

1-1 By: Nichols S.B. No. 321
 1-2 (In the Senate - Filed April 21, 2017; April 24, 2017, read
 1-3 first time and referred to Committee on Intergovernmental
 1-4 Relations; May 3, 2017, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 6, Nays 0;
 1-6 May 3, 2017, sent to printer.)

1-7 COMMITTEE VOTE

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

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 321 By: Garcia

1-17 A BILL TO BE ENTITLED
 1-18 AN ACT

1-19 relating to the creation of the River Ranch Municipal Utility
 1-20 District of Liberty County and the Riverside Municipal Utility
 1-21 District of Liberty County; granting a limited power of eminent
 1-22 domain; providing authority to issue bonds; providing authority to
 1-23 impose assessments, fees, or taxes.

1-24 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-25 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-26 Code, is amended by adding Chapter 7991 to read as follows:

1-27 CHAPTER 7991. RIVER RANCH MUNICIPAL UTILITY DISTRICT OF LIBERTY
 1-28 COUNTY

1-29 SUBCHAPTER A. GENERAL PROVISIONS

1-30 Sec. 7991.001. DEFINITIONS. In this chapter:

1-31 (1) "Board" means the district's board of directors.

1-32 (2) "Commission" means the Texas Commission on
 1-33 Environmental Quality.

1-34 (3) "Director" means a board member.

1-35 (4) "District" means the River Ranch Municipal Utility
 1-36 District of Liberty County.

1-37 Sec. 7991.002. NATURE OF DISTRICT. The district is a
 1-38 municipal utility district created under Section 59, Article XVI,
 1-39 Texas Constitution.

1-40 Sec. 7991.003. CONFIRMATION AND DIRECTORS' ELECTION
 1-41 REQUIRED. The temporary directors shall hold an election to
 1-42 confirm the creation of the district and to elect five permanent
 1-43 directors as provided by Section 49.102, Water Code.

1-44 Sec. 7991.004. CONSENT OF MUNICIPALITY REQUIRED. The
 1-45 temporary directors may not hold an election under Section 7991.003
 1-46 until each municipality in whose corporate limits or
 1-47 extraterritorial jurisdiction the district is located has
 1-48 consented by ordinance or resolution to the creation of the
 1-49 district and to the inclusion of land in the district.

1-50 Sec. 7991.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-51 (a) The district is created to serve a public purpose and benefit.

1-52 (b) The district is created to accomplish the purposes of:

1-53 (1) a municipal utility district as provided by
 1-54 general law and Section 59, Article XVI, Texas Constitution; and

1-55 (2) Section 52, Article III, Texas Constitution, that
 1-56 relate to the construction, acquisition, or improvement of
 1-57 macadamized, graveled, or paved roads or improvements, including
 1-58 storm drainage, in aid of those roads.

1-59 Sec. 7991.006. INITIAL DISTRICT TERRITORY. (a) The
 1-60 district is initially composed of the territory described by

2-1 Section 2 of the Act enacting this chapter.

2-2 (b) The boundaries and field notes contained in Section 2 of
 2-3 the Act enacting this chapter form a closure. A mistake made in the
 2-4 field notes or in copying the field notes in the legislative process
 2-5 does not affect the district's:

2-6 (1) organization, existence, or validity;

2-7 (2) right to issue any type of bond for the purposes
 2-8 for which the district is created or to pay the principal of and
 2-9 interest on a bond;

2-10 (3) right to impose a tax; or

2-11 (4) legality or operation.

2-12 SUBCHAPTER B. BOARD OF DIRECTORS

2-13 Sec. 7991.051. GOVERNING BODY; TERMS. (a) The district is
 2-14 governed by a board of five elected directors.

2-15 (b) Except as provided by Section 7991.052, directors serve
 2-16 staggered four-year terms.

2-17 Sec. 7991.052. TEMPORARY DIRECTORS. (a) The temporary
 2-18 board consists of:

2-19 (1) Coby Trent Elliott;

2-20 (2) Darrian Rainer Wright;

2-21 (3) Alma Lopez;

2-22 (4) Rosemarie S. Vitullo; and

2-23 (5) Gary Joseph Mitchell.

2-24 (b) Temporary directors serve until the earlier of:

2-25 (1) the date permanent directors are elected under
 2-26 Section 7991.003; or

2-27 (2) September 1, 2021.

2-28 (c) If permanent directors have not been elected under
 2-29 Section 7991.003 and the terms of the temporary directors have
 2-30 expired, successor temporary directors shall be appointed or
 2-31 reappointed as provided by Subsection (d) to serve terms that
 2-32 expire on the earlier of:

2-33 (1) the date permanent directors are elected under
 2-34 Section 7991.003; or

2-35 (2) the fourth anniversary of the date of the
 2-36 appointment or reappointment.

2-37 (d) If Subsection (c) applies, the owner or owners of a
 2-38 majority of the assessed value of the real property in the district
 2-39 may submit a petition to the commission requesting that the
 2-40 commission appoint as successor temporary directors the five
 2-41 persons named in the petition. The commission shall appoint as
 2-42 successor temporary directors the five persons named in the
 2-43 petition.

2-44 SUBCHAPTER C. POWERS AND DUTIES

2-45 Sec. 7991.101. GENERAL POWERS AND DUTIES. The district has
 2-46 the powers and duties necessary to accomplish the purposes for
 2-47 which the district is created.

2-48 Sec. 7991.102. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-49 DUTIES. The district has the powers and duties provided by the
 2-50 general law of this state, including Chapters 49 and 54, Water Code,
 2-51 applicable to municipal utility districts created under Section 59,
 2-52 Article XVI, Texas Constitution.

2-53 Sec. 7991.103. AUTHORITY FOR ROAD PROJECTS. Under Section
 2-54 52, Article III, Texas Constitution, the district may design,
 2-55 acquire, construct, finance, issue bonds for, improve, and convey
 2-56 to this state, a county, or a municipality for operation and
 2-57 maintenance macadamized, graveled, or paved roads or improvements,
 2-58 including storm drainage, in aid of those roads.

2-59 Sec. 7991.104. ROAD STANDARDS AND REQUIREMENTS. (a) A
 2-60 road project must meet all applicable construction standards,
 2-61 zoning and subdivision requirements, and regulations of each
 2-62 municipality in whose corporate limits or extraterritorial
 2-63 jurisdiction the road project is located.

2-64 (b) If a road project is not located in the corporate limits
 2-65 or extraterritorial jurisdiction of a municipality, the road
 2-66 project must meet all applicable construction standards,
 2-67 subdivision requirements, and regulations of each county in which
 2-68 the road project is located.

2-69 (c) If the state will maintain and operate the road, the

3-1 Texas Transportation Commission must approve the plans and
 3-2 specifications of the road project.

3-3 Sec. 7991.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
 3-4 OR RESOLUTION. The district shall comply with all applicable
 3-5 requirements of any ordinance or resolution that is adopted under
 3-6 Section 54.016 or 54.0165, Water Code, and that consents to the
 3-7 creation of the district or to the inclusion of land in the
 3-8 district.

3-9 Sec. 7991.106. DIVISION OF DISTRICT. (a) The district may
 3-10 be divided into two or more new districts only if:

- 3-11 (1) the district has no outstanding bonded debt;
 3-12 (2) the district is not imposing ad valorem taxes; and
 3-13 (3) the requirements of Subsection (k) have been met.

3-14 (b) This chapter applies to any new district created by the
 3-15 division of the district, and a new district has all the powers and
 3-16 duties of the district.

3-17 (c) Any new district created by the division of the district
 3-18 may not, at the time the new district is created, contain any land
 3-19 outside the area described by Section 2 of the Act enacting this
 3-20 chapter.

3-21 (d) The board, on its own motion or on receipt of a petition
 3-22 signed by the owner or owners of a majority of the assessed value of
 3-23 the real property in the district, may adopt an order dividing the
 3-24 district.

3-25 (e) The board may adopt an order dividing the district
 3-26 before or after the date the board holds an election under Section
 3-27 7991.003 to confirm the creation of the district.

3-28 (f) An order dividing the district shall:

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

3-32 (3) appoint temporary directors for each new district;

3-33 and
 3-34 (4) provide for the division of assets and liabilities
 3-35 between or among the new districts.

3-36 (g) On or before the 30th day after the date of adoption of
 3-37 an order dividing the district, the district shall file the order
 3-38 with the commission and record the order in the real property
 3-39 records of each county in which the district is located.

3-40 (h) Any new district created by the division of the district
 3-41 shall hold a confirmation and directors' election as required by
 3-42 Section 7991.003.

3-43 (i) 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 (j) Any new district created by the division of the district
 3-47 must hold an election as required by this chapter to obtain voter
 3-48 approval before the district may impose a maintenance tax or issue
 3-49 bonds payable wholly or partly from ad valorem taxes.

3-50 (k) If the district is located wholly or partly in the
 3-51 corporate limits or the extraterritorial jurisdiction of a
 3-52 municipality, the district may not divide under this section unless
 3-53 the municipality by resolution or ordinance consents to the
 3-54 division of the district. If the district is not located wholly or
 3-55 partly in the corporate limits or extraterritorial jurisdiction of
 3-56 a municipality, the district may not divide under this section
 3-57 unless the commissioners court of each county in which the district
 3-58 is wholly or partly located adopts a resolution or order consenting
 3-59 to the division of the district.

3-60 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-61 Sec. 7991.151. ELECTIONS REGARDING TAXES OR BONDS.
 3-62 (a) The district may issue, without an election, bonds and other
 3-63 obligations secured by revenue other than ad valorem taxes.

3-64 (b) The district must hold an election in the manner
 3-65 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 3-66 before the district may impose an ad valorem tax or issue bonds
 3-67 payable from ad valorem taxes.

3-68 (c) The district may not issue bonds payable from ad valorem
 3-69 taxes to finance a road project unless the issuance is approved by a

4-1 vote of a two-thirds majority of the district voters voting at an
 4-2 election held for that purpose.

4-3 Sec. 7991.152. OPERATION AND MAINTENANCE TAX. (a) If
 4-4 authorized at an election held under Section 7991.151, the district
 4-5 may impose an operation and maintenance tax on taxable property in
 4-6 the district in accordance with Section 49.107, Water Code.

4-7 (b) The board shall determine the tax rate. The rate may not
 4-8 exceed the rate approved at the election.

4-9 Sec. 7991.153. CONTRACT TAXES. (a) In accordance with
 4-10 Section 49.108, Water Code, the district may impose a tax other than
 4-11 an operation and maintenance tax and use the revenue derived from
 4-12 the tax to make payments under a contract after the provisions of
 4-13 the contract have been approved by a majority of the district voters
 4-14 voting at an election held for that purpose.

4-15 (b) A contract approved by the district voters may contain a
 4-16 provision stating that the contract may be modified or amended by
 4-17 the board without further voter approval.

4-18 Sec. 7991.154. WATER AND SEWER RATES. Notwithstanding any
 4-19 other law, the district shall establish the same rates for
 4-20 residential and commercial classes of customers for the provision
 4-21 of water and sewer services. For purposes of this section, the
 4-22 commercial class may not include apartment complexes or other
 4-23 multifamily dwellings.

4-24 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-25 Sec. 7991.201. AUTHORITY TO ISSUE BONDS AND OTHER
 4-26 OBLIGATIONS. The district may issue bonds or other obligations
 4-27 payable wholly or partly from ad valorem taxes, impact fees,
 4-28 revenue, contract payments, grants, or other district money, or any
 4-29 combination of those sources, to pay for any authorized district
 4-30 purpose.

4-31 Sec. 7991.202. TAXES FOR BONDS. At the time the district
 4-32 issues bonds payable wholly or partly from ad valorem taxes, the
 4-33 board shall provide for the annual imposition of a continuing
 4-34 direct ad valorem tax, without limit as to rate or amount, while all
 4-35 or part of the bonds are outstanding as required and in the manner
 4-36 provided by Sections 54.601 and 54.602, Water Code.

4-37 Sec. 7991.203. BONDS FOR ROAD PROJECTS. At the time of
 4-38 issuance, the total principal amount of bonds or other obligations
 4-39 issued or incurred to finance road projects and payable from ad
 4-40 valorem taxes may not exceed one-fourth of the assessed value of the
 4-41 real property in the district.

4-42 SECTION 2. The River Ranch Municipal Utility District of
 4-43 Liberty County initially includes all the territory contained in
 4-44 the following area:

4-45 TRACT ONE

4-46 Being 6980.02 acres of land situated in the William Bloodgood
 4-47 Survey, Abstract 3, the William D. Smith Survey, Abstract 106, the
 4-48 H. E. & W. RR. Number 1131 Survey, Abstract 515, the William E.
 4-49 Kierstead Survey, Abstract 693, the George Pace Survey, Abstract
 4-50 805, the Louis Davis Survey, Abstract 18, the A. P. Blackwell
 4-51 Survey, Abstract 782, the Robert Wiseman Survey, Abstract 392, and
 4-52 the T. & N. O. RR. Survey, Abstract 383, in Liberty County, Texas,
 4-53 and being the residue of that called 7449.781 acres of land as
 4-54 recorded in Liberty County Clerk's File Number 2009008952 and being
 4-55 more particularly described by metes and bounds as follows;

4-56 BEGINNING, at a found five eighths inch iron rod, marking the most
 4-57 northwesterly corner of said called 7450.588 acre tract, the
 4-58 southwesterly corner of a called 17.56 acre tract as recorded in
 4-59 Liberty County Clerk's File Number 2006012623 and in the east line
 4-60 of State Highway 146 (width varies). Said BEGINNING point having a
 4-61 Texas State Plane Coordinate System, Central Zone (4203) Value of
 4-62 Y= 9,997,553.25 and X= 4,013,812.92 (GRID);

4-63 1. THENCE, North 58 degrees 04 minutes 55 seconds East, along the
 4-64 most northerly line of said called 7450.588 acre tract and the south
 4-65 line of said called 17.56 acre tract, for a distance of 2,611.49
 4-66 feet (called 2,601.00 feet), to a found one half inch iron rod
 4-67 (disturbed) for an angle point;

4-68 2. THENCE, North 87 degrees 23 minutes 42 seconds East, continuing
 4-69 along the northerly line of said called 7450.588 acre tract and the

5-1 south line of said called 17.56 acre tract, for a distance of 74.68
5-2 feet (called 74.54 feet) to a found one half inch iron rod
5-3 (disturbed) for an interior corner;
5-4 3. THENCE, North 02 degrees 41 minutes 57 seconds West, along an
5-5 interior corner of said called 7450.588 acre tract, for a distance
5-6 of 139.09 feet (called 138.89 feet), to a found one half inch iron
5-7 rod, marking an exterior corner of said called 7450.58 acre tract;
5-8 4. THENCE, North 87 degrees 27 minutes 21 seconds East, along an
5-9 exterior line of said called 7450.588 acre tract, a distance of
5-10 1038.04 feet to a found two inch iron pipe (disturbed);
5-11 5. THENCE, North 87 degrees 20 minutes 53 seconds East continuing
5-12 along an exterior line of said called 7450.588 acre tract a distance
5-13 of 6578.98 feet to a found two inch iron pipe;
5-14 6. THENCE, South 02 degrees 39 minutes 21 seconds East continuing
5-15 along an exterior line of said called 7450.588 acre tract a distance
5-16 of 139.61 feet to a found two inch iron pipe;
5-17 7. THENCE, North 87 degrees 16 minutes 21 seconds East continuing
5-18 along an exterior line of said called 7450.588 acre tract a distance
5-19 of 7238.81 feet to a found two inch iron pipe in the westerly
5-20 right-of-way line of Liberty County Road Number 455;
5-21 8. THENCE, South 15 degrees 26 minutes 45 seconds East along said
5-22 westerly right-of-way line of Liberty County Road Number 455, a
5-23 distance of 1458.52 feet to a found two inch iron pipe;
5-24 9. THENCE, North 86 degrees 22 minutes 33 seconds East a distance
5-25 of 61.66 feet to a found one half inch iron rod with cap 'BHA'
5-26 marking the north west corner of a called 2.67 acres as recorded in
5-27 Liberty County Clerks (LCCFN) 2012007988;
5-28 10. THENCE, South 15 degrees 08 minutes 32 seconds East along the
5-29 west line of said called 2.67 acres, a distance of 770.50 feet to an
5-30 angle point;
5-31 11. THENCE, South 00 degrees 46 minutes 36 seconds West a distance
5-32 of 349.09 feet to a found one and one half inch iron pipe marking the
5-33 northeast corner of a called 4.113 acres LCCFN 20108323;
5-34 12. THENCE, North 89 degrees 38 minutes 50 seconds West along the
5-35 northerly line of said a called 4.113 acres, a distance of 631.10
5-36 feet to a found one half inch iron rod with cap '5068';
5-37 13. THENCE, South 03 degrees 14 minutes 43 seconds East along the
5-38 westerly line of said a called 4.113 acres, a distance of 238.21
5-39 feet to a found one and one half inch iron pipe;
5-40 14. THENCE, South 77 degrees 57 minutes 13 seconds East along the
5-41 southerly line of said a called 4.113 acres a distance of 100.90
5-42 feet to the northerly line of called Possible Conflict Area in LCCFN
5-43 20078486;
5-44 15. THENCE, South 87 degrees 10 minutes 33 seconds West along the
5-45 northerly line of called Possible Conflict Area, a distance of
5-46 1866.59 feet to a found one and one half inch iron pipe (destroyed);
5-47 16. THENCE, South 03 degrees 22 minutes 15 seconds East along the
5-48 westerly line of called Possible Conflict Area, a distance of
5-49 103.25 feet to a 'Boat Spike in Concrete' marking the fenced
5-50 northerly of Hilton tract as recorded at LCCFN 20078486;
5-51 17. THENCE, South 02 degrees 53 minutes 32 seconds East along the
5-52 said Hilton tract, a distance of 3361.75 feet to a found one and one
5-53 half inch rod being in the north line of 1454.19 acre tract
5-54 described in Volume 1307, Page 88 of the Deed Records of Liberty
5-55 County (DRLC);
5-56 18. THENCE, South 87 degrees 17 minutes 29 seconds West along the
5-57 north line of said 1454.19 acre tract a distance of 463.43 feet to a
5-58 found one and one half inch rod;
5-59 19. THENCE, South 03 degrees 53 minutes 48 seconds East along the
5-60 west line of said 1454.19 acre tract, and the west line of that
5-61 certain called 473.221 acre tract described in Volume 1933, Page
5-62 384 DRLC, a distance of 11,157.52 feet to found two inch iron pipe
5-63 marking the southwest corner of said 473.221 acre tract;
5-64 20. THENCE, North 85 degrees 18 minutes 55 seconds East along the
5-65 south line of said 473.221 acre tract, a distance of 1570.06 feet to
5-66 found two and one half inch iron pipe;
5-67 21. THENCE, North 85 degrees 03 minutes 56 seconds East continuing
5-68 along said south line of said 473.221 acre tract, a distance of
5-69 1730.86 feet to a found five eighths inch iron rod in northwesterly

6-1 right-of-way line of the Coastal Industrial Water Authority Canal;
6-2 THENCE along and with said Coastal Industrial Water Authority Canal
6-3 right-of-way, the following six (6) courses:
6-4 1) THENCE, along a curve to the right 232.37 feet along,
6-5 said curve having a radius of 727.99 feet said curve having a chord
6-6 direction of South 33 degrees 18 minutes 41 seconds West and a chord
6-7 length of 231.39 feet;
6-8 2) THENCE, South 43 degrees 33 minutes 12 seconds West a
6-9 distance of 879.97 feet to a found five eighths inch iron rod;
6-10 3) THENCE, South 43 degrees 21 minutes 29 seconds West a
6-11 distance of 717.51 feet to a found five eighths inch iron rod;
6-12 4) THENCE, South 42 degrees 46 minutes 40 seconds West a
6-13 distance of 6748.15 feet to a found five eighths inch iron rod;
6-14 5) THENCE, South 68 degrees 32 minutes 55 seconds West a
6-15 distance of 388.20 feet to a found five eighths inch iron rod;
6-16 6) THENCE, South 01 degrees 29 minutes 02 seconds East a
6-17 distance of 117.76 feet to the centerline of Old River;
6-18 THENCE along and with said centerline of Old River, same being said
6-19 Wiseman Survey westerly line and said Welch Survey easterly line,
6-20 the following sixty-five (65) courses:
6-21 1) THENCE, South 58 degrees 09 minutes 08 seconds West a
6-22 distance of 15.75 feet to an angle point;
6-23 2) THENCE, North 64 degrees 44 minutes 18 seconds West a
6-24 distance of 91.26 feet to an angle point;
6-25 3) THENCE, North 32 degrees 00 minutes 26 seconds West a
6-26 distance of 136.24 feet to an angle point;
6-27 4) THENCE, South 66 degrees 19 minutes 52 seconds West a
6-28 distance of 64.65 feet to an angle point;
6-29 5) THENCE, North 43 degrees 26 minutes 23 seconds West a
6-30 distance of 46.30 feet to an angle point;
6-31 6) THENCE, North 29 degrees 49 minutes 53 seconds West a
6-32 distance of 59.08 feet to an angle point;
6-33 7) THENCE, North 06 degrees 18 minutes 15 seconds East a
6-34 distance of 37.01 feet to an angle point;
6-35 8) THENCE, North 23 degrees 39 minutes 11 seconds East a
6-36 distance of 52.62 feet to an angle point;
6-37 9) THENCE, North 31 degrees 33 minutes 27 seconds East a
6-38 distance of 77.59 feet to an angle point;
6-39 10) THENCE, North 13 degrees 09 minutes 50 seconds East a
6-40 distance of 87.73 feet to an angle point;
6-41 11) THENCE, North 20 degrees 07 minutes 22 seconds West a
6-42 distance of 11.17 feet to an angle point;
6-43 12) THENCE, North 59 degrees 01 minutes 35 seconds West a
6-44 distance of 62.45 feet to an angle point;
6-45 13) THENCE, North 46 degrees 03 minutes 11 seconds West a
6-46 distance of 30.31 feet to an angle point;
6-47 14) THENCE, North 14 degrees 26 minutes 18 seconds East a
6-48 distance of 104.09 feet to an angle point;
6-49 15) THENCE, North 27 degrees 55 minutes 38 seconds West a
6-50 distance of 38.19 feet to an angle point;
6-51 16) THENCE, North 36 degrees 17 minutes 37 seconds West a
6-52 distance of 60.70 feet to an angle point;
6-53 17) THENCE, North 35 degrees 26 minutes 18 seconds East a
6-54 distance of 23.80 feet to an angle point;
6-55 18) THENCE, North 69 degrees 01 minutes 02 seconds East a
6-56 distance of 165.04 feet to an angle point;
6-57 19) THENCE, North 43 degrees 19 minutes 31 seconds East a
6-58 distance of 21.99 feet to an angle point;
6-59 20) THENCE, North 16 degrees 10 minutes 24 seconds East a
6-60 distance of 46.70 feet to an angle point;
6-61 21) THENCE, North 17 degrees 01 minutes 36 seconds West a
6-62 distance of 86.60 feet to an angle point;
6-63 22) THENCE, North 08 degrees 32 minutes 02 seconds West a
6-64 distance of 87.59 feet to an angle point;
6-65 23) THENCE, North 10 degrees 49 minutes 06 seconds East a
6-66 distance of 19.61 feet to an angle point;
6-67 24) THENCE, North 69 degrees 03 minutes 33 seconds East a
6-68 distance of 16.49 feet to an angle point;
6-69 25) THENCE, South 63 degrees 21 minutes 41 seconds East a

7-1 distance of 123.98 feet to an angle point;
 7-2 26) THENCE, North 84 degrees 00 minutes 08 seconds East a
 7-3 distance of 46.55 feet to an angle point;
 7-4 27) THENCE, North 25 degrees 09 minutes 01 seconds East a
 7-5 distance of 20.14 feet to an angle point;
 7-6 28) THENCE, North 15 degrees 23 minutes 39 seconds East a
 7-7 distance of 22.11 feet to an angle point;
 7-8 29) THENCE, North 66 degrees 13 minutes 45 seconds East a
 7-9 distance of 41.01 feet to an angle point;
 7-10 30) THENCE, North 84 degrees 10 minutes 10 seconds East a
 7-11 distance of 43.69 feet to an angle point;
 7-12 31) THENCE, South 68 degrees 10 minutes 57 seconds East a
 7-13 distance of 121.53 feet to an angle point;
 7-14 32) THENCE, North 84 degrees 58 minutes 51 seconds East a
 7-15 distance of 22.29 feet to an angle point;
 7-16 33) THENCE, North 63 degrees 25 minutes 30 seconds East a
 7-17 distance of 23.15 feet to an angle point;
 7-18 34) THENCE, North 07 degrees 58 minutes 23 seconds East a
 7-19 distance of 38.31 feet to an angle point;
 7-20 35) THENCE, North 02 degrees 03 minutes 41 seconds East a
 7-21 distance of 53.18 feet to an angle point;
 7-22 36) THENCE, North 32 degrees 30 minutes 05 seconds East a
 7-23 distance of 130.71 feet to an angle point;
 7-24 37) THENCE, North 47 degrees 36 minutes 35 seconds East a
 7-25 distance of 110.53 feet to an angle point;
 7-26 38) THENCE, North 04 degrees 43 minutes 59 seconds West a
 7-27 distance of 30.78 feet to an angle point;
 7-28 39) THENCE, North 33 degrees 31 minutes 55 seconds West a
 7-29 distance of 26.08 feet to an angle point;
 7-30 40) THENCE, North 39 degrees 08 minutes 01 seconds West a
 7-31 distance of 66.79 feet to an angle point;
 7-32 41) THENCE, North 22 degrees 19 minutes 44 seconds East a
 7-33 distance of 38.56 feet to an angle point;
 7-34 42) THENCE, North 54 degrees 43 minutes 58 seconds East a
 7-35 distance of 38.32 feet to an angle point;
 7-36 43) THENCE, South 65 degrees 09 minutes 17 seconds East a
 7-37 distance of 103.31 feet to an angle point;
 7-38 44) THENCE, North 28 degrees 04 minutes 20 seconds East a
 7-39 distance of 37.48 feet to an angle point;
 7-40 45) THENCE, North 08 degrees 48 minutes 54 seconds East a
 7-41 distance of 114.60 feet to an angle point;
 7-42 46) THENCE, North 21 degrees 43 minutes 04 seconds East a
 7-43 distance of 107.20 feet to an angle point;
 7-44 47) THENCE, North 55 degrees 52 minutes 47 seconds West a
 7-45 distance of 19.09 feet to an angle point;
 7-46 48) THENCE, North 80 degrees 47 minutes 51 seconds West a
 7-47 distance of 84.42 feet to an angle point;
 7-48 49) THENCE, South 70 degrees 45 minutes 49 seconds West a
 7-49 distance of 98.65 feet to an angle point;
 7-50 50) THENCE, North 08 degrees 27 minutes 34 seconds West a
 7-51 distance of 74.91 feet to an angle point;
 7-52 51) THENCE, North 42 degrees 34 minutes 37 seconds West a
 7-53 distance of 55.08 feet to an angle point;
 7-54 52) THENCE, North 03 degrees 20 minutes 32 seconds West a
 7-55 distance of 134.32 feet to an angle point;
 7-56 53) THENCE, North 10 degrees 41 minutes 17 seconds West a
 7-57 distance of 227.57 feet to an angle point;
 7-58 54) THENCE, North 60 degrees 20 minutes 56 seconds East a
 7-59 distance of 77.08 feet to an angle point;
 7-60 55) THENCE, North 44 degrees 11 minutes 48 seconds East a
 7-61 distance of 40.40 feet to an angle point;
 7-62 56) THENCE, North 26 degrees 03 minutes 04 seconds West a
 7-63 distance of 73.67 feet to an angle point;
 7-64 57) THENCE, North 24 degrees 08 minutes 47 seconds East a
 7-65 distance of 73.80 feet to an angle point;
 7-66 58) THENCE, North 36 degrees 57 minutes 07 seconds East a
 7-67 distance of 178.12 feet to an angle point;
 7-68 59) THENCE, North 16 degrees 05 minutes 57 seconds West a
 7-69 distance of 84.97 feet to an angle point;

8-1 60) THENCE, North 01 degrees 11 minutes 32 seconds East a
8-2 distance of 125.69 feet to an angle point;
8-3 61) THENCE, North 83 degrees 06 minutes 00 seconds East a
8-4 distance of 28.45 feet to an angle point;
8-5 62) THENCE, North 04 degrees 15 minutes 12 seconds West a
8-6 distance of 338.20 feet to an angle point;
8-7 63) THENCE, North 16 degrees 11 minutes 51 seconds West a
8-8 distance of 34.92 feet to an angle point;
8-9 64) THENCE, North 73 degrees 51 minutes 47 seconds West a
8-10 distance of 50.61 feet to an angle point;
8-11 65) THENCE, South 87 degrees 32 minutes 41 seconds West a
8-12 distance of 68.54 feet to the most southerly corner of that certain
8-13 called 22.50 acre tract described in Volume 1619, page 569 of the
8-14 DRLC;
8-15 22. THENCE, North 57 degrees 02 minutes 30 seconds East along and
8-16 with the southeast line of said 22.50 acre tract, same being the
8-17 northwest line of said 77.50 acre tract, a distance of 2451.67 feet
8-18 to east corner of said 22.50 acre tract;
8-19 23. THENCE, North 32 degrees 57 minutes 30 seconds West along and
8-20 with said 22.50 acre tract, a distance of 419.64 feet to a found
8-21 five eighths inch iron rod marking the north corner of said 22.50
8-22 tract;
8-23 24. THENCE, South 57 degrees 03 minutes 57 seconds West a distance
8-24 of 5846.98 feet to a found five eighths inch iron rod with cap 'BHA
8-25 INC' the southeast corner of a called 68.1917 acre tract recorded at
8-26 LCCFN 2012016189;
8-27 25. THENCE, North 07 degrees 59 minutes 42 seconds West along the
8-28 east line of said called 68.1917 acre tract, a distance of 2943.33
8-29 feet to the most northerly corner of said called 68.1917 acre tract;
8-30 26. THENCE, South 19 degrees 28 minutes 28 seconds West along the
8-31 westerly line of said called 68.1917 acre tract, 4375.56 feet to a
8-32 found five eighths inch iron rod with cap 'BHA INC' the original
8-33 southerly line of said called 7449.781 acre tract;
8-34 27. THENCE, South 57 degrees 03 minutes 46 seconds West along said
8-35 original southerly line of said called 7449.781 acre tract a
8-36 distance of 751.74 feet to a found five eighths inch iron rod with
8-37 cap 'BHA INC' the southeast corner of a called 326.1099 acre tract
8-38 recorded at LCCFN 2012016189;
8-39 28. THENCE, North 19 degrees 32 minutes 27 seconds East along the
8-40 easterly line of said called 326.1099 acre tract, a distance of
8-41 5769.72 feet to a found five eighths inch iron rod with cap 'BHA INC'
8-42 the most northeasterly corner of said called 326.1099 acre tract;
8-43 29. THENCE, South 56 degrees 18 minutes 04 seconds West along the
8-44 northerly line of said called 326.1099 acre tract, a distance of
8-45 620.59 feet to a found five eighths inch iron rod with cap 'BHA INC';
8-46 30. THENCE, South 57 degrees 47 minutes 30 seconds West continuing
8-47 along the northerly line of said called 326.1099 acre tract, a
8-48 distance of 877.17 feet to a found five eighths inch iron rod with
8-49 cap 'BHA INC';
8-50 31. THENCE, South 58 degrees 39 minutes 47 seconds West continuing
8-51 along the northerly line of said called 326.1099 acre tract, a
8-52 distance of 161.98 feet to a found five eighths inch iron rod with
8-53 cap 'BHA INC';
8-54 32. THENCE, South 68 degrees 31 minutes 35 seconds West continuing
8-55 along the northerly line of said called 326.1099 acre tract, a
8-56 distance of 151.08 feet to a found five eighths inch iron rod with
8-57 cap 'BHA INC';
8-58 33. THENCE, South 59 degrees 23 minutes 14 seconds West continuing
8-59 along the northerly line of said called 326.1099 acre tract, a
8-60 distance of 156.34 feet to a found five eighths inch iron rod with
8-61 cap 'BHA INC';
8-62 34. THENCE, South 56 degrees 31 minutes 46 seconds West continuing
8-63 along the northerly line of said called 326.1099 acre tract, a
8-64 distance of 661.76 feet to a found five eighths inch iron rod with
8-65 cap 'BHA INC';
8-66 35. THENCE, South 57 degrees 20 minutes 26 seconds West continuing
8-67 along the northerly line of said called 326.1099 acre tract, a
8-68 distance of 811.33 feet to a found five eighths inch iron rod with
8-69 cap 'BHA INC';

9-1 36. THENCE, South 57 degrees 06 minutes 17 seconds West continuing
 9-2 along the northerly line of said called 326.1099 acre tract, a
 9-3 distance of 1865.29 feet to a found five eighths inch iron rod with
 9-4 cap 'BHA INC' the most westerly northwest corner of said called
 9-5 326.1099 acre tract;
 9-6 37. THENCE, South 56 degrees 57 minutes 24 seconds West a distance
 9-7 of 1137.99 feet a found one half inch iron rod for the most westerly
 9-8 northwest corner of said called 326.1099 acre tract;
 9-9 38. THENCE, South 33 degrees 26 minutes 26 seconds East a distance
 9-10 of 448.39 feet to a found five eighths inch iron rod with cap 'BHA
 9-11 INC';
 9-12 39. THENCE, South 56 degrees 53 minutes 12 seconds West a distance
 9-13 of 1150.30 feet to a found five eighths inch iron rod with cap 'BHA
 9-14 INC' in east right-of-way line of State Highway Number 146;
 9-15 THENCE, along and with said east right-of-way line of State Highway
 9-16 Number 146, the following nine (9) courses:
 9-17 1) THENCE, North 11 degrees 11 minutes 04 seconds West a
 9-18 distance of 10062.63 feet to a TXDoT type 11 monument for the point
 9-19 of curvature of a curve to the right;
 9-20 2) THENCE, an arc distance of 1298.55 feet along a curve to
 9-21 the right, said curve having a radius of 22803.27 feet and a chord
 9-22 direction and distance of North 09 degrees 32 minutes 08 seconds
 9-23 West 1298.37 feet to a TXDoT type 11 monument (disturbed);
 9-24 3) THENCE, North 07 degrees 55 minutes 26 seconds West a
 9-25 distance of 2291.62 feet to a TXDoT type 11 monument for the point
 9-26 of curvature of a curve to the left;
 9-27 4) THENCE, an arc distance of along a curve to the left
 9-28 537.71 feet along a curve to the left, said curve having a radius of
 9-29 10845.00 feet said and a chord direction and distance of North 09
 9-30 degrees 30 minutes 54 seconds West 537.66 feet;
 9-31 5) THENCE, North 08 degrees 17 minutes 04 seconds West a
 9-32 distance of 284.82 feet to a TXDoT type 11 monument for the point of
 9-33 curvature of a curve to the left;
 9-34 6) THENCE, an arc distance of along a curve to the left
 9-35 119.30 feet along a curve to the left, said curve having a radius of
 9-36 4399.00 feet said and a chord direction and distance of North 09
 9-37 degrees 56 minutes 28 seconds West and a chord length of 119.29 feet
 9-38 to a TXDoT type 11 monument;
 9-39 7) THENCE, North 10 degrees 04 minutes 16 seconds West a
 9-40 distance of 376.86 feet to an angle point to a TXDoT type 11
 9-41 monument;
 9-42 8) THENCE, South 82 degrees 05 minutes 03 seconds West a
 9-43 distance of 18.68 feet to an angle point;
 9-44 9) THENCE, North 07 degrees 54 minutes 46 seconds West, a
 9-45 distance of 5746.34 feet to a set five eighths inch iron rod with
 9-46 cap stamped "CCI", being the beginning of a curve to the right;
 9-47 10) THENCE, an arc distance of 361.93 feet along said curve
 9-48 to the right, said curve having a radius of 7630.00 feet and a chord
 9-49 direction and distance of North 06 degrees 33 minutes 13 seconds
 9-50 West 361.90 feet, to the POINT OF BEGINNING;
 9-51 Bearings shown hereon are based on the Texas State Plane Coordinate
 9-52 System, South Central Zone 4204, NAD 83.

9-53 SECTION 3. Subtitle F, Title 6, Special District Local Laws
 9-54 Code, is amended by adding Chapter 8012 to read as follows:

9-55 CHAPTER 8012. RIVERSIDE MUNICIPAL UTILITY DISTRICT OF LIBERTY

9-56 COUNTY

9-57 SUBCHAPTER A. GENERAL PROVISIONS

9-58 Sec. 8012.001. DEFINITIONS. In this chapter:

9-59 (1) "Board" means the district's board of directors.

9-60 (2) "Commission" means the Texas Commission on

9-61 Environmental Quality.

9-62 (3) "Director" means a board member.

9-63 (4) "District" means the Riverside Municipal Utility

9-64 District of Liberty County.

9-65 Sec. 8012.002. NATURE OF DISTRICT. The district is a
 9-66 municipal utility district created under Section 59, Article XVI,
 9-67 Texas Constitution.

9-68 Sec. 8012.003. CONFIRMATION AND DIRECTORS' ELECTION
 9-69 REQUIRED. The temporary directors shall hold an election to

10-1 confirm the creation of the district and to elect five permanent
 10-2 directors as provided by Section 49.102, Water Code.
 10-3 Sec. 8012.004. CONSENT OF MUNICIPALITY REQUIRED. The
 10-4 temporary directors may not hold an election under Section 8012.003
 10-5 until each municipality in whose corporate limits or
 10-6 extraterritorial jurisdiction the district is located has
 10-7 consented by ordinance or resolution to the creation of the
 10-8 district and to the inclusion of land in the district.
 10-9 Sec. 8012.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.
 10-10 (a) The district is created to serve a public purpose and benefit.
 10-11 (b) The district is created to accomplish the purposes of:
 10-12 (1) a municipal utility district as provided by
 10-13 general law and Section 59, Article XVI, Texas Constitution; and
 10-14 (2) Section 52, Article III, Texas Constitution, that
 10-15 relate to the construction, acquisition, or improvement of
 10-16 macadamized, graveled, or paved roads or improvements, including
 10-17 storm drainage, in aid of those roads.
 10-18 Sec. 8012.006. INITIAL DISTRICT TERRITORY. (a) The
 10-19 district is initially composed of the territory described by
 10-20 Section 4 of the Act enacting this chapter.
 10-21 (b) The boundaries and field notes contained in Section 4 of
 10-22 the Act enacting this chapter form a closure. A mistake made in the
 10-23 field notes or in copying the field notes in the legislative process
 10-24 does not affect the district's:
 10-25 (1) organization, existence, or validity;
 10-26 (2) right to issue any type of bond for the purposes
 10-27 for which the district is created or to pay the principal of and
 10-28 interest on a bond;
 10-29 (3) right to impose a tax; or
 10-30 (4) legality or operation.
 10-31 SUBCHAPTER B. BOARD OF DIRECTORS
 10-32 Sec. 8012.051. GOVERNING BODY; TERMS. (a) The district is
 10-33 governed by a board of five elected directors.
 10-34 (b) Except as provided by Section 8012.052, directors serve
 10-35 staggered four-year terms.
 10-36 Sec. 8012.052. TEMPORARY DIRECTORS. (a) The temporary
 10-37 board consists of:
 10-38 (1) Will King;
 10-39 (2) Micky Redus;
 10-40 (3) Jim Smesny;
 10-41 (4) Dorothy Badgett; and
 10-42 (5) Daniel Walker.
 10-43 (b) Temporary directors serve until the earlier of:
 10-44 (1) the date permanent directors are elected under
 10-45 Section 8012.003; or
 10-46 (2) September 1, 2021.
 10-47 (c) If permanent directors have not been elected under
 10-48 Section 8012.003 and the terms of the temporary directors have
 10-49 expired, successor temporary directors shall be appointed or
 10-50 reappointed as provided by Subsection (d) to serve terms that
 10-51 expire on the earlier of:
 10-52 (1) the date permanent directors are elected under
 10-53 Section 8012.003; or
 10-54 (2) the fourth anniversary of the date of the
 10-55 appointment or reappointment.
 10-56 (d) If Subsection (c) applies, the owner or owners of a
 10-57 majority of the assessed value of the real property in the district
 10-58 may submit a petition to the commission requesting that the
 10-59 commission appoint as successor temporary directors the five
 10-60 persons named in the petition. The commission shall appoint as
 10-61 successor temporary directors the five persons named in the
 10-62 petition.
 10-63 SUBCHAPTER C. POWERS AND DUTIES
 10-64 Sec. 8012.101. GENERAL POWERS AND DUTIES. The district has
 10-65 the powers and duties necessary to accomplish the purposes for
 10-66 which the district is created.
 10-67 Sec. 8012.102. MUNICIPAL UTILITY DISTRICT POWERS AND
 10-68 DUTIES. The district has the powers and duties provided by the
 10-69 general law of this state, including Chapters 49 and 54, Water Code,

11-1 applicable to municipal utility districts created under Section 59,
11-2 Article XVI, Texas Constitution.

11-3 Sec. 8012.103. AUTHORITY FOR ROAD PROJECTS. Under Section
11-4 52, Article III, Texas Constitution, the district may design,
11-5 acquire, construct, finance, issue bonds for, improve, and convey
11-6 to this state, a county, or a municipality for operation and
11-7 maintenance macadamized, graveled, or paved roads or improvements,
11-8 including storm drainage, in aid of those roads.

11-9 Sec. 8012.104. ROAD STANDARDS AND REQUIREMENTS. (a) A
11-10 road project must meet all applicable construction standards,
11-11 zoning and subdivision requirements, and regulations of each
11-12 municipality in whose corporate limits or extraterritorial
11-13 jurisdiction the road project is located.

11-14 (b) If a road project is not located in the corporate limits
11-15 or extraterritorial jurisdiction of a municipality, the road
11-16 project must meet all applicable construction standards,
11-17 subdivision requirements, and regulations of each county in which
11-18 the road project is located.

11-19 (c) If the state will maintain and operate the road, the
11-20 Texas Transportation Commission must approve the plans and
11-21 specifications of the road project.

11-22 Sec. 8012.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
11-23 OR RESOLUTION. The district shall comply with all applicable
11-24 requirements of any ordinance or resolution that is adopted under
11-25 Section 54.016 or 54.0165, Water Code, and that consents to the
11-26 creation of the district or to the inclusion of land in the
11-27 district.

11-28 Sec. 8012.106. DIVISION OF DISTRICT. (a) The district may
11-29 be divided into two or more new districts only if:

- 11-30 (1) the district has no outstanding bonded debt;
- 11-31 (2) the district is not imposing ad valorem taxes; and
- 11-32 (3) the requirements of Subsection (k) have been met.

11-33 (b) This chapter applies to any new district created by the
11-34 division of the district, and a new district has all the powers and
11-35 duties of the district.

11-36 (c) Any new district created by the division of the district
11-37 may not, at the time the new district is created, contain any land
11-38 outside the area described by Section 4 of the Act enacting this
11-39 chapter.

11-40 (d) The board, on its own motion or on receipt of a petition
11-41 signed by the owner or owners of a majority of the assessed value of
11-42 the real property in the district, may adopt an order dividing the
11-43 district.

11-44 (e) The board may adopt an order dividing the district
11-45 before or after the date the board holds an election under Section
11-46 8012.003 to confirm the creation of the district.

11-47 (f) An order dividing the district shall:

- 11-48 (1) name each new district;
- 11-49 (2) include the metes and bounds description of the
11-50 territory of each new district;
- 11-51 (3) appoint temporary directors for each new district;

11-52 and

- 11-53 (4) provide for the division of assets and liabilities
11-54 between or among the new districts.

11-55 (g) On or before the 30th day after the date of adoption of
11-56 an order dividing the district, the district shall file the order
11-57 with the commission and record the order in the real property
11-58 records of each county in which the district is located.

11-59 (h) Any new district created by the division of the district
11-60 shall hold a confirmation and directors' election as required by
11-61 Section 8012.003.

11-62 (i) If the creation of the new district is confirmed, the
11-63 new district shall provide the election date and results to the
11-64 commission.

11-65 (j) Any new district created by the division of the district
11-66 must hold an election as required by this chapter to obtain voter
11-67 approval before the district may impose a maintenance tax or issue
11-68 bonds payable wholly or partly from ad valorem taxes.

11-69 (k) If the district is located wholly or partly in the

12-1 corporate limits or the extraterritorial jurisdiction of a
 12-2 municipality, the district may not divide under this section unless
 12-3 the municipality by resolution or ordinance consents to the
 12-4 division of the district. If the district is not located wholly or
 12-5 partly in the corporate limits or extraterritorial jurisdiction of
 12-6 a municipality, the district may not divide under this section
 12-7 unless the commissioners court of each county in which the district
 12-8 is wholly or partly located adopts a resolution or order consenting
 12-9 to the division of the district.

12-10 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

12-11 Sec. 8012.151. ELECTIONS REGARDING TAXES OR BONDS.

12-12 (a) The district may issue, without an election, bonds and other
 12-13 obligations secured by revenue other than ad valorem taxes.

12-14 (b) The district must hold an election in the manner
 12-15 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 12-16 before the district may impose an ad valorem tax or issue bonds
 12-17 payable from ad valorem taxes.

12-18 (c) The district may not issue bonds payable from ad valorem
 12-19 taxes to finance a road project unless the issuance is approved by a
 12-20 vote of a two-thirds majority of the district voters voting at an
 12-21 election held for that purpose.

12-22 Sec. 8012.152. OPERATION AND MAINTENANCE TAX. (a) If
 12-23 authorized at an election held under Section 8012.151, the district
 12-24 may impose an operation and maintenance tax on taxable property in
 12-25 the district in accordance with Section 49.107, Water Code.

12-26 (b) The board shall determine the tax rate. The rate may not
 12-27 exceed the rate approved at the election.

12-28 Sec. 8012.153. CONTRACT TAXES. (a) In accordance with
 12-29 Section 49.108, Water Code, the district may impose a tax other than
 12-30 an operation and maintenance tax and use the revenue derived from
 12-31 the tax to make payments under a contract after the provisions of
 12-32 the contract have been approved by a majority of the district voters
 12-33 voting at an election held for that purpose.

12-34 (b) A contract approved by the district voters may contain a
 12-35 provision stating that the contract may be modified or amended by
 12-36 the board without further voter approval.

12-37 Sec. 8012.154. WATER AND SEWER RATES. Notwithstanding any
 12-38 other law, the district shall establish the same rates for
 12-39 residential and commercial classes of customers for the provision
 12-40 of water and sewer services. For purposes of this section, the
 12-41 commercial class may not include apartment complexes or other
 12-42 multifamily dwellings.

12-43 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

12-44 Sec. 8012.201. AUTHORITY TO ISSUE BONDS AND OTHER
 12-45 OBLIGATIONS. The district may issue bonds or other obligations
 12-46 payable wholly or partly from ad valorem taxes, impact fees,
 12-47 revenue, contract payments, grants, or other district money, or any
 12-48 combination of those sources, to pay for any authorized district
 12-49 purpose.

12-50 Sec. 8012.202. TAXES FOR BONDS. At the time the district
 12-51 issues bonds payable wholly or partly from ad valorem taxes, the
 12-52 board shall provide for the annual imposition of a continuing
 12-53 direct ad valorem tax, without limit as to rate or amount, while all
 12-54 or part of the bonds are outstanding as required and in the manner
 12-55 provided by Sections 54.601 and 54.602, Water Code.

12-56 Sec. 8012.203. BONDS FOR ROAD PROJECTS. At the time of
 12-57 issuance, the total principal amount of bonds or other obligations
 12-58 issued or incurred to finance road projects and payable from ad
 12-59 valorem taxes may not exceed one-fourth of the assessed value of the
 12-60 real property in the district.

12-61 SECTION 4. The Riverside Municipal Utility District of
 12-62 Liberty County initially includes all the territory contained in
 12-63 the following area:

12-64 Being 482.631 acres of land out of a called 1454.19 acres, more or
 12-65 less, in and out of that certain "called" 1517 acres, in the John A.
 12-66 Williams League, Abstract Number 119, Liberty County, Texas, being
 12-67 more particularly, described as follows:

12-68 BEGINNING at a found one inch pinch topped pipe located in the south
 12-69 line of said called 1454.19 acre tract and the north line of West

13-1 Lake Subdivision as recorded in volume 6, page 59 of Liberty County
 13-2 Map Records (LCDR) also being in the easterly right of way of FM
 13-3 1409 (Parcel A, volume 666. page.005 Liberty County Deed Record)
 13-4 1. THENCE, North 00 degrees 14 minutes 16 seconds East a distance
 13-5 of 39.39 feet along easterly right of way of FM 1409 to a set five
 13-6 eighths inch iron with yellow plastic cap stamped 'CCI';
 13-7 2. THENCE, North 40 degrees 17 minutes 58 seconds East a distance
 13-8 of 75.55 feet continuing along easterly right of way of FM 1409 to a
 13-9 found three quarters inch iron rod;
 13-10 3. THENCE, North 39 degrees 56 minutes 18 seconds East a distance
 13-11 of 122.65 feet to a to a found five eighths inch iron rod;
 13-12 4. THENCE, North 65 degrees 30 minutes 01 seconds East a distance
 13-13 of 156.58 feet to a to a found five eighths inch iron rod;
 13-14 5. THENCE, along a curve to the right an arc distance of 400.94
 13-15 feet, said curve having a radius of 724.00 feet and a chord bearing
 13-16 and distance of North 81 degrees 24 minutes 58 seconds East, 395.83
 13-17 feet to a found five eighths inch iron rod for a point of reverse
 13-18 curve;
 13-19 6. THENCE, along a curve to the left an arc distance of 1190.99
 13-20 feet said curve having a radius of 1076.00 feet and a chord bearing
 13-21 and distance of North 65 degrees 34 minutes 17 seconds East, 1131.11
 13-22 feet to a found five eighths inch iron rod for a point of reverse
 13-23 curve;
 13-24 7. THENCE, along a curve to the right an arc distance of 398.88
 13-25 feet along said curve having a radius of 724.00 feet and a chord
 13-26 bearing and distance of North 50 degrees 04 minutes 49 seconds East,
 13-27 393.86 feet to a found five eighths inch iron rod;
 13-28 8. THENCE, North 65 degrees 47 minutes 48 seconds East a distance
 13-29 of 1993.97 feet to a found three quarter inch iron rod;
 13-30 9. THENCE, North 65 degrees 33 minutes 44 seconds East a distance
 13-31 of 3609.67 feet to a found one half inch iron rod;
 13-32 10. THENCE, South 83 degrees 13 minutes 10 seconds East a distance
 13-33 of 257.13 feet to a found three quarter inch iron rod;
 13-34 11. THENCE, North 30 degrees 28 minutes 01 seconds East a distance
 13-35 of 302.66 feet to a set five eighths inch iron with yellow plastic
 13-36 cap stamped 'CCI';
 13-37 12. THENCE, North 65 degrees 34 minutes 06 seconds East a distance
 13-38 of 1496.19 feet to a found three quarter inch iron rod with cap;
 13-39 13. THENCE, North 85 degrees 54 minutes 44 seconds East passing at
 13-40 1805.00 feet a set five eighths inch stainless steel rod with metal
 13-41 cap 'CCI', continuing a total distance of distance of 1849.45 feet
 13-42 to the bank of the Trinity river (as established from FEMA LIDAR
 13-43 2008);
 13-44 Thence with the next 31 calls along the said bank of the Trinity
 13-45 River:
 13-46 1) THENCE, South 49 degrees 13 minutes 20 seconds East a
 13-47 distance of 79.91 feet to an angle point;
 13-48 2) THENCE, South 30 degrees 29 minutes 20 seconds East a
 13-49 distance of 118.05 feet to an angle point;
 13-50 3) THENCE, South 25 degrees 40 minutes 37 seconds East a
 13-51 distance of 54.85 feet to an angle point;
 13-52 4) THENCE, South 34 degrees 34 minutes 38 seconds East a
 13-53 distance of 408.75 feet to an angle point;
 13-54 5) THENCE, South 24 degrees 58 minutes 08 seconds East a
 13-55 distance of 137.38 feet to an angle point;
 13-56 6) THENCE, South 47 degrees 58 minutes 53 seconds East a
 13-57 distance of 129.25 feet to an angle point;
 13-58 7) THENCE, South 29 degrees 24 minutes 08 seconds East a
 13-59 distance of 532.54 feet to an angle point;
 13-60 8) THENCE, South 24 degrees 11 minutes 36 seconds East a
 13-61 distance of 215.75 feet to an angle point;
 13-62 9) THENCE, South 12 degrees 27 minutes 16 seconds East a
 13-63 distance of 317.40 feet to an angle point;
 13-64 10) THENCE, South 01 degrees 28 minutes 30 seconds East a
 13-65 distance of 221.59 feet to an angle point;
 13-66 11) THENCE, South 06 degrees 50 minutes 57 seconds West a
 13-67 distance of 342.80 feet to an angle point;
 13-68 12) THENCE, South 23 degrees 42 minutes 49 seconds West a
 13-69 distance of 222.21 feet to an angle point;

14-1 13) THENCE, South 49 degrees 05 minutes 08 seconds West a
14-2 distance of 264.20 feet to an angle point;
14-3 14) THENCE, South 81 degrees 00 minutes 10 seconds West a
14-4 distance of 231.01 feet to an angle point;
14-5 15) THENCE, North 75 degrees 34 minutes 45 seconds West a
14-6 distance of 206.14 feet to an angle point;
14-7 16) THENCE, North 34 degrees 06 minutes 23 seconds West a
14-8 distance of 362.83 feet to an angle point;
14-9 17) THENCE, North 22 degrees 26 minutes 54 seconds West a
14-10 distance of 727.08 feet to an angle point;
14-11 18) THENCE, North 06 degrees 06 minutes 41 seconds West a
14-12 distance of 156.02 feet to an angle point;
14-13 19) THENCE, North 18 degrees 42 minutes 42 seconds West a
14-14 distance of 155.58 feet to an angle point;
14-15 20) THENCE, North 50 degrees 23 minutes 34 seconds West a
14-16 distance of 105.51 feet to an angle point;
14-17 21) THENCE, North 85 degrees 14 minutes 11 seconds West a
14-18 distance of 160.27 feet to an angle point;
14-19 22) THENCE, North 64 degrees 39 minutes 14 seconds West a
14-20 distance of 119.93 feet to an angle point;
14-21 23) THENCE, North 84 degrees 55 minutes 13 seconds West a
14-22 distance of 171.80 feet to an angle point;
14-23 24) THENCE, South 70 degrees 55 minutes 51 seconds West a
14-24 distance of 162.96 feet to an angle point;
14-25 25) THENCE, South 44 degrees 12 minutes 15 seconds West a
14-26 distance of 193.63 feet to an angle point;
14-27 26) THENCE, South 25 degrees 27 minutes 15 seconds West a
14-28 distance of 305.68 feet to an angle point;
14-29 27) THENCE, South 05 degrees 42 minutes 55 seconds West a
14-30 distance of 475.51 feet to a Point;
14-31 28) THENCE, South 03 degrees 15 minutes 56 seconds West a
14-32 distance of 946.21 feet to an angle point;
14-33 29) THENCE, South 10 degrees 07 minutes 19 seconds East a
14-34 distance of 214.73 feet to an angle point;
14-35 30) THENCE, South 11 degrees 01 minutes 24 seconds West a
14-36 distance of 74.58 feet to an angle point;
14-37 31) THENCE, South 05 degrees 24 minutes 53 seconds East a
14-38 distance of 189.89 feet to a point in the south line said called
14-39 1454.19 acre tract and the north line of East Spring Creek
14-40 Subdivision as recorded in volume 2, page 334 LCMR and replat volume
14-41 8, page 86 LCMR;
14-42 14. THENCE, South 85 degrees 26 minutes 56 seconds West along the
14-43 said south line said called 1454.19 acre tract and the north line of
14-44 said East Spring Creek Subdivision as recorded in volume 2, page 334
14-45 LCMR, said re-plat East Spring Creek Subdivision volume 8, page 86
14-46 LCMR and West Lake Subdivision, passing at 221.82 feet a set five
14-47 eights inch stainless steel rod with metal cap 'CCI', continuing a
14-48 total distance of distance of 9391.82 feet to the POINT OF
14-49 BEGINNING;
14-50 Bearings shown hereon are based on the Texas State Plane Coordinate
14-51 System, South Central Zone 4204, NAD 83.
14-52 SECTION 5. (a) The legal notice of the intention to
14-53 introduce this Act, setting forth the general substance of this
14-54 Act, has been published as provided by law, and the notice and a
14-55 copy of this Act have been furnished to all persons, agencies,
14-56 officials, or entities to which they are required to be furnished
14-57 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
14-58 Government Code.
14-59 (b) The governor, one of the required recipients, has
14-60 submitted the notice and Act to the Texas Commission on
14-61 Environmental Quality.
14-62 (c) The Texas Commission on Environmental Quality has filed
14-63 its recommendations relating to this Act with the governor, the
14-64 lieutenant governor, and the speaker of the house of
14-65 representatives within the required time.
14-66 (d) All requirements of the constitution and laws of this
14-67 state and the rules and procedures of the legislature with respect
14-68 to the notice, introduction, and passage of this Act are fulfilled
14-69 and accomplished.

15-1 SECTION 6. (a) If this Act does not receive a two-thirds
15-2 vote of all the members elected to each house, Subchapter C, Chapter
15-3 7991, Special District Local Laws Code, as added by Section 1 of
15-4 this Act, is amended by adding Section 7991.107 to read as follows:

15-5 Sec. 7991.107. NO EMINENT DOMAIN POWER. The district may
15-6 not exercise the power of eminent domain.

15-7 (b) If this Act does not receive a two-thirds vote of all the
15-8 members elected to each house, Subchapter C, Chapter 8012, Special
15-9 District Local Laws Code, as added by Section 3 of this Act, is
15-10 amended by adding Section 8012.107 to read as follows:

15-11 Sec. 8012.107. NO EMINENT DOMAIN POWER. The district may
15-12 not exercise the power of eminent domain.

15-13 (c) This section is not intended to be an expression of a
15-14 legislative interpretation of the requirements of Section 17(c),
15-15 Article I, Texas Constitution.

15-16 SECTION 7. This Act takes effect June 1, 2017, if it
15-17 receives a vote of two-thirds of all the members elected to each
15-18 house, as provided by Section 39, Article III, Texas Constitution.
15-19 If this Act does not receive the vote necessary for effect on that
15-20 date, this Act takes effect September 1, 2017.

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