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Legal Assistant

February 12, 2015

Certified Mail 7013 2630 0001 6823 1867
Return Receipt Requested

Dripping Springs City Council
c/o Ms. Kerri Craig
City Secretary, City of Dripping Springs
511 Mercer Street
P.O. Box 384
Dripping Springs, TX 78620

Re: Proposed Legislation Creating Hays County Municipal Utility District
No. 7

Dear Mayor and Council Members:

Enclosed is a copy of a proposed bill creating Hays County Municipal Utility District No. 7. Also enclosed is a notice of intent to introduce this bill in the 84th Legislature of Texas, 2015. This bill and notice are being sent to you for informational purposes only. No specific action is being requested at this time.

Sincerely,


Kristen Hogan

Enclosures



RECEIVED
City of Dripping Springs

FEB 17 2015



FEB 17 2015

By: _____

_____.B. No. _____

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the creation of the Hays County Municipal Utility District
3 No. 7; granting a limited power of eminent domain; providing
4 authority to issue bonds; providing authority to impose
5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws
8 Code, is amended by adding Chapter 8____ to read as follows:

9 CHAPTER 8____. HAYS COUNTY MUNICIPAL UTILITY DISTRICT NO. 7

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 8 .001. DEFINITIONS. In this chapter:

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

14 (2) "Commission" means the Texas Commission on
15 Environmental Quality.

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

17 (4) "District" means the Hays County Municipal
18 Utility District No. 7.

19 Sec. 8 .002. NATURE OF DISTRICT. The district is a
20 municipal utility district created under Section 59, Article XVI,
21 Texas Constitution.

22 Sec. 8 .003. CONFIRMATION AND DIRECTORS' ELECTION
23 REQUIRED. The temporary directors shall hold an election to confirm
24 the creation of the district and to elect five permanent directors as
25 provided by Section 49.102, Water Code.

1 Sec. 8 .004. CONSENT OF MUNICIPALITY REQUIRED. The
2 temporary directors may not hold an election under Section 8 .003
3 until each municipality in whose corporate limits or extraterritorial
4 jurisdiction the district is located has consented by ordinance or
5 resolution to the creation of the district and to the inclusion of
6 land in the district.

7 Sec. 8 .005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.
8 (a) The district is created to serve a public purpose and benefit.

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

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

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

17 Sec. 8 .006. INITIAL DISTRICT TERRITORY. (a) The
18 district is initially composed of the territory described by Section 2
19 of the Act creating this chapter.

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

24 (1) organization, existence, or validity;

25 (2) right to issue any type of bond for the
26 purposes for which the district is created or to pay the principal of

1 and interest on a bond;

2 (3) right to impose a tax; or

3 (4) legality or operation.

4 [Sections 8 .007-8 .050 reserved for expansion]

5 SUBCHAPTER B. BOARD OF DIRECTORS .

6 Sec. 8 .051. GOVERNING BODY; TERMS. (a) The district
7 is governed by a board of five elected directors.

8 (b) Except as provided by Section 8 .052, directors
9 serve staggered four-year terms.

10 Sec. 8 .052. TEMPORARY DIRECTORS. (a) On or after the
11 effective date of the Act creating this chapter, the owner or owners
12 of a majority of the assessed value of the real property in the
13 district may submit a petition to the Texas Commission on
14 Environmental Quality requesting that the commission appoint as
15 temporary directors the five persons named in the petition. The
16 commission shall appoint as temporary directors the five persons named
17 in the petition.

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

19 (1) the date permanent directors are elected under
20 Section 8 .003; or

21 (2) the fourth anniversary of the effective date of
22 the Act creating this chapter.

23 (c) If permanent directors have not been elected under
24 Section 8 .003 and the terms of the temporary directors have
25 expired, successor temporary directors shall be appointed or
26 reappointed as provided by Subsection (d) to serve terms that expire

1 on the earlier of:

2 (1) the date permanent directors are elected under
3 Section 8 .003; or

4 (2) the fourth anniversary of the date of the
5 appointment or reappointment.

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

12 [Sections 8 .053-8 .100 reserved for expansion]

13 SUBCHAPTER C. POWERS AND DUTIES

14 Sec. 8 .101. GENERAL POWERS AND DUTIES. The district
15 has the powers and duties necessary to accomplish the purposes for
16 which the district is created.

17 Sec. 8 .102. MUNICIPAL UTILITY DISTRICT POWERS AND
18 DUTIES. The district has the powers and duties provided by the
19 general law of this state, including Chapters 49 and 54, Water Code,
20 applicable to municipal utility districts created under Section 59,
21 Article XVI, Texas Constitution.

22 Sec. 8 .103. AUTHORITY FOR ROAD PROJECTS. Under
23 Section 52, Article III, Texas Constitution, the district may design,
24 acquire, construct, finance, issue bonds for, improve, operate,
25 maintain, and convey to this state, a county, or a municipality for
26 operation and maintenance macadamized, graveled, or paved roads, or

1 improvements, including storm drainage, in aid of those roads.

2 Sec. 8 .104. ROAD STANDARDS AND REQUIREMENTS. (a) A
3 road project must meet all applicable construction standards, zoning
4 and subdivision requirements, and regulations of each municipality in
5 whose corporate limits or extraterritorial jurisdiction the road
6 project is located.

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

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

15 Sec. 8 .105. COMPLIANCE WITH MUNICIPAL CONSENT
16 ORDINANCE OR RESOLUTION. The district shall comply with all
17 applicable requirements of any ordinance or resolution that is adopted
18 under Section 54.016 or 54.0165, Water Code, and that consents to the
19 creation of the district or to the inclusion of land in the district.

20 [Sections 8 .106-8 .150 reserved for expansion]

21 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

22 Sec. 8 .151. ELECTIONS REGARDING TAXES OR BONDS. (a)
23 The district may issue, without an election, bonds and other
24 obligations secured by:

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

26 (2) contract payments described by Section

1 8 .153.

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

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

10 Sec. 8 .152. OPERATION AND MAINTENANCE TAX. (a) If
11 authorized at an election held under Section 8 .151, the district
12 may impose an operation and maintenance tax on taxable property in the
13 district in accordance with Section 49.107, Water Code.

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

16 Sec. 8 .153. CONTRACT TAXES. (a) In accordance with
17 Section 49.108, Water Code, the district may impose a tax other than
18 an operation and maintenance tax and use the revenue derived from the
19 tax to make payments under a contract after the provisions of the
20 contract have been approved by a majority of the district voters
21 voting at an election held for that purpose.

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

25 [Sections 8 .154-8 .200 reserved for expansion]

26 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

1 Sec. 8 .201. AUTHORITY TO ISSUE BONDS AND OTHER
2 OBLIGATIONS. The district may issue bonds or other obligations
3 payable wholly or partly from ad valorem taxes, impact fees, revenue,
4 contract payments, grants, or other district money, or any combination
5 of those sources, to pay for any authorized district purpose.

6 Sec. 8 .202. TAXES FOR BONDS. At the time the district
7 issues bonds payable wholly or partly from ad valorem taxes, the board
8 shall provide for the annual imposition of a continuing direct ad
9 valorem tax, without limit as to rate or amount, while all or part of
10 the bonds are outstanding as required and in the manner provided by
11 Sections 54.601 and 54.602, Water Code.

12 Sec. 8 .203. BONDS FOR ROAD PROJECTS. At the time of
13 issuance, the total principal amount of bonds or other obligations
14 issued or incurred to finance road projects and payable from ad
15 valorem taxes may not exceed one-fourth of the assessed value of the
16 real property in the district.

17 SECTION 2. The Hays County Municipal Utility District No. 7
18 initially includes all the territory contained in the following area:

19 DESCRIPTION OF NINE (9) PARCELS OF LAND (1) CALLED TO BE 1051.23
20 ACRES OF LAND OUT OF THE ANTHONY G. DAVY SURVEY NO. 38, A-148, THE
21 MARCUS D. RAPER SURVEY NO. 37, A-394, AND THE EDWARD W. BROWN SURVEY
22 NO. 136, A-44, DESCRIBED IN A DEED TO ANARENE INVESTMENTS, LTD., OF
23 RECORD IN VOLUME 2639, PAGE 410, OF THE OFFICIAL PUBLIC RECORDS OF
24 HAYS COUNTY TEXAS, (2) CALLED TO BE 206.2 ACRES OF LAND OUT OF THE
25 EDWARD W. BROWN SURVEY NO. 136, A-44, AND THE PHILIP A. SMITH SURVEY
26 NO. 26, A-415, DESCRIBED IN A DEED TO ANARENE INVESTMENTS, LTD., OF

1 RECORD IN VOLUME 2639, PAGE 403, OF THE OFFICIAL PUBLIC RECORDS OF
2 HAYS COUNTY, TEXAS, (3) CALLED TO BE 139.16 ACRES OUT OF THE ANTHONY
3 G. DAVY SURVEY NO. 38, A-148, DESCRIBED AS TRACT 1, (4) CALLED TO BE
4 11.02 ACRES OUT OF THE ANTHONY G. DAVY SURVEY NO. 39, A-148, DESCRIBED
5 AS TRACT 2, (5) CALLED TO BE 11.00 ACRES OUT OF THE ANTHONY G. DAVY
6 SURVEY NO. 38, A-148, DESCRIBED AS TRACT 3, (6) CALLED TO BE 11.05
7 ACRES OUT OF THE ANTHONY G. DAVY SURVEY NO. 38, A-148, DESCRIBED AS
8 TRACT 4, (7) CALLED TO BE 226.11 ACRES OUT OF THE EDWARD W. BROWN
9 SURVEY NO. 136, A-44, DESCRIBED AS TRACT 5, SAVE AND EXCEPT 25.7398
10 ACRES DESCRIBED IN A DEED TO THE CITY OF DRIPPING SPRINGS, OF RECORD
11 IN VOLUME 4467, PAGE 508, OF THE OFFICIAL PUBLIC RECORDS OF HAYS
12 COUNTY, TEXAS, (8) CALLED TO BE 17.80 ACRES OUT OF THE GEORGE W.
13 LINDSEY SURVEY NO. 138, A-280, AND THE EDWARD W. BROWN SURVEY NO. 136,
14 A-44, (3-8) ALL DESCRIBED IN A DEED TO ANARENE INVESTMENTS, LTD., OF
15 RECORD IN VOLUME 2639, PAGE 420, OF THE OFFICIAL PUBLIC RECORDS OF
16 HAYS COUNTY, TEXAS, AND (9) CALLED TO BE 29.78 ACRES, DESCRIBED IN A
17 DEED TO ANALENE INVESTMENTS, LTD, OF RECORD IN VOLUME 2639, PAGE 400,
18 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THE FOLLOWING
19 DESCRIPTION IS A COMPILATION OF INFORMATION FROM THE ABOVE MENTIONED
20 DEEDS OF RECORD AND IN NO WAY REPRESENTS A SURVEY ON THE GROUND.

21 BEGINNING in the easterly right-of-way of Ranch Road 12, at the
22 northwest corner of said 1051.23 acre tract;

23 THENCE, with the northerly and easterly lines of said 1051.23
24 acre tract the following nineteen (19) courses:

- 25 1) N 84° 54' 13" E, 41.10 feet;
26 2) S 54° 58' 12" E, 349.54 feet;

1 3) S 46° 30' 30" E, 373.94 feet;
 2 4) S 75° 31' 52" E, 280.39 feet;
 3 5) S 87° 28' 36" E, 509.18 feet;
 4 6) N 70° 52' 58" E, 436.06 feet;
 5 7) N 74° 15' 19" E, 335.56 feet;
 6 8) S 60° 04' 22" E, 195.80 feet;
 7 9) S 28° 26' 22" E, 244.50 feet;
 8 10) S 01° 37' 38" W, 503.50 feet;
 9 11) S 16° 09' 38" W, 587.50 feet;
 10 12) S 34° 41' 38" W, 697.70 feet;
 11 13) S 09° 57' 38" W, 414.80 feet;
 12 14) S 20° 16' 22" E, 327.40 feet;
 13 15) S 37° 29' 22" E, 126.60 feet;
 14 16) S 54° 33' 38" W, 280.20 feet;
 15 17) S 62° 30' 22" E, 466.67 feet;
 16 18) S 58° 21' 22" E, 511.36 feet;
 17 19) S 27° 42' 18" W, 4426.48 feet to the most northerly corner
 18 of said 29.78 acre tract;
 19 THENCE, with the easterly line of said 29.78 acre tract, the
 20 following two (2) courses:
 21 1) S 29° 36' 26" E, 931/41 feet;
 22 2) S 60° 36' 50" W 1551.06 feet to the northeast corner of
 23 said 206.2 acre tract;
 24 THENCE, with the east line of said 206.2 acre tract the following
 25 fifteen (15) courses:
 26 1) S 24° 30' 16" E, 46.65 feet;

1 2) S 15° 29' 56" E, 280.55 feet;
 2 3) S 15° 36' 02" E, 182.44 feet;
 3 4) S 06° 30' 37" W, 104.00 feet;
 4 5) S 02° 19' 28" E, 55.08 feet;
 5 6) S 14° 50' 58" W, 71.24 feet;
 6 7) S 07° 20' 07" W, 154.45 feet;
 7 8) S 07° 07' 05" W, 263.18 feet;
 8 9) S 17° 20' 44" W, 196.99 feet;
 9 10) S 01° 55' 39" W 330.60 feet;
 10 11) S 01° 28' 16" W, 273.89 feet;
 11 12) S 04° 26' 22" E, 42.77 feet;
 12 13) S 00° 29' 14" E 238.72 feet;
 13 14) S 00° 26' 31" W, 353.54 feet;
 14 15) S 01° 05' 28" W, 706.28 feet to the southeast corner of
 15 said 206.2 acre tract;
 16 THENCE, with the south line of said 206.28 acre tract, the
 17 following three (3) courses:
 18 1) N 87° 23' W, 482.22 feet;
 19 2) N 84° 43' W, 425.43 feet;
 20 3) N 84° 47' W, 587.97 feet to the southwest corner of said
 21 206.2 acre tract;
 22 THENCE, with the westerly line of said 206.2 acre tract, the
 23 following four (4) courses:
 24 1) N 35° 19' 20" W, 1263.76 feet;
 25 2) N 41° 23' 11" W, 1696.56 feet;
 26 3) N 41° 43' 03" W, 764.40 feet;

1 4) N 41° 16' 40" W, 437.00 feet to a point in the south line
2 of said 1051.23 acre tract at the northwest corner of said
3 206.2 acre tract;
4 THENCE, S 88° 07' 17"W, approximately 443.3 feet (calculated) to
5 the most southerly southwest corner of said 1051.23 acre tract;
6 THENCE, with a westerly line of said 1051.23 acre tract, the
7 following nine (9) courses:
8 1) N 03° 04' 29" W, 631.00 feet;
9 2) N 74° 12' 57" E, 295.30 feet;
10 3) N 64° 28' 29" E, 427.51 feet;
11 4) N 02° 32' 52" E 669.83 feet;
12 5) N 86 13' 48" W, 349.56 feet;
13 6) N 03° 46' 12" E, 50.00 feet;
14 7) N 86° 13' 48" W, 120.00 feet;
15 8) N 03° 46' 12" E, 40.00 feet;
16 9) N 86° 13' 48" W, 418.83 feet to a point in the west right-
17 of-way line of said Ranch Road 12, at the most westerly
18 southwest corner of said 1051.23 acre tract;
19 THENCE, S 26° 09' 19" W, across said Ranch Road 12, 456.1 feet
20 (calculated), to the southeast corner of said 226.11 acre tract;
21 THENCE, N 27° 34' W, with the south line of said 226.11 acre
22 tract, 325.2 feet (calculated) to the southeast corner of said 25.7398
23 acre tract out of said 226.11 acre tract;
24 THENCE, N 14° 36' 32" E, with the easterly line of said 25.7398
25 acre tract, 1469.96 feet;

1 THENCE, N 49° 13' 13" W, with the northerly line of said 25.7398
2 acre tract, 598.82 feet;
3 THENCE, S 45° 59' 39" W, with the westerly line of said 25.7398
4 acre tract, 1153.28 feet to a point in the south line of said 226.11
5 acre tract, at the southwest corner of said 25.7398 acre tract;
6 THENCE, N 46° 16' W, with the southerly line of said 226.11 acre
7 tract, 4567.50 feet to the southwest corner of said 226.11 acre tract;
8 THENCE, with the west line of said 226.11 acre tract, the
9 following five (5) courses:
10 1) N 00° 25' W, 453.14 feet;
11 2) N 00° 31' W 460.69 feet;
12 3) N 00° 13' W, 335.96 feet;
13 4) N 00° 10' W, 332.87 feet;
14 5) N 00° 02' E, 70.40 feet to the northwest corner of said
15 226.11 acre tract;
16 THENCE, S 60° 00' E, with the northerly line of said 226.11 acre
17 tract, 4804.0 feet (calculated) to the southwest corner of said 17.80
18 acre tract;
19 THENCE, with the westerly line of said 17.80 acre tract, the
20 following three (3) courses:
21 1) N 29° 48' E, 406.76 feet;
22 2) N 62° 27' W, 425.33 feet;
23 3) N 29° 48' E, 385.15 feet passing the southerly right-of-way
24 line of a 50 foot roadway easement, and continuing for a
25 total distance of 410.34 feet to a point in the centerline

1 of said roadway easement at the northwest corner of said
2 17.80 acre tract;

3 THENCE, with the centerline of said right-of-way easement, the
4 following five (5) courses:

- 5 1) S 67° 33' E, 21.40 feet;
- 6 2) A curve to the left having an arc distance of 192.52 feet,
7 the chord of which bears S 86° 40' E, 188.97 feet;
- 8 3) N 74° 13' E, 544.89 feet;
- 9 4) A curve to the right having an arc distance of 192.03 feet,
10 the chord of which bears S 86° 04' E, 188.26 feet;
- 11 5) S 66° 20' E, 109.07 feet to a point in the westerly right-
12 of-way line of said Ranch Road 12, at the northeast corner
13 of said 17.80 acre tract;

14 THENCE, with the westerly right-of-way line of said Ranch Road
15 12, a curve to the right having a radius of 1959.86 feet, an arc
16 distance of 511.4 feet, and a chord which bears N 36° 06' 22" E, 510.0
17 feet (calculated) to the most southerly corner of said 11.05 acre
18 tract;

19 THENCE, with the westerly line of said 11.05 acre tract, said
20 11.00 acre tract, and said 11.02 acre tract, the following four (4)
21 courses:

- 22 1) N 04° 48' W, 327.50 feet;
- 23 2) N 41° 55' E, 114.00 feet;
- 24 3) S 75° 06' E, 117.50 feet;
- 25 4) N 09° 37' W, at 852.55 feet passing the northwesterly
26 corner of said 11.05 acre tract, same being the

1 southwesterly corner of said 11.00 acre tract, at 1402.67
2 feet, passing the northwesterly corner of said 11.00 acre
3 tract, same being the southwesterly corner of said 11.02
4 acre tract, and continuing for a total distance of 1833.86
5 feet to the northwesterly corner of said 11.02 acre tract;
6 THENCE, S 58° 44' E, with the northerly line of said 11.02 acre
7 tract, 1614.18 feet to a point in the westerly right-of-way line of
8 said Ranch Road 12, at the northeasterly corner of said 11.02 acre
9 tract;
10 THENCE, N 29° 01' 42" E, with the westerly right-of-way line of
11 said Ranch Road 12, 1614.9 feet (calculated) to the most easterly
12 southeast corner of said 139.16 acre tract;
13 THENCE, N 58° 44' W, with the easterly south line of said 139.16
14 acre tract, 600.00 feet to an ell corner of said 139.16 acre tract;
15 THENCE, with an easterly line of said 139.16 acre tract, the
16 following four (4) courses:
17 1) S 31° 16' W, 446.38 feet;
18 2) S 39° 56' W, 156.68 feet;
19 3) S 08° 04' E, 37.25 feet;
20 4) S 31° 16' W, 469.92 feet to the most southerly southeast
21 corner of said 139.16 acre tract;
22 THENCE, N 58° 44' W, with the westerly south line of said 139.16
23 acre tract, 1466.48 feet to the most southerly southwest corner of
24 said 139.16 acre tract;
25 THENCE, with the westerly line of said 139.16 acre tract, the
26 following four (4) courses:

1 1) N 09° 36' W, 910.69 feet;
 2 2) N 29° 46' E, 541.97 feet;
 3 3) N 29° 51' E, 867.20 feet;
 4 4) N 29° 58' E, 537.44 feet to the northwest corner of said
 5 139.16 acre tract;
 6 THENCE, with the northerly line of said 139.16 acre tract, the
 7 following thirteen (13) courses:
 8 1) S 42° 30' E, 225.80 feet;
 9 2) S 17° 52' E, 395.01 feet;
 10 3) S 37° 43' E, 432.07 feet;
 11 4) S 57° 56' E, 741.70 feet;
 12 5) S 41° 58' E, 328.55 feet;
 13 6) S 59° 20' E, 143.73 feet;
 14 7) S 88° 59' E, 220.97 feet;
 15 8) N 74° 41' E, 139.23 feet;
 16 9) S 70° 49' E, 284.34 feet;
 17 10) S 52° 43' E, 247.45 feet;
 18 11) S 68° 29' E, 358.25 feet;
 19 12) N 51° 55' E, 134.38 feet;
 20 13) S 58° 25' E, 379.90 feet to a point in the westerly right-
 21 of-way line of said Ranch Road 12, at the northeast corner
 22 of said 139.16 acre tract;
 23 THENCE, S 56° 03' 31" E, across said Ranch Road 12, 137.2 feet
 24 (calculated), to the POINT OF BEGINNING.
 25 SECTION 3. (a) The legal notice of the intention to introduce
 26 this Act, setting forth the general substance of this Act, has been

1 published as provided by law, and the notice and a copy of this Act
2 have been furnished to all persons, agencies, officials, or entities
3 to which they are required to be furnished under Section 59, Article
4 XVI, Texas Constitution, and Chapter 313, Government Code.

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

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

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

15 SECTION 4. If this Act does not receive a two-thirds vote of all
16 the members elected to each house, Subchapter C, Chapter 8____, Special
17 District Local Laws Code, as added by Section 1 of this Act, is
18 amended by adding Section 8____.106 to read as follows:

19 Sec. 8 ____ .106. NO EMINENT DOMAIN POWER. The district may not
20 exercise the power of eminent domain.

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

24 SECTION 5. This Act takes effect immediately if it receives a
25 vote of two-thirds of all the members elected to each house, as
26 provided by Section 39, Article III, Texas Constitution. If this Act

1 does not receive the vote necessary for immediate effect, this Act
2 takes effect September 1, 2015.

NOTICE OF INTENTION TO INTRODUCE A BILL
IN THE LEGISLATURE OF TEXAS

Notice is hereby given of the intention to introduce in the Regular Session of the 84th Legislature of Texas a bill creating and establishing a special district in the extraterritorial jurisdiction of the City of Dripping Springs, Hays County, under the provisions of Article XVI, Section 59 of the Constitution of Texas and pursuant to the inherent power of the Legislature to create special governmental agencies and districts, with powers including those given to municipal utility districts operating pursuant to Chapters 49 and 54, Texas Water Code, with road powers pursuant to Article III, Section 52 of the Constitution of Texas. The bill will provide for the district's administration, powers, name, duties, operation, and financing. The proposed boundaries of the district will include all or part of the following land situated in Hays County, Texas:

DESCRIPTION OF NINE (9) PARCELS OF LAND (1) CALLED TO BE 1051.23 ACRES OF LAND OUT OF THE ANTHONY G. DAVY SURVEY NO. 38, A-148, THE MARCUS D. RAPER SURVEY NO. 37, A-394, AND THE EDWARD W. BROWN SURVEY NO. 136, A-44, DESCRIBED IN A DEED TO ANARENE INVESTMENTS, LTD., OF RECORD IN VOLUME 2639, PAGE 410, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS, (2) CALLED TO BE 206.2 ACRES OF LAND OUT OF THE EDWARD W. BROWN SURVEY NO. 136, A-44, AND THE PHILIP A. SMITH SURVEY NO. 26, A-415, DESCRIBED IN A DEED TO ANARENE INVESTMENTS, LTD., OF RECORD IN VOLUME 2639, PAGE 403, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (3) CALLED TO BE 139.16 ACRES OUT OF THE ANTHONY G. DAVY SURVEY NO. 38, A-148, DESCRIBED AS TRACT 1, (4) CALLED TO BE 11.02 ACRES OUT OF THE ANTHONY G. DAVY SURVEY NO. 39, A-148, DESCRIBED AS TRACT 2, (5) CALLED TO BE 11.00 ACRES OUT OF THE ANTHONY G. DAVY SURVEY NO. 38, A-148, DESCRIBED AS TRACT 3, (6) CALLED TO BE 11.05 ACRES OUT OF THE ANTHONY G. DAVY SURVEY NO. 38, A-148, DESCRIBED AS TRACT 4, (7) CALLED TO BE 226.11 ACRES OUT OF THE EDWARD W. BROWN SURVEY NO. 136, A-44, DESCRIBED AS TRACT 5, SAVE AND EXCEPT 25.7398 ACRES DESCRIBED IN A DEED TO THE CITY OF DRIPPING SPRINGS, OF RECORD IN VOLUME 4467, PAGE 508, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (8) CALLED TO BE 17.80 ACRES OUT OF THE GEORGE W. LINDSEY SURVEY NO. 138, A-280, AND THE EDWARD W. BROWN SURVEY NO. 136, A-44, (3-8) ALL DESCRIBED IN A DEED TO ANARENE INVESTMENTS, LTD., OF RECORD IN VOLUME 2639, PAGE 420, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND (9) CALLED TO BE 29.78 ACRES, DESCRIBED IN A DEED TO ANARENE INVESTMENTS, LTD, OF RECORD IN VOLUME 2639, PAGE 400, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THE FOLLOWING DESCRIPTION IS A COMPILATION OF INFORMATION FROM THE ABOVE MENTIONED DEEDS OF RECORD AND IN NO WAY REPRESENTS A SURVEY ON THE GROUND.

BEGINNING in the easterly right-of-way of Ranch Road 12, at the northwest corner of said 1051.23 acre tract;

THENCE, with the northerly and easterly lines of said 1051.23 acre tract the following nineteen (19) courses:

- 1) N 84° 54' 13" E, 41.10 feet;
- 2) S 54° 58' 12" E, 349.54 feet;
- 3) S 46° 30' 30" E, 373.94 feet;
- 4) S 75° 31' 52" E, 280.39 feet;
- 5) S 87° 28' 36" E, 509.18 feet;
- 6) N 70° 52' 58" E, 436.06 feet;
- 7) N 74° 15' 19" E, 335.56 feet;
- 8) S 60° 04' 22" E, 195.80 feet;
- 9) S 28° 26' 22" E, 244.50 feet;
- 10) S 01° 37' 38" W, 503.50 feet;
- 11) S 16° 09' 38" W, 587.50 feet;
- 12) S 34° 41' 38" W, 697.70 feet;
- 13) S 09° 57' 38" W, 414.80 feet;
- 14) S 20° 16' 22" E, 327.40 feet;
- 15) S 37° 29' 22" E, 126.60 feet;
- 16) S 54° 33' 38" W, 280.20 feet;
- 17) S 62° 30' 22" E, 466.67 feet;
- 18) S 58° 21' 22" E, 511.36 feet;
- 19) S 27° 42' 18" W, 4426.48 feet to the most northerly corner of said 29.78 acre tract;

THENCE, with the easterly line of said 29.78 acre tract, the following two (2) courses:

- 1) S 29° 36' 26" E, 931/41 feet;
- 2) S 60° 36' 50" W 1551.06 feet to the northeast corner of said 206.2 acre tract;

THENCE, with the east line of said 206.2 acre tract the following fifteen (15) courses:

- 1) S 24° 30' 16" E, 46.65 feet;
- 2) S 15° 29' 56" E, 280.55 feet;
- 3) S 15° 36' 02" E, 182.44 feet;
- 4) S 06° 30' 37" W, 104.00 feet;
- 5) S 02° 19' 28" E, 55.08 feet;
- 6) S 14° 50' 58" W, 71.24 feet;
- 7) S 07° 20' 07" W, 154.45 feet;
- 8) S 07° 07' 05" W, 263.18 feet;
- 9) S 17° 20' 44" W, 196.99 feet;
- 10) S 01° 55' 39" W 330.60 feet;
- 11) S 01° 28' 16" W, 273.89 feet;
- 12) S 04° 26' 22" E, 42.77 feet;
- 13) S 00° 29' 14" E 238.72 feet;

14) S 00° 26' 31" W, 353.54 feet;

15) S 01° 05' 28" W, 706.28 feet to the southeast corner of said 206.2 acre tract;

THENCE, with the south line of said 206.28 acre tract, the following three (3) courses:

1) N 87° 23' W, 482.22 feet;

2) N 84° 43' W, 425.43 feet;

3) N 84° 47' W, 587.97 feet to the southwest corner of said 206.2 acre tract;

THENCE, with the westerly line of said 206.2 acre tract, the following four (4) courses:

1) N 35° 19' 20" W, 1263.76 feet;

2) N 41° 23' 11" W, 1696.56 feet;

3) N 41° 43' 03" W, 764.40 feet;

4) N 41° 16' 40" W, 437.00 feet to a point in the south line of said 1051.23 acre tract at the northwest corner of said 206.2 acre tract;

THENCE, S 88° 07' 17" W, approximately 443.3 feet (calculated) to the most southerly southwest corner of said 1051.23 acre tract;

THENCE, with a westerly line of said 1051.23 acre tract, the following nine (9) courses:

1) N 03° 04' 29" W, 631.00 feet;

2) N 74° 12' 57" E, 295.30 feet;

3) N 64° 28' 29" E, 427.51 feet;

4) N 02° 32' 52" E 669.83 feet;

5) N 86 13' 48" W, 349.56 feet;

6) N 03° 46' 12" E, 50.00 feet;

7) N 86° 13' 48" W, 120.00 feet;

8) N 03° 46' 12" E, 40.00 feet;

9) N 86° 13' 48" W, 418.83 feet to a point in the west right-of-way line of said Ranch Road 12, at the most westerly southwest corner of said 1051.23 acre tract;

THENCE, S 26° 09' 19" W, across said Ranch Road 12, 456.1 feet (calculated), to the southeast corner of said 226.11 acre tract;

THENCE, N 27° 34' W, with the south line of said 226.11 acre tract, 325.2 feet (calculated) to the southeast corner of said 25.7398 acre tract out of said 226.11 acre tract;

THENCE, N 14° 36' 32" E, with the easterly line of said 25.7398 acre tract, 1469.96 feet;

THENCE, N 49° 13' 13" W, with the northerly line of said 25.7398 acre tract, 598.82 feet;

THENCE, S 45° 59' 39" W, with the westerly line of said 25.7398 acre tract, 1153.28 feet to a point in the south line of said 226.11 acre tract, at the southwest corner of said 25.7398 acre tract;

THENCE, N 46° 16' W, with the southerly line of said 226.11 acre tract, 4567.50 feet to the southwest corner of said 226.11 acre tract;

THENCE, with the west line of said 226.11 acre tract, the following five (5) courses:

- 1) N 00° 25' W, 453.14 feet;
- 2) N 00° 31' W 460.69 feet;
- 3) N 00° 13' W, 335.96 feet;
- 4) N 00° 10' W, 332.87 feet;
- 5) N 00° 02' E, 70.40 feet to the northwest corner of said 226.11 acre tract;

THENCE, S 60° 00' E, with the northerly line of said 226.11 acre tract, 4804.0 feet (calculated) to the southwest corner of said 17.80 acre tract;

THENCE, with the westerly line of said 17.80 acre tract, the following three (3) courses:

- 1) N 29° 48' E, 406.76 feet;
- 2) N 62° 27' W, 425.33 feet;
- 3) N 29° 48' E, 385.15 feet passing the southerly right-of-way line of a 50 foot roadway easement, and continuing for a total distance of 410.34 feet to a point in the centerline of said roadway easement at the northwest corner of said 17.80 acre tract;

THENCE, with the centerline of said right-of-way easement, the following five (5) courses:

- 1) S 67° 33' E, 21.40 feet;
- 2) A curve to the left having an arc distance of 192.52 feet, the chord of which bears S 86° 40' E, 188.97 feet;
- 3) N 74° 13' E, 544.89 feet;
- 4) A curve to the right having an arc distance of 192.03 feet, the chord of which bears S 86° 04' E, 188.26 feet;
- 5) S 66° 20' E, 109.07 feet to a point in the westerly right-of-way line of said Ranch Road 12, at the northeast corner of said 17.80 acre tract;

THENCE, with the westerly right-of-way line of said Ranch Road 12, a curve to the right having a radius of 1959.86 feet, an arc distance of 511.4 feet, and a chord which bears N 36° 06' 22" E, 510.0 feet (calculated) to the most southerly corner of said 11.05 acre tract;

THENCE, with the westerly line of said 11.05 acre tract, said 11.00 acre tract, and said 11.02 acre tract, the following four (4) courses:

- 1) N 04° 48' W, 327.50 feet;
- 2) N 41° 55' E, 114.00 feet;
- 3) S 75° 06' E, 117.50 feet;
- 4) N 09° 37' W, at 852.55 feet passing the northwesterly corner of said 11.05 acre tract, same being the southwesterly corner of said 11.00 acre tract, at 1402.67 feet, passing the northwesterly corner of said 11.00 acre tract, same being the southwesterly corner of said 11.02 acre tract, and continuing for a total distance of 1833.86 feet to the northwesterly corner of said 11.02 acre tract;

THENCE, S 58° 44' E, with the northerly line of said 11.02 acre tract, 1614.18 feet to a point in the westerly right-of-way line of said Ranch Road 12, at the northeasterly corner of said 11.02 acre tract;

THENCE, N 29° 01' 42" E, with the westerly right-of-way line of said Ranch Road 12, 1614.9 feet (calculated) to the most easterly southeast corner of said 139.16 acre tract;

THENCE, N 58° 44' W, with the easterly south line of said 139.16 acre tract, 600.00 feet to an ell corner of said 139.16 acre tract;

THENCE, with an easterly line of said 139.16 acre tract, the following four (4) courses:

- 1) S 31° 16' W, 446.38 feet;
- 2) S 39° 56' W, 156.68 feet;
- 3) S 08° 04' E, 37.25 feet;
- 4) S 31° 16' W, 469.92 feet to the most southerly southeast corner of said 139.16 acre tract;

THENCE, N 58° 44' W, with the westerly south line of said 139.16 acre tract, 1466.48 feet to the most southerly southwest corner of said 139.16 acre tract;

THENCE, with the westerly line of said 139.16 acre tract, the following four (4) courses:

- 1) N 09° 36' W, 910.69 feet;
- 2) N 29° 46' E, 541.97 feet;
- 3) N 29° 51' E, 867.20 feet;
- 4) N 29° 58' E, 537.44 feet to the northwest corner of said 139.16 acre tract;

THENCE, with the northerly line of said 139.16 acre tract, the following thirteen (13) courses:

- 1) S 42° 30' E, 225.80 feet;
- 2) S 17° 52' E, 395.01 feet;
- 3) S 37° 43' E, 432.07 feet;
- 4) S 57° 56' E, 741.70 feet;
- 5) S 41° 58' E, 328.55 feet;
- 6) S 59° 20' E, 143.73 feet;
- 7) S 88° 59' E, 220.97 feet;
- 8) N 74° 41' E, 139.23 feet;
- 9) S 70° 49' E, 284.34 feet;
- 10) S 52° 43' E, 247.45 feet;
- 11) S 68° 29' E, 358.25 feet;
- 12) N 51° 55' E, 134.38 feet;
- 13) S 58° 25' E, 379.90 feet to a point in the westerly right-of-way line of said Ranch Road 12, at the northeast corner of said 139.16 acre tract;

THENCE, S 56° 03' 31" E, across said Ranch Road 12, 137.2 feet (calculated), to the POINT OF BEGINNING.