Northeast corner of the 224.18 acre property partitioned to Dorothy Aline Edwards as described in Vol. 582, Pg. 291, Deed Records.

THENCE with the common boundary between Kelly (Edwards) and Clare C. Mashburn (563/68), with a line that departs the existing fence, S 19 deg. 58 min. 13 sec. E 3445.88 feet to an iron pin found.

THENCE with the boundary of the Easley Sloan Cemetery (Doc. 2007079512), (L17) S 17 deg. 25 min. 25 sec. W 162.99 feet to an iron pin found; and (L18) S 73 deg. 28 min. 54 sec. E 125.17 feet to an iron pin found. An iron pin found at the Southeast corner of the Cemetery stands (L19) S 66 deg. 25 min. 32 sec. E 138.69 feet.

THENCE with the East line of the said 108.91 acre tract and the West line of the Clare Mashburn property, with a line that does not follow area fencing, S 19 deg. 59 min. 28 sec. E 1658.10 feet to an iron pin set. Most of this line follows the West line of a 30 foot wide easement to the Easley Sloan Cemetery (see covenant 563/68).

THENCE with the North boundary of the 100.08 acre property conveyed to Oak Stump, LLC. as described in Doc. 2003094213 (ORWCT), S 69 deg. 59 min. 39 sec. W 482.83 feet to an iron pin found at a fence corner; continuing along or near an existing fence, with the North boundary of the said 433.04 acre Kotrla tract, S 69 deg. 59 min. 40 sec. W 1321.01 feet to the POINT OF BEGINNING.

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

(b) The governor has submitted the notice and Act to the Texas Commission on Environmental Quality.

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

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

SECTION 4. This Act takes effect September 1, 2009.

Passed by the House on May 15, 2009: Yeas 144, Nays 0, 1 present, not voting; the House concurred in Senate amendments to H.B. No. 4799 on May 29, 2009: Yeas 140, Nays 0, 1 present, not voting; passed by the Senate, with amendments, on May 27, 2009: Yeas 31, Nays 0.

Approved June 19, 2009.

Effective September 1, 2009.

CHAPTER 1094

H.B. No. 4800

AN ACT

relating to the creation of the San Gabriel Municipal Utility District No. 1; providing authority to impose a tax and issue bonds; granting a limited power of eminent domain.

Be it enacted by the Legislature of the State of Texas:

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8369 to read as follows:

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CHAPTER 8369. SAN GABRIEL MUNICIPAL UTILITY DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8369.001. DEFINITIONS. In this chapter:

(1) “Board” means the district’s board of directors.

(2) “Director” means a board member.

(3) “District” means the San Gabriel Municipal Utility District No. 1.

Sec. 8369.002. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8369.003. CONFIRMATION AND DIRECTORS’ ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

Sec. 8369.004. CONSENT OF MUNICIPALITY REQUIRED. The temporary directors may not hold an election under Section 8369.003 until each municipality in whose corporate limits or extraterritorial jurisdiction the district is located has consented by ordinance or resolution to the creation of the district and to the inclusion of land in the district.

Sec. 8369.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a) The district is created to serve a public purpose and benefit.

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

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

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

Sec. 8369.006. INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by Section 2 of the Act creating this chapter.

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

(1) organization, existence, or validity;

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

(3) right to impose a tax; or

(4) legality or operation.

[Sections 8369.007–8369.050 reserved for expansion]

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 8369.051. GOVERNING BODY; TERMS. (a) The district is governed by a board of five elected directors.

(b) Except as provided by Section 8369.052, directors serve staggered four-year terms.

Sec. 8369.052. TEMPORARY DIRECTORS. (a) The temporary board consists of:

(1) Mark Barker;

(2) Mike Mayben;

(3) Raudel Hinojosa;

(4) John Weddige; and

(5) Sammie Joseph III.

(b) Temporary directors serve until the earlier of:
(1) the date permanent directors are elected under Section 8369.003; or
(2) September 1, 2013.

(c) If permanent directors have not been elected under Section 8369.003 and the terms of the temporary directors have expired, successor temporary directors shall be appointed or reappointed as provided by Subsection (d) to serve terms that expire on the earlier of:

(1) the date permanent directors are elected under Section 8369.003; or
(2) the fourth anniversary of the date of the appointment or reappointment.

(d) If Subsection (c) applies, the owner or owners of a majority of the assessed value of the real property in the district may submit a petition to the Texas Commission on Environmental Quality requesting that the commission appoint as successor temporary directors the five persons named in the petition. The commission shall appoint as successor temporary directors the five persons named in the petition.

[Sections 8369.053–8369.100 reserved for expansion]

SUBCHAPTER C. POWERS AND DUTIES

Sec. 8369.101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 8369.102. MUNICIPAL UTILITY DISTRICT POWERS AND DUTIES. The district has the powers and duties provided by the general law of this state, including Chapters 49 and 54, Water Code, applicable to municipal utility districts created under Section 59, Article XVI, Texas Constitution.

Sec. 8369.103. AUTHORITY FOR ROAD PROJECTS. Under Section 52, Article III, Texas Constitution, the district may design, acquire, construct, finance, issue bonds for, improve, operate, maintain, and convey to this state, a county, or a municipality for operation and maintenance macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads.

Sec. 8369.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road project must meet all applicable construction standards, zoning and subdivision requirements, and regulations of each municipality in whose corporate limits or extraterritorial jurisdiction the road project is located.

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

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

Sec. 8369.105. STREET REPAIR AND MAINTENANCE. (a) After September 1, 2019, the district, at the district's expense, shall repair and maintain any streets in the district.

(b) A district's repair and maintenance of streets under this section must meet all applicable construction standards and regulations of Williamson County.

Sec. 8369.106. REGIONAL WASTE DISPOSAL POWERS AND DUTIES. The district has the powers and duties applicable to a district under Chapter 30, Water Code.

Sec. 8369.107. WASTEWATER TREATMENT FACILITY DESIGN APPROVAL. The district must obtain the approval of the Brazos River Authority for the design of any district wastewater treatment facility.

Sec. 8369.108. WASTEWATER SERVICE PROVIDERS. Only the Brazos River Authority or a provider approved by the Brazos River Authority may provide wastewater service in the district.

Sec. 8369.109. COMPLIANCE WITH FEBRUARY 2005 AGREEMENT. The district shall comply with the terms of the "Agreement Regarding Sewer Services Areas and Customers" among the Lower Colorado River Authority, the Brazos River Authority, the City of Georgetown, the City of Liberty Hill, and the Chisholm Trail Special Utility District dated February 1, 2005.
Sec. 8369.110. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE OR RESOLUTION. The district shall comply with all applicable requirements of any ordinance or resolution that is adopted under Section 54.016 or 54.0165, Water Code, and that consents to the creation of the district or to the inclusion of land in the district.

Sec. 8369.111. LIMITATION ON USE OF EMINENT DOMAIN. The district may not exercise the power of eminent domain outside the district to acquire a site or easement for:

1. a road project authorized by Section 8369.103; or
2. a recreational facility as defined by Section 49.462, Water Code.

[Sections 8369.112-8369.150 reserved for expansion]

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

Sec. 8369.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The district may issue, without an election, bonds and other obligations secured by:

1. revenue other than ad valorem taxes; or
2. contract payments described by Section 8369.153.

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

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

Sec. 8369.152. OPERATION AND MAINTENANCE TAX. (a) If authorized at an election held under Section 8369.151, the district may impose an operation and maintenance tax on taxable property in the district in accordance with Section 49.107, Water Code.

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

Sec. 8369.153. CONTRACT TAXES. (a) In accordance with Section 49.108, Water Code, the district may impose a tax other than an operation and maintenance tax and use the revenue derived from the tax to make payments under a contract after the provisions of the contract have been approved by a majority of the district voters voting at an election held for that purpose.

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

[Sections 8369.154–8369.200 reserved for expansion]

SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

Sec. 8369.201. AUTHORITY TO ISSUE BONDS AND OTHER OBLIGATIONS. The district may issue bonds or other obligations payable wholly or partly from ad valorem taxes, impact fees, revenue, contract payments, grants, or other district money, or any combination of those sources, to pay for any authorized district purpose.

Sec. 8369.202. TAXES FOR BONDS. At the time the district issues bonds payable wholly or partly from ad valorem taxes, the board shall provide for the annual imposition of a continuing direct ad valorem tax, without limit as to rate or amount, while all or part of the bonds are outstanding as required and in the manner provided by Sections 54.601 and 54.602, Water Code.

Sec. 8369.203. BONDS FOR ROAD PROJECTS. At the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects and payable from ad valorem taxes may not exceed one-fourth of the assessed value of the real property in the district.

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SECTION 2. The San Gabriel Municipal Utility District No. 1 initially includes all the territory contained in the following area:

FIELD NOTE DESCRIPTION

OF A

235.23 ACRE TRACT OF LAND

OUT OF THE

SAMUEL SMITH SURVEY, ABSTRACT NO. 11

SITUATED IN WILLIAMSON COUNTY, TEXAS

BEING A 235.23 ACRE TRACT OF LAND OUT OF THE SAMUEL SMITH SURVEY, ABSTRACT NO. 11 SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 235.23 ACRE TRACT BEING ALL OF THAT CERTAIN CALLED 235.27 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JERRY F. SIMMANS, FILED APRIL 7, 1987 AND RECORDED IN VOLUME 1511, PAGE 29, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.); SAID 235.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED “WALLACE GROUP” SET (DEED CALL-IRON PIN SET AT A FENCE CORNER) FOR THE NORTHWEST CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 68 DEGREES 36 MINUTES 54 SECONDS EAST (DEED CALL—NORTH 71 DEGREES 00 MINUTES EAST), WITH THE NORTHERLY LINE OF SAID 235.27 ACRE TRACT, A DISTANCE OF 1,916.79 FEET (DEED CALL—1,916.96 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL-IRON PIN SET AT A FENCE CORNER) FOR THE NORTHEAST CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME MARKING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 184.61 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO WARREN E. SEFCIK, JR. AND WIFE, CATHY ELAINE SEFCIK, FILED OCTOBER 19, 1999 AND RECORDED IN DOCUMENT NO. 199971120, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.);

THENCE, WITH THE COMMON EASTERN LINE OF SAID 235.27 ACRE TRACT AND THE WESTERNLY LINE OF SAID 184.61 ACRE TRACT, THE FOLLOWING THREE (3) CALLS:

1) SOUTH 21 DEGREES 22 MINUTES 36 SECONDS EAST (DEED CALL—SOUTH 18 DEGREES 59 MINUTES 50 SECONDS EAST), A DISTANCE OF 1,931.29 FEET (DEED CALL—1,931.54 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL—IRON PIN SET) FOR AN ANGLE POINT AND CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

2) SOUTH 21 DEGREES 31 MINUTES 51 SECONDS EAST (DEED CALL—SOUTH 19 DEGREES 09 MINUTES EAST), A DISTANCE OF 2,886.73 FEET (DEED CALL—2,886.68 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL—IRON PIN SET AT A FENCE CORNER) FOR AN ANGLE POINT AND CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

3) SOUTH 21 DEGREES 18 MINUTES 52 SECONDS EAST (DEED CALL—SOUTH 18 DEGREES 55 MINUTES 50 SECONDS EAST), A DISTANCE OF 1,179.50 FEET (DEED CALL—1,179.56 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL—IRON PIN SET AT FENCE CORNER) FOR THE SOUTHEAST CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME MARKING THE SOUTHWEST CORNER OF SAID 184.61 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 29 EAST (A VARIABLE WIDTH R.O.W.);

THENCE, NORTH 86 DEGREES 24 MINUTES 49 SECONDS WEST (DEED CALL—NORTH 84 DEGREES 04 MINUTES WEST), WITH THE COMMON NORTHERLY

THENCE, DEPARTING THE NORTHELY R.O.W. LINE OF SAID STATE HIGHWAY 29 EAST, WITH THE COMMON LINE OF SAID 7.785 ACRE TRACT AND SAID 235.27 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:

1) NORTH 21 DEGREES 32 MINUTES 25 SECONDS WEST (DEED CALL—NORTH 19 DEGREES 12 MINUTES WEST), A DISTANCE OF 399.72 FEET (DEED CALL—400.12 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED CALL—IRON PIN FOUND AT A FENCE CORNER) FOR AN INTERIOR CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 7.785 ACRE TRACT;

2) SOUTH 84 DEGREES 56 MINUTES 18 SECONDS WEST (DEED CALL—SOUTH 87 DEGREES 18 MINUTES 30 SECONDS WEST), A DISTANCE OF 1,303.84 FEET (DEED CALL—1,303.97 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED CALL—IRON PIN FOUND) FOR THE SOUTHWEST CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 7.785 ACRE TRACT, SAID POINT BEING ON THE EASTERLY LINE OF THAT CERTAIN CALLED 82.32 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLENE M. SEFCIK, FILED JANUARY 5, 1972 AND RECORDED IN VOLUME 544, PAGE 8, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

THENCE, WITH THE COMMON WESTERLY LINE OF SAID 235.27 ACRE TRACT AND THE EASTERLY LINE OF SAID 82.32 ACRE TRACT, THE FOLLOWING THREE (3) CALLS:

1) NORTH 20 DEGREES 59 MINUTES 02 SECONDS WEST (DEED CALL—NORTH 18 DEGREES 36 MINUTES), A DISTANCE OF 293.10 FEET (DEED CALL—293.10 FEET) TO A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET (DEED CALL—IRON PIN SET) FOR AN ANGLE POINT AND CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

2) NORTH 21 DEGREES 23 MINUTES 02 SECONDS WEST (DEED CALL—NORTH 19 DEGREES 00 MINUTES WEST), A DISTANCE OF 2,098.25 FEET (DEED CALL—2,098.20 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL—IRON PIN SET) FOR AN ANGLE POINT AND CORNER OF SAID 235.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

3) NORTH 21 DEGREES 38 MINUTES 02 SECONDS WEST (DEED CALL—NORTH 19 DEGREES 15 MINUTES WEST), A DISTANCE OF 2,533.62 FEET (DEED CALL—2,533.62 FEET) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, DELINEATING AND ENCOMPASSING WITHIN THE METES RECITED 235.23 ACRES OF LAND, MORE OR LESS, BASED ON THE LAND TITLE SURVEY AND DRAWING MADE BY THE WALLACE GROUP, INC., ROUND ROCK, TEXAS.

( ) = RECORD CALL PER DEED RECORDED IN VOLUME 1511, PAGE 29, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

BEARINGS BASIS: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.
FIELD NOTE DESCRIPTION
OF A
184.29 ACRE TRACT OF LAND
OUT OF THE
SAMUEL NIMMO SURVEY, ABSTRACT NO. 481
AND THE
JOHN F. FURGUSON SURVEY, ABSTRACT NO. 231
SITUATED IN WILLIAMSON COUNTY, TEXAS
BEING A 184.29 ACRE TRACT OF LAND OUT OF THE SAMUEL NIMMO SURVEY,
ABSTRACT NO. 481 AND THE JOHN F. FURGUSON SURVEY, ABSTRACT NO. 231
SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 184.29 ACRE TRACT BEING
ALL OF THAT CERTAIN CALLED 184.34 ACRE TRACT OF LAND DESCRIBED IN A
SPECIAL Warranty Deed to HOWARD LEON PETERSON AND WIFE, HILDA
JANETTE PETERSON, FILED JANUARY 23, 1984 AND RECORDED IN VOLUME
966, PAGE 753, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
(O.R.W.C.T.); SAID 184.29 ACRE TRACT BEING MORE PARTICULARLY DE-
SCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT AN IRON BAR FOUND AND AS CALLED FOR IN SAID 184.34 ACRE
DEED, SAID POINT MARKING THE MOST EASTERLY NORTHEAST CORNER OF
SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 21 DEGREES 31 MINUTES 45 SECONDS WEST (DEED CALL—
NORTH 16 DEGREES 42 MINUTES WEST), WITH THE MOST NORTHERLY NORTH-
EAST LINE OF SAID 184.34 ACRE TRACT, A DISTANCE OF 2,042.11 FEET (DEED
CALL—2,042.11 FEET) TO A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP
STAMPED “WALLACE GROUP” (HEREAFTER REFERRED TO AS “WALLACE
CAP”) SET FOR THE NORTHEAST CORNER OF SAID 184.34 ACRE TRACT AND
THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE SOUTHEAST
LINE OF COUNTY ROAD NO. 121 (HAVING AN APPROXIMATE WIDTH OF 40 FEET
AT THIS LOCATION PER WILLIAMSON COUNTY ROAD DEPT.);
THENCE, WITH THE COMMON SOUTHEAST LINE OF SAID COUNTY ROAD NO.
121 AND THE NORTHWEST LINE OF SAID 184.34 ACRE TRACT, THE FOLLOWING
THREE (3) CALLS:
4) SOUTH 65 DEGREES 21 MINUTES 50 SECONDS WEST (DEED CALL—
SOUTH 69 DEGREES 44 MINUTES WEST), A DISTANCE OF 63.49 FEET (DEED CALL—63.52
FEET) TO A 1/2-INCH IRON ROD WITH “WALLACE CAP” SET FOR AN ANGLE
POINT AND CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN DE-
SCRIBED TRACT;
5) SOUTH 76 DEGREES 28 MINUTES 42 SECONDS WEST (DEED CALL—SOUTH
81 DEGREES 20 MINUTES 30 SECONDS WEST), A DISTANCE OF 149.13 FEET
(DEED CALL—149.13 FEET) TO A 1/2–INCH IRON ROD WITH “WALLACE CAP” SET
FOR AN ANGLE POINT AND CORNER OF SAID 184.34 ACRE TRACT AND THE
HEREIN DESCRIBED TRACT;
6) SOUTH 68 DEGREES 38 MINUTES 42 SECONDS WEST (DEED CALL—SOUTH
73 DEGREES 30 MINUTES 30 SECONDS WEST), A DISTANCE OF 2,092.60 FEET
(DEED CALL—2,092.60 FEET) TO A 1/2–INCH IRON ROD WITH “WALLACE CAP”
SET FOR THE NORTHWEST CORNER OF SAID 184.34 ACRE TRACT AND THE
HEREIN DESCRIBED TRACT;
THENCE, DEPARTING THE SOUTHEAST LINE OF SAID COUNTY ROAD NO. 121,
WITH THE SOUTHWEST LINE OF SAID 184.34 ACRE TRACT, THE FOLLOWING
TWO (2) CALLS:
3) SOUTH 21 DEGREES 53 MINUTES 18 SECONDS EAST (DEED CALL—SOUTH
17 DEGREES 01 MINUTES 30 SECONDS EAST), A DISTANCE OF 2,048.50 FEET

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(DEED CALL—2,048.50 FEET) TO A 1/2-INCH IRON ROD WITH "WALLACE CAP" SET FOR AN ANGLE POINT AND CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

4) SOUTH 22 DEGREES 43 MINUTES 18 SECONDS EAST (DEED CALL—SOUTH 17 DEGREES 51 MINUTES 30 SECONDS EAST), A DISTANCE OF 3,515.61 FEET (DEED CALL—3,515.61 FEET) TO A 1/2-INCH IRON ROD FOUND (DEED CALL—IRON PIN SET) FOR THE SOUTHWEST CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 24.27 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALBERT C. ENDSLEY AND WIFE, CAROLYN M. ENDSLEY, FILED DECEMBER 29, 1976 AND RECORDED IN VOLUME 655, PAGE 958, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

THENCE, NORTH 71 DEGREES 44 MINUTES 33 SECONDS EAST (DEED CALL—NORTH 76 DEGREES 36 MINUTES EAST), WITH THE COMMON MOST SOUTHERLY SOUTHEAST LINE OF SAID 184.34 ACRE TRACT AND THE NORTHWEST LINE OF SAID 24.27 ACRE TRACT, A DISTANCE OF 933.95 FEET (DEED CALL—934.39 FEET) TO A 5/8-INCH IRON ROD FOUND (DEED CALL—IRON PIN SET) FOR THE SOUTHEAST CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 24.27 ACRE TRACT;

THENCE, WITH THE MOST NORTHERLY SOUTHEAST LINE OF SAID 184.34 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:

4) NORTH 68 DEGREES 52 MINUTES 31 SECONDS EAST (DEED CALL—NORTH 73 DEGREES 47 MINUTES 30 SECONDS EAST), A DISTANCE OF 790.70 FEET (DEED CALL—790.61 FEET) TO A 2-INCH IRON PIPE FOUND AND AS CALLED FOR IN SAID 184.34 ACRE DEED FOR AN ANGLE POINT AND CORNER OF SAID 184.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

5) NORTH 68 DEGREES 38 MINUTES 36 SECONDS EAST (DEED CALL—NORTH 73 DEGREES 22 MINUTES EAST), A DISTANCE OF 560.32 FEET (DEED CALL—561.57 FEET) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, DELINEATING AND ENCOMPASSING WITHIN THE METES AND BOUNDS RECORDED 184.29 ACRES OF LAND, MORE OR LESS, BASED ON THE LAND TITLE SURVEY AND DRAWING MADE BY THE WALLACE GROUP, INC., ROUND ROCK, TEXAS.

( ) = RECORD CALL PER DEED RECORDED IN VOLUME 966, PAGE 783, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

BEARINGS BASIS: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

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

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

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

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CHAPTER 1095

H.B. No. 4803

AN ACT
relating to the creation of the South Fork Ranch Municipal Utility District; providing authority to impose a tax and issue bonds; granting a limited power of eminent domain.

Be it enacted by the Legislature of the State of Texas:

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8345 to read as follows:

CHAPTER 8345. SOUTH FORK RANCH MUNICIPAL UTILITY DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8345.001. DEFINITIONS. In this chapter:

(1) “Board” means the district’s board of directors.

(2) “Director” means a board member.

(3) “District” means the South Fork Ranch Municipal Utility District.

Sec. 8345.002. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8345.003. CONFIRMATION AND DIRECTORS’ ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

Sec. 8345.004. CONSENT OF MUNICIPALITY REQUIRED. The temporary directors may not hold an election under Section 8345.003 until each municipality in whose corporate limits or extraterritorial jurisdiction the district is located has consented by ordinance or resolution to the creation of the district and to the inclusion of land in the district.

Sec. 8345.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a) The district is created to accomplish the purposes of:

(b) The district is created to serve a public purpose and benefit.

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

(2) Section 52, Article III, Texas Constitution, that relate to the construction, acquisition, or improvement of macadamized, graveled, or paved roads described by Section 54.234, Water Code, or improvements, including storm drainage, in aid of those roads.

Sec. 8345.006. INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by Section 2 of the Act creating this chapter.

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

(1) organization, existence, or validity;

(2) organization, existence, or validity;