

1-1 By: Talarico (Senate Sponsor - Schwertner) H.B. No. 4689  
1-2 (In the Senate - Received from the House May 13, 2019;  
1-3 May 14, 2019, read first time and referred to Committee on  
1-4 Intergovernmental Relations; May 17, 2019, reported favorably by  
1-5 the following vote: Yeas 7, Nays 0; May 17, 2019, 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 Round Rock Municipal Utility  
1-18 District No. 1; 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 8094 to read as follows:

1-24 CHAPTER 8094. ROUND ROCK MUNICIPAL UTILITY DISTRICT NO. 1

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 8094.0101. 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 Round Rock Municipal Utility  
1-32 District No. 1.

1-33 Sec. 8094.0102. 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. 8094.0103. CONFIRMATION AND DIRECTOR 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. 8094.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
1-41 temporary directors may not hold an election under Section  
1-42 8094.0103 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. 8094.0105. 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. 8094.0106. INITIAL DISTRICT TERRITORY. (a) The  
1-56 district is initially composed of the territory described by  
1-57 Section 2 of the Act enacting this chapter.

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

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

SUBCHAPTER B. BOARD OF DIRECTORS

2-8 Sec. 8094.0201. GOVERNING BODY; TERMS. (a) The district is  
 2-9 governed by a board of five elected directors.  
 2-10 (b) Except as provided by Section 8094.0202, directors  
 2-11 serve staggered four-year terms.

2-12 Sec. 8094.0202. TEMPORARY DIRECTORS. (a) The temporary  
 2-13 board consists of:

- 2-14 (1) Mitch Schwartz;
- 2-15 (2) Tim Agee;
- 2-16 (3) Dwain Halm;
- 2-17 (4) Moses Kim; and
- 2-18 (5) Steve Tucker.

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

- 2-20 (1) the date permanent directors are elected under  
 2-21 Section 8094.0103; or
- 2-22 (2) the fourth anniversary of the effective date of  
 2-23 the Act enacting this chapter.

2-24 (c) If permanent directors have not been elected under  
 2-25 Section 8094.0103 and the terms of the temporary directors have  
 2-26 expired, successor temporary directors shall be appointed or  
 2-27 reappointed as provided by Subsection (d) to serve terms that  
 2-28 expire on the earlier of:

- 2-29 (1) the date permanent directors are elected under  
 2-30 Section 8094.0103; or
- 2-31 (2) the fourth anniversary of the date of the  
 2-32 appointment or reappointment.

2-33 (d) If Subsection (c) applies, the owner or owners of a  
 2-34 majority of the assessed value of the real property in the district  
 2-35 may submit a petition to the commission requesting that the  
 2-36 commission appoint as successor temporary directors the five  
 2-37 persons named in the petition. The commission shall appoint as  
 2-38 successor temporary directors the five persons named in the  
 2-39 petition.

SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 8094.0301. GENERAL POWERS AND DUTIES. The district  
 2-42 has the powers and duties necessary to accomplish the purposes for  
 2-43 which the district is created.

2-44 Sec. 8094.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-45 DUTIES. The district has the powers and duties provided by the  
 2-46 general law of this state, including Chapters 49 and 54, Water Code,  
 2-47 applicable to municipal utility districts created under Section 59,  
 2-48 Article XVI, Texas Constitution.

2-49 Sec. 8094.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
 2-50 52, Article III, Texas Constitution, the district may design,  
 2-51 acquire, construct, finance, issue bonds for, improve, operate,  
 2-52 maintain, and convey to this state, a county, or a municipality for  
 2-53 operation and maintenance macadamized, graveled, or paved roads, or  
 2-54 improvements, including storm drainage, in aid of those roads.

2-55 Sec. 8094.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-56 road project must meet all applicable construction standards,  
 2-57 zoning and subdivision requirements, and regulations of each  
 2-58 municipality in whose corporate limits or extraterritorial  
 2-59 jurisdiction the road project is located.

2-60 (b) If a road project is not located in the corporate limits  
 2-61 or extraterritorial jurisdiction of a municipality, the road  
 2-62 project must meet all applicable construction standards,  
 2-63 subdivision requirements, and regulations of each county in which  
 2-64 the road project is located.

2-65 (c) If the state will maintain and operate the road, the  
 2-66 Texas Transportation Commission must approve the plans and  
 2-67 specifications of the road project.

2-68 Sec. 8094.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 2-69 ORDINANCE OR RESOLUTION. The district shall comply with all

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

3-5 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-6 Sec. 8094.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)

3-7 The district may issue, without an election, bonds and other  
3-8 obligations secured by:

3-9 (1) revenue other than ad valorem taxes; or

3-10 (2) contract payments described by Section 8094.0403.

3-11 (b) The district must hold an election in the manner  
3-12 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
3-13 before the district may impose an ad valorem tax or issue bonds  
3-14 payable from ad valorem taxes.

3-15 (c) The district may not issue bonds payable from ad valorem  
3-16 taxes to finance a road project unless the issuance is approved by a  
3-17 vote of a two-thirds majority of the district voters voting at an  
3-18 election held for that purpose.

3-19 Sec. 8094.0402. OPERATION AND MAINTENANCE TAX. (a) If

3-20 authorized at an election held under Section 8094.0401, the  
3-21 district may impose an operation and maintenance tax on taxable  
3-22 property in the district in accordance with Section 49.107, Water  
3-23 Code.

3-24 (b) The board shall determine the tax rate. The rate may not  
3-25 exceed the rate approved at the election.

3-26 Sec. 8094.0403. CONTRACT TAXES. (a) In accordance with

3-27 Section 49.108, Water Code, the district may impose a tax other than  
3-28 an operation and maintenance tax and use the revenue derived from  
3-29 the tax to make payments under a contract after the provisions of  
3-30 the contract have been approved by a majority of the district voters  
3-31 voting at an election held for that purpose.

3-32 (b) A contract approved by the district voters may contain a  
3-33 provision stating that the contract may be modified or amended by  
3-34 the board without further voter approval.

3-35 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-36 Sec. 8094.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
3-37 OBLIGATIONS. The district may issue bonds or other obligations  
3-38 payable wholly or partly from ad valorem taxes, impact fees,  
3-39 revenue, contract payments, grants, or other district money, or any  
3-40 combination of those sources, to pay for any authorized district  
3-41 purpose.

3-42 Sec. 8094.0502. TAXES FOR BONDS. At the time the district  
3-43 issues bonds payable wholly or partly from ad valorem taxes, the  
3-44 board shall provide for the annual imposition of a continuing  
3-45 direct ad valorem tax, without limit as to rate or amount, while all  
3-46 or part of the bonds are outstanding as required and in the manner  
3-47 provided by Sections 54.601 and 54.602, Water Code.

3-48 Sec. 8094.0503. BONDS FOR ROAD PROJECTS. At the time of  
3-49 issuance, the total principal amount of bonds or other obligations  
3-50 issued or incurred to finance road projects and payable from ad  
3-51 valorem taxes may not exceed one-fourth of the assessed value of the  
3-52 real property in the district.

3-53 SECTION 2. The Round Rock Municipal Utility District No. 1  
3-54 initially includes all the territory contained in the following  
3-55 area:

3-56 TRACT A-1

3-57 BEING ALL OF THAT CERTAIN 64.513 ACRE TRACT OF LAND OUT OF AND  
3-58 PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN  
3-59 WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING  
3-60 ALL OF TRACT A: TRACT I, THAT CERTAIN 64.508 ACRE TRACT OF LAND  
3-61 CONVEYED TO CREEK BEND LAND HOLDINGS, LLC RECORDED IN DOCUMENT  
3-62 NUMBER 2009047398, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,  
3-63 TEXAS (O.P.R.W.C.TX.), SAID 64.513 ACRE TRACT OF LAND, BEING MORE  
3-64 FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

3-65 COMMENCING, at a 1/2" iron rod found for the northwestern  
3-66 corner of that certain remainder of 196.96 acre tract of land  
3-67 conveyed to Stephen Pritchard Trust and Nancy K.P. Ohlendorf Family  
3-68 Trust in Volume 1980, Page 972, Deed Records, Williamson County,  
3-69 Texas (D.R.W.C.TX.), also being the southwestern corner of that

4-1 certain remainder of 104.6 acre tract of land conveyed to Michael  
 4-2 and Nancy Ohlendorf recorded in Document Number 2011085212  
 4-3 (O.P.R.W.C.TX.), and also being in the eastern right-of-way line of  
 4-4 County Road 110 (R.O.W. varies),

4-5 THENCE, with the common boundary line of said remainder of  
 4-6 196.96 acre tract and said County Road, S21°29'00"E, a distance of  
 4-7 210.29 feet to a point for the northwestern corner and the POINT OF  
 4-8 BEGINNING of the herein described tract,

4-9 THENCE, with the common boundary line of said 64.504 acre  
 4-10 tract and said remainder of 196.96 acre tract, the following seven  
 4-11 (7) courses and distances, numbered 1 through 7,

4-12 1. N68°00'19"E, passing at a distance of 0.30 feet, a  
 4-13 1/2" iron rod found, continuing for a total of 696.23 feet to a  
 4-14 point,

4-15 2. N09°35'20"W, a distance of 95.12 feet to a 1/2" iron  
 4-16 rod found,

4-17 3. N81°24'19"E, a distance of 329.97 feet to a 1/2"  
 4-18 iron rod found,

4-19 4. S02°42'11"E, a distance of 17.58 feet to a 1/2" iron  
 4-20 rod found,

4-21 5. N68°02'31"E, a distance of 1429.27 feet to a 1/2"  
 4-22 iron rod found for the northeastern corner of said 64.504 acre  
 4-23 tract,

4-24 6. S22°04'24"E, a distance of 1099.73 feet to a 1/2"  
 4-25 iron rod found at a fence corner, and

4-26 7. S66°33'19"W, a distance of 2773.39 feet to a point  
 4-27 for the southwestern corner of said 64.508 acre tract, also being in  
 4-28 the eastern right-of-way line of said County, Road 110,

4-29 THENCE, with the common boundary line of said 64.508 acre  
 4-30 tract and said County Road 110, the following two (2) courses and  
 4-31 distances, Numbered 1 and 2,

4-32 1. N21°30'28"W, a distance of 953.75 feet to a 1/2"  
 4-33 iron rod found,

4-34 2. N21°29'00"W, a distance of 209.69 feet to the POINT  
 4-35 OF BEGINNING and containing 64.513 acres of land.

4-36 TRACT A-2

4-37 BEING ALL OF THAT CERTAIN 55.176 ACRE TRACT OF LAND OUT OF AND  
 4-38 PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN  
 4-39 WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING  
 4-40 A PORTION OF TRACT A: TRACT II, THAT CERTAIN REMAINDER OF 55.34 ACRE  
 4-41 TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN  
 4-42 DOCUMENT NUMBER 2009005145, OFFICIAL PUBLIC RECORDS OF WILLIAMSON  
 4-43 COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 55.176 ACRE TRACT OF LAND,  
 4-44 BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4-45 TRACT 1:

4-46 BEGINNING, at a 1/2" iron rod found for the most northerly  
 4-47 northwestern corner of said remainder of 55.34 acre tract, also  
 4-48 being the northeastern corner of that certain remainder of 34.70  
 4-49 acre tract of land (Tract 1) conveyed to Henry Development, LTD,  
 4-50 recorded in Document Number 2004089842 (O.P.R.W.C.TX.), and also  
 4-51 being at a point of curvature for a curve to the left in the southern  
 4-52 right-of-way line of University Boulevard (200' R.O.W.), and the  
 4-53 POINT OF BEGINNING for the herein described tract,

4-54 THENCE, with the common boundary line of said remainder of  
 4-55 55.35 acre tract and said University Boulevard, the following two  
 4-56 (2) courses and distances, numbered 1 and 2,

4-57 1. With said curve to the left, having a radius of  
 4-58 8563.00 feet, an arc length of 450.41 FEET, and whose chord bears  
 4-59 N70°08'55"E, a distance of 450.36 feet to a capped iron rod found  
 4-60 stamped "J S COALTER", and

4-61 2. N68°38'27"E, a distance of 1514.12 feet to a 5/8"  
 4-62 iron rod found, being the northeastern corner of said remainder of  
 4-63 55.34 acre tract, also being the northwestern corner of that  
 4-64 certain remainder of 60 acre tract of land conveyed to Audell Payne  
 4-65 in Volume 456, Page 486, Deed Records, Williamson County, Texas,

4-66 THENCE, with the common boundary line of said remainder of  
 4-67 55.34 acre tract and said remainder of 60 acre tract, the following  
 4-68 two (2) courses and distances, Numbered 1 and 2,

4-69 1. S21°47'47"E, a distance of 903.92 feet to a 3/8"

5-1 iron rod found, and

5-2 2. N63°45'30"E, a distance of 87.68 feet to a 3/8" iron  
5-3 rod found, being an exterior corner in the eastern boundary line of  
5-4 said remainder of 55.34, also being the northwest corner of that  
5-5 certain 75 acre tract of land conveyed to Veterans Land Board  
5-6 recorded in Volume 781, Page 247, Deed Records Williamson County,  
5-7 Texas,

5-8 THENCE, with the common boundary line of said remainder of  
5-9 55.34 acre tract and said 75 acre tract, S21°35'40"E, a distance of  
5-10 268.79 feet to a 1/2" iron rod found, being the southeastern corner  
5-11 of said remainder of 55.34 acre tract, also being the northeastern  
5-12 corner of that certain remainder of 104.6 acre tract conveyed to  
5-13 Michael and Nancy Ohlendorf recorded in Document Number 2011085212  
5-14 (O.P.R.W.C.TX.),

5-15 THENCE, with the common boundary line of said remainder of  
5-16 55.34 acre tract and said remainder of 104.6 acre tract,  
5-17 S68°34'49"W, a distance of 2056.46 feet to a point, being the  
5-18 southwestern corner of said remainder of 55.34 acre tract, also  
5-19 being the southeastern corner of that certain 0.07 acre tract of  
5-20 land (Tract II) conveyed to Henry Development, LTD. recorded in  
5-21 Document Number 2017045283 (O.P.R.W.C.TX.),

5-22 THENCE, with said common boundary line of said remainder of  
5-23 55.34 acre tract, said 0.07 acre (Tract II), that certain 0.18 acre  
5-24 tract of land (Tract I) conveyed to Henry Development record in said  
5-25 Document Number 2017045283, that certain 0.14 acre tract of land  
5-26 conveyed to Henry Development, LTD. in Document Number 2017074516  
5-27 (O.P.R.W.C.TX.), and said remainder of 34.70 acre tract (Tract 1),  
5-28 the following four (4) courses and distances, numbered 1 through 4,

5-29 1. N21°27'32"W, a distance of 104.85 feet to a 1/2"  
5-30 iron rod found,

5-31 2. N19°57'22"W, a distance of 30.33 feet to a 1/2" iron  
5-32 rod found,

5-33 3. N22°42'01"W, a distance of 29.77 feet to a 1/2" iron  
5-34 rod found, and

5-35 4. N21°32'01"W, a distance of 1014.31 feet to the POINT  
5-36 OF BEGINNING and containing 53.237 acres of land.

5-37 TRACT 2:

5-38 BEGINNING, at a 1/2" iron rod found for the most westerly  
5-39 northwestern corner of said remainder of 55.34 acre tract acre  
5-40 tract, being in the eastern right-of-way line of County Road 110  
5-41 (R.O.W. varies), and also being the southwestern corner of that  
5-42 certain 2.07 acre tract of land conveyed (Tract 2) to Henry  
5-43 Development, LTD. recorded in Document Number 2004089842  
5-44 (O.P.R.W.C.TX.), and being the northwestern corner and the POINT OF  
5-45 BEGINNING for the herein described tract,

5-46 THENCE, with the common boundary line of said remainder of  
5-47 55.34 acre tract and said 2.07 acre tract, N68°32'30"E, passing at  
5-48 2766.90 feet a capped iron rod found for the southwest corner of  
5-49 that certain 0.14 acre tract of land conveyed to Henry Development  
5-50 LTD. recorded in Document Number 2017074513 (O.P.R.W.C.TX.) and  
5-51 continuing for a total distance of 2796.42 feet to a capped iron rod  
5-52 found, being the southwest corner of that certain 0.18 acre tract of  
5-53 land (Tract I) conveyed to Henry Development, LTD. and the  
5-54 northwest corner of that certain 0.07 acre tract of land (Tract II)  
5-55 both conveyed to Henry Development LTD. recorded in Document Number  
5-56 2017045283 (O.P.R.W.C.TX.), and being a southeast corner of said  
5-57 0.14 acre tract,.

5-58 THENCE, with the common boundary line of said remainder of  
5-59 55.34 acre tract and said 0.07 acre tract, S21°20'56"E, a distance  
5-60 of 30.40 feet to a point, being the southwestern corner of said 0.07  
5-61 acre tract, also being in the northern boundary line of that certain  
5-62 remainder of 104.6 acre tract conveyed to Michael and Nancy  
5-63 Ohlendorf in Document Number 2011085212 (O.P.R.W.C.TX.),

5-64 THENCE, with the common boundary line of said remainder of  
5-65 55.34 acre tract and said remainder of 104.6 acre tract,  
5-66 S68°33'00"W, a distance of 2796.45 feet to a 1/2" iron rod found,  
5-67 being the southwestern corner of said remainder of 55.34 acre  
5-68 tract, also being the northwestern corner of said remainder of  
5-69 104.6 acre tract, and also being in the eastern right-of-way line of

6-1 said County, Road 110,  
6-2 THENCE, with the common boundary line of said remainder of  
6-3 55.34 acre tract and said County, Road 110, N21°16'34"W, a distance  
6-4 of 30.00 feet to the POINT OF BEGINNING and containing 1.939 acres  
6-5 of land.  
6-6 TRACT 1 - 53.237 ACRES  
6-7 TRACT 2 - 1.939 ACRES  
6-8 A-2 TOTAL - 55.176 ACRES  
6-9 TRACT B-II  
6-10 BEING ALL OF THAT CERTAIN 104.256 ACRE TRACT OF LAND OUT OF  
6-11 AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED  
6-12 IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS  
6-13 BEING A PORTION OF TRACT B: TRACT II, THAT CERTAIN REMAINDER OF  
6-14 104.6 ACRE TRACT OF LAND CONVEYED TO MICHAEL AND NANCY OHLENDORF  
6-15 RECORDED IN DOCUMENT NUMBER 2011085212, OFFICIAL PUBLIC RECORDS OF  
6-16 WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 104.256 ACRE TRACT  
6-17 OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
6-18 BEGINNING, at a 1/2" iron rod found for the northwestern  
6-19 corner of said remainder of 104.6 acre tract,, also being the  
6-20 southwestern corner of that certain remainder of 55.34 acre tract  
6-21 of land conveyed to Lone Mountain Properties, LLC, and also being in  
6-22 the eastern right-of-way line, and also being the northwestern  
6-23 corner and the POINT OF BEGINNING for the herein described tract,  
6-24 THENCE, with the common boundary line of said remainder of  
6-25 104.6 acre tract, said remainder of 55.34 acre tract, that certain  
6-26 0.07 acre tract (Tract II) of land conveyed to Henry Development,  
6-27 LTD. in Document Number 2017045283 (O.P.R.W.C.TX.), N68°34'04"E,  
6-28 and that certain remainder of 55.34 acres of land conveyed to Lone  
6-29 Mountain Properties, LLC. in Document Number 2009005145  
6-30 (O.P.R.W.C.TX.), a distance of 4957.79 feet to a 1/2" iron rod  
6-31 found, being the northeastern corner of said remainder of 104.6  
6-32 acre tract, also being the southeastern corner of said remainder of  
6-33 55.34 acre tract and also being in the western boundary line of that  
6-34 certain 75.00 acre tract of land conveyed to Veterans Land Board in  
6-35 Volume 781, Page 247, Deed Records, Williamson County, Texas,  
6-36 THENCE, with the common boundary line of said 104.6 acre  
6-37 tract and said 75.00 acre tract, S21°26'17"E, a distance of 913.49  
6-38 feet to a 1/2" iron rod found, being the southeastern corner of the  
6-39 herein described tract, also being the northeastern corner of that  
6-40 certain remainder of 196.96 acre tract of land conveyed to Stephen  
6-41 Pritchard Trust and Nancy K.P. Ohlendorf Family Trust in Volume  
6-42 1980, Page 972 Deed Records, Williamson County, Texas,  
6-43 THENCE, with the common boundary line of said remainder of  
6-44 104.6 acre tract and said remainder of 196.96 acre tract,  
6-45 S68°30'29"W, a distance of 4957.11 feet to a 1/2" iron rod found,  
6-46 being the southwestern corner of said remainder of 104.6 acre  
6-47 tract, also being the northwestern corner of said remainder of  
6-48 196.96 acre tract, and also being in the eastern right-of-way line  
6-49 of said County Road 110,  
6-50 THENCE, with the common boundary line of said remainder of  
6-51 104.6 acre tract and said County Road 110, the following two (2)  
6-52 courses and distances, numbered 1 and 2,  
6-53 1. N21°29'00"W, a distance of 909.64 feet to a 1/2"  
6-54 iron rod found, and  
6-55 2. N21°16'34"W, a distance of 9.02 feet to the POINT OF  
6-56 BEGINNING and containing 104.256 acres of land.  
6-57 TRACT B-III  
6-58 BEING ALL OF THAT CERTAIN 132.423 ACRE TRACT OF LAND OUT OF  
6-59 AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED  
6-60 IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS  
6-61 BEING ALL OF TRACT B: TRACT III, THAT CERTAIN REMAINDER OF 196.96  
6-62 ACRE TRACT OF LAND CONVEYED TO STEPHEN PRITCHARD TRUST AND NANCY  
6-63 K.P. OHLENDORF FAMILY TRUST RECORDED IN VOLUME 1980, PAGE 972, DEED  
6-64 RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 132.423  
6-65 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS  
6-66 AS FOLLOWS:  
6-67 BEGINNING, at a 1/2" iron rod found for the northwestern  
6-68 corner of said remainder of 196.96 acre tract, also being the  
6-69 southwestern corner of that certain remainder of 104.6 acre tract

7-1 of land conveyed to Michael and Nancy Ohlendorf recorded in  
 7-2 Document Number 2011085212 (O.P.R.W.C.TX.), and also being in the  
 7-3 eastern right-of-way line of County Road 110 (R.O.W. varies), and  
 7-4 the POINT OF BEGINNING for the herein described tract,

7-5 THENCE, with the common boundary line of said remainder of  
 7-6 196.96 acre tract and said remainder of 104.6 acre tract,  
 7-7 N68°30'29"E, a distance of 4957.11 feet to a 1/2" iron rod found,  
 7-8 being the northeastern corner of said 196.96 acre tract, also being  
 7-9 the southeastern corner of said remainder of 104.6 acre tract, and  
 7-10 also being in the eastern boundary line of that certain 75.00 acre  
 7-11 tract of land conveyed to the Veterans Land Board in Volume 781,  
 7-12 Page 247, Deed Records, Williamson County, Texas,

7-13 THENCE, with the common boundary line of said remainder of  
 7-14 196.96 acre tract and said 75.00 acre tract, S21°30'03"E, a distance  
 7-15 of 1332.40 feet to a point, being the southeastern corner of said  
 7-16 remainder of 196.96 acre tract, also being the northeastern corner  
 7-17 of that certain 72.099 acre tract of land conveyed to Eleanor,  
 7-18 Jacob, and Dorothea Olson in Volume 595, Page 131, Deed Records,  
 7-19 Williamson County, Texas, and also being the southeastern corner of  
 7-20 the herein described tract,

7-21 THENCE, with the common boundary line of said remainder of  
 7-22 196.96 acre tract and said 72.099 acre tract, S68°30'08"W, a  
 7-23 distance of 1252.61 feet to a 1/2" iron rod found, being an angle  
 7-24 point in the southern boundary line of said remainder of 196.96 acre  
 7-25 tract, also being the northwest corner of said 72.099 acre tract,  
 7-26 and also being the northeast corner of that certain 22.31 acre tract  
 7-27 of land conveyed to SEDC Devco Inc. recorded in Document Number  
 7-28 2015089805 (O.P.R.W.C.TX.),

7-29 THENCE, with the common boundary line of said remainder of  
 7-30 196.96 acre tract and said 22.31 acre tract, the following two (2)  
 7-31 courses and distances, numbered 1 and 2,

7-32 1. S12°52'51"W, a distance of 17.02 feet to a 1/2" iron  
 7-33 rod found, and

7-34 2. S68°23'05"W, a distance of 1224.09 feet to a capped  
 7-35 iron rod found, being the northwest corner of said 22.31 acre tract,  
 7-36 also being an interior corner on the south line of said remainder of  
 7-37 196.96 acre tract,

7-38 THENCE, with the common boundary corner of said remainder of  
 7-39 196.96 acre tract and said 22.31 acre tract, S21°37'15"E, a distance  
 7-40 of 776.54 feet to a 1/2" iron rod found, being a southeast corner of  
 7-41 said remainder of 196.96 acre tract, also being the southwest  
 7-42 corner of said 22.31 acre tract, and also being the northeast corner  
 7-43 of the remainder of that certain 34.74 acre tract of land conveyed  
 7-44 to SEDC Devco Inc. recorded in Document Number 2015089800  
 7-45 (O.P.R.W.C.TX.), and also being the northeastern corner of that  
 7-46 certain 100 acre tract conveyed to Fred Liardon in Volume 131, Page  
 7-47 131, (D.R.W.C.TX.),

7-48 THENCE, with a south line of said remainder of 196.96 acre  
 7-49 tract and the north line of said 100 acre tract, S68°37'33"W, a  
 7-50 distance of 2472.34 feet to a 1/2" iron rod found, being the  
 7-51 southwest corner of said remainder of 196.96 acre tract, also being  
 7-52 the northwest corner of said remainder of 34.74 acre tract, also  
 7-53 being in the northern boundary line of said 100 acre tract, and also  
 7-54 being in the east right-of-way line of said County Road 110, from  
 7-55 which a 1/2" iron rod found for the southwest corner of said  
 7-56 remainder of 34.74 acre tract bears S21°20'42"E, a distance of  
 7-57 616.07 feet,

7-58 THENCE, with the common boundary line of said remainder of  
 7-59 196.96 acre tract and said County Road 110, N21°30'28"W, a distance  
 7-60 of 746.93 feet to a point, being the southwestern corner of that  
 7-61 certain 64.508 acre tract of land conveyed to Creek Bend Holdings,  
 7-62 LLC. in Document Number 2009047398 (O.P.R.W.C.TX.),

7-63 THENCE, with the common boundary line of said remainder of  
 7-64 196.96 acre tract and said 64.508 acre tract, the following seven  
 7-65 (7) courses and distances, numbered 1 through 7,

7-66 1. N66°33'19"E, a distance of 2473.39 feet to a 1/2"  
 7-67 iron rod found,

7-68 2. N22°04'24"W, a distance of 1099.73 feet to a 1/2"  
 7-69 iron rod found,

8-1 3. S68°02'31"W, a distance of 1429.27 feet to a 1/2"  
8-2 iron rod found,  
8-3 4. N02°42'11"W, a distance of 17.58 feet to a 1/2" iron  
8-4 rod found,  
8-5 5. S81°24'19"W, a distance of 329.97 feet to a 1/2"  
8-6 iron rod found,  
8-7 6. S09°35'20"E, a distance of 95.12 feet to a point,  
8-8 and  
8-9 7. S68°00'19"W, passing at 695.93 feet a 1/2" iron rod  
8-10 found and continuing for a total distance of 696.23 feet to a point,  
8-11 being the northwestern corner of said 64.528 acre tract, also being  
8-12 an exterior corner in the western boundary line of said remainder of  
8-13 196.96 acre tract, and also being in the eastern right-of-way line  
8-14 of said County, Road 110,

8-15 THENCE, with the common boundary line of said remainder of  
8-16 196.96 acre tract and said County Road 110, N21°29'00"W, a distance  
8-17 of 210.29 feet to the POINT OF BEGINNING and containing 132.423  
8-18 acres of land.

8-19 SECTION 3. (a) The legal notice of the intention to  
8-20 introduce this Act, setting forth the general substance of this  
8-21 Act, has been published as provided by law, and the notice and a  
8-22 copy of this Act have been furnished to all persons, agencies,  
8-23 officials, or entities to which they are required to be furnished  
8-24 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
8-25 Government Code.

8-26 (b) The governor, one of the required recipients, has  
8-27 submitted the notice and Act to the Texas Commission on  
8-28 Environmental Quality.

8-29 (c) The Texas Commission on Environmental Quality has filed  
8-30 its recommendations relating to this Act with the governor, the  
8-31 lieutenant governor, and the speaker of the house of  
8-32 representatives within the required time.

8-33 (d) All requirements of the constitution and laws of this  
8-34 state and the rules and procedures of the legislature with respect  
8-35 to the notice, introduction, and passage of this Act are fulfilled  
8-36 and accomplished.

8-37 SECTION 4. (a) If this Act does not receive a two-thirds  
8-38 vote of all the members elected to each house, Subchapter C, Chapter  
8-39 8094, Special District Local Laws Code, as added by Section 1 of  
8-40 this Act, is amended by adding Section 8094.0306 to read as follows:

8-41 Sec. 8094.0306. NO EMINENT DOMAIN POWER. The district may  
8-42 not exercise the power of eminent domain.

8-43 (b) This section is not intended to be an expression of a  
8-44 legislative interpretation of the requirements of Section 17(c),  
8-45 Article I, Texas Constitution.

8-46 SECTION 5. This Act takes effect immediately if it receives  
8-47 a vote of two-thirds of all the members elected to each house, as  
8-48 provided by Section 39, Article III, Texas Constitution. If this  
8-49 Act does not receive the vote necessary for immediate effect, this  
8-50 Act takes effect September 1, 2019.

8-51 \* \* \* \* \*