors.

2-11 (b) Except as provided by Section 7916.052, directors serve
2-12 staggered four-year terms.

2-13 Sec. 7916.052. TEMPORARY DIRECTORS. (a) On or after the
2-14 effective date of the Act enacting this chapter, the owner or owners
2-15 of a majority of the assessed value of the real property in the
2-16 district may submit a petition to the commission requesting that
2-17 the commission appoint as temporary directors the five persons
2-18 named in the petition. The commission shall appoint as temporary
2-19 directors the five persons named in the petition.

2-20 (b) Temporary directors serve until the earlier of:

2-21 (1) the date permanent directors are elected under
2-22 Section 7916.003; or

2-23 (2) the fourth anniversary of the effective date of
2-24 the Act enacting this chapter.

2-25 (c) If permanent directors have not been elected under
2-26 Section 7916.003 and the terms of the temporary directors have
2-27 expired, successor temporary directors shall be appointed or
2-28 reappointed as provided by Subsection (d) to serve terms that
2-29 expire on the earlier of:

2-30 (1) the date permanent directors are elected under
2-31 Section 7916.003; or

2-32 (2) the fourth anniversary of the date of the
2-33 appointment or reappointment.

2-34 (d) If Subsection (c) applies, the owner or owners of a
2-35 majority of the assessed value of the real property in the district
2-36 may submit a petition to the commission requesting that the
2-37 commission appoint as successor temporary directors the five
2-38 persons named in the petition. The commission shall appoint as
2-39 successor temporary directors the five persons named in the
2-40 petition.

2-41 SUBCHAPTER C. POWERS AND DUTIES

2-42 Sec. 7916.101. GENERAL POWERS AND DUTIES. The district has
2-43 the powers and duties necessary to accomplish the purposes for
2-44 which the district is created.

2-45 Sec. 7916.102. MUNICIPAL UTILITY DISTRICT POWERS AND
2-46 DUTIES. The district has the powers and duties provided by the
2-47 general law of this state, including Chapters 49 and 54, Water Code,
2-48 applicable to municipal utility districts created under Section 59,
2-49 Article XVI, Texas Constitution.

2-50 Sec. 7916.103. AUTHORITY FOR ROAD PROJECTS. Under Section
2-51 52, Article III, Texas Constitution, the district may design,
2-52 acquire, construct, finance, issue bonds for, improve, operate,
2-53 maintain, and convey to this state, a county, or a municipality for
2-54 operation and maintenance macadamized, graveled, or paved roads, or
2-55 improvements, including storm drainage, in aid of those roads.

2-56 Sec. 7916.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road
2-57 project must meet all applicable construction standards, zoning and
2-58 subdivision requirements, and regulations of each municipality in
2-59 whose corporate limits or extraterritorial jurisdiction the road
2-60 project is located.

2-61 (b) If a road project is not located in the corporate limits
2-62 or extraterritorial jurisdiction of a municipality, the road
2-63 project must meet all applicable construction standards,
2-64 subdivision requirements, and regulations of each county in which
2-65 the road project is located.

2-66 (c) If the state will maintain and operate the road, the
2-67 Texas Transportation Commission must approve the plans and
2-68 specifications of the road project.

2-69 Sec. 7916.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE

3-1 OR RESOLUTION. The district shall comply with all applicable
3-2 requirements of any ordinance or resolution that is adopted under
3-3 Section 54.016 or 54.0165, Water Code, and that consents to the
3-4 creation of the district or to the inclusion of land in the
3-5 district.

3-6 SUBCHAPTER D. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

3-7 Sec. 7916.151. DIVISION OF DISTRICT; PREREQUISITES. The
3-8 district may be divided into two or more new districts only if the
3-9 district:

- 3-10 (1) has never issued any bonds; and
- 3-11 (2) is not imposing ad valorem taxes.

3-12 Sec. 7916.152. LAW APPLICABLE TO NEW DISTRICT. This
3-13 chapter applies to any new district created by division of the
3-14 district, and a new district has all the powers and duties of the
3-15 district.

3-16 Sec. 7916.153. LIMITATION ON AREA OF NEW DISTRICT. A new
3-17 district created by the division of the district may not, at the
3-18 time the new district is created, contain any land outside the area
3-19 described by Section 2 of the Act enacting this chapter.

3-20 Sec. 7916.154. DIVISION PROCEDURES. (a) The board, on its
3-21 own motion or on receipt of a petition signed by the owner or owners
3-22 of a majority of the assessed value of the real property in the
3-23 district, may adopt an order dividing the district.

3-24 (b) The board may adopt an order dividing the district
3-25 before or after the date the board holds an election under Section
3-26 7916.003 to confirm the district's creation.

3-27 (c) An order dividing the district must:

- 3-28 (1) name each new district;
- 3-29 (2) include the metes and bounds description of the
3-30 territory of each new district;
- 3-31 (3) appoint temporary directors for each new district;

3-32 and
3-33 (4) provide for the division of assets and liabilities
3-34 between the new districts.

3-35 (d) On or before the 30th day after the date of adoption of
3-36 an order dividing the district, the district shall file the order
3-37 with the commission and record the order in the real property
3-38 records of each county in which the district is located.

3-39 Sec. 7916.155. CONFIRMATION ELECTION FOR NEW DISTRICT. (a)
3-40 A new district created by the division of the district shall hold a
3-41 confirmation and directors' election as required by Section
3-42 7916.003.

3-43 (b) If the creation of the new district is confirmed, the
3-44 new district shall provide the election date and results to the
3-45 commission.

3-46 Sec. 7916.156. TAX OR BOND ELECTION. Before a new district
3-47 created by the division of the district may impose a maintenance tax
3-48 or issue bonds payable wholly or partly from ad valorem taxes, the
3-49 new district must hold an election as required by this chapter to
3-50 obtain voter approval.

3-51 Sec. 7916.157. MUNICIPAL CONSENT. Municipal consent to the
3-52 creation of the district and to the inclusion of land in the
3-53 district granted under Section 7916.004 acts as municipal consent
3-54 to the creation of any new district created by the division of the
3-55 district and to the inclusion of land in the new district.

3-56 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS

3-57 Sec. 7916.201. ELECTIONS REGARDING TAXES OR BONDS. (a) The
3-58 district may issue, without an election, bonds and other
3-59 obligations secured by:

- 3-60 (1) revenue other than ad valorem taxes; or
- 3-61 (2) contract payments described by Section 7916.203.

3-62 (b) The district must hold an election in the manner
3-63 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-64 before the district may impose an ad valorem tax or issue bonds
3-65 payable from ad valorem taxes.

3-66 (c) The district may not issue bonds payable from ad valorem
3-67 taxes to finance a road project unless the issuance is approved by a
3-68 vote of a two-thirds majority of the district voters voting at an
3-69 election held for that purpose.

4-1 Sec. 7916.202. OPERATION AND MAINTENANCE TAX. (a) If
4-2 authorized at an election held under Section 7916.201, the district
4-3 may impose an operation and maintenance tax on taxable property in
4-4 the district in accordance with Section 49.107, Water Code.

4-5 (b) The board shall determine the tax rate. The rate may not
4-6 exceed the rate approved at the election.

4-7 Sec. 7916.203. CONTRACT TAXES. (a) In accordance with
4-8 Section 49.108, Water Code, the district may impose a tax other than
4-9 an operation and maintenance tax and use the revenue derived from
4-10 the tax to make payments under a contract after the provisions of
4-11 the contract have been approved by a majority of the district voters
4-12 voting at an election held for that purpose.

4-13 (b) A contract approved by the district voters may contain a
4-14 provision stating that the contract may be modified or amended by
4-15 the board without further voter approval.

4-16 SUBCHAPTER F. BONDS AND OTHER OBLIGATIONS

4-17 Sec. 7916.251. AUTHORITY TO ISSUE BONDS AND OTHER
4-18 OBLIGATIONS. The district may issue bonds or other obligations
4-19 payable wholly or partly from ad valorem taxes, impact fees,
4-20 revenue, contract payments, grants, or other district money, or any
4-21 combination of those sources, to pay for any authorized district
4-22 purpose.

4-23 Sec. 7916.252. TAXES FOR BONDS. At the time the district
4-24 issues bonds payable wholly or partly from ad valorem taxes, the
4-25 board shall provide for the annual imposition of a continuing
4-26 direct ad valorem tax, without limit as to rate or amount, while all
4-27 or part of the bonds are outstanding as required and in the manner
4-28 provided by Sections 54.601 and 54.602, Water Code.

4-29 Sec. 7916.253. BONDS FOR ROAD PROJECTS. At the time of
4-30 issuance, the total principal amount of bonds or other obligations
4-31 issued or incurred to finance road projects and payable from ad
4-32 valorem taxes may not exceed one-fourth of the assessed value of the
4-33 real property in the district.

4-34 SECTION 2. The Hays County Municipal Utility District No. 7
4-35 initially includes all the territory contained in the following
4-36 area:

4-37 DESCRIPTION OF NINE (9) PARCELS OF LAND (1) CALLED TO BE
4-38 1051.23 ACRES OF LAND OUT OF THE ANTHONY G. DAVY SURVEY NO. 38,
4-39 A-148, THE MARCUS D. RAPER SURVEY NO. 37, A-394, AND THE EDWARD W.
4-40 BROWN SURVEY NO. 136, A-44, DESCRIBED IN A DEED TO ANARENE
4-41 INVESTMENTS, LTD., OF RECORD IN VOLUME 2639, PAGE 410, OF THE
4-42 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS, (2) CALLED TO BE 206.2
4-43 ACRES OF LAND OUT OF THE EDWARD W. BROWN SURVEY NO. 136, A-44, AND
4-44 THE PHILIP A. SMITH SURVEY NO. 26, A-415, DESCRIBED IN A DEED TO
4-45 ANARENE INVESTMENTS, LTD., OF RECORD IN VOLUME 2639, PAGE 403, OF
4-46 THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (3) CALLED TO BE
4-47 139.16 ACRES OUT OF THE ANTHONY G. DAVY SURVEY NO. 38, A-148,
4-48 DESCRIBED AS TRACT 1, (4) CALLED TO BE 11.02 ACRES OUT OF THE
4-49 ANTHONY G. DAVY SURVEY NO. 39, A-148, DESCRIBED AS TRACT 2, (5)
4-50 CALLED TO BE 11.00 ACRES OUT OF THE ANTHONY G. DAVY SURVEY NO. 38,
4-51 A-148, DESCRIBED AS TRACT 3, (6) CALLED TO BE 11.05 ACRES OUT OF THE
4-52 ANTHONY G. DAVY SURVEY NO. 38, A-148, DESCRIBED AS TRACT 4, (7)
4-53 CALLED TO BE 226.11 ACRES OUT OF THE EDWARD W. BROWN SURVEY NO. 136,
4-54 A-44, DESCRIBED AS TRACT 5, SAVE AND EXCEPT 25.7398 ACRES DESCRIBED
4-55 IN A DEED TO THE CITY OF DRIPPING SPRINGS, OF RECORD IN VOLUME 4467,
4-56 PAGE 508, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (8)
4-57 CALLED TO BE 17.80 ACRES OUT OF THE GEORGE W. LINDSEY SURVEY NO.
4-58 138, A-280, AND THE EDWARD W. BROWN SURVEY NO. 136, A-44, (3-8) ALL
4-59 DESCRIBED IN A DEED TO ANARENE INVESTMENTS, LTD., OF RECORD IN
4-60 VOLUME 2639, PAGE 420, OF THE OFFICIAL PUBLIC RECORDS OF HAYS
4-61 COUNTY, TEXAS, AND (9) CALLED TO BE 29.78 ACRES, DESCRIBED IN A DEED
4-62 TO ANARENE INVESTMENTS, LTD, OF RECORD IN VOLUME 2639, PAGE 400, OF
4-63 THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THE FOLLOWING
4-64 DESCRIPTION IS A COMPILATION OF INFORMATION FROM THE ABOVE
4-65 MENTIONED DEEDS OF RECORD AND IN NO WAY REPRESENTS A SURVEY ON THE
4-66 GROUND.

4-67 BEGINNING in the easterly right-of-way of Ranch Road 12, at
4-68 the northwest corner of said 1051.23 acre tract;

4-69 THENCE, with the northerly and easterly lines of said 1051.23

5-1 acre tract the following nineteen (19) courses:

5-2 1) N 84° 54' 13" E, 41.10 feet;

5-3 2) S 54° 58' 12" E, 349.54 feet;

5-4 3) S 46° 30' 30" E, 373.94 feet;

5-5 4) S 75° 31' 52" E, 280.39 feet;

5-6 5) S 87° 28' 36" E, 509.18 feet;

5-7 6) N 70° 52' 58" E, 436.06 feet;

5-8 7) N 74° 15' 19" E, 335.56 feet;

5-9 8) S 60° 04' 22" E, 195.80 feet;

5-10 9) S 28° 26' 22" E, 244.50 feet;

5-11 10) S 01° 37' 38" W, 503.50 feet;

5-12 11) S 16° 09' 38" W, 587.50 feet;

5-13 12) S 34° 41' 38" W, 697.70 feet;

5-14 13) S 09° 57' 38" W, 414.80 feet;

5-15 14) S 20° 16' 22" E, 327.40 feet;

5-16 15) S 37° 29' 22" E, 126.60 feet;

5-17 16) S 54° 33' 38" W, 280.20 feet;

5-18 17) S 62° 30' 22" E, 466.67 feet;

5-19 18) S 58° 21' 22" E, 511.36 feet;

5-20 19) S 27° 42' 18" W, 4426.48 feet to the most northerly

5-21 corner of said 29.78 acre tract;

5-22 THENCE, with the easterly line of said 29.78 acre tract, the

5-23 following two (2) courses:

5-24 1) S 29° 36' 26" E, 931/41 feet;

5-25 2) S 60° 36' 50" W 1551.06 feet to the northeast corner of

5-26 said 206.2 acre tract;

5-27 THENCE, with the east line of said 206.2 acre tract the

5-28 following fifteen (15) courses:

5-29 1) S 24° 30' 16" E, 46.65 feet;

5-30 2) S 15° 29' 56" E, 280.55 feet;

5-31 3) S 15° 36' 02" E, 182.44 feet;

5-32 4) S 06° 30' 37" W, 104.00 feet;

5-33 5) S 02° 19' 28" E, 55.08 feet;

5-34 6) S 14° 50' 58" W, 71.24 feet;

5-35 7) S 07° 20' 07" W, 154.45 feet;

5-36 8) S 07° 07' 05" W, 263.18 feet;

5-37 9) S 17° 20' 44" W, 196.99 feet;

5-38 10) S 01° 55' 39" W 330.60 feet;

5-39 11) S 01° 28' 16" W, 273.89 feet;

5-40 12) S 04° 26' 22" E, 42.77 feet;

5-41 13) S 00° 29' 14" E 238.72 feet;

5-42 14) S 00° 26' 31" W, 353.54 feet;

5-43 15) S 01° 05' 28" W, 706.28 feet to the southeast corner of

5-44 said 206.2 acre tract;

5-45 THENCE, with the south line of said 206.28 acre tract, the

5-46 following three (3) courses:

5-47 1) N 87° 23' W, 482.22 feet;

5-48 2) N 84° 43' W, 425.43 feet;

5-49 3) N 84° 47' W, 587.97 feet to the southwest corner of said

5-50 206.2 acre tract;

5-51 THENCE, with the westerly line of said 206.2 acre tract, the

5-52 following four (4) courses:

5-53 1) N 35° 19' 20" W, 1263.76 feet;

5-54 2) N 41° 23' 11" W, 1696.56 feet;

5-55 3) N 41° 43' 03" W, 764.40 feet;

5-56 4) N 41° 16' 40" W, 437.00 feet to a point in the south line

5-57 of said 1051.23 acre tract at the northwest corner of said 206.2

5-58 acre tract;

5-59 THENCE, S 88° 07' 17"W, approximately 443.3 feet (calculated)

5-60 to the most southerly southwest corner of said 1051.23 acre tract;

5-61 THENCE, with a westerly line of said 1051.23 acre tract, the

5-62 following nine (9) courses:

5-63 1) N 03° 04' 29" W, 631.00 feet;

5-64 2) N 74° 12' 57" E, 295.30 feet;

5-65 3) N 64° 28' 29" E, 427.51 feet;

5-66 4) N 02° 32' 52" E 669.83 feet;

5-67 5) N 86 13' 48" W, 349.56 feet;

5-68 6) N 03° 46' 12" E, 50.00 feet;

5-69 7) N 86° 13' 48" W, 120.00 feet;

6-1 8) N 03° 46' 12" E, 40.00 feet;
6-2 9) N 86° 13' 48" W, 418.83 feet to a point in the west
6-3 right-of-way line of said Ranch Road 12, at the most westerly
6-4 southwest corner of said 1051.23 acre tract;
6-5 THENCE, S 26° 09' 19" W, across said Ranch Road 12, 456.1 feet
6-6 (calculated), to the southeast corner of said 226.11 acre tract;
6-7 THENCE, N 27° 34' W, with the south line of said 226.11 acre
6-8 tract, 325.2 feet (calculated) to the southeast corner of said
6-9 25.7398 acre tract out of said 226.11 acre tract;
6-10 THENCE, N 14° 36' 32" E, with the easterly line of said 25.7398
6-11 acre tract, 1469.96 feet;
6-12 THENCE, N 49° 13' 13" W, with the northerly line of said
6-13 25.7398 acre tract, 598.82 feet;
6-14 THENCE, S 45° 59' 39" W, with the westerly line of said 25.7398
6-15 acre tract, 1153.28 feet to a point in the south line of said 226.11
6-16 acre tract, at the southwest corner of said 25.7398 acre tract;
6-17 THENCE, N 46° 16' W, with the southerly line of said 226.11
6-18 acre tract, 4567.50 feet to the southwest corner of said 226.11 acre
6-19 tract;
6-20 THENCE, with the west line of said 226.11 acre tract, the
6-21 following five (5) courses:
6-22 1) N 00° 25' W, 453.14 feet;
6-23 2) N 00° 31' W 460.69 feet;
6-24 3) N 00° 13' W, 335.96 feet;
6-25 4) N 00° 10' W, 332.87 feet;
6-26 5) N 00° 02' E, 70.40 feet to the northwest corner of said
6-27 226.11 acre tract;
6-28 THENCE, S 60° 00' E, with the northerly line of said 226.11
6-29 acre tract, 4804.0 feet (calculated) to the southwest corner of
6-30 said 17.80 acre tract;
6-31 THENCE, with the westerly line of said 17.80 acre tract, the
6-32 following three (3) courses:
6-33 1) N 29° 48' E, 406.76 feet;
6-34 2) N 62° 27' W, 425.33 feet;
6-35 3) N 29° 48' E, 385.15 feet passing the southerly
6-36 right-of-way line of a 50 foot roadway easement, and continuing for
6-37 a total distance of 410.34 feet to a point in the centerline of said
6-38 roadway easement at the northwest corner of said 17.80 acre tract;
6-39 THENCE, with the centerline of said right-of-way easement,
6-40 the following five (5) courses:
6-41 1) S 67° 33' E, 21.40 feet;
6-42 2) A curve to the left having an arc distance of 192.52 feet,
6-43 the chord of which bears S 86° 40' E, 188.97 feet;
6-44 3) N 74° 13' E, 544.89 feet;
6-45 4) A curve to the right having an arc distance of 192.03
6-46 feet, the chord of which bears S 86° 04' E, 188.26 feet;
6-47 5) S 66° 20' E, 109.07 feet to a point in the westerly
6-48 right-of-way line of said Ranch Road 12, at the northeast corner of
6-49 said 17.80 acre tract;
6-50 THENCE, with the westerly right-of-way line of said Ranch
6-51 Road 12, a curve to the right having a radius of 1959.86 feet, an arc
6-52 distance of 511.4 feet, and a chord which bears N 36° 06' 22" E,
6-53 510.0 feet (calculated) to the most southerly corner of said 11.05
6-54 acre tract;
6-55 THENCE, with the westerly line of said 11.05 acre tract, said
6-56 11.00 acre tract, and said 11.02 acre tract, the following four (4)
6-57 courses:
6-58 1) N 04° 48' W, 327.50 feet;
6-59 2) N 41° 55' E, 114.00 feet;
6-60 3) S 75° 06' E, 117.50 feet;
6-61 4) N 09° 37' W, at 852.55 feet passing the northwesterly
6-62 corner of said 11.05 acre tract, same being the southwesterly
6-63 corner of said 11.00 acre tract, at 1402.67 feet, passing the
6-64 northwesterly corner of said 11.00 acre tract, same being the
6-65 southwesterly corner of said 11.02 acre tract, and continuing for a
6-66 total distance of 1833.86 feet to the northwesterly corner of said
6-67 11.02 acre tract;
6-68 THENCE, S 58° 44' E, with the northerly line of said 11.02 acre
6-69 tract, 1614.18 feet to a point in the westerly right-of-way line of

7-1 said Ranch Road 12, at the northeasterly corner of said 11.02 acre
7-2 tract;
7-3 THENCE, N 29° 01' 42" E, with the westerly right-of-way line
7-4 of said Ranch Road 12, 1614.9 feet (calculated) to the most easterly
7-5 southeast corner of said 139.16 acre tract;
7-6 THENCE, N 58° 44' W, with the easterly south line of said
7-7 139.16 acre tract, 600.00 feet to an ell corner of said 139.16 acre
7-8 tract;
7-9 THENCE, with an easterly line of said 139.16 acre tract, the
7-10 following four (4) courses:
7-11 1) S 31° 16' W, 446.38 feet;
7-12 2) S 39° 56' W, 156.68 feet;
7-13 3) S 08° 04' E, 37.25 feet;
7-14 4) S 31° 16' W, 469.92 feet to the most southerly southeast
7-15 corner of said 139.16 acre tract;
7-16 THENCE, N 58° 44' W, with the westerly south line of said
7-17 139.16 acre tract, 1466.48 feet to the most southerly southwest
7-18 corner of said 139.16 acre tract;
7-19 THENCE, with the westerly line of said 139.16 acre tract, the
7-20 following four (4) courses:
7-21 1) N 09° 36' W, 910.69 feet;
7-22 2) N 29° 46' E, 541.97 feet;
7-23 3) N 29° 51' E, 867.20 feet;
7-24 4) N 29° 58' E, 537.44 feet to the northwest corner of said
7-25 139.16 acre tract;
7-26 THENCE, with the northerly line of said 139.16 acre tract,
7-27 the following thirteen (13) courses:
7-28 1) S 42° 30' E, 225.80 feet;
7-29 2) S 17° 52' E, 395.01 feet;
7-30 3) S 37° 43' E, 432.07 feet;
7-31 4) S 57° 56' E, 741.70 feet;
7-32 5) S 41° 58' E, 328.55 feet;
7-33 6) S 59° 20' E, 143.73 feet;
7-34 7) S 88° 59' E, 220.97 feet;
7-35 8) N 74° 41' E, 139.23 feet;
7-36 9) S 70° 49' E, 284.34 feet;
7-37 10) S 52° 43' E, 247.45 feet;
7-38 11) S 68° 29' E, 358.25 feet;
7-39 12) N 51° 55' E, 134.38 feet;
7-40 13) S 58° 25' E, 379.90 feet to a point in the westerly
7-41 right-of-way line of said Ranch Road 12, at the northeast corner of
7-42 said 139.16 acre tract;
7-43 THENCE, S 56° 03' 31" E, across said Ranch Road 12, 137.2 feet
7-44 (calculated), to the POINT OF BEGINNING.
7-45 SECTION 3. (a) The legal notice of the intention to
7-46 introduce this Act, setting forth the general substance of this
7-47 Act, has been published as provided by law, and the notice and a
7-48 copy of this Act have been furnished to all persons, agencies,
7-49 officials, or entities to which they are required to be furnished
7-50 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7-51 Government Code.
7-52 (b) The governor, one of the required recipients, has
7-53 submitted the notice and Act to the Texas Commission on
7-54 Environmental Quality.
7-55 (c) The Texas Commission on Environmental Quality has filed
7-56 its recommendations relating to this Act with the governor, the
7-57 lieutenant governor, and the speaker of the house of
7-58 representatives within the required time.
7-59 (d) All requirements of the constitution and laws of this
7-60 state and the rules and procedures of the legislature with respect
7-61 to the notice, introduction, and passage of this Act are fulfilled
7-62 and accomplished.
7-63 SECTION 4. (a) If this Act does not receive a two-thirds
7-64 vote of all the members elected to each house, Subchapter C, Chapter
7-65 7916, Special District Local Laws Code, as added by Section 1 of
7-66 this Act, is amended by adding Section 7916.106 to read as follows:
7-67 Sec. 7916.106. NO EMINENT DOMAIN POWER. The district may
7-68 not exercise the power of eminent domain.
7-69 (b) This section is not intended to be an expression of a

8-1 legislative interpretation of the requirements of Section 17(c),
8-2 Article I, Texas Constitution.

8-3 SECTION 5. This Act takes effect immediately if it receives
8-4 a vote of two-thirds of all the members elected to each house, as
8-5 provided by Section 39, Article III, Texas Constitution. If this
8-6 Act does not receive the vote necessary for immediate effect, this
8-7 Act takes effect September 1, 2015.

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