

1 AN ACT

2 relating to the creation of the Pilot Knob Municipal Utility
3 District No. 1; providing authority to impose a tax and issue bonds.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Subtitle F, Title 6, Special District Local Laws
6 Code, is amended by adding Chapter 8375 to read as follows:

7 CHAPTER 8375. PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 1

8 SUBCHAPTER A. GENERAL PROVISIONS

9 Sec. 8375.001. DEFINITIONS. In this chapter:

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

11 (2) "Commission" means the Texas Commission on
12 Environmental Quality.

13 (3) "Director" means a board member.

14 (4) "District" means the Pilot Knob Municipal Utility
15 District No. 1.

16 (5) "Municipality" means a municipality in whose
17 corporate limits or extraterritorial jurisdiction the district is
18 located.

19 Sec. 8375.002. NATURE OF DISTRICT. The district is a
20 municipal utility district created under Section 59, Article XVI,
21 Texas Constitution.

22 Sec. 8375.003. CONFIRMATION AND DIRECTORS' ELECTION
23 REQUIRED. The temporary directors shall hold an election to
24 confirm the creation of the district and to elect permanent

1 directors as provided by Section 8375.051 of this code and Section
2 49.102, Water Code.

3 Sec. 8375.004. CONSENT OF MUNICIPALITY REQUIRED. (a) The
4 temporary directors may not hold an election under Section 8375.003
5 until each municipality has consented by ordinance or resolution to
6 the creation of the district and to the inclusion of land in the
7 district.

8 (b) If a municipality does not consent to the creation of
9 the district or if the district does not enter into an agreement
10 required by the terms of the municipal ordinance or resolution
11 consenting to the creation of the district under this section
12 before September 1, 2012:

13 (1) the district is dissolved September 1, 2012,
14 except that:

15 (A) any debts incurred shall be paid;

16 (B) any assets that remain after the payment of
17 debts shall be transferred to the municipality or another local
18 governmental entity to be used for a public purpose; and

19 (C) the organization of the district shall be
20 maintained until all debts are paid and remaining assets are
21 transferred; and

22 (2) this chapter expires September 1, 2012.

23 Sec. 8375.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)
24 The district is created to serve a public purpose and benefit.

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

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

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

6 Sec. 8375.006. INITIAL DISTRICT TERRITORY. (a) The
7 district is initially composed of the territory described by
8 Section 2 of the Act enacting this chapter.

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

13 (1) organization, existence, or validity;

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

17 (3) right to impose a tax; or

18 (4) legality or operation.

19 [Sections 8375.007-8375.050 reserved for expansion]

20 SUBCHAPTER B. BOARD OF DIRECTORS

21 Sec. 8375.051. GOVERNING BODY; TERMS. (a) Except as
22 provided by Subsection (b), the district is governed by a board of
23 five elected directors.

24 (b) If required under the terms of the agreement, ordinance,
25 or resolution by which a municipality consents to the creation of
26 the district, the board consists of:

27 (1) four elected directors; and

1 (2) one director appointed by the governing body of
2 the municipality.

3 (c) A director appointed under Subsection (b)(2) is not
4 required to be a qualified voter of the district or to own land
5 subject to taxation in the district.

6 (d) Except as provided by Section 8375.052, directors serve
7 staggered four-year terms. A permanent director may not serve more
8 than two four-year terms.

9 (e) The common law doctrine of incompatibility does not
10 disqualify an official or employee of a municipality from being
11 appointed a director by the governing body of a municipality under
12 Subsection (b)(2), and a director appointed to the board may
13 continue to serve in a public office of or be employed by the
14 municipality.

15 Sec. 8375.052. TEMPORARY DIRECTORS. (a) On or after the
16 effective date of the Act enacting this chapter, the owner or owners
17 of a majority of the assessed value of the real property in the
18 district may submit a petition to the commission requesting that
19 the commission appoint as temporary directors the five persons
20 named in the petition. The commission shall appoint as temporary
21 directors the five persons named in the petition.

22 (b) Temporary directors serve until the earlier of:

23 (1) the date permanent directors are elected under
24 Section 8375.003; or

25 (2) the fourth anniversary of the effective date of
26 the Act enacting this chapter.

27 (c) If permanent directors have not been elected under

1 Section 8375.003 and the terms of the temporary directors have
2 expired, successor temporary directors shall be appointed or
3 reappointed as provided by Subsection (d) to serve terms that
4 expire on the earlier of:

5 (1) the date permanent directors are elected under
6 Section 8375.003; or

7 (2) the fourth anniversary of the date of the
8 appointment or reappointment.

9 (d) If Subsection (c) applies, the owner or owners of a
10 majority of the assessed value of the real property in the district
11 may submit a petition to the commission requesting that the
12 commission appoint as successor temporary directors the five
13 persons named in the petition. The commission shall appoint as
14 successor temporary directors the five persons named in the
15 petition.

16 [Sections 8375.053-8375.100 reserved for expansion]

17 SUBCHAPTER C. POWERS AND DUTIES

18 Sec. 8375.101. GENERAL POWERS AND DUTIES. The district has
19 the powers and duties necessary to accomplish the purposes for
20 which the district is created.

21 Sec. 8375.102. MUNICIPAL UTILITY DISTRICT POWERS AND
22 DUTIES. The district has the powers and duties provided by the
23 general law of this state, including Chapters 49 and 54, Water Code,
24 applicable to municipal utility districts created under Section 59,
25 Article XVI, Texas Constitution.

26 Sec. 8375.103. AUTHORITY FOR ROAD PROJECTS. (a) Under
27 Section 52, Article III, Texas Constitution, the district may

1 design, acquire, construct, finance, issue bonds for, improve, and
2 convey to this state, a county, or a municipality for operation and
3 maintenance macadamized, graveled, or paved roads described by
4 Section 54.234, Water Code, or improvements, including storm
5 drainage, in aid of those roads.

6 (b) The district may exercise the powers provided by this
7 section without submitting a petition to or obtaining approval from
8 the commission as required by Section 54.234, Water Code.

9 Sec. 8375.104. APPROVAL OF ROAD PROJECT. (a) The district
10 may not undertake a road project authorized by Section 8375.103
11 unless:

12 (1) each municipality or county that will operate and
13 maintain the road has approved the plans and specifications of the
14 road project, if a municipality or county will operate and maintain
15 the road; or

16 (2) the Texas Transportation Commission has approved
17 the plans and specifications of the road project, if the state will
18 operate and maintain the road.

19 (b) Except as provided by Subsection (a), the district is
20 not required to obtain approval from the Texas Transportation
21 Commission to design, acquire, construct, finance, issue bonds for,
22 improve, or convey a road project.

23 Sec. 8375.105. COMPLIANCE WITH AND ENFORCEABILITY OF
24 MUNICIPAL CONSENT AGREEMENT, ORDINANCE, OR RESOLUTION. (a) The
25 district shall comply with all applicable requirements of any
26 ordinance or resolution that is adopted under Section 54.016 or
27 54.0165, Water Code, and that consents to the creation of the

1 district or to the inclusion of land in the district.

2 (b) Any agreement between the district and a municipality
3 related to the municipality's consent to the creation of the
4 district is valid and enforceable.

5 (c) On the issuance of bonds by the district, the district
6 is considered to have waived sovereign immunity to suit by a
7 municipality for the purpose of adjudicating a claim for breach of
8 an agreement described by this section.

9 Sec. 8375.106. CONTRACT TO FURTHER REGIONAL COOPERATION.
10 The district and a municipality may contract on terms that the board
11 and governing body of the municipality agree will further regional
12 cooperation between the district and the municipality.

13 Sec. 8375.107. NO EMINENT DOMAIN POWER. The district may
14 not exercise the power of eminent domain.

15 [Sections 8375.108-8375.150 reserved for expansion]

16 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

17 Sec. 8375.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The
18 district may issue, without an election, bonds and other
19 obligations secured by:

20 (1) revenue other than ad valorem taxes; or

21 (2) contract payments described by Section 8375.153.

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

26 (c) The district may not issue bonds payable from ad valorem
27 taxes to finance a road project unless the issuance is approved by a

1 vote of a two-thirds majority of the district voters voting at an
2 election held for that purpose.

3 Sec. 8375.152. OPERATION AND MAINTENANCE TAX. (a) If
4 authorized at an election held under Section 8375.151, the district
5 may impose an operation and maintenance tax on taxable property in
6 the district in accordance with Section 49.107, Water Code.

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

9 (c) If required by an agreement between the district and a
10 municipality under Section 8375.105, the total ad valorem tax rate
11 of the district may not be less than the total ad valorem tax rate of
12 the municipality.

13 Sec. 8375.153. CONTRACT TAXES. (a) In accordance with
14 Section 49.108, Water Code, the district may impose a tax other than
15 an operation and maintenance tax and use the revenue derived from
16 the tax to make payments under a contract after the provisions of
17 the contract have been approved by a majority of the district voters
18 voting at an election held for that purpose.

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

22 [Sections 8375.154-8375.200 reserved for expansion]

23 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

24 Sec. 8375.201. AUTHORITY TO ISSUE BONDS AND OTHER
25 OBLIGATIONS. The district may issue bonds or other obligations
26 payable wholly or partly from ad valorem taxes, impact fees,
27 revenue, contract payments, grants, or other district money, or any

1 combination of those sources, to pay for any authorized district
2 purpose.

3 Sec. 8375.202. TAXES FOR BONDS. At the time the district
4 issues bonds payable wholly or partly from ad valorem taxes, the
5 board shall provide for the annual imposition of a continuing
6 direct ad valorem tax, without limit as to rate or amount, while all
7 or part of the bonds are outstanding as required and in the manner
8 provided by Sections 54.601 and 54.602, Water Code.

9 Sec. 8375.203. BONDS FOR ROAD PROJECTS. At the time of
10 issuance, the total principal amount of bonds or other obligations
11 issued or incurred to finance road projects and payable from ad
12 valorem taxes may not exceed one-fourth of the assessed value of the
13 real property in the district.

14 [Sections 8375.204-8375.250 reserved for expansion]

15 SUBCHAPTER F. STRATEGIC PARTNERSHIP AGREEMENT; MUNICIPAL
16 ANNEXATION AND NOTICE

17 Sec. 8375.251. STRATEGIC PARTNERSHIP; CONTINUATION OF
18 DISTRICT AFTER ANNEXATION BY MUNICIPALITY. (a) The district may
19 continue to exist as a limited district after full-purpose
20 annexation by a municipality if the district and the annexing
21 municipality state the terms of the limited district's existence in
22 a strategic partnership agreement under Section 43.0751, Local
23 Government Code.

24 (b) The strategic partnership agreement may provide for a
25 term of any number of years. The limitation in Section
26 43.0751(g)(2), Local Government Code, on the length of the term
27 does not apply to a limited district created under this section.

1 Sec. 8375.252. MUNICIPAL ANNEXATION; NOTICE. (a) Sections
2 43.0561 and 43.0562, Local Government Code, do not apply to the
3 annexation of the district by a municipality that consents to the
4 creation of the district under Section 8375.004.

5 (b) Not later than the 30th day after the date a
6 municipality adopts a resolution or ordinance consenting to the
7 creation of the district, the municipality shall file, in the real
8 property records of the county in which the land to be included in
9 the district is located, a notice to a purchaser of real property in
10 the district that describes:

11 (1) the municipality's authority and intention to
12 annex the district; and

13 (2) the anticipated date of the annexation.

14 (c) After the notice is filed, a person who proposes to sell
15 or otherwise convey real property in the district must include the
16 information contained in the municipality's notice in the Notice to
17 Purchasers required by Section 49.452, Water Code.

18 SECTION 2. The Pilot Knob Municipal Utility District No. 1
19 initially includes all the territory contained in the following
20 area:

21 339.690 acres of land described below:

22 A DESCRIPTION OF 342.280 ACRES IN THE SANTIAGO DEL VALLE GRANT, THE
23 GUILLERMO NUNEZ SURVEY NO. 502, AND THE BARBARA LOPEZ Y MIRELEZ
24 SURVEY NO. 503, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 25.304 ACRE
25 TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION
26 INC., DATED JULY 23, 2008 AND RECORDED IN DOCUMENT NO. 2008124712 OF
27 THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A

1 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA
2 ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO.
3 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
4 A PORTION OF A 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY
5 DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN
6 DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
7 COUNTY, TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A
8 SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12,
9 2006 AND RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC
10 RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT
11 DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC.,
12 DATED NOVEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF
13 THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A
14 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA
15 ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT
16 NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
17 TEXAS, ALL OF A 152.571 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY
18 DEED TO JONA ACQUISITION INC., DATED NOVEMBER 2, 2006 AND RECORDED
19 IN DOCUMENT NO. 2006214522 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
20 COUNTY, TEXAS, ALL OF A 59.027 ACRE TRACT DESCRIBED IN A GENERAL
21 WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND
22 RECORDED IN DOCUMENT NO. 2007038634 OF THE OFFICIAL PUBLIC RECORDS
23 OF TRAVIS COUNTY, TEXAS, A PORTION OF F.M. 1625 (80' RIGHT-OF-WAY)
24 AND A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY
25 WIDTH VARIES); SAID 342.280 ACRE TRACT BEING MORE PARTICULARLY
26 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
27 BEGINNING at a 1/2" rebar with Chaparral cap found in the west

1 right-of-way line of U.S. Highway 183 (100' right-of-way) for the
2 northeast corner of said 25.304 acre tract, same being the
3 southeast corner of Lot 14, South 183 Park, a subdivision recorded
4 in Volume 78, Page 253 of the Plat Records of Travis County, Texas;
5 THENCE with the west right-of-way line of U.S. Highway 183, same
6 being the east line of said 25.304 acre tract and the north terminus
7 of F.M. 1625, with a curve to the left, having a radius of 5779.84
8 feet, a delta angle of 6°21'28", an arc length of 641.35 feet, and a
9 chord which bears South 5°19'41" West, a distance of 641.02 feet to a
10 calculated point for the east right-of-way line of F.M. 1625;
11 THENCE with the east right-of-way line of F.M. 1625, the following
12 five (5) courses and distances:
13 1. South 85°41'32" West, a distance of 44.00 feet to a
14 calculated point;
15 2. South 30°34'53" West, a distance of 164.30 feet to a
16 calculated point;
17 3. South 27°05'32" West, a distance of 672.59 feet to a
18 calculated point;
19 4. South 26°41'32" West, a distance of 410.38 feet to a
20 calculated point;
21 5. South 27°11'23" West, in part with the west terminus
22 of McKenzie Road (60' right-of-way), a distance of 380.85
23 feet to a 1/2" rebar with Chaparral cap found in the south
24 right-of-way line of McKenzie Road, for the northwest corner
25 of said 59.027 acre tract;
26 THENCE with the south right-of-way line of McKenzie Road, same
27 being the northeast line of said 59.027 acre tract, the following

1 two (2) courses and distances:

- 2 1. South 62°41'20" East, a distance of 908.70 feet to a
3 1" iron pipe found;
- 4 2. South 33°59'03" East, a distance of 171.70 feet to a
5 1/2" rebar with Chaparral cap found in the west right-of-way
6 line of U.S. Highway 183, for the northeast corner of said
7 59.027 acre tract;

8 THENCE South 04°10'14" East, with the west right-of-way line of U.S.
9 Highway 183, same being the east line of said 59.027 acre tract, and
10 the east line of said 152.571 acre tract, a distance of 4697.45 feet
11 to a 5/8" rebar found for the southeast corner of said 152.571 acre
12 tract, same being the northeast corner of a 9.87 acre tract
13 described in a deed to Bobby Ray Burklund, et al., recorded in
14 Document No. 1999103744 of the Official Public Records of Travis
15 County, Texas;

16 THENCE North 62°43'22" West, with the southwest line of said 152.571
17 acre tract, same being the northeast line of said 9.87 acre tract,
18 the northeast line of a 19.73 acre tract described in a deed to
19 Erland Burklund, et ux., recorded in Volume 4054, Page 1326 of the
20 Deed Records of Travis County, Texas, the northeast line of a 3.00
21 acre tract described in a deed to Erland Burklund, et ux., recorded
22 in Volume 3978, Page 1205 of the Deed Records of Travis County,
23 Texas, and the northeast line of a 1.00 acre tract described in a
24 deed to Erland Burklund, et ux., recorded in Volume 2100, Page 268
25 of the Deed Records of Travis County, Texas, a distance of 3498.94
26 feet to a 1/2" rebar with Chaparral cap found in the east
27 right-of-way line of F.M. 1625, for the southwest corner of said

1 152.571 acre tract, same being the northwest corner of said 1.00
2 acre tract;

3 THENCE North 62°38'08" West, crossing F.M. 1625, a distance of 80.00
4 feet to a calculated point in the west right-of-way line of F.M.
5 1625, same being the east line of said 167.748 acre tract;

6 THENCE North 27°05'45" East, with the west right of line of F.M.
7 1625, same being the east line of said 167.748 acre tract, a
8 distance of 0.13 feet to a calculated point;

9 THENCE crossing said 167.748 acre tract, said 103.415 acre tract,
10 said 81.018 acre tract, Colton Bluff Springs Road, said 20.807 acre
11 tract and said 138.540 acre tract, the following fourteen (14)
12 courses and distances:

- 13 1. North 62°48'33" West, a distance of 190.11 feet to a
14 calculated point;
- 15 2. North 27°11'27" East, a distance of 450.00 feet to a
16 calculated point;
- 17 3. North 27°05'07" East, a distance of 1284.12 feet to a
18 calculated point;
- 19 4. North 62°55'07" West, a distance of 393.35 feet to a
20 calculated point;
- 21 5. North 27°04'42" East, a distance of 1090.01 feet to a
22 calculated point;
- 23 6. South 62°55'07" East, a distance of 393.93 feet to a
24 calculated point;
- 25 7. North 27°06'32" East, a distance of 1006.99 feet to a
26 calculated point;
- 27 8. With a curve to the left, having a radius of 800.00

1 feet, a delta angle of $04^{\circ}05'43''$, an arc length of 57.18 feet,
2 and a chord which bears North $19^{\circ}18'34''$ West, a distance of
3 57.17 feet to a calculated point;

4 9. North $21^{\circ}21'01''$ West, a distance of 1149.03 feet to a
5 calculated point;

6 10. With a curve to the right, having a radius of 499.99
7 feet, a delta angle of $41^{\circ}14'55''$, an arc length of 359.95
8 feet, and a chord which bears North $00^{\circ}43'58''$ West, a distance
9 of 352.23 feet to a calculated point;

10 11. North $19^{\circ}53'30''$ East, a distance of 342.26 feet to a
11 calculated point;

12 12. With a curve to the right, having a radius of
13 2002.94 feet, a delta angle of $22^{\circ}31'58''$, an arc length of
14 787.70 feet, and a chord which bears North $58^{\circ}50'31''$ West, a
15 distance of 782.64 feet to a calculated point;

16 13. North $47^{\circ}34'32''$ West, a distance of 42.94 feet to a
17 calculated point;

18 14. North $27^{\circ}06'47''$ East, a distance of 3.20 feet to a
19 $1/2''$ iron pipe found for an interior ell corner in the north
20 line of said 138.540 acre tract, same being the south corner
21 of a 380.080 acre tract described in a deed to Ernest Collins
22 and Floretta Collins, recorded in Volume 12791, Page 11 of
23 the Real Property Records of Travis County, Texas;

24 THENCE with the northwest line of said 138.540 acre tract, same
25 being the southeast line of said 380.080 acre tract, the following
26 two (2) courses and distances:

27 1. North $27^{\circ}06'47''$ East, a distance of 851.48 feet to a

1 3/4" iron pipe found;

2 2. North 29°08'56" East, a distance of 229.98 feet to a

3 1/2" iron pipe found for a north corner of said 138.540 acre

4 tract, same being the west corner of said 25.304 acre tract;

5 THENCE North 26°45'01" East, with the northwest line of said 25.304

6 acre tract, same being the southeast line of said 380.080 acre

7 tract, a distance of 430.74 feet to a 1/2" rebar found for the north

8 corner of said 25.304 acre tract, same being the west corner of Lot

9 8, South 183 Park;

10 THENCE South 48°05'10" East, with the southwest line of South 183

11 Park, a distance of 2072.23 feet to POINT OF BEGINNING, containing

12 342.280 acres of land, more or less.

13 SAVE AND EXCEPT 2.461 ACRES:

14 BEING ALL OF A 1 ACRE TRACT DESCRIBED IN A DEED TO TEOFILO DE

15 SANTIAGO, DATED AUGUST 1, 1977 AND RECORDED IN VOLUME 5869, PAGE

16 1058 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, AND ALL OF A 1.10

17 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO HERIBERTA OJEDA AND

18 GLORIA OJEDA, DATED NOVEMBER 6, 1995 AND RECORDED IN VOLUME 12586,

19 PAGE 40 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID

20 2.461 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND

21 BOUNDS AS FOLLOWS:

22 BEGINNING at a 1/2" rebar with Chaparral cap found in the west

23 right-of-way line of F.M. 1625, for the south corner of said 1.10

24 acre tract, same being the east corner of said 20.807 acre tract;

25 THENCE North 53°08'58" West, with the southwest line of said 1.10

26 acre tract and said 1 acre tract, same being the northeast line of

27 said 20.807 acre tract, a distance of 440.29 feet to a 1/2" rebar

1 found for the west corner of said 1 acre tract, same being an angle
2 point in the south line of said 138.540 acre tract;
3 THENCE North 30°00'39" East, with the northwest line of said 1 acre
4 tract, same being the south line of said 138.540 acre tract, a
5 distance of 250.26 feet to a 1/2" rebar with Chaparral cap found for
6 the north corner of said 1 acre tract, same being an angle point in
7 the south line of said 138.540 acre tract;
8 THENCE South 52°47'09" East, with the northeast line of said 1 acre
9 tract and said 1.10 acre tract, same being the south line of said
10 138.540 acre tract, a distance of 427.83 feet to a calculated point
11 in the west right-of-way line of F.M. 1625, for the east corner of
12 said 1.10 acre tract;
13 THENCE South 27°05'32" West, with the west right-of-way line of F.M.
14 1625, same being the southeast line of said 1.10 acre tract, a
15 distance of 249.38 feet to the POINT OF BEGINNING, containing 2.461
16 acres of land, more or less.
17 SAVE AND EXCEPT 0.129 ACRES:
18 BEING ALL OF A 0.1291 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY
19 DEED TO CROWN COMMUNICATION INC., DATED SEPTEMBER 3, 2001 AND
20 RECORDED IN DOCUMENT NUMBER 2001163489 OF THE OFFICIAL PUBLIC
21 RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.129 ACRE TRACT BEING MORE
22 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
23 BEGINNING at a 1/2" rebar with Chaparral cap found for the north
24 corner of said 0.1291 acre tract, same being a northeast corner of
25 said 167.748 acre tract, also being in the southwest line of said
26 103.415 acre tract;
27 THENCE South 62°41'37" East, with the northeast line of said 0.1291

1 acre tract, same being the southwest line of said 103.415 acre
2 tract, a distance of 75.00 feet to a calculated point in the west
3 right-of-way line of F.M. 1625, for the east corner of said 0.1291
4 acre tract;

5 THENCE South 27°05'45" West, with the west right-of-way line of F.M.
6 1625, same being the southeast line of said 0.1291 acre tract, a
7 distance of 75.17 feet to a calculated point for the south corner of
8 said 0.1291 acre tract, same being a northeast corner of said
9 167.748 acre tract;

10 THENCE North 62°41'37" West, with the southwest line of said 0.1291
11 acre tract, same being a northeast line of said 167.748 acre tract,
12 a distance of 75.00 feet to a 1/2" rebar with Chaparral cap found
13 for the west corner of said 0.1291 acre tract, same being an angle
14 point in the northeast line of said 167.748 acre tract;

15 THENCE North 27°05'45" East, with the northwest line of said 0.1291
16 acre tract, same being the northeast line of said 167.748 acre
17 tract, a distance of 75.17 feet to the POINT OF BEGINNING,
18 containing 0.129 acres of land, more or less.

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

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

1 Environmental Quality.

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

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

10 SECTION 4. This Act takes effect immediately if it receives
11 a vote of two-thirds of all the members elected to each house, as
12 provided by Section 39, Article III, Texas Constitution. If this
13 Act does not receive the vote necessary for immediate effect, this
14 Act takes effect September 1, 2011.

Raid Newkum
President of the Senate

Joe Straus
Speaker of the House

I certify that H.B. No. 1757 was passed by the House on April 7, 2011, by the following vote: Yeas 144, Nays 0, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 1757 on May 25, 2011, by the following vote: Yeas 137, Nays 4, 2 present, not voting.

Robert Henry
Chief Clerk of the House

I certify that H.B. No. 1757 was passed by the Senate, with amendments, on May 23, 2011, by the following vote: Yeas 30, Nays 0.

Patsy Spaw
Secretary of the Senate

APPROVED: 17 JUN '11
Date

Rick Perry
Governor

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
4pm O'CLOCK
JUN 17 2011
[Signature]
Secretary of State