

1-1 By: Gerdes (Senate Sponsor - Schwertner) H.B. No. 5695
 1-2 (In the Senate - Received from the House May 19, 2025;
 1-3 May 21, 2025, read first time and referred to Committee on Local
 1-4 Government; May 23, 2025, reported favorably by the following
 1-5 vote: Yeas 6, Nays 0, 1 present not voting; May 23, 2025, sent to
 1-6 printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8 Bettencourt	X			
1-9 Middleton				X
1-10 Cook	X			
1-11 Gutierrez	X			
1-12 Nichols	X			
1-13 Paxton	X			
1-14 West	X			

1-16 A BILL TO BE ENTITLED
 1-17 AN ACT

1-18 relating to the creation of the Sayers Ranch Municipal Utility
 1-19 District; granting a limited power of eminent domain; providing
 1-20 authority to issue bonds; providing authority to impose
 1-21 assessments, fees, and taxes.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-23 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-24 Code, is amended by adding Chapter 8022A to read as follows:

1-25 CHAPTER 8022A. SAYERS RANCH MUNICIPAL UTILITY DISTRICT

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 8022A.0101. DEFINITIONS. In this chapter:

1-28 (1) "Board" means the district's board of directors.
 1-29 (2) "Commission" means the Texas Commission on
 1-30 Environmental Quality.

1-31 (3) "Director" means a board member.
 1-32 (4) "District" means the Sayers Ranch Municipal
 1-33 Utility District.

1-34 Sec. 8022A.0102. NATURE OF DISTRICT. The district is a
 1-35 municipal utility district created under Section 59, Article XVI,
 1-36 Texas Constitution.

1-37 Sec. 8022A.0103. CONFIRMATION AND DIRECTOR ELECTION
 1-38 REQUIRED. The temporary directors shall hold an election to
 1-39 confirm the creation of the district and to elect five permanent
 1-40 directors as provided by Section 49.102, Water Code.

1-41 Sec. 8022A.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-42 temporary directors may not hold an election under Section
 1-43 8022A.0103 until each municipality in whose corporate limits or
 1-44 extraterritorial jurisdiction the district is located has
 1-45 consented by ordinance or resolution to the creation of the
 1-46 district and to the inclusion of land in the district as required by
 1-47 applicable law.

1-48 Sec. 8022A.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. 8022A.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. 8022A.0201. GOVERNING BODY; TERMS. (a) The district
 2-11 is governed by a board of five elected directors.

2-12 (b) Except as provided by Section 8022A.0202, directors
 2-13 serve staggered four-year terms.

2-14 Sec. 8022A.0202. TEMPORARY DIRECTORS. (a) The temporary
 2-15 board consists of:

- 2-16 (1) Blake Scrivener;
- 2-17 (2) Lindsay Key;
- 2-18 (3) John Cox;
- 2-19 (4) Jeremy Brannon; and
- 2-20 (5) Joe Daly.

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

2-22 (1) the date permanent directors are elected under
 2-23 Section 8022A.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 8022A.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 8022A.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. 8022A.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. 8022A.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. 8022A.0303. AUTHORITY FOR ROAD PROJECTS. Under
 2-52 Section 52, Article III, Texas Constitution, the district may
 2-53 design, acquire, construct, finance, issue bonds for, improve,
 2-54 operate, maintain, and convey to this state, a county, or a
 2-55 municipality for operation and maintenance macadamized, graveled,
 2-56 or paved roads, or improvements, including storm drainage, in aid
 2-57 of those roads.

2-58 Sec. 8022A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
 2-59 road project must meet all applicable construction standards,
 2-60 zoning and subdivision requirements, and regulations of each
 2-61 municipality in whose corporate limits or extraterritorial
 2-62 jurisdiction the road project is located.

2-63 (b) If a road project is not located in the corporate limits
 2-64 or extraterritorial jurisdiction of a municipality, the road
 2-65 project must meet all applicable construction standards,
 2-66 subdivision requirements, and regulations of each county in which
 2-67 the road project is located.

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

3-1 specifications of the road project.

3-2 Sec. 8022A.0305. COMPLIANCE WITH MUNICIPAL CONSENT
 3-3 ORDINANCE OR RESOLUTION. The district shall comply with all
 3-4 applicable requirements of any ordinance or resolution that is
 3-5 adopted under Section 54.016 or 54.0165, Water Code, and that
 3-6 consents to the creation of the district or to the inclusion of land
 3-7 in the district.

3-8 Sec. 8022A.0306. DIVISION OF DISTRICT. This chapter
 3-9 applies to any new district created by the division of the district
 3-10 under Section 49.316, Water Code, and a new district has all the
 3-11 powers and duties of the district.

3-12 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-13 Sec. 8022A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
 3-14 The district may issue, without an election, bonds and other
 3-15 obligations secured by:

3-16 (1) revenue other than ad valorem taxes; or

3-17 (2) contract payments described by Section
 3-18 8022A.0403.

3-19 (b) The district must hold an election in the manner
 3-20 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 3-21 before the district may impose an ad valorem tax or issue bonds
 3-22 payable from ad valorem taxes.

3-23 (c) The district may not issue bonds payable from ad valorem
 3-24 taxes to finance a road project unless the issuance is approved by a
 3-25 vote of a two-thirds majority of the district voters voting at an
 3-26 election held for that purpose.

3-27 Sec. 8022A.0402. OPERATION AND MAINTENANCE TAX. (a) If
 3-28 authorized at an election held under Section 8022A.0401, the
 3-29 district may impose an operation and maintenance tax on taxable
 3-30 property in the district in accordance with Section 49.107, Water
 3-31 Code.

3-32 (b) The board shall determine the tax rate. The rate may not
 3-33 exceed the rate approved at the election.

3-34 Sec. 8022A.0403. CONTRACT TAXES. (a) In accordance with
 3-35 Section 49.108, Water Code, the district may impose a tax other than
 3-36 an operation and maintenance tax and use the revenue derived from
 3-37 the tax to make payments under a contract after the provisions of
 3-38 the contract have been approved by a majority of the district voters
 3-39 voting at an election held for that purpose.

3-40 (b) A contract approved by the district voters may contain a
 3-41 provision stating that the contract may be modified or amended by
 3-42 the board without further voter approval.

3-43 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-44 Sec. 8022A.0501. AUTHORITY TO ISSUE BONDS AND OTHER
 3-45 OBLIGATIONS. The district may issue bonds or other obligations
 3-46 payable wholly or partly from ad valorem taxes, impact fees,
 3-47 revenue, contract payments, grants, or other district money, or any
 3-48 combination of those sources, to pay for any authorized district
 3-49 purpose.

3-50 Sec. 8022A.0502. TAXES FOR BONDS. At the time the district
 3-51 issues bonds payable wholly or partly from ad valorem taxes, the
 3-52 board shall provide for the annual imposition of a continuing
 3-53 direct ad valorem tax, without limit as to rate or amount, while all
 3-54 or part of the bonds are outstanding as required and in the manner
 3-55 provided by Sections 54.601 and 54.602, Water Code.

3-56 Sec. 8022A.0503. BONDS FOR ROAD PROJECTS. At the time of
 3-57 issuance, the total principal amount of bonds or other obligations
 3-58 issued or incurred to finance road projects and payable from ad
 3-59 valorem taxes may not exceed one-fourth of the assessed value of the
 3-60 real property in the district.

3-61 SECTION 2. The Sayers Ranch Municipal Utility District
 3-62 initially includes all the territory contained in the following
 3-63 area:

3-64 BEING 252.94 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES,
 3-65 INC., SITUATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 3 AND
 3-66 THE BASTROP TOWN TRACT SURVEY, ABSTRACT NO. 11, IN BASTROP COUNTY,
 3-67 TEXAS, BEING COMPRISED OF A CALLED 127.574 ACRE TRACT OF LAND
 3-68 DESCRIBED IN A DEED TO T.C. HOFFMAN AND GLADYS M. HOFFMAN, RECORDED
 3-69 IN VOLUME 221, PAGE 522 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS

4-1 (D.R.B.C.T.), ALL OF A CALLED 0.226 OF ONE ACRE TRACT OF LAND
 4-2 DESCRIBED IN A GENERAL WARRANTY DEED TO T.C. HOFFMAN AND WIFE,
 4-3 GLADYS HOFFMAN RECORDED IN VOLUME 327, PAGE 295 OF SAID D.R.B.C.T.,
 4-4 ALL OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TRAVIS
 4-5 CLAUDE HOFFMAN, JR. AND LAURIE LYNN HOFFMAN, RECORDED IN VOLUME
 4-6 296, PAGE 652 OF SAID D.R.B.C.T., ALL OF A CALLED 4.516 ACRE TRACT
 4-7 OF LAND DESCRIBED IN A DEED OF GIFT TO TRAVIS CLAUDE HOFFMAN, JR.
 4-8 AND SHIRLEY HOFFMAN QUINCY, RECORDED IN VOLUME 2330, PAGE 884 OF THE
 4-9 OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.),
 4-10 ALL OF A CALLED 5.000 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE AND
 4-11 ALL OF A CALLED 9.996 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN A
 4-12 WARRANTY DEED WITH VENDOR'S LIEN TO JAMES S. FRONCEK AND WIFE,
 4-13 VIVIAN A. FRONCEK, RECORDED IN VOLUME 690, PAGE 50, OF SAID
 4-14 O.R.B.C.T., ALL OF A CALLED 21.282 ACRE TRACT OF LAND DESCRIBED IN
 4-15 AN ASSUMPTION DEED TO JAMES S. FRONCEK AND WIFE, VIVIAN A. FRONCEK,
 4-16 RECORDED IN VOLUME 690, PAGE 70 OF SAID O.R.B.C.T., A REMAINDER OF A
 4-17 CALLED 43.38 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT, AND THE
 4-18 REMAINDER OF A CALLED 71.36 ACRE TRACT OF LAND, BOTH TRACTS
 4-19 DESCRIBED IN A WARRANTY DEED TO WOODRUN DEVELOPMENT CO., LTD.,
 4-20 RECORDED IN VOLUME 947, PAGE 650, OF SAID O.R.B.C.T., BEING MORE
 4-21 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4-22 BEGINNING at a 3/8-inch rebar found in the existing
 4-23 Southwesterly right-of-way line of Sayers Road (CR 157, No record
 4-24 information found) (R.O.W. Width Varies) and the existing
 4-25 Southeasterly right-of-way line of Cirrus Lane (75' Wide R.O.W.
 4-26 -LEGENDS COVE SECTION TWO, a subdivision of record in Cabinet 7,
 4-27 Page 32-B, of the Plat Records of Bastrop County, Texas
 4-28 (P.R.B.C.T.)), for the POINT OF BEGINNING and Northerly corner of
 4-29 said 5.000 acre tract and hereof;

4-30 THENCE with the existing Southwesterly right-of-way line of
 4-31 said Sayers Road and partially with the common Northeasterly line
 4-32 of said 5.000 acre tract, and then partially with the common
 4-33 Northeasterly line of said 21.282 acre tract, the following two (2)
 4-34 courses and distances:

4-35 South 29°18'43" East a distance of 490.94 feet to a 1/2-inch
 4-36 rebar with cap stamped "LSI SURVEY" set; and

4-37 South 35°14'18" East a distance of 88.99 feet to a 3/8-inch
 4-38 rebar found for the northerly common corner of said 21.282 acre
 4-39 tract and of the GOMEZ RODRIGUEZ SAYERS SUBDIVISION, a subdivision
 4-40 of record in Cabinet 7, Page 195-A, of said P.R.B.C.T.;

4-41 THENCE South 43°03'11" West along the common line of said
 4-42 21.282 acre tract and of said GOMEZ RODRIGUEZ SAYERS SUBDIVISION, a
 4-43 distance of 804.16 feet to a 5/8-inch rebar found in the
 4-44 Southeasterly line of said 21.282 acre tract, being the common
 4-45 Westerly corner of said 4.462 acre tract and of said 127.574 acre
 4-46 tract;

4-47 THENCE South 47°50'01" East along the common line of said
 4-48 127.574 acre tract and of said GOMEZ RODRIGUEZ SAYERS SUBDIVISION,
 4-49 a distance of 244.81 feet to a 3/8-inch rebar found in the
 4-50 Northeasterly line of said 127.574 acre tract, being the common
 4-51 Southerly corner of said GOMEZ RODRIGUEZ SAYERS SUBDIVISION and of
 4-52 said 4.516 acre tract;

4-53 THENCE North 42°41'27" East along the common line of said
 4-54 4.516 acre tract and of said GOMEZ RODRIGUEZ SAYERS SUBDIVISION and
 4-55 then the Southwesterly right-of-way line of said Sayers Road, a
 4-56 distance of 795.57 feet to a 1/2-inch rebar with cap marked "J.E.
 4-57 GARRON RPLS 4303" found in the Southwesterly right-of-way line of
 4-58 said Sayers Road, being the Northeasterly corner of said 4.516 acre
 4-59 tract;

4-60 THENCE, along the common line of the Southwesterly
 4-61 right-of-way line of said Sayers Road and of the Northerly line of
 4-62 said 4.516 acre tract, the following five (5) courses and
 4-63 distances:

4-64 South 37°09'48" East, a distance of 143.70 feet to a 1/2-inch
 4-65 rebar with cap marked "J.E. GARRON RPLS 4303" found;

4-66 South 34°24'07" East, a distance of 45.18 feet to a 1/2-inch
 4-67 rebar with cap marked "J.E. GARRON RPLS 4303" found;

4-68 South 28°31'23" East, a distance of 29.84 feet to a 1/2-inch
 4-69 rebar with cap marked "J.E. GARRON RPLS 4303" found;

5-1 South 24°30'18" East, a distance of 47.38 feet to a 1/2-inch
5-2 rebar with cap marked "J.E. GARRON RPLS 4303" found;

5-3 South 18°58'24" East, a distance of 11.95 feet to a 1/2-inch
5-4 rebar with cap marked "J.E. GARRON RPLS 4303" found in the
5-5 Southwesterly right-of-way line of said Sayers Road, being the
5-6 Northerly common corner of said 4.516 acre tract and of a called
5-7 2.2425 acre tract of land described in a General Warranty Deed to
5-8 Leslie L. Anderson and Rebecca Anderson, recorded in Document
5-9 No. 201409226 (also known as Volume 2338, Page 47) of said
5-10 O.P.R.B.C.T.;

5-11 THENCE South 44°37'13" West along the common line of said
5-12 4.516 acre tract and of said 2.2425 acre tract, a distance of 725.06
5-13 feet to a 3/8-inch rebar found in the Northeasterly line of said
5-14 127.574 acre tract, being the common Southerly comer of said 4.516
5-15 acre tract and of said 2.2425 acre tract;

5-16 THENCE South 47°28'20" East with the Northeasterly line of
5-17 said 127.574 acre tract and partially with the common Southwesterly
5-18 lines of said 2.2425 acre tract, a called 2.240 acre tract of land
5-19 described in a General Warranty Deed to Leslie L. Anderson and wife,
5-20 Rebecca J. Anderson, recorded in Volume 754, Page 732, of said
5-21 O.R.B.C.T., and a called 4.485 acre tract of land described in a
5-22 Special Warranty Deed with Vendor's Lien to Liberty Hill Truck
5-23 Service LLC, recorded in Document No. 202212580 of said
5-24 O.P.R.B.C.T., a distance of 785.81 feet to a 1/2- inch rebar found
5-25 in the Northwesterly line of a called 22.644 acre tract of land
5-26 described in a Correction Special Warranty Deed to Mainstreet
5-27 Bastrop, LLC, recorded in Document No. 202224002 of said
5-28 O.P.R.B.C.T., for the common Easterly corner of said 4.485 acre
5-29 tract and of said 127.574 acre tract;

5-30 THENCE with the Southeasterly line of said 127.574 acre tract
5-31 and partially with the common Northwesterly line of said 22.644
5-32 acre tract, and partially with the common Northwesterly line of a
5-33 called 100 acre tract described in a General Warranty Deed to Janet
5-34 Lynn Stanton recorded in Document No. 202414426, of said
5-35 O.P.R.B.C.T., the following nine (9) courses and distances:

5-36 South 40°55'45" West a distance of 188.40 feet to a 1/2-inch
5-37 rebar with cap stamped "LSI SURVEY" set;

5-38 South 41°29'44" West a distance of 340.48 feet to a 1/2-inch
5-39 rebar with cap stamped "LSI SURVEY" set;

5-40 South 41°31'37" West a distance of 99.68 feet to a 1/2-inch
5-41 rebar with cap stamped "LSI SURVEY" set;

5-42 South 44°37'38" West a distance of 91.64 feet to a 1/2-inch
5-43 rebar with cap stamped "LSI SURVEY" set; and

5-44 South 49°29'13" West a distance of 61.37 feet to a 1/2-inch
5-45 rebar with cap stamped "LSI SURVEY" set in the Southeasterly line of
5-46 said 127.574 acre tract and the common Northwesterly line of said
5-47 22.644 acre tract;

5-48 South 43°51'55" West a distance of 482.44 feet to a 1/2-inch
5-49 rebar with cap stamped "LSI SURVEY" set;

5-50 South 43°09'33" West a distance of 796.87 feet to a 1/2-inch
5-51 rebar with cap stamped "LSI SURVEY" set;

5-52 South 14°00'38" West a distance of 56.74 feet to a 1/2-inch
5-53 rebar with cap stamped "LSI SURVEY" set; and

5-54 South 08°52'45" West a distance of 195.88 feet to a 1/2-inch
5-55 rebar with cap stamped "LSI SURVEY" set in the Southeasterly line of
5-56 said 127.574 acre tract and the common Northwesterly line of a
5-57 called 110.7880 acre tract of land described as Tract Three in a
5-58 General Warranty Deed with Life Estate Reservation to Glenn Odom
5-59 and Donna Cassel, recorded in Document No. 201315326 (also known as
5-60 Volume 2280, Page 809) of said O.P.R.B.C.T., for the Southwesterly
5-61 corner of said 100 acre tract;

5-62 THENCE with the Southeasterly line of said 127.574 acre tract
5-63 and the common Northwesterly line of said 110.7880 acre tract, the
5-64 following two (2) courses and distances:

5-65 South 56°47'19" West a distance of 504.66 feet to a 60D nail
5-66 found; and

5-67 South 43°54'44" West a distance of 76.76 feet to a 1/2-inch
5-68 rebar found for the Northerly common comer of said 110.7880 acre
5-69 tract, said 127.574 acre tract, of a called 52.930 acre tract of

6-1 land described in a General Warranty Deed with Vendor's Lien to
6-2 Donald L. Furry, recorded in Document No. 201604620 of said
6-3 O.P.R.B.C.T., and of a said 0.226 of one acre tract;
6-4 THENCE South 42°30'57" West with the Southeasterly line of
6-5 said 0.226 of one acre tract and the common Northwesterly line of
6-6 said 52.930 acre tract, a distance of 1,509.88 feet to a 1/2-inch
6-7 rebar found for the common corner of the remainder of said 43.38
6-8 acre tract, of said 0.226 of one acre tract, of said 52.930 acre
6-9 tract and of a called 21.222 acre tract of land described in a
6-10 Warranty Deed with Vendor's Lien to Glenn D. Synnott Revocable
6-11 Living Trust recorded in Document No. 201809859 of said
6-12 O.P.R.B.C.T.;

6-13 THENCE South 43°07'59" West with the Southeasterly line of the
6-14 remainder of said 43.38 acre tract and partially with the common
6-15 Northwesterly line of said 21.222 acre tract, then partially with
6-16 the common Northwesterly line of a called 10.289 acre tract of land
6-17 described in a General Warranty Deed with Vendor's Lien to James C.
6-18 Caouette, recorded in Document No. 202005646 of said O.P.R.B.C.T.,
6-19 and then partially with the common Northwesterly line of a called
6-20 10.289 acre tract of land described in Warranty Deed with Vendor's
6-21 Lien to Alejandro Alvarado Rosas, recorded in Document
6-22 No. 201915162 of said O.P.R.B.C.T., passing at a distance of 11.60
6-23 feet a 1/2-inch rebar found with "J.E. GARRON RPLS 4303", and
6-24 continuing for a total distance of 1,331.18 feet to a 5/8-inch rebar
6-25 found in the Northwesterly line of said 10.289 acre tract, for the
6-26 Southernmost comer of the remainder of said 43.38 acre tract, also
6-27 being the common Easterly corner of Lot 77 and Lot 78, Block A,
6-28 WOODRUN SUBDIVISION SECTION ONE, a subdivision of record in Cabinet
6-29 3, Page 68-A, of said P.R.B.C.T.;

6-30 THENCE with the Westerly line of the remainder of said 43.38
6-31 acre tract and the common line of Lots 77, 76, 75 and 74 of said
6-32 Block A, the following four (4) courses and distances:
6-33 North 43°56'58" West a distance of 384.36 feet to a 5/8-inch
6-34 rebar found for the common Easterly corner of said Lot 76 and said
6-35 Lot 75;
6-36 North 01°57'13" East a distance of 459.68 feet to a 5/8-inch
6-37 rebar found for the Northeast corner of said Lot 74;
6-38 North 88°00'55" West a distance of 165.15 feet to a 5/8-inch
6-39 rebar found for a Northwesterly comer of said Lot 74; and
6-40 Along a curve to the Left having a radius of 25.00 feet, an
6-41 arc length of 39.49 feet, a delta angle of 90°29'44", and a chord
6-42 which bears South 47°02'09" West a distance of 35.51 feet to a
6-43 5/8-inch rebar found in the existing Easterly right-of-way line of
6-44 Smith Road (CR 418 - R.O.W. Width Varies) for a Northwesterly corner
6-45 of said Lot 74;

6-46 THENCE North 02°01'21" East with the existing Easterly
6-47 right-of-way line of said Smith Road and a common Westerly line of
6-48 the remainder of said 43.38 acre tract, a distance of 110.08 feet to
6-49 a 5/8-inch rebar found for a Southwesterly corner of Lot 50, of said
6-50 Block A;

6-51 THENCE partially of the Westerly line of the remainder of
6-52 said 43.38 acre tract and then partially with the Westerly line of
6-53 the remainder of said 71.36 acre tract and the common line of said
6-54 Lot 50, then Lots 49, 48, 47, 46, 45, 44, 43 and 42 of said Block A,
6-55 the following seven (7) courses and distances:
6-56 Along a curve to the Left having a radius of 25.00 feet, an
6-57 arc length of 39.02 feet, a delta angle of 89°26'16", and a chord
6-58 which bears South 42°52'50" East a distance of 35.18 feet to a
6-59 5/8-inch rebar found for a Southwesterly comer of said Lot 50;
6-60 South 88°03'20" East a distance of 165.04 feet to a 5/8-inch
6-61 rebar found for the Southeast comer of said Lot 50;
6-62 North 03°19'29" East passing at a distance of 456.30 feet a
6-63 5/8-inch rebar found for the common Easterly corner of said Lot 49
6-64 and of said Lot 48, a continuing for a total distance of 847.36 feet
6-65 to a 5/8-inch rebar found for the common Easterly corner of said Lot
6-66 47 and of said Lot 46;
6-67 North 19°04'55" West a distance of 165.28 feet to a 5/8-inch
6-68 rebar found for the common Easterly comer of said Lot 46 and of said
6-69 Lot 45;

7-1 North 02°43'48" East a distance of 769.06 feet to a 5/8-inch
7-2 rebar found for the Northeast corner of said Lot 42;
7-3 North 89°33'12" West a distance of 194.92 feet to a 1/2-inch
7-4 rebar found for a Northwesterly corner of said Lot 42; and
7-5 Along a curve to the Left having a radius of 25.00 feet, an
7-6 arc length of 39.18 feet, a delta angle of 89°47'38", and a chord
7-7 which bears South 45°37'41" West a distance of 35.29 feet to a
7-8 1/2-inch rebar found in the existing Easterly right-of-way line of
7-9 said Smith Road for a Northwesterly corner of said Lot 42;
7-10 THENCE North 00°35'40" East with the existing Easterly
7-11 right-of-way line of said Smith Road and a common Westerly line of
7-12 the remainder of said 71.36 acre tract, a distance of 109.91 feet to
7-13 a Calculated Point for a Southwesterly corner of Lot 6, Block B, of
7-14 said WOODRUN SUBDIVISION SECTION ONE, from which a 5/8-inch rebar
7-15 found bears North 05°37'24" West, a distance of 1.19 feet;
7-16 THENCE with the Westerly line of the remainder of said 71.36
7-17 acre tract and the common line of said Lot 6 and then of Lots 5, 4,
7-18 3, 2 and 1 of said Block B, the following eight (8) courses and
7-19 distances:
7-20 Along a curve to the Left having a radius of 25.00 feet, an
7-21 arc length of 39.28 feet, a delta angle of 90°00'54", and a chord
7-22 which bears South 44°33'12" East a distance of 35.36 feet to a
7-23 Calculated Point for a Southwesterly corner of said Lot 6, from
7-24 which a 5/8-inch rebar found bears North 14°26'11" West, a distance
7-25 of 1.33 feet;
7-26 South 89°33'12" East a distance of 195.00 feet to a 5/8-inch
7-27 rebar found for the Southeast corner of said Lot 6;
7-28 North 00°30'54" East passing at a distance of 200.20 feet a
7-29 5/8-inch rebar found for the common Easterly corner of said Lot 6
7-30 and of said Lot 5, and continuing for a total distance of 314.34
7-31 feet to a 5/8-inch rebar found for an angle point of said 71.36 acre
7-32 tract and of said Lot 5;
7-33 North 20°40'55" East passing at a distance of 50.27 feet a
7-34 1/2-inch rebar found for the common Easterly corner of said Lot 5
7-35 and of said Lot 4, then passing at a distance of 244.54 feet a
7-36 1/2-inch rebar found for the common Easterly corner of said Lot 4
7-37 and of said Lot 3, and continuing for a total distance of 420.04
7-38 feet to a 5/8-inch rebar found for the common Easterly corner of
7-39 said Lot 3 and of said Lot 2;
7-40 North 35°36'18" East a distance of 329.13 feet to a 5/8-inch
7-41 rebar found for the Northeast corner of said Lot 1;
7-42 Along a curve to the Left having a radius of 270.00 feet, an
7-43 arc length of 85.33 feet, a delta angle of 18°06'30", and a chord
7-44 which bears North 62°08'00" West a distance of 84.98 feet to a
7-45 5/8-inch rebar found;
7-46 North 71°18'08" West a distance of 222.07 feet to a 5/8-inch
7-47 rebar found for a Northwesterly corner of said Lot 1; and
7-48 Along a curve to the Left having a radius of 25.00 feet, an
7-49 arc length of 39.08 feet, a delta angle of 89°34'24", and a chord
7-50 which bears South 63°25'16" West a distance of 35.22 feet to a
7-51 1/2-inch rebar found in the existing Easterly right-of-way line of
7-52 said Smith Road for a Northwesterly corner of said Lot 1;
7-53 THENCE North 18°35'25" East with the existing Easterly
7-54 right-of-way line of said Smith Road and a common Westerly line of
7-55 the remainder of said 71.36 acre tract, a distance of 110.29 feet to
7-56 a 1/2-inch rebar with cap stamped "LSI SURVEY" set for a
7-57 Southwesterly corner of Lot 15, said Block A;
7-58 THENCE with the Westerly line of the remainder of said 71.36
7-59 acre tract and the common line of said Lot 15, then of Lots 14, 13
7-60 and 12 of said Block A, the following seven (7) courses and
7-61 distances:
7-62 Along a curve to the Left having a radius of 25.00 feet, an
7-63 arc length of 39.28 feet, a delta angle of 90°00'54", and a chord
7-64 which bears South 26°16'39" East a distance of 35.36 feet to a
7-65 5/8-inch rebar found for a Southwesterly corner of said Lot 15;
7-66 South 71°16'39" East a distance of 222.07 feet to a 1/2-inch
7-67 rebar with cap stamped "ASH RPLS 5687" found for the Southeast
7-68 corner of said Lot 15;
7-69 North 28°00'53" East a distance of 567.64 feet to a 1/2-inch

8-1 rebar found for the Northeast comer of said Lot 12;
8-2 North 48°34'10" West a distance of 200.25 feet to a 1/2-inch
8-3 rebar found;
8-4 Along a curve to the Left having a radius of 270.00 feet, an
8-5 arc length of 107.16 feet, a delta angle of 22°44'25", and a chord
8-6 which bears North 59°54'01" West a distance of 106.46 feet to a
8-7 5/8-inch rebar found;
8-8 North 71°20'23" West a distance of 24.94 feet to a 5/8-inch
8-9 rebar found; and
8-10 Along a curve to the Left having a radius of 25.00 feet, an
8-11 arc length of 39.18 feet, a delta angle of 89°47'07", and a chord
8-12 which bears South 63°39'20" West a distance of 35.29 feet to a
8-13 5/8-inch rebar found in the existing Easterly right-of-way line of
8-14 said Smith Road for a Northwesterly corner of said Lot 12;
8-15 THENCE North 18°39'01" East with the existing Easterly
8-16 right-of-way line of said Smith Road and a common Westerly line of
8-17 the remainder of said 71.36 acre tract, a distance of 109.97 feet to
8-18 a 5/8-inch rebar found for a Southwesterly comer of Lot 2, said
8-19 Block A;
8-20 THENCE with the Westerly line of the remainder of said 71.36
8-21 acre tract and the common line of said Lot 2 and of Lot 1, said Block
8-22 A, the following five (5) courses and distances:
8-23 Along a curve to the Left having a radius of 25.00 feet, an
8-24 arc length of 38.77 feet, a delta angle of 88°51'35", and a chord
8-25 which bears South 26°02'06" East a distance of 35.00 feet to a
8-26 5/8-inch rebar found;
8-27 South 71°06'47" East a distance of 25.33 feet to a 5/8-inch
8-28 rebar found;
8-29 Along a curve to the Right having a radius of 330.00 feet, an
8-30 arc length of 131.12 feet, a delta angle of 22°45'53", and a chord
8-31 which bears South 59°55'40" East a distance of 130.26 feet to a
8-32 1/2-inch rebar with cap stamped "J.E. GARON RPLS 4303" found;
8-33 South 48°23'53" East a distance of 69.48 feet to a 5/8-inch
8-34 rebar found for the Southeasterly corner of said Lot 2; and
8-35 North 41°26'12" East passing at a distance of 151.19 feet a
8-36 5/8-inch rebar for the common Easterly corner of said Lot 2 and of
8-37 said Lot 1, and continuing for a total distance of 276.19 feet to a
8-38 5/8-inch for the Northerly common corner of the remainder of said
8-39 71.36 acre tract and of said Lot 1, being in the common
8-40 Southwesterly line of a called 28.115 acre tract of land described
8-41 as Tract 1 in a General Warranty Deed with Vendor's Lien to Samuel
8-42 J. Stevenson and Christiane M. Stevenson, recorded in Document
8-43 No. 200800379 (also known as Volume 1804, Page 828) of said
8-44 O.P.R.B.C.T.;
8-45 THENCE South 48°30'35" East with the Northeasterly line of the
8-46 remainder of said 71.36 acre tract and partially with the
8-47 Southwesterly common line of said 28.115 acre tract, then partially
8-48 with the common Southwesterly line of Lot 5, Block D, LEGENDS COVE
8-49 SECTION TWO, a subdivision of record in Cabinet 7, Page 155-A of
8-50 said P.R.B.C.T., and then partially with the existing Southeasterly
8-51 right-of-way line of said Cirrus Lane, a distance of 932.54 feet to
8-52 a 1/2-inch rebar found for the common Southerly corner of the
8-53 existing Southeasterly right-of-way line of Cirrus Lane and of said
8-54 21.282 acre tract, from which a 1/2-inch rebar in the Northwesterly
8-55 line of said 127.574 acre tract, being the common Easterly corner of
8-56 said 71.36 acre tract and of said 21.282 acre tract bears South
8-57 48°20'23" East, a distance of 548.06 feet;
8-58 THENCE North 42°27'57" East with the existing Southeasterly
8-59 right-of-way line of said Cirrus Lane and partially with the common
8-60 Northwesterly line of said 21.282 acre tract, then partially with
8-61 the common Northwesterly line of said 9.996 acre tract, and then
8-62 partially with the common Northwesterly line of said 5.000 acre
8-63 tract, a distance of 2,980.30 feet to the POINT OF BEGINNING and
8-64 containing 252.94 acres of land, more or less.
8-65 SECTION 3. (a) The legal notice of the intention to
8-66 introduce this Act, setting forth the general substance of this
8-67 Act, has been published as provided by law, and the notice and a
8-68 copy of this Act have been furnished to all persons, agencies,
8-69 officials, or entities to which they are required to be furnished

9-1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
9-2 Government Code.

9-3 (b) The governor, one of the required recipients, has
9-4 submitted the notice and Act to the Texas Commission on
9-5 Environmental Quality.

9-6 (c) The Texas Commission on Environmental Quality has filed
9-7 its recommendations relating to this Act with the governor, the
9-8 lieutenant governor, and the speaker of the house of
9-9 representatives within the required time.

9-10 (d) All requirements of the constitution and laws of this
9-11 state and the rules and procedures of the legislature with respect
9-12 to the notice, introduction, and passage of this Act are fulfilled
9-13 and accomplished.

9-14 SECTION 4. (a) If this Act does not receive a two-thirds
9-15 vote of all the members elected to each house, Subchapter C, Chapter
9-16 8022A, Special District Local Laws Code, as added by Section 1 of
9-17 this Act, is amended by adding Section 8022A.0307 to read as
9-18 follows:

9-19 Sec. 8022A.0307. NO EMINENT DOMAIN POWER. The district may
9-20 not exercise the power of eminent domain.

9-21 (b) This section is not intended to be an expression of a
9-22 legislative interpretation of the requirements of Section 17(c),
9-23 Article I, Texas Constitution.

9-24 SECTION 5. This Act takes effect immediately if it receives
9-25 a vote of two-thirds of all the members elected to each house, as
9-26 provided by Section 39, Article III, Texas Constitution. If this
9-27 Act does not receive the vote necessary for immediate effect, this
9-28 Act takes effect September 1, 2025.

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