

1-1 By: Campbell S.B. No. 1167
 1-2 (In the Senate - Filed March 8, 2021; March 18, 2021, read
 1-3 first time and referred to Committee on Local Government;
 1-4 April 27, 2021, reported favorably by the following vote: Yeas 8,
 1-5 Nays 0; April 27, 2021, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Menéndez			X	
1-9 Eckhardt	X			
1-10 Gutierrez	X			
1-11 Hall	X			
1-12 Nichols	X			
1-13 Paxton	X			
1-14 Springer	X			
1-15 Zaffirini	X			

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

1-19 relating to boundaries of the Anthem Municipal Utility District;
 1-20 affecting the authority to issue bonds.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Subchapter A, Chapter 7979, Special District
 1-23 Local Laws Code, is amended by adding Section 7979.004 to read as
 1-24 follows:

1-25 Sec. 7979.004. DISTRICT TERRITORY. (a) The district is
 1-26 composed of the territory described by Section 3 of the Act enacting
 1-27 this section.

1-28 (b) The boundaries and field notes contained in Section 3 of
 1-29 the Act enacting this section form a closure. A mistake made in the
 1-30 field notes or in copying the field notes in the legislative process
 1-31 does not affect the district's:

1-32 (1) organization, existence, or validity;

1-33 (2) right to issue any type of bond for the purposes
 1-34 for which the district is created or to pay the principal of and
 1-35 interest on a bond;

1-36 (3) right to impose a tax; or

1-37 (4) legality or operation.

1-38 SECTION 2. Section 7979.101, Special District Local Laws
 1-39 Code, is amended by adding Subsection (d) to read as follows:

1-40 (d) Section 49.303(d), Water Code, does not apply to the
 1-41 district. The district may rely on a previously held election for
 1-42 the approval to issue bonds payable in whole or in part from taxes
 1-43 after the exclusion of territory described by the Act enacting this
 1-44 section.

1-45 SECTION 3. The Anthem Municipal Utility District includes
 1-46 all the territory contained in the following area:

1-47 BEING 422.996 ACRES OF LAND LOCATED IN THE ANDREW DUNN LEAGUE,
 1-48 ABSTRACT NO. 4, THE JOHN COOPER SURVEY NO. 13, ABSTRACT NO. 100 AND
 1-49 THE JESSE DAY SURVEY, ABSTRACT 152 IN HAYS COUNTY, TEXAS AND BEING A
 1-50 PORTION OF THE SAME LAND CONVEYED TO MOUNTAIN CITY-150, L.P.,
 1-51 CALLED TRACT 1, A 599.25 ACRE TRACT AND TRACT 2 A CALLED 73.693 ACRE
 1-52 TRACT AS DESCRIBED IN VOLUME 5272, PAGE 475 AND A CALLED 857 SQUARE
 1-53 FOOT TRACT 3 AND A 0.308 ACRE TRACT 4 AS DESCRIBED IN VOLUME 5272,
 1-54 PAGE 490 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID
 1-55 422.996 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES
 1-56 AND BOUNDS AS FOLLOWS:

1-57 BEGINNING at a 1/2-inch iron rod located on the northwesterly right
 1-58 of way line of RM 150, an 80 foot wide public right of way, for the
 1-59 southwest corner of said 73.693 acre Tract 2, same being the
 1-60 northwest corner of a called 17.95 acre tract described in a deed to
 1-61 Robert and Linda Rosebrock recorded in Volume 1126, Page 236 of the

2-1 Hays County Deed Records;
2-2 THENCE, with the northwest right of way line of said RM 150 the
2-3 following courses and distances:
2-4 (1) N45°54'47"W, 312.73 feet with the westerly line of said
2-5 73.693 acre tract to a Texas Department of Transportation Type 1
2-6 Concrete Monument;
2-7 (2) N44°00'03"W, 1476.41 feet tract to a Texas Department of
2-8 Transportation Type 1 Concrete Monument found at the beginning of a
2-9 curve to the left;
2-10 (3) with the arc of said curve to the left, passing the most
2-11 southerly southwest corner of said 599.25 acre tract, a found
2-12 3/8-inch iron rod at an arc distance of 39.42 feet, passing the
2-13 southerly corner of a 875 square foot and 0.308 acre tract described
2-14 in a deed to Mountain City - 150, L.P. in Volume 5272, Page 490 and
2-15 continuing for an arc distance of 568.29 feet, having a radius of
2-16 1185.90 feet, a central angle of 27°27'23" and a chord bearing and
2-17 distance of N57°43'45"W, 562.87 feet to a 1/2-inch iron rod with cap
2-18 stamped "AST" set for corner on said northwesterly right of way
2-19 line, same being on the southerly line of a called 581.00 acre tract
2-20 described in a deed to M I W L S, LP and being a re-entrant corner
2-21 and most westerly south corner of the herein described tract;
2-22 THENCE, leaving the northwesterly right of way line of RM 150 and
2-23 with the common line of said 581.00 acre tract and said 599.25 acre
2-24 tract the following courses and distances:
2-25 (1) N88°36'39"E, 1422.09 feet to a 1/2-inch iron pipe found
2-26 for an angle point in said line;
2-27 (2) N88°38'02"E, 25.14 feet to a Mag Nail in concrete for an
2-28 interior ell corner of the herein described tract;
2-29 (3) N01°42'12"W, 2818.15 feet to a found 8-inch diameter
2-30 Cedar Fence Post for an interior ell corner of the herein described
2-31 tract;
2-32 (4) S87°57'12"W, 2442.13 feet to a found 8-inch diameter
2-33 Cedar Fence Post for an exterior ell corner of the herein described
2-34 tract, same being the southeast corner of said 752.05 acre tract;
2-35 THENCE, with the westerly line of said 599.25 acre tract, same being
2-36 the easterly line of said 752.05 acre tract the following courses
2-37 and distances:
2-38 (1) N01°27'27"E, 1085.94 feet to a 1/2-inch iron rod with cap
2-39 stamped "AST" found;
2-40 THENCE, leaving said westerly line and crossing said 599.25 acre
2-41 tract the following courses and distances;
2-42 (2) N42°57'57"E, 440.38 feet to a 1/2-inch iron rod with cap
2-43 stamped "AST" found for corner;
2-44 (3) N20°52'40"E, 1067.39 feet to a 1/2-inch iron rod with cap
2-45 stamped "AST" found for corner;
2-46 (4) N37°09'29"E, 492.15 feet to a 1/2-inch iron rod with cap
2-47 stamped "AST" found for corner;
2-48 (5) S85°09'20"E, 319.53 feet to a 1/2-inch iron rod with cap
2-49 stamped "AST" found for corner;
2-50 (6) N84°25'47"E, 294.59 feet to a 1/2-inch iron rod with cap
2-51 stamped "AST" found for corner to the beginning of a curve to the
2-52 left;
2-53 (7) with the arc of a non-tangent curve to the left, 511.24
2-54 feet, having a radius of 871.82 feet, a central angle of 33°35'56"
2-55 and a chord bearing and distance of N68°19'13"E, 503.95 feet to a
2-56 1/2-inch iron rod with cap stamped "AST" found for corner and a
2-57 point of compound curvature;
2-58 (8) with a compound curve to the left, 763.84 feet, having a
2-59 radius of 1431.82 feet, a central angle of 30°33'56" and a chord
2-60 bearing and distance of N32°21'48"E, 754.81 feet to a 1/2-inch iron
2-61 rod with cap stamped "AST" found for corner;
2-62 (9) N08°59'58"E, 277.34 feet to a 1/2-inch iron rod with cap
2-63 stamped "AST" found for corner;
2-64 (10) N09°56'17"E, 409.55 feet to a 1/2-inch iron rod with cap
2-65 stamped "AST" found for corner;
2-66 (11) with the arc of a non-tangent curve to the left, 835.46
2-67 feet, having a radius of 2082.16 feet, a central angle of 22°59'23"
2-68 and a chord bearing and distance of N48°50'55"E, 829.87 feet to a
2-69 1/2-inch iron rod with cap stamped "AST" found for corner;

3-1 (12) N37°50'06"E, 277.44 feet to a 1/2-inch iron rod with cap
3-2 stamped "AST" found for corner;
3-3 (13) N45°32'16"E, 192.35 feet to a 1/2-inch iron rod with cap
3-4 stamped "AST" found for corner on the southwesterly line of a called
3-5 1974.77 acre tract described in a deed as Tract 6, and recorded in
3-6 Volume 3533, Page 150 of said deed records and being on the
3-7 northeasterly line of said 599.25 acre tract;
3-8 THENCE, with said southwesterly line, same being the northeasterly
3-9 line of said 599.25 acre tract, S47°09'20"E, 189.32 feet to a 5-inch
3-10 diameter Cedar fence post found with 3 mag nails and shiner at the
3-11 north corner of Tract 4, Indian Creek Ranch Subdivision as recorded
3-12 in Volume 6, Page 59 of the Hays County Plat Records;
3-13 THENCE, leaving the southwesterly line of said 1974.77 acre tract,
3-14 and with easterly line of said 599.25 acre tract the following
3-15 courses and distances
3-16 (1) With the westerly line of said Indian Creek Ranch Tract
3-17 4, S06°08'47"W, 1374.75 feet to a 1/2-inch iron pipe found at the
3-18 southwest corner of said tract 4, same being the northwest corner of
3-19 Tract 2 of said Indian Creek Ranch and angle point in said easterly
3-20 line;
3-21 (2) With the westerly line of said Tract 2, S06°09'17"W,
3-22 3133.57 feet to a 6-inch diameter fence post at the southwest corner
3-23 of said Tract 2 and an angle point in said easterly line;
3-24 (3) With the southerly line of said Tract 2, N89°16'58"E,
3-25 1309.43 feet to a 1/2-inch iron pipe found at the southeast corner
3-26 of said Tract 2, same being on the westerly line of Tract 1 of said
3-27 Indian Creek Ranch and an angle point in said easterly line;
3-28 (4) With the westerly line of said Tract 1, S00°29'12"E,
3-29 431.49 feet to a 1/2-inch iron pipe found for an angle point in said
3-30 line;
3-31 (5) S29°40'46"W, 298.05 feet to a 1/2-inch iron pipe for
3-32 angle point in said line;
3-33 (6) S34°36'44"W, 477.34 feet to an iron rod found with cap
3-34 stamped RPLS 4542 at the southwest corner of said Tract 1, same
3-35 being on the northerly line of a tract conveyed to the Hays
3-36 Consolidated Independent School District (deed recital unknown);
3-37 (7) S87°30'03"W, 5.50 feet to an iron rod with cap stamped
3-38 "McMillan" for the northwest corner of said School District Tract;
3-39 (8) S11°36'28"W, 614.17 feet to an iron rod with cap stamped
3-40 "McMillan" for an angle point in said line;
3-41 (9) S10°09'51"W, 395.16 feet to an iron rod with cap stamped
3-42 "McMillan" for an angle point in said line;
3-43 (10) S10°11'50"W, 101.83 feet to an iron rod with cap stamped
3-44 "McMillan" for an angle point in said line;
3-45 (11) S10°09'55"W, 625.50 feet to an iron rod with cap stamped
3-46 "McMillan" for an angle point in said line;
3-47 (12) S12°41'22"W, 447.62 feet to a Nail in a 6-inch fence
3-48 corner post for an angle point in said line;
3-49 (13) S42°49'53"W, 93.56 feet to a 30-inch Live Oak tree for
3-50 an angle point in said line;
3-51 (14) S00°59'19"W, 13.67 feet to an iron rod with cap stamped
3-52 RPLS 4542 at the southwest corner of said School District tract and
3-53 the southeast corner of said 599.25 acre tract and being a point on
3-54 the northerly line of said 73.693 acre Tract 2;
3-55 THENCE, with the northerly line of said 73.693 acre tract,
3-56 N88°39'49"E, passing a 1/2-inch iron rod at 243.73 feet and
3-57 continuing for a total distance of 325.41 feet to a 1/2-inch iron
3-58 rod on the southerly line of said School District tract and being
3-59 the northwest corner of Lot 6, Century Acres, a subdivision of
3-60 record in Volume 6, Page 53 of the Hays County Plat Records;
3-61 THENCE, with said easterly line of said 73.693 acre tract and with
3-62 the westerly line of said Lot 6 and 7 of said Century Acres and the
3-63 easterly line of said Lot 2B and 2C Resubdivision of Lot 2B of the
3-64 Resubdivision of Lot 2 Century Acres of record in Document
3-65 No. 17040812 of the Hays County Official Public Records,
3-66 S13°28'59"E, 1658.91 feet to a 1/2-inch iron pipe found for the
3-67 southeast corner of said 73.693 acre tract, same being the
3-68 southwest corner of said Lot 2B and the common northerly corner of
3-69 Lots 8 and 9 of Meadow Woods Section Two, a subdivision of record in

4-1 Volume 3, Page 188 of said Plat Records, same being the northeast
4-2 corner of said 17.95 acre tract;
4-3 THENCE, with the northerly line of said 17.95 acre tract, same being
4-4 the southerly line of said 599.25 acre tract, S88°38'38"W, passing
4-5 an iron rod with cap stamped "McMillan" at 103.02 feet and
4-6 continuing for a total distance of 1505.09 feet to the POINT OF
4-7 BEGINNING and containing, 422.996 acres of land, more or less.

4-8 SECTION 4. The Anthem Municipal Utility District retains
4-9 all the rights, powers, privileges, authority, duties, and
4-10 functions that it had before the effective date of this Act.

4-11 SECTION 5. (a) The legislature validates and confirms all
4-12 governmental acts, elections, and proceedings of the Anthem
4-13 Municipal Utility District that were taken before the effective
4-14 date of this Act.

4-15 (b) This section does not apply to any matter that on the
4-16 effective date of this Act:

4-17 (1) is involved in litigation if the litigation
4-18 ultimately results in the matter being held invalid by a final court
4-19 judgment; or

4-20 (2) has been held invalid by a final court judgment.

4-21 SECTION 6. (a) The legal notice of the intention to
4-22 introduce this Act, setting forth the general substance of this
4-23 Act, has been published as provided by law, and the notice and a
4-24 copy of this Act have been furnished to all persons, agencies,
4-25 officials, or entities to which they are required to be furnished
4-26 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
4-27 Government Code.

4-28 (b) The governor, one of the required recipients, has
4-29 submitted the notice and Act to the Texas Commission on
4-30 Environmental Quality.

4-31 (c) The Texas Commission on Environmental Quality has filed
4-32 its recommendations relating to this Act with the governor, the
4-33 lieutenant governor, and the speaker of the house of
4-34 representatives within the required time.

4-35 (d) All requirements of the constitution and laws of this
4-36 state and the rules and procedures of the legislature with respect
4-37 to the notice, introduction, and passage of this Act are fulfilled
4-38 and accomplished.

4-39 SECTION 7. This Act takes effect immediately if it receives
4-40 a vote of two-thirds of all the members elected to each house, as
4-41 provided by Section 39, Article III, Texas Constitution. If this
4-42 Act does not receive the vote necessary for immediate effect, this
4-43 Act takes effect September 1, 2021.

4-44 * * * * *