

1-1 By: Wilson (Senate Sponsor - Schwertner) H.B. No. 5382  
 1-2 (In the Senate - Received from the House May 10, 2023;  
 1-3 May 10, 2023, read first time and referred to Committee on Local  
 1-4 Government; May 19, 2023, reported favorably by the following  
 1-5 vote: Yeas 9, Nays 0; May 19, 2023, 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	X			
1-16	X			

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

1-19 relating to the creation of the Jarrell Estates Municipal Utility  
 1-20 District No. 1; granting a limited power of eminent domain;  
 1-21 providing authority to issue bonds; providing authority to impose  
 1-22 assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-25 Code, is amended by adding Chapter 7962 to read as follows:

1-26 CHAPTER 7962. JARRELL ESTATES MUNICIPAL UTILITY DISTRICT NO. 1

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 7962.0101. DEFINITIONS. In this chapter:

1-29 (1) "Board" means the district's board of directors.

1-30 (2) "Commission" means the Texas Commission on  
 1-31 Environmental Quality.

1-32 (3) "Director" means a board member.

1-33 (4) "District" means the Jarrell Estates Municipal  
 1-34 Utility District No. 1.

1-35 Sec. 7962.0102. NATURE OF DISTRICT. The district is a  
 1-36 municipal utility district created under Section 59, Article XVI,  
 1-37 Texas Constitution.

1-38 Sec. 7962.0103. CONFIRMATION AND DIRECTORS' ELECTION  
 1-39 REQUIRED. The temporary directors shall hold an election to  
 1-40 confirm the creation of the district and to elect five permanent  
 1-41 directors as provided by Section 49.102, Water Code.

1-42 Sec. 7962.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-43 temporary directors may not hold an election under Section  
 1-44 7962.0103 until each municipality in whose corporate limits or  
 1-45 extraterritorial jurisdiction the district is located has  
 1-46 consented by ordinance or resolution to the creation of the  
 1-47 district and to the inclusion of land in the district.

1-48 Sec. 7962.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-49 (a) The district is created to serve a public purpose and benefit.

1-50 (b) The district is created to accomplish the purposes of:

1-51 (1) a municipal utility district as provided by  
 1-52 general law and Section 59, Article XVI, Texas Constitution; and

1-53 (2) Section 52, Article III, Texas Constitution, that  
 1-54 relate to the construction, acquisition, improvement, operation,  
 1-55 or maintenance of macadamized, graveled, or paved roads, or  
 1-56 improvements, including storm drainage, in aid of those roads.

1-57 Sec. 7962.0106. INITIAL DISTRICT TERRITORY. (a) The  
 1-58 district is initially composed of the territory described by  
 1-59 Section 2 of the Act enacting this chapter.

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

2-1 field notes or in copying the field notes in the legislative process  
2-2 does not affect the district's:

- 2-3 (1) organization, existence, or validity;
- 2-4 (2) right to issue any type of bond for the purposes  
2-5 for which the district is created or to pay the principal of and  
2-6 interest on a bond;
- 2-7 (3) right to impose a tax; or
- 2-8 (4) legality or operation.

2-9 SUBCHAPTER B. BOARD OF DIRECTORS

2-10 Sec. 7962.0201. GOVERNING BODY; TERMS. (a) The district is  
2-11 governed by a board of five elected directors.

2-12 (b) Except as provided by Section 7962.0202, directors  
2-13 serve staggered four-year terms.

2-14 Sec. 7962.0202. TEMPORARY DIRECTORS. (a) The temporary  
2-15 board consists of:

- 2-16 (1) Jake Newman;
- 2-17 (2) Davis Craig;
- 2-18 (3) Brad Harwick;
- 2-19 (4) LouAnn Covington; and
- 2-20 (5) Stephen Fowler.

2-21 (b) Temporary directors serve until the earlier of:

- 2-22 (1) the date permanent directors are elected under  
2-23 Section 7962.0103; or
- 2-24 (2) the fourth anniversary of the effective date of  
2-25 the Act enacting this chapter.

2-26 (c) If permanent directors have not been elected under  
2-27 Section 7962.0103 and the terms of the temporary directors have  
2-28 expired, successor temporary directors shall be appointed or  
2-29 reappointed as provided by Subsection (d) to serve terms that  
2-30 expire on the earlier of:

- 2-31 (1) the date permanent directors are elected under  
2-32 Section 7962.0103; or
- 2-33 (2) the fourth anniversary of the date of the  
2-34 appointment or reappointment.

2-35 (d) If Subsection (c) applies, the owner or owners of a  
2-36 majority of the assessed value of the real property in the district  
2-37 may submit a petition to the commission requesting that the  
2-38 commission appoint as successor temporary directors the five  
2-39 persons named in the petition. The commission shall appoint as  
2-40 successor temporary directors the five persons named in the  
2-41 petition.

2-42 SUBCHAPTER C. POWERS AND DUTIES

2-43 Sec. 7962.0301. GENERAL POWERS AND DUTIES. The district  
2-44 has the powers and duties necessary to accomplish the purposes for  
2-45 which the district is created.

2-46 Sec. 7962.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
2-47 DUTIES. The district has the powers and duties provided by the  
2-48 general law of this state, including Chapters 49 and 54, Water Code,  
2-49 applicable to municipal utility districts created under Section 59,  
2-50 Article XVI, Texas Constitution.

2-51 Sec. 7962.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
2-52 52, Article III, Texas Constitution, the district may design,  
2-53 acquire, construct, finance, issue bonds for, improve, operate,  
2-54 maintain, and convey to this state, a county, or a municipality for  
2-55 operation and maintenance macadamized, graveled, or paved roads, or  
2-56 improvements, including storm drainage, in aid of those roads.

2-57 Sec. 7962.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
2-58 road project must meet all applicable construction standards,  
2-59 zoning and subdivision requirements, and regulations of each  
2-60 municipality in whose corporate limits or extraterritorial  
2-61 jurisdiction the road project is located.

2-62 (b) If a road project is not located in the corporate limits  
2-63 or extraterritorial jurisdiction of a municipality, the road  
2-64 project must meet all applicable construction standards,  
2-65 subdivision requirements, and regulations of each county in which  
2-66 the road project is located.

2-67 (c) If the state will maintain and operate the road, the  
2-68 Texas Transportation Commission must approve the plans and  
2-69 specifications of the road project.

3-1 Sec. 7962.0305. COMPLIANCE WITH MUNICIPAL REGULATIONS. Any  
3-2 water, sanitary sewer, road, drainage, or other infrastructure or  
3-3 public facilities constructed, acquired, improved, maintained, or  
3-4 operated by the district shall comply with any subdivision or other  
3-5 applicable regulations of any municipality in whose corporate  
3-6 limits or extraterritorial jurisdiction the infrastructure or  
3-7 public facilities are located unless other regulations are  
3-8 specified in a development agreement between the district and the  
3-9 municipality.

3-10 Sec. 7962.0306. COMPLIANCE WITH MUNICIPAL CONSENT  
3-11 ORDINANCE OR RESOLUTION. The district shall comply with all  
3-12 applicable requirements of any ordinance or resolution that is  
3-13 adopted under Section 54.016 or 54.0165, Water Code, and that  
3-14 consents to the creation of the district or to the inclusion of land  
3-15 in the district.

3-16 Sec. 7962.0307. DIVISION OF DISTRICT. (a) The district may  
3-17 be divided into two or more new districts only if the district:

- 3-18 (1) has no outstanding bonded debt; and
- 3-19 (2) is not imposing ad valorem taxes.

3-20 (b) This chapter applies to any new district created by the  
3-21 division of the district, and a new district has all the powers and  
3-22 duties of the district.

3-23 (c) Any new district created by the division of the district  
3-24 may not, at the time the new district is created, contain any land  
3-25 outside the area described by Section 2 of the Act enacting this  
3-26 chapter.

3-27 (d) The board, on its own motion or on receipt of a petition  
3-28 signed by the owner or owners of a majority of the assessed value of  
3-29 the real property in the district, may adopt an order dividing the  
3-30 district.

3-31 (e) The board may adopt an order dividing the district  
3-32 before or after the date the board holds an election under Section  
3-33 7962.0103 to confirm the district's creation.

3-34 (f) An order dividing the district shall:

- 3-35 (1) name each new district;
- 3-36 (2) include the metes and bounds description of the  
3-37 territory of each new district;
- 3-38 (3) appoint temporary directors for each new district;

3-39 and  
3-40 (4) provide for the division of assets and liabilities  
3-41 between or among the new districts.

3-42 (g) On or before the 30th day after the date of adoption of  
3-43 an order dividing the district, the district shall file the order  
3-44 with the commission and record the order in the real property  
3-45 records of each county in which the district is located.

3-46 (h) Any new district created by the division of the district  
3-47 shall hold a confirmation and directors' election as required by  
3-48 Section 7962.0103. If the voters of a new district do not confirm  
3-49 the creation of the new district, the assets, obligations,  
3-50 territory, and governance of the new district revert to the  
3-51 original district.

3-52 (i) If the creation of the new district is confirmed, the  
3-53 new district shall provide the election date and results to the  
3-54 commission.

3-55 (j) Municipal consent to the creation of the district and to  
3-56 the inclusion of land in the district granted under Section  
3-57 7962.0104 acts as municipal consent to the creation of any new  
3-58 district created by the division of the district and to the  
3-59 inclusion of land in the new district.

3-60 (k) Any new district created by the division of the district  
3-61 must hold an election as required by this chapter to obtain voter  
3-62 approval before the district may impose a maintenance tax or issue  
3-63 bonds payable wholly or partly from ad valorem taxes.

3-64 (l) This chapter applies to any new district created by the  
3-65 division of the district, and a new district has all the powers and  
3-66 duties of the district.

3-67 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-68 Sec. 7962.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
3-69 The district may issue, without an election, bonds and other

4-1 obligations secured by:  
 4-2 (1) revenue other than ad valorem taxes; or  
 4-3 (2) contract payments described by Section 7962.0403.  
 4-4 (b) The district must hold an election in the manner  
 4-5 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
 4-6 before the district may impose an ad valorem tax or issue bonds  
 4-7 payable from ad valorem taxes.  
 4-8 (c) The district may not issue bonds payable from ad valorem  
 4-9 taxes to finance a road project unless the issuance is approved by a  
 4-10 vote of a two-thirds majority of the district voters voting at an  
 4-11 election held for that purpose.  
 4-12 Sec. 7962.0402. OPERATION AND MAINTENANCE TAX. (a) If  
 4-13 authorized at an election held under Section 7962.0401, the  
 4-14 district may impose an operation and maintenance tax on taxable  
 4-15 property in the district in accordance with Section 49.107, Water  
 4-16 Code.  
 4-17 (b) The board shall determine the tax rate. The rate may not  
 4-18 exceed the rate approved at the election.  
 4-19 (c) Section 49.107(f), Water Code, does not apply to  
 4-20 reimbursements for projects constructed or acquired under Section  
 4-21 7962.0303.  
 4-22 Sec. 7962.0403. CONTRACT TAXES. (a) In accordance with  
 4-23 Section 49.108, Water Code, the district may impose a tax other than  
 4-24 an operation and maintenance tax and use the revenue derived from  
 4-25 the tax to make payments under a contract after the provisions of  
 4-26 the contract have been approved by a majority of the district voters  
 4-27 voting at an election held for that purpose.  
 4-28 (b) A contract approved by the district voters may contain a  
 4-29 provision stating that the contract may be modified or amended by  
 4-30 the board without further voter approval.  
 4-31 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS  
 4-32 Sec. 7962.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
 4-33 OBLIGATIONS. The district may issue bonds or other obligations  
 4-34 payable wholly or partly from ad valorem taxes, impact fees,  
 4-35 revenue, contract payments, grants, or other district money, or any  
 4-36 combination of those sources, to pay for any authorized district  
 4-37 purpose.  
 4-38 Sec. 7962.0502. TAXES FOR BONDS. At the time the district  
 4-39 issues bonds payable wholly or partly from ad valorem taxes, the  
 4-40 board shall provide for the annual imposition of a continuing  
 4-41 direct ad valorem tax, without limit as to rate or amount, while all  
 4-42 or part of the bonds are outstanding as required and in the manner  
 4-43 provided by Sections 54.601 and 54.602, Water Code.  
 4-44 Sec. 7962.0503. BONDS FOR ROAD PROJECTS. At the time of  
 4-45 issuance, the total principal amount of bonds or other obligations  
 4-46 issued or incurred to finance road projects and payable from ad  
 4-47 valorem taxes may not exceed one-fourth of the assessed value of the  
 4-48 real property in the district.  
 4-49 SECTION 2. The Jarrell Estates Municipal Utility District  
 4-50 No. 1 initially includes all the territory contained in the  
 4-51 following area:  
 4-52 (a) BEGINNING: At a 2" pipe post found in the North line of  
 4-53 County Road 232 for the lower Southeast corner of a 649.53 Acre  
 4-54 Tract (Document #2004074055, Official Public Records, described in  
 4-55 Volume 2520, Page 200 and Volume 2598, Page 457, Official Public  
 4-56 Records) and an exterior corner of said 3072.64 Acre Tract and of  
 4-57 this tract from which a 2" pipe post found in the South line of said  
 4-58 county road for the Northwest corner of a 48.65 Acre Tract (surveyed  
 4-59 March 10, 2022) bears S 00° 18' 48" W 56.15 feet;  
 4-60 THENCE: Along a fence with the lower East line of said 649.53  
 4-61 Acre Tract and a West line of said 3072.64 Acre Tract and of this  
 4-62 tract as follows:  
 4-63 N 04° 31' 43" W 735.20 feet to a 3" pipe post found for an angle  
 4-64 point;  
 4-65 N 10° 51' 27" W 14.01 feet to a 3" pipe post found for an  
 4-66 interior corner of said 649.53 Acre Tract and an exterior corner of  
 4-67 said 3072.64 Acre Tract and of this tract;  
 4-68 THENCE: Along a fence with the upper South line of said 649.53  
 4-69 Acre Tract and a North line of said 3072.64 Acre Tract and of this



5-1 tract as follows:  
5-2 N 65° 24' 32" E 680.46 feet to a 2" pipe post found for an angle  
5-3 point;  
5-4 N 65° 28' 50" E 651.69 feet to a 2" pipe post found for an angle  
5-5 point;  
5-6 N 68° 01' 01" E 2635.82 feet to a 100D nail set for the  
5-7 Southeast corner of said 649.53 Acre Tract and an interior corner of  
5-8 said 3072.64 Acre Tract and of this tract;  
5-9 THENCE: Along a fence with the East line of Abstract No. 358,  
5-10 Survey No. 1, and said 649.53 Acre Tract, the lower East line of a  
5-11 1209.24 Acre Tract (Document #2014012037, Official Public  
5-12 Records), the West line of Survey No. 21, and the upper West line of  
5-13 said 3072.64 Acre Tract and of this tract as follows:  
5-14 N 21° 16' 42" W 2553.70 feet to a 2" pipe post found for an  
5-15 angle point;  
5-16 N 21° 14' 51" W 877.13 feet to a steel post found for an angle  
5-17 point;  
5-18 N 20° 54' 03" W 2216.78 feet to a 3" pipe post found for the  
5-19 Northeast corner of said 649.53 Acre Tract and an angle point of  
5-20 this tract;  
5-21 S 69° 04' 53" W 13.57 feet with the North line of said 649.53  
5-22 Acre Tract to a 3" pipe post found for the Southeast corner of said  
5-23 1209.24 Acre Tract and an angle point of this tract;  
5-24 N 20° 05' 30" W 1230.33 feet to a 2" pipe post found for an  
5-25 interior corner of said 1209.24 Acre Tract and the upper Northwest  
5-26 corner of said 3072.64 Acre Tract and of this tract;  
5-27 THENCE: Along a fence with the upper South line of said  
5-28 1209.24 Acre Tract, the South line of a 5611 Acre Tract (Volume 365,  
5-29 Page 115, Deed Records) and the North line of said 3072.64 Acre  
5-30 Tract and of this tract as follows:  
5-31 N 68° 20' 52" E 277.73 feet to a 1/2" iron pin found by 10"  
5-32 cedar post for the upper Southeast corner of said 1209.24 Acre  
5-33 Tract, the upper Southwest corner of said 5611 Acre Tract, and an  
5-34 angle point of this tract;  
5-35 N 68° 26' 45" E 5079.62 feet to a 2" pipe post found for an  
5-36 angle point;  
5-37 S 86° 22' 04" E 411.00 feet to a 1/2" iron pin found by 6" cedar  
5-38 post for an interior corner of said 5611 Acre Tract and the upper  
5-39 Northeast corner of this tract;  
5-40 S 20° 51' 48" E 2076.49 feet to a 5/8" iron pin found by 3" pipe  
5-41 post for an exterior corner of said 5611 Acre Tract and an interior  
5-42 corner of this tract;  
5-43 N 69° 23' 59" E 1379.50 feet to a 3" pipe post found for an  
5-44 interior corner of said 5611 Acre Tract and an exterior corner of  
5-45 this tract;  
5-46 S 21° 50' 49" E 1736.87 feet to a 3" pipe post found for an  
5-47 angle point;  
5-48 S 20° 41' 55" E 1761.43 feet to a 3" pipe post found for the  
5-49 lower Southwest corner of said 5611 Acre Tract, an interior corner  
5-50 of said 3072.64 Acre Tract, an exterior corner of a 1205.00 Acre  
5-51 Tract (this day surveyed), and an angle point of this tract;  
5-52 S 21° 05' 42" E 540.16 feet into said 3072.64 Acre Tract to a  
5-53 5/8" iron pin set for an interior corner of said 1205.00 Acre Tract  
5-54 and the upper Southeast corner of this tract;  
5-55 THENCE: S 68° 43' 40" W 5320.62 feet to a 5/8" iron pin set for  
5-56 the Northwest corner of said 1205.00 Acre Tract and an interior  
5-57 corner of this tract;  
5-58 THENCE: S 21° 02' 32" E 5182.49 feet, at 2584.32 feet pass a  
5-59 5/8" iron pin set for an angle point of said 1205.00 Acre Tract and  
5-60 the upper Northwest corner of a 514.30 Acre Tract (this day  
5-61 surveyed), continuing to a 5/8" iron pin set for an interior corner  
5-62 of said 514.30 Acre Tract and an exterior corner of this tract;  
5-63 THENCE: S 68° 57' 28" W 1870.94 feet to a 5/8" iron pin set for  
5-64 the lower Northwest corner of said 514.30 Acre Tract and the lower  
5-65 Southwest corner of this tract;  
5-66 THENCE: N 20° 44' 59" W 1603.97 feet along a fence with the  
5-67 East line of Survey No. 13 and a 195.5 Acre Tract (Volume 2458, Page  
5-68 859, Deed Records) and the West line of Survey No. 21 to a 1/2" iron  
5-69 pin found by 10" cedar post for the Northeast corner of Survey

6-1 No. 13 and said 195.5 Acre Tract, the Southeast corner of Abstract  
 6-2 No. 358, and an interior corner of said 3072.64 Acre Tract and of  
 6-3 this tract;

6-4 THENCE: S 68° 20' 05" W 3102.03 feet along a fence with the  
 6-5 North line of Survey No. 13 and the South line of Abstract No. 358  
 6-6 to a 6" cedar post found for an exterior corner of said 3072.64 Acre  
 6-7 Tract and of this tract;

6-8 THENCE: Along a fence with the East line of said county road  
 6-9 and a West line of said 3072.64 Acre Tract and of this tract passing  
 6-10 2" pipe posts found as follows:

6-11 N 32° 07' 47" W 379.77 feet to an angle point;

6-12 N 33° 01' 44" W 321.50 feet to an angle point;

6-13 N 50° 45' 25" W 315.12 feet to an angle point;

6-14 N 41° 41' 33" W 368.36 feet to an angle point;

6-15 N 17° 54' 39" W 267.13 feet to an angle point;

6-16 N 22° 26' 20" W 168.35 feet to an angle point;

6-17 N 46° 44' 55" W 100.13 feet to an angle point;

6-18 N 71° 41' 21" W 102.15 feet to an angle point;

6-19 N 81° 36' 11" W 539.79 feet to the POINT OF BEGINNING.

6-20 (b) BEGINNING: At a 5/8" iron pin set under fence in the West  
 6-21 line of a 673.33 Acre Tract (Document #2021159264, Official Public  
 6-22 Records) and the lower East line of said 3072.64 Acre Tract for the  
 6-23 lower Southeast corner of a 1205.00 Acre Tract (this day surveyed)  
 6-24 and the lower Northeast corner of this tract from which a 1/2" iron  
 6-25 pin found for an angle point of said 1205.00 Acre Tract bears N 20°  
 6-26 43' 12med" W 159.01 feet;

6-27 THENCE: Along a fence with the West line of said 673.33 Acre  
 6-28 Tract and the lower East line of said 3072.64 Acre Tract and of this  
 6-29 tract as follows:

6-30 S 20° 43' 10" E 519.72 feet to a 1/2" iron pin found for an  
 6-31 angle point;

6-32 S 12° 01' 50" E 291.83 feet to a 5/8" iron pin found for an  
 6-33 interior corner of said 673.33 Acre Tract, an exterior corner of  
 6-34 said 3072.64 Acre Tract, and the upper Southeast corner of this  
 6-35 tract;

6-36 THENCE: Along a fence with the North line of Survey No. 20,  
 6-37 the lower North line of said 673.33 Acre Tract, and the North line  
 6-38 of a 30-foot Nature Trail of Spear's Ranch on Salado Creek Section  
 6-39 One (Cabinet T, Slides 209 thru 223, Plat Records), and the South  
 6-40 line of Survey No. 21, and a South line of this tract as follows:

6-41 S 69° 56' 54" W 252.66 feet to a 1/2" iron pin found by 3" pipe  
 6-42 post for the lower Northwest corner of said 673.33 Acre Tract, the  
 6-43 Northeast corner of said nature trail, and an angle point of this  
 6-44 tract;

6-45 S 69° 04' 11" W 416.61 feet to an angle point;

6-46 S 69° 08' 40" W 1831.06 feet to an angle point;

6-47 S 68° 48' 01" W 760.40 feet to an angle point;

6-48 S 67° 55' 49" W 1390.64 feet to an angle point;

6-49 S 69° 24' 50" W 1554.14 feet to a 2" pipe post found for the  
 6-50 Northwest corner of said nature trail, the Northeast corner of said  
 6-51 67.66 Acre Tract, and an interior corner of this tract;

6-52 THENCE: Along a fence with the West line of said nature trail,  
 6-53 the East line of said 67.66 Acre Tract, and the lower East line of  
 6-54 this tract as follows:

6-55 S 02° 25' 02" E 30.04 feet to a 1/2" iron pin found by 26" Live  
 6-56 Oak tree for an angle point;

6-57 S 26° 21' 04" E 218.30 feet to a 3/8" iron pin found for an  
 6-58 angle point;

6-59 S 26° 19' 50" E 456.50 feet to a 3/8" iron pin found by 16" Live  
 6-60 Oak tree for an angle point;

6-61 S 25° 01' 14" E 305.56 feet to an 18" Oak tree found for an  
 6-62 angle point;

6-63 S 21° 39' 46" E 165.35 feet to a 3/8" iron pin found for an  
 6-64 angle point;

6-65 S 16° 12' 10" E 339.66 feet to an 18" Cedar tree found for an  
 6-66 angle point;

6-67 S 14° 12' 03" E 533.49 feet to a 1/2" iron pin found by 18" Oak  
 6-68 tree for an angle point;

6-69 S 19° 05' 16" E 202.66 feet to a 3/8" iron pin found by 12" Live

7-1 Oak for an angle point;  
 7-2 S 14° 09' 26" E 650.74 feet to a 3/8" iron pin found by 4" cedar  
 7-3 post for an angle point;  
 7-4 S 15° 16' 20" E 383.91 feet to a 10" cedar post found for the  
 7-5 Northeast corner of the remainder of a 2161.001 Acre Tract  
 7-6 (Document #2000028918, Official Public Records), the Southeast  
 7-7 corner of said 67.66 Acre Tract, and the lower Southeast corner of  
 7-8 this tract;  
 7-9 THENCE: S 71° 03' 19" W 770.90 feet along a fence to a 1/2"  
 7-10 iron pin found by 10" creosote post for the Northwest corner of the  
 7-11 remainder of said 2161.001 Acre Tract, the Southwest corner of said  
 7-12 67.66 Acre Tract, and the lower Southwest corner of this tract;  
 7-13 THENCE: N 21° 37' 35" W 1396.02 feet along a fence with the  
 7-14 East line of Survey No. 13 and a 106.95 Acre Tract (Volume 2255,  
 7-15 Page 742, Official Public Records) and the West line of Survey  
 7-16 No. 20 to a 1/2" iron pin found by 8" creosote post for the  
 7-17 Northeast corner of said 106.95 Acre Tract, an angle point of said  
 7-18 67.66 Acre Tract, an exterior corner of said 3072.64 Acre Tract, and  
 7-19 an interior corner of this tract;  
 7-20 THENCE: Along a fence with the North line of said 106.95 Acre  
 7-21 Tract and a South line of said 3072.64 Acre Tract and of this tract  
 7-22 as follows:  
 7-23 S 68° 18' 48" W 1267.81 feet to a 1/2" iron pin found for an  
 7-24 angle point;  
 7-25 S 76° 37' 01" W 136.62 feet to a 40D nail found by Elm for an  
 7-26 angle point;  
 7-27 S 83° 29' 14" W 102.48 feet to a 40D nail found by Elm for an  
 7-28 angle point;  
 7-29 N 61° 35' 19" W 10.73 feet to a 6" cedar post found for an angle  
 7-30 point;  
 7-31 N 87° 05' 38" W 119.71 feet to a 1/2" iron pin found by 2" pipe  
 7-32 post for an angle point;  
 7-33 S 06° 13' 12" E 175.36 feet to a 1/2" iron pin found by 2" pipe  
 7-34 post for an angle point;  
 7-35 S 56° 36' 48" W 75.04 feet to a 1/2" iron pin found for an angle  
 7-36 point;  
 7-37 S 44° 41' 09" W 113.47 feet to a 2" pipe post found for an angle  
 7-38 point;  
 7-39 S 42° 07' 36" W 152.96 feet to a 5/8" iron pin set for the  
 7-40 Northwest corner of said 106.95 Acre Tract and an exterior corner of  
 7-41 said 3072.64 Acre Tract and of this tract;  
 7-42 THENCE: Along a fence with the East line of County Road 232  
 7-43 and a West line of said 3072.64 Acre Tract and of this tract as  
 7-44 follows:  
 7-45 N 19° 17' 35" E 134.40 feet to an angle point;  
 7-46 N 24° 00' 25" W 138.58 feet to an angle point;  
 7-47 N 38° 19' 18" W 658.87 feet to a 1/2" iron pin found by 2" pipe  
 7-48 post for an angle point;  
 7-49 N 39° 31' 29" W 250.06 feet, at 51.76 feet pass the South  
 7-50 terminus of a 50-foot Road Easement (this day surveyed), continuing  
 7-51 to an angle point;  
 7-52 N 44° 04' 25" W 261.31 feet to an angle point;  
 7-53 N 44° 10' 37" W 593.32 feet to a 2" pipe post found for an angle  
 7-54 point;  
 7-55 N 14° 32' 04" W 211.93 feet to an angle point;  
 7-56 N 04° 30' 47" W 470.65 feet to a 1/2" iron pin found in the  
 7-57 South line of a 195.5 Acre Tract (Volume 2458, Page 859, Deed  
 7-58 Records) and an exterior corner of said 3072.64 Acre Tract and of  
 7-59 this tract;  
 7-60 THENCE: N 68° 15' 37" E 2341.32 feet along a fence to a 10"  
 7-61 cedar post found for the Southeast corner of said 195.5 Acre Tract  
 7-62 and an interior corner of said 3072.64 Acre Tract and of this tract;  
 7-63 THENCE: N 20° 44' 59" W 702.86 feet along a fence with the  
 7-64 East line of Survey No. 13 and said 195.5 Acre Tract and the West  
 7-65 line of Survey No. 21 and said 3072.64 Acre Tract to a 5/8" iron pin  
 7-66 set for an exterior corner of a 1419.57 Acre Tract (this day  
 7-67 surveyed) and the lower Northwest corner of this tract;  
 7-68 THENCE: Crossing said 3072.64 Acre Tract with the North line  
 7-69 of this tract as follows:

8-1 N 68° 57' 28" E 1870.94 feet to a 5/8" iron pin set for the  
8-2 lower Southeast corner of said 1419.57 Acre Tract and an interior  
8-3 corner of this tract;  
8-4 N 21° 02' 32" W 2598.17 feet with the lower East line of said  
8-5 1419.57 Acre Tract to a 5/8" iron pin set for an angle point of said  
8-6 1205.00 Acre Tract and the upper Northwest corner of this tract;  
8-7 Continuing with the North line of this tract and the South  
8-8 line of said 1205.00 Acre Tract as follows:  
8-9 S 64° 48' 25" E 1376.79 feet, at 618.20 feet pass the North  
8-10 terminus of said road easement, continuing to a 5/8" iron pin set  
8-11 for an angle point;  
8-12 N 72° 00' 34" E 2659.37 feet to a 5/8" iron pin set for an  
8-13 interior corner of said 1205.00 Acre Tract and the upper Northeast  
8-14 corner of this tract;  
8-15 S 20° 22' 11" E 1911.75 feet to a 5/8" iron pin set for the  
8-16 Southwest corner of said 1205.00 Acre Tract and an interior corner  
8-17 of this tract;  
8-18 N 67° 49' 03" E 1727.05 feet to the POINT OF BEGINNING.  
8-19 (c) BEGINNING: At a 1/2" iron pin found in the West line of  
8-20 County Road 232 and the South line of a 195.5 Acre Tract (Volume  
8-21 2458, Page 859, Deed Records) for the Northeast corner of this tract  
8-22 from which a 1/2" iron pin found in the East line of said county road  
8-23 for an exterior corner of a 514.30 Acre Tract (this day surveyed)  
8-24 bears N 68° 50' 18" E 54.24 feet;  
8-25 THENCE: With the West line of said road and the East line of  
8-26 this tract passing 1/2" iron pins found as follows:  
8-27 S 04° 49' 16" E 455.90 feet to an angle point;  
8-28 S 14° 52' 48" E 238.88 feet to an angle point;  
8-29 S 44° 15' 55" E 602.34 feet to an angle point;  
8-30 S 44° 13' 37" E 256.82 feet to an angle point;  
8-31 S 39° 27' 01" E 248.02 feet to an angle point;  
8-32 S 38° 18' 33" E 658.46 feet to an angle point;  
8-33 S 24° 31' 17" E 109.18 feet to a 1/2" iron pin found for the  
8-34 Southeast corner of this tract;  
8-35 THENCE: With the North line of said county road and the South  
8-36 line of this tract as follows:  
8-37 S 18° 59' 07" W 95.53 feet to a 5/8" iron pin set for an angle  
8-38 point;  
8-39 S 44° 19' 36" W 271.53 feet to a 5/8" iron pin set for an angle  
8-40 point;  
8-41 S 43° 01' 41" W 369.83 feet to a 1/2" iron pin found for an  
8-42 angle point;  
8-43 S 42° 33' 02" W 219.62 feet to a 1/2" iron pin found for an  
8-44 angle point;  
8-45 S 04° 07' 18" W 76.42 feet to a 5/8" iron pin set for an angle  
8-46 point;  
8-47 S 37° 56' 47" W 139.57 feet, at 79.09 feet pass a found 2" pipe  
8-48 post, continuing to the Southwest corner of this tract;  
8-49 THENCE: Along the center of North Salado Creek with the East  
8-50 line of a 12.00 Acre Tract (Document #2020075231, Official Public  
8-51 Records) and a 124.74 Acre Tract (Document #2016095553, Official  
8-52 Public Records) and the West line of this tract as follows:  
8-53 N 41° 03' 59" W 131.42 feet to an angle point;  
8-54 N 11° 53' 19" W 40.63 feet to an angle point;  
8-55 N 76° 36' 27" W 45.17 feet to an angle point;  
8-56 N 30° 48' 05" W 126.68 feet to an angle point;  
8-57 N 78° 57' 33" W 87.41 feet to an angle point;  
8-58 N 12° 44' 59" E 79.02 feet to an angle point;  
8-59 N 11° 00' 13" W 73.47 feet to an angle point;  
8-60 S 88° 36' 10" W 82.16 feet to an angle point;  
8-61 N 66° 02' 15" W 98.65 feet to an angle point;  
8-62 N 06° 27' 32" W 106.86 feet to an angle point;  
8-63 N 30° 17' 17" E 145.33 feet to an angle point;  
8-64 N 03° 28' 06" W 75.42 feet to an angle point;  
8-65 N 37° 44' 59" W 146.89 feet to an angle point;  
8-66 N 63° 26' 06" W 145.44 feet to an angle point;  
8-67 N 38° 31' 49" W 136.06 feet to an angle point;  
8-68 N 12° 39' 09" W 86.38 feet to an angle point;  
8-69 N 04° 05' 08" W 70.68 feet to an angle point;



9-1 S 86° 18' 31" W 52.15 feet to an angle point;  
 9-2 N 76° 52' 51" W 106.01 feet to an angle point;  
 9-3 N 12° 38' 00" W 83.15 feet to an angle point;  
 9-4 N 23° 29' 55" W 105.25 feet to an angle point;  
 9-5 N 10° 37' 11" E 136.64 feet to an angle point;  
 9-6 N 04° 47' 52" W 86.56 feet to an angle point;  
 9-7 N 34° 45' 21" W 139.44 feet to an angle point;  
 9-8 N 06° 54' 40" W 77.72 feet to an angle point;  
 9-9 N 17° 40' 47" E 51.12 feet to an angle point;  
 9-10 N 52° 40' 44" E 193.31 feet to an angle point;  
 9-11 N 18° 45' 31" E 85.20 feet to an angle point;  
 9-12 N 23° 41' 26" W 105.23 feet to an angle point;  
 9-13 N 86° 35' 59" W 152.93 feet to an angle point;  
 9-14 N 60° 31' 27" W 77.06 feet to an angle point;  
 9-15 N 30° 15' 23" W 81.04 feet to an angle point;  
 9-16 N 67° 37' 12" W 107.25 feet to an angle point;  
 9-17 S 79° 56' 22" W 183.67 feet to an angle point;  
 9-18 N 73° 48' 39" W 94.15 feet to an angle point;  
 9-19 S 88° 10' 54" W 91.93 feet to an angle point;  
 9-20 N 53° 44' 46" W 180.85 feet to an angle point;  
 9-21 N 74° 50' 45" W 120.88 feet to an angle point;  
 9-22 N 39° 12' 26" W 60.40 feet to the Southwest corner of said  
 9-23 195.5 Acre Tract and the Northwest corner of this tract;  
 9-24 THENCE: N 68° 20' 39" E 1386.29 feet with the South line of  
 9-25 said 195.5 Acre Tract, at 19.37 feet pass a found 12" Pecan stump,  
 9-26 continuing along a fence to the POINT OF BEGINNING.  
 9-27 (d) BEGINNING: At a 2" pipe post found in the South line of  
 9-28 County Road 232 and the lower East line of a 649.53 Acre Tract  
 9-29 (Document # #2004074055, Official Public Records, described in  
 9-30 Volume 2520, Page 200 and Volume 2598, Page 457, Official Public  
 9-31 Records) for the Northwest corner of this tract from which a 2" pipe  
 9-32 post found in the North line of said county road for the upper  
 9-33 Southwest corner of a 1419.57 Acre Tract (this day surveyed) bears N  
 9-34 00° 18' 48" E 56.15 feet;  
 9-35 THENCE: Along a fence with the South and West line of said  
 9-36 county road and the North and East line of this tract as follows:  
 9-37 S 83° 15' 32" E 491.41 feet to a 6" cedar post found for an  
 9-38 angle point;  
 9-39 S 71° 41' 57" E 76.53 feet to a 6" cedar post found for an angle  
 9-40 point;  
 9-41 S 48° 56' 34" E 139.44 feet to a 6" cedar post found for an  
 9-42 angle point;  
 9-43 S 19° 57' 48" E 414.71 feet to a 5" cedar post found for an  
 9-44 angle point;  
 9-45 S 41° 43' 21" E 317.47 feet to a 5" cedar post found for an  
 9-46 angle point;  
 9-47 S 49° 16' 01" E 370.58 feet to a 6" cedar post found for an  
 9-48 angle point;  
 9-49 S 32° 42' 02" E 683.73 feet to a 2" pipe post found for the  
 9-50 Southeast corner of this tract;  
 9-51 THENCE: S 68° 22' 29" W 1256.52 feet along a fence with the  
 9-52 North line of Survey No. 13 and a 195.5 Acre Tract (Volume 2458,  
 9-53 Page 859, Deed Records) and the South line of Abstract No. 358, at  
 9-54 1209.80 feet pass a 1/2" iron pin found by 14" Elm, continuing  
 9-55 without fence to the Northwest corner of said 195.5 Acre Tract and  
 9-56 the lower Southwest corner of this tract;  
 9-57 THENCE: Along the center of North Salado Creek with the North  
 9-58 line of a 61.80 Acre Tract (Document #2010063430, Official Public  
 9-59 Records) and the South line of this tract as follows:  
 9-60 N 02° 31' 01" W 103.87 feet to an angle point;  
 9-61 N 52° 32' 58" W 74.50 feet to an angle point;  
 9-62 N 84° 29' 40" W 104.92 feet to an angle point;  
 9-63 S 85° 34' 16" W 152.08 feet to an angle point;  
 9-64 N 80° 01' 20" W 218.89 feet to the lower Southeast corner of  
 9-65 said 649.53 Acre Tract and the Southwest corner of this tract;  
 9-66 THENCE: With the lower East line of said 649.53 Acre Tract  
 9-67 and the West line of this tract as follows:  
 9-68 N 04° 31' 03" E 649.14 feet, at 72.82 feet pass a found 2" pipe  
 9-69 post, continuing along a fence to a 12" cedar post found for an

10-1 angle point;  
10-2 N 02° 28' 22" E 641.86 feet along a fence to a 2" pipe post  
10-3 found for an angle point;  
10-4 N 04° 10' 33" W 608.21 feet along a fence to the POINT OF  
10-5 BEGINNING.

10-6 SECTION 3. (a) The legal notice of the intention to  
10-7 introduce this Act, setting forth the general substance of this  
10-8 Act, has been published as provided by law, and the notice and a  
10-9 copy of this Act have been furnished to all persons, agencies,  
10-10 officials, or entities to which they are required to be furnished  
10-11 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
10-12 Government Code.

10-13 (b) The governor, one of the required recipients, has  
10-14 submitted the notice and Act to the Texas Commission on  
10-15 Environmental Quality.

10-16 (c) The Texas Commission on Environmental Quality has filed  
10-17 its recommendations relating to this Act with the governor, the  
10-18 lieutenant governor, and the speaker of the house of  
10-19 representatives within the required time.

10-20 (d) All requirements of the constitution and laws of this  
10-21 state and the rules and procedures of the legislature with respect  
10-22 to the notice, introduction, and passage of this Act are fulfilled  
10-23 and accomplished.

10-24 SECTION 4. (a) If this Act does not receive a two-thirds  
10-25 vote of all the members elected to each house, Subchapter C, Chapter  
10-26 7962, Special District Local Laws Code, as added by Section 1 of  
10-27 this Act, is amended by adding Section 7962.0308 to read as follows:

10-28 Sec. 7962.0308. NO EMINENT DOMAIN POWER. The district may  
10-29 not exercise the power of eminent domain.

10-30 (b) This section is not intended to be an expression of a  
10-31 legislative interpretation of the requirements of Section 17(c),  
10-32 Article I, Texas Constitution.

10-33 SECTION 5. This Act takes effect immediately if it receives  
10-34 a vote of two-thirds of all the members elected to each house, as  
10-35 provided by Section 39, Article III, Texas Constitution. If this  
10-36 Act does not receive the vote necessary for immediate effect, this  
10-37 Act takes effect September 1, 2023.

10-38 \* \* \* \* \*