

1-1 By: Campbell S.B. No. 2072
 1-2 (In the Senate - Filed May 6, 2015; May 7, 2015, read first
 1-3 time and referred to Committee on Intergovernmental Relations;
 1-4 May 13, 2015, reported favorably by the following vote: Yeas 6,
 1-5 Nays 0; May 13, 2015, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13			X	
1-14	X			

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

1-17 relating to the creation of the Hays County Municipal Utility
 1-18 District No. 7; 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 7916 to read as follows:

1-24 CHAPTER 7916. HAYS COUNTY MUNICIPAL UTILITY DISTRICT NO. 7

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 7916.001. 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 Hays County Municipal Utility

1-32 District No. 7.

1-33 Sec. 7916.002. 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. 7916.003. 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. 7916.004. CONSENT OF MUNICIPALITY REQUIRED. The
 1-41 temporary directors may not hold an election under Section 7916.003
 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. 7916.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-47 (a) 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. 7916.006. 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

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

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

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

(b) Temporary directors serve until the earlier of:

(1) the date permanent directors are elected under Section 7916.003; or

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

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

(1) the date permanent directors are elected under Section 7916.003; or

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

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

SUBCHAPTER C. POWERS AND DUTIES

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

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

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

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

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

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

Sec. 7916.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE OR RESOLUTION. The district shall comply with all applicable

3-1 requirements of any ordinance or resolution that is adopted under
3-2 Section 54.016 or 54.0165, Water Code, and that consents to the
3-3 creation of the district or to the inclusion of land in the
3-4 district.

3-5 SUBCHAPTER D. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

3-6 Sec. 7916.151. DIVISION OF DISTRICT; PREREQUISITES. The
3-7 district may be divided into two or more new districts only if the
3-8 district:

- 3-9 (1) has never issued any bonds; and
- 3-10 (2) is not imposing ad valorem taxes.

3-11 Sec. 7916.152. LAW APPLICABLE TO NEW DISTRICT. This
3-12 chapter applies to any new district created by division of the
3-13 district, and a new district has all the powers and duties of the
3-14 district.

3-15 Sec. 7916.153. LIMITATION ON AREA OF NEW DISTRICT. A new
3-16 district created by the division of the district may not, at the
3-17 time the new district is created, contain any land outside the area
3-18 described by Section 2 of the Act enacting this chapter.

3-19 Sec. 7916.154. DIVISION PROCEDURES. (a) The board, on its
3-20 own motion or on receipt of a petition signed by the owner or owners
3-21 of a majority of the assessed value of the real property in the
3-22 district, may adopt an order dividing the district.

3-23 (b) The board may adopt an order dividing the district
3-24 before or after the date the board holds an election under Section
3-25 7916.003 to confirm the district's creation.

3-26 (c) An order dividing the district must:

- 3-27 (1) name each new district;
- 3-28 (2) include the metes and bounds description of the
3-29 territory of each new district;
- 3-30 (3) appoint temporary directors for each new district;

3-31 and
3-32 (4) provide for the division of assets and liabilities
3-33 between the new districts.

3-34 (d) On or before the 30th day after the date of adoption of
3-35 an order dividing the district, the district shall file the order
3-36 with the commission and record the order in the real property
3-37 records of each county in which the district is located.

3-38 Sec. 7916.155. CONFIRMATION ELECTION FOR NEW DISTRICT.

3-39 (a) A new district created by the division of the district shall
3-40 hold a confirmation and directors' election as required by Section
3-41 7916.003.

3-42 (b) If the creation of the new district is confirmed, the
3-43 new district shall provide the election date and results to the
3-44 commission.

3-45 Sec. 7916.156. TAX OR BOND ELECTION. Before a new district
3-46 created by the division of the district may impose a maintenance tax
3-47 or issue bonds payable wholly or partly from ad valorem taxes, the
3-48 new district must hold an election as required by this chapter to
3-49 obtain voter approval.

3-50 Sec. 7916.157. MUNICIPAL CONSENT. Municipal consent to the
3-51 creation of the district and to the inclusion of land in the
3-52 district granted under Section 7916.004 acts as municipal consent
3-53 to the creation of any new district created by the division of the
3-54 district and to the inclusion of land in the new district.

3-55 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS

3-56 Sec. 7916.201. ELECTIONS REGARDING TAXES OR BONDS.

3-57 (a) The district may issue, without an election, bonds and other
3-58 obligations secured by:

- 3-59 (1) revenue other than ad valorem taxes; or
- 3-60 (2) contract payments described by Section 7916.203.

3-61 (b) The district must hold an election in the manner
3-62 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-63 before the district may impose an ad valorem tax or issue bonds
3-64 payable from ad valorem taxes.

3-65 (c) The district may not issue bonds payable from ad valorem
3-66 taxes to finance a road project unless the issuance is approved by a
3-67 vote of a two-thirds majority of the district voters voting at an
3-68 election held for that purpose.

3-69 Sec. 7916.202. OPERATION AND MAINTENANCE TAX. (a) If

4-1 authorized at an election held under Section 7916.201, the district
4-2 may impose an operation and maintenance tax on taxable property in
4-3 the district in accordance with Section 49.107, Water Code.

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

4-6 Sec. 7916.203. CONTRACT TAXES. (a) In accordance with
4-7 Section 49.108, Water Code, the district may impose a tax other than
4-8 an operation and maintenance tax and use the revenue derived from
4-9 the tax to make payments under a contract after the provisions of
4-10 the contract have been approved by a majority of the district voters
4-11 voting at an election held for that purpose.

4-12 (b) A contract approved by the district voters may contain a
4-13 provision stating that the contract may be modified or amended by
4-14 the board without further voter approval.

4-15 SUBCHAPTER F. BONDS AND OTHER OBLIGATIONS

4-16 Sec. 7916.251. AUTHORITY TO ISSUE BONDS AND OTHER
4-17 OBLIGATIONS. The district may issue bonds or other obligations
4-18 payable wholly or partly from ad valorem taxes, impact fees,
4-19 revenue, contract payments, grants, or other district money, or any
4-20 combination of those sources, to pay for any authorized district
4-21 purpose.

4-22 Sec. 7916.252. TAXES FOR BONDS. At the time the district
4-23 issues bonds payable wholly or partly from ad valorem taxes, the
4-24 board shall provide for the annual imposition of a continuing
4-25 direct ad valorem tax, without limit as to rate or amount, while all
4-26 or part of the bonds are outstanding as required and in the manner
4-27 provided by Sections 54.601 and 54.602, Water Code.

4-28 Sec. 7916.253. BONDS FOR ROAD PROJECTS. At the time of
4-29 issuance, the total principal amount of bonds or other obligations
4-30 issued or incurred to finance road projects and payable from ad
4-31 valorem taxes may not exceed one-fourth of the assessed value of the
4-32 real property in the district.

4-33 SECTION 2. The Hays County Municipal Utility District No. 7
4-34 initially includes all the territory contained in the following
4-35 area:

4-36 DESCRIPTION OF NINE (9) PARCELS OF LAND (1) CALLED TO BE
4-37 1051.23 ACRES OF LAND OUT OF THE ANTHONY G. DAVY SURVEY NO. 38,
4-38 A-148, THE MARCUS D. RAPER SURVEY NO. 37, A-394, AND THE EDWARD W.
4-39 BROWN SURVEY NO. 136, A-44, DESCRIBED IN A DEED TO ANARENE
4-40 INVESTMENTS, LTD., OF RECORD IN VOLUME 2639, PAGE 410, OF THE
4-41 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS, (2) CALLED TO BE 206.2
4-42 ACRES OF LAND OUT OF THE EDWARD W. BROWN SURVEY NO. 136, A-44, AND
4-43 THE PHILIP A. SMITH SURVEY NO. 26, A-415, DESCRIBED IN A DEED TO
4-44 ANARENE INVESTMENTS, LTD., OF RECORD IN VOLUME 2639, PAGE 403, OF
4-45 THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (3) CALLED TO BE
4-46 139.16 ACRES OUT OF THE ANTHONY G. DAVY SURVEY NO. 38, A-148,
4-47 DESCRIBED AS TRACT 1, (4) CALLED TO BE 11.02 ACRES OUT OF THE
4-48 ANTHONY G. DAVY SURVEY NO. 39, A-148, DESCRIBED AS TRACT 2, (5)
4-49 CALLED TO BE 11.00 ACRES OUT OF THE ANTHONY G. DAVY SURVEY NO. 38,
4-50 A-148, DESCRIBED AS TRACT 3, (6) CALLED TO BE 11.05 ACRES OUT OF THE
4-51 ANTHONY G. DAVY SURVEY NO. 38, A-148, DESCRIBED AS TRACT 4, (7)
4-52 CALLED TO BE 226.11 ACRES OUT OF THE EDWARD W. BROWN SURVEY NO. 136,
4-53 A-44, DESCRIBED AS TRACT 5, SAVE AND EXCEPT 25.7398 ACRES DESCRIBED
4-54 IN A DEED TO THE CITY OF DRIPPING SPRINGS, OF RECORD IN VOLUME 4467,
4-55 PAGE 508, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (8)
4-56 CALLED TO BE 17.80 ACRES OUT OF THE GEORGE W. LINDSEY SURVEY NO.
4-57 138, A-280, AND THE EDWARD W. BROWN SURVEY NO. 136, A-44, (3-8) ALL
4-58 DESCRIBED IN A DEED TO ANARENE INVESTMENTS, LTD., OF RECORD IN
4-59 VOLUME 2639, PAGE 420, OF THE OFFICIAL PUBLIC RECORDS OF HAYS
4-60 COUNTY, TEXAS, AND (9) CALLED TO BE 29.78 ACRES, DESCRIBED IN A DEED
4-61 TO ANARENE INVESTMENTS, LTD, OF RECORD IN VOLUME 2639, PAGE 400, OF
4-62 THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THE FOLLOWING
4-63 DESCRIPTION IS A COMPILATION OF INFORMATION FROM THE ABOVE
4-64 MENTIONED DEEDS OF RECORD AND IN NO WAY REPRESENTS A SURVEY ON THE
4-65 GROUND.

4-66 BEGINNING in the easterly right-of-way of Ranch Road 12, at
4-67 the northwest corner of said 1051.23 acre tract;

4-68 THENCE, with the northerly and easterly lines of said 1051.23
4-69 acre tract the following nineteen (19) courses:

- 5-1 1) N 84° 54' 13" E, 41.10 feet;
5-2 2) S 54° 58' 12" E, 349.54 feet;
5-3 3) S 46° 30' 30" E, 373.94 feet;
5-4 4) S 75° 31' 52" E, 280.39 feet;
5-5 5) S 87° 28' 36" E, 509.18 feet;
5-6 6) N 70° 52' 58" E, 436.06 feet;
5-7 7) N 74° 15' 19" E, 335.56 feet;
5-8 8) S 60° 04' 22" E, 195.80 feet;
5-9 9) S 28° 26' 22" E, 244.50 feet;
5-10 10) S 01° 37' 38" W, 503.50 feet;
5-11 11) S 16° 09' 38" W, 587.50 feet;
5-12 12) S 34° 41' 38" W, 697.70 feet;
5-13 13) S 09° 57' 38" W, 414.80 feet;
5-14 14) S 20° 16' 22" E, 327.40 feet;
5-15 15) S 37° 29' 22" E, 126.60 feet;
5-16 16) S 54° 33' 38" W, 280.20 feet;
5-17 17) S 62° 30' 22" E, 466.67 feet;
5-18 18) S 58° 21' 22" E, 511.36 feet;
5-19 19) S 27° 42' 18" W, 4426.48 feet to the most northerly
5-20 corner of said 29.78 acre tract;
5-21 THENCE, with the easterly line of said 29.78 acre tract, the
5-22 following two (2) courses:
5-23 1) S 29° 36' 26" E, 931/41 feet;
5-24 2) S 60° 36' 50" W 1551.06 feet to the northeast corner of
5-25 said 206.2 acre tract;
5-26 THENCE, with the east line of said 206.2 acre tract the
5-27 following fifteen (15) courses:
5-28 1) S 24° 30' 16" E, 46.65 feet;
5-29 2) S 15° 29' 56" E, 280.55 feet;
5-30 3) S 15° 36' 02" E, 182.44 feet;
5-31 4) S 06° 30' 37" W, 104.00 feet;
5-32 5) S 02° 19' 28" E, 55.08 feet;
5-33 6) S 14° 50' 58" W, 71.24 feet;
5-34 7) S 07° 20' 07" W, 154.45 feet;
5-35 8) S 07° 07' 05" W, 263.18 feet;
5-36 9) S 17° 20' 44" W, 196.99 feet;
5-37 10) S 01° 55' 39" W 330.60 feet;
5-38 11) S 01° 28' 16" W, 273.89 feet;
5-39 12) S 04° 26' 22" E, 42.77 feet;
5-40 13) S 00° 29' 14" E 238.72 feet;
5-41 14) S 00° 26' 31" W, 353.54 feet;
5-42 15) S 01° 05' 28" W, 706.28 feet to the southeast corner of
5-43 said 206.2 acre tract;
5-44 THENCE, with the south line of said 206.28 acre tract, the
5-45 following three (3) courses:
5-46 1) N 87° 23' W, 482.22 feet;
5-47 2) N 84° 43' W, 425.43 feet;
5-48 3) N 84° 47' W, 587.97 feet to the southwest corner of said
5-49 206.2 acre tract;
5-50 THENCE, with the westerly line of said 206.2 acre tract, the
5-51 following four (4) courses:
5-52 1) N 35° 19' 20" W, 1263.76 feet;
5-53 2) N 41° 23' 11" W, 1696.56 feet;
5-54 3) N 41° 43' 03" W, 764.40 feet;
5-55 4) N 41° 16' 40" W, 437.00 feet to a point in the south line
5-56 of said 1051.23 acre tract at the northwest corner of said 206.2
5-57 acre tract;
5-58 THENCE, S 88° 07' 17"W, approximately 443.3 feet (calculated)
5-59 to the most southerly southwest corner of said 1051.23 acre tract;
5-60 THENCE, with a westerly line of said 1051.23 acre tract, the
5-61 following nine (9) courses:
5-62 1) N 03° 04' 29" W, 631.00 feet;
5-63 2) N 74° 12' 57" E, 295.30 feet;
5-64 3) N 64° 28' 29" E, 427.51 feet;
5-65 4) N 02° 32' 52" E 669.83 feet;
5-66 5) N 86 13' 48" W, 349.56 feet;
5-67 6) N 03° 46' 12" E, 50.00 feet;
5-68 7) N 86° 13' 48" W, 120.00 feet;
5-69 8) N 03° 46' 12" E, 40.00 feet;

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

7-1 tract;

7-2 THENCE, N 29° 01' 42" E, with the westerly right-of-way line

7-3 of said Ranch Road 12, 1614.9 feet (calculated) to the most easterly

7-4 southeast corner of said 139.16 acre tract;

7-5 THENCE, N 58° 44' W, with the easterly south line of said

7-6 139.16 acre tract, 600.00 feet to an ell corner of said 139.16 acre

7-7 tract;

7-8 THENCE, with an easterly line of said 139.16 acre tract, the

7-9 following four (4) courses:

7-10 1) S 31° 16' W, 446.38 feet;

7-11 2) S 39° 56' W, 156.68 feet;

7-12 3) S 08° 04' E, 37.25 feet;

7-13 4) S 31° 16' W, 469.92 feet to the most southerly southeast

7-14 corner of said 139.16 acre tract;

7-15 THENCE, N 58° 44' W, with the westerly south line of said

7-16 139.16 acre tract, 1466.48 feet to the most southerly southwest

7-17 corner of said 139.16 acre tract;

7-18 THENCE, with the westerly line of said 139.16 acre tract, the

7-19 following four (4) courses:

7-20 1) N 09° 36' W, 910.69 feet;

7-21 2) N 29° 46' E, 541.97 feet;

7-22 3) N 29° 51' E, 867.20 feet;

7-23 4) N 29° 58' E, 537.44 feet to the northwest corner of said

7-24 139.16 acre tract;

7-25 THENCE, with the northerly line of said 139.16 acre tract,

7-26 the following thirteen (13) courses:

7-27 1) S 42° 30' E, 225.80 feet;

7-28 2) S 17° 52' E, 395.01 feet;

7-29 3) S 37° 43' E, 432.07 feet;

7-30 4) S 57° 56' E, 741.70 feet;

7-31 5) S 41° 58' E, 328.55 feet;

7-32 6) S 59° 20' E, 143.73 feet;

7-33 7) S 88° 59' E, 220.97 feet;

7-34 8) N 74° 41' E, 139.23 feet;

7-35 9) S 70° 49' E, 284.34 feet;

7-36 10) S 52° 43' E, 247.45 feet;

7-37 11) S 68° 29' E, 358.25 feet;

7-38 12) N 51° 55' E, 134.38 feet;

7-39 13) S 58° 25' E, 379.90 feet to a point in the westerly

7-40 right-of-way line of said Ranch Road 12, at the northeast corner of

7-41 said 139.16 acre tract;

7-42 THENCE, S 56° 03' 31" E, across said Ranch Road 12, 137.2 feet

7-43 (calculated), to the POINT OF BEGINNING.

7-44 SECTION 3. (a) The legal notice of the intention to

7-45 introduce this Act, setting forth the general substance of this

7-46 Act, has been published as provided by law, and the notice and a

7-47 copy of this Act have been furnished to all persons, agencies,

7-48 officials, or entities to which they are required to be furnished

7-49 under Section 59, Article XVI, Texas Constitution, and Chapter 313,

7-50 Government Code.

7-51 (b) The governor, one of the required recipients, has

7-52 submitted the notice and Act to the Texas Commission on

7-53 Environmental Quality.

7-54 (c) The Texas Commission on Environmental Quality has filed

7-55 its recommendations relating to this Act with the governor, the

7-56 lieutenant governor, and the speaker of the house of

7-57 representatives within the required time.

7-58 (d) All requirements of the constitution and laws of this

7-59 state and the rules and procedures of the legislature with respect

7-60 to the notice, introduction, and passage of this Act are fulfilled

7-61 and accomplished.

7-62 SECTION 4. (a) If this Act does not receive a two-thirds

7-63 vote of all the members elected to each house, Subchapter C, Chapter

7-64 7916, Special District Local Laws Code, as added by Section 1 of

7-65 this Act, is amended by adding Section 7916.106 to read as follows:

7-66 Sec. 7916.106. NO EMINENT DOMAIN POWER. The district may

7-67 not exercise the power of eminent domain.

7-68 (b) This section is not intended to be an expression of a

7-69 legislative interpretation of the requirements of Section 17(c),

8-1 Article I, Texas Constitution.

8-2 SECTION 5. This Act takes effect immediately if it receives
8-3 a vote of two-thirds of all the members elected to each house, as
8-4 provided by Section 39, Article III, Texas Constitution. If this
8-5 Act does not receive the vote necessary for immediate effect, this
8-6 Act takes effect September 1, 2015.

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