

Chapter 883

H.B. No. 4178

1 AN ACT

2 relating to the creation of the Williamson County Municipal Utility
3 District No. 31; granting a limited power of eminent domain;
4 providing 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 7934 to read as follows:

9 CHAPTER 7934. WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 7934.001. DEFINITIONS. In this chapter:

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

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

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

16 (4) "District" means the Williamson County Municipal
17 Utility District No. 31.

18 Sec. 7934.002. NATURE OF DISTRICT. The district is a
19 municipal utility district created under Section 59, Article XVI,
20 Texas Constitution.

21 Sec. 7934.003. CONFIRMATION AND DIRECTORS' ELECTION
22 REQUIRED. The temporary directors shall hold an election to
23 confirm the creation of the district and to elect five permanent
24 directors as provided by Section 49.102, Water Code.

1 Sec. 7934.004. CONSENT OF MUNICIPALITY REQUIRED. The
2 temporary directors may not hold an election under Section 7934.003
3 until each municipality in whose corporate limits or
4 extraterritorial jurisdiction the district is located has
5 consented by ordinance or resolution to the creation of the
6 district and to the inclusion of land in the district.

7 Sec. 7934.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)
8 The district is created to serve a public purpose and benefit.

9 (b) The district is created to accomplish the purposes of:
10 (1) a municipal utility district as provided by
11 general law and Section 59, Article XVI, Texas Constitution; and
12 (2) Section 52, Article III, Texas Constitution, that
13 relate to the construction, acquisition, improvement, operation,
14 or maintenance of macadamized, graveled, or paved roads, or
15 improvements, including storm drainage, in aid of those roads.

16 Sec. 7934.006. INITIAL DISTRICT TERRITORY. (a) The
17 district is initially composed of the territory described by
18 Section 2 of the Act enacting this chapter.

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

23 (1) organization, existence, or validity;
24 (2) right to issue any type of bond for the purposes
25 for which the district is created or to pay the principal of and
26 interest on a bond;
27 (3) right to impose a tax; or

1 (4) legality or operation.

2 SUBCHAPTER B. BOARD OF DIRECTORS

3 Sec. 7934.051. GOVERNING BODY; TERMS. (a) The district is
4 governed by a board of five elected directors.

5 (b) Except as provided by Section 7934.052, directors serve
6 staggered four-year terms.

7 Sec. 7934.052. TEMPORARY DIRECTORS. (a) On or after the
8 effective date of the Act enacting this chapter, the owner or owners
9 of a majority of the assessed value of the real property in the
10 district may submit a petition to the commission requesting that
11 the commission appoint as temporary directors the five persons
12 named in the petition. The commission shall appoint as temporary
13 directors the five persons named in the petition.

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

15 (1) the date permanent directors are elected under
16 Section 7934.003; or

17 (2) the fourth anniversary of the effective date of
18 the Act enacting this chapter.

19 (c) If permanent directors have not been elected under
20 Section 7934.003 and the terms of the temporary directors have
21 expired, successor temporary directors shall be appointed or
22 reappointed as provided by Subsection (d) to serve terms that
23 expire on the earlier of:

24 (1) the date permanent directors are elected under
25 Section 7934.003; or

26 (2) the fourth anniversary of the date of the
27 appointment or reappointment.

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

8 SUBCHAPTER C. POWERS AND DUTIES

9 Sec. 7934.101. GENERAL POWERS AND DUTIES. The district has
10 the powers and duties necessary to accomplish the purposes for
11 which the district is created.

12 Sec. 7934.102. MUNICIPAL UTILITY DISTRICT POWERS AND
13 DUTIES. The district has the powers and duties provided by the
14 general law of this state, including Chapters 49 and 54, Water Code,
15 applicable to municipal utility districts created under Section 59,
16 Article XVI, Texas Constitution.

17 Sec. 7934.103. AUTHORITY FOR ROAD PROJECTS. Under Section
18 52, Article III, Texas Constitution, the district may design,
19 acquire, construct, finance, issue bonds for, improve, operate,
20 maintain, and convey to this state, a county, or a municipality for
21 operation and maintenance macadamized, graveled, or paved roads, or
22 improvements, including storm drainage, in aid of those roads.

23 Sec. 7934.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road
24 project must meet all applicable construction standards, zoning and
25 subdivision requirements, and regulations of each municipality in
26 whose corporate limits or extraterritorial jurisdiction the road
27 project is located.

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

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

9 (d) The district shall convey the public roads constructed
10 by or on behalf of the district under Section 7934.103 to Williamson
11 County for ownership, operation, and maintenance by the county.
12 After the 12th anniversary of the date the county accepts
13 conveyance of the roads, the district shall maintain the public
14 roads located in the district, except that the county shall
15 maintain the east-west arterial roadway located in the district
16 north of the San Gabriel River and south of State Highway 29. The
17 district's obligation to maintain the public roads located in the
18 district ceases if all of the territory of the district is annexed
19 by a municipality.

20 Sec. 7934.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
21 OR RESOLUTION. The district shall comply with all applicable
22 requirements of any ordinance or resolution that is adopted under
23 Section 54.016 or 54.0165, Water Code, and that consents to the
24 creation of the district or to the inclusion of land in the
25 district.

26 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

27 Sec. 7934.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The

1 district may issue, without an election, bonds and other
2 obligations secured by:

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

4 (2) contract payments described by Section 7934.153.

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

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

13 Sec. 7934.152. OPERATION AND MAINTENANCE TAX. (a) If
14 authorized at an election held under Section 7934.151, the district
15 may impose an operation and maintenance tax on taxable property in
16 the district in accordance with Section 49.107, Water Code.

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

19 Sec. 7934.153. CONTRACT TAXES. (a) In accordance with
20 Section 49.108, Water Code, the district may impose a tax other than
21 an operation and maintenance tax and use the revenue derived from
22 the tax to make payments under a contract after the provisions of
23 the contract have been approved by a majority of the district voters
24 voting at an election held for that purpose.

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

1 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

2 Sec. 7934.201. AUTHORITY TO ISSUE BONDS AND OTHER
3 OBLIGATIONS. The district may issue bonds or other obligations
4 payable wholly or partly from ad valorem taxes, impact fees,
5 revenue, contract payments, grants, or other district money, or any
6 combination of those sources, to pay for any authorized district
7 purpose.

8 Sec. 7934.202. TAXES FOR BONDS. At the time the district
9 issues bonds payable wholly or partly from ad valorem taxes, the
10 board shall provide for the annual imposition of a continuing
11 direct ad valorem tax, without limit as to rate or amount, while all
12 or part of the bonds are outstanding as required and in the manner
13 provided by Sections 54.601 and 54.602, Water Code.

14 Sec. 7934.203. BONDS FOR ROAD PROJECTS. At the time of
15 issuance, the total principal amount of bonds or other obligations
16 issued or incurred to finance road projects and payable from ad
17 valorem taxes may not exceed one-fourth of the assessed value of the
18 real property in the district.

19 SECTION 2. The Williamson County Municipal Utility District
20 No. 31 initially includes all the territory contained in the
21 following area:

22 BEING 192.79 ACRES OF LAND OUT OF THE WILLIAM H. MONROE
23 SURVEY, ABSTRACT NUMBER 453, AND THE HENRY GARMES SURVEY, ABSTRACT
24 NO. 269, BOTH IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF
25 FIVE TRACTS: TRACT 1 BEING AN 80.68 ACRE REMAINDER OF AN 82.62 ACRE
26 TRACT, ERRONEOUSLY CALLED 62.62 ACRES; TRACT TWO BEING A PORTION OF
27 AN 86.67 ACRE TRACT; TRACT THREE BEING ALL OF A 2.00 ACRE TRACT; ALL

1 CONVEYED TO LANCE ERIC CAUGHFIELD, TRUSTEE OF THE CAUGHFIELD FAMILY
2 TRUST BY CORRECTION GENERAL WARRANTY DEED OF RECORD IN DOC. NO.
3 2013046424 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,
4 TEXAS, THEREIN DESIGNATED AS "TRACT 1", "TRACT 2", AND "TRACT 5",
5 RESPECTIVELY; TRACT FOUR BEING A 34.746 ACRE REMAINDER OF A 43.00
6 ACRE TRACT OF LAND CONVEYED TO JOHN T. MASON BY INSTRUMENT OF RECORD
7 IN VOLUME 595, PAGE 288 OF THE DEED RECORDS OF WILLIAMSON COUNTY,
8 TEXAS, THEREIN DESIGNATED AS "TRACT FOUR"; AND TRACT FIVE BEING A
9 7.517 ACRE REMAINDER OF A 43.00 ACRE TRACT CONVEYED TO JOAN GIDDENS
10 BY INSTRUMENT OF RECORD IN SAID VOLUME 595, PAGE 288, KNOWN THEREIN
11 AS "TRACT FIVE", WITH ON-HALF (1/2) INTEREST CONVEYED TO JOE P.
12 GIDDENS, SR. BY GIFT DEED OF RECORD IN DOCUMENT NUMBER 9513614 OF
13 THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND BEING MORE
14 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

15 BEGINNING at a 1/2" rebar found for the northeast corner of
16 said 80.68 acre remainder of an 82.62 acre tract, the southeast
17 corner of Lot 2, Hamilton Subdivision, a subdivision of record in
18 Doc. No. 1993014740 of the Official Public Records of Williamson
19 County, Texas, the northeast corner of a 4.01 acre tract of land
20 conveyed to David Harp and Cynthia Marie Caughfield Harp by
21 instrument of record in Doc. No. 1996021719 of the Official Public
22 Records of Williamson County, and being in the westerly
23 right-of-way line of County Road 266 (R.O.W. varies), from which a
24 1/2" rebar found for the northwest corner of a 3.16 acre tract of
25 land conveyed to the Pedernales Electric Cooperative, Inc. by
26 instrument of record in Doc. No. 2006040305 of the Official Public
27 Records of Williamson County, Texas, the southwest corner of a 5.94

1 acre tract of land conveyed to Carolyn Miller and Leonard Miller by
2 deed of record in Volume 681, Page 342 of the Deed Records of
3 Williamson County, Texas, and being in the easterly right-of-way
4 line of said County Road 266, bears North 58°49'44" East a distance
5 of 35.72 feet; [Point of Beginning Coordinates:
6 Northing=10,202,718.53; Easting=3,075,492.25];

7 THENCE along the easterly line of the 80.68 acre remainder of
8 a 82.62 acre tract and the north, west and south lines of said 4.01
9 acre tract the following three (3) courses:

- 10 1. South 69°37'04" West a distance of 392.77 feet (record - South
11 69°37'30" West a distance of 392.83 feet) to a 1/2" rebar found for
12 the northwest corner of the 4.01 acre tract;
- 13 2. South 13°38'03" East a distance of 475.02 feet (record - South
14 13°37'24" East a distance of 475.21 feet) to a 1/2" rebar found for
15 the southwest corner of the 4.01 acre tract;
- 16 3. North 61°32'05" East a distance of 414.16 feet (record - North
17 61°32'44" East a distance of 414.36 feet) to a 1/2" rebar found for
18 the southeast corner of the 4.01 acre tract, and being in the
19 westerly right-of-way line of said County Road 266;

20 THENCE along the easterly line of the 80.68 acre remainder of
21 an 82.62 acre tract and the westerly right-of-way line of County
22 Road 266 the following nine (9) courses:

- 23 1. South 27°41'59" East a distance of 394.10 feet (record - South
24 27°41'30" East a distance of 394.00 feet) to a fence post found for
25 corner;
- 26 2. South 26°04'17" East a distance of 148.94 feet (record - South
27 26°00'57" East a distance of 148.99 feet) to a fence post found for

- 1 corner;
- 2 3. South 24°35'10" East a distance of 227.32 feet (record - South
3 24°39'50" East a distance of 227.37 feet) to a fence post found for
4 corner;
- 5 4. South 29°39'15" East a distance of 485.42 feet (record - South
6 29°38'20" East a distance of 485.28 feet) to a fence post found for
7 corner;
- 8 5. South 31°21'15" East a distance of 55.73 feet (record - South
9 31°21'11" East a distance of 55.75 feet) to a fence post found for
10 corner;
- 11 6. South 34°23'40" East a distance of 77.70 feet (record - South
12 34°21'13" East a distance of 77.71 feet) to a fence post found for
13 corner;
- 14 7. South 37°14'52" East a distance of 72.04 feet (record - South
15 37°16'25" East a distance of 72.07 feet) to a fence post found for
16 corner;
- 17 8. South 41°51'07" East a distance of 79.68 feet (record - South
18 41°50'42" East a distance of 79.65 feet) to a fence post found for
19 corner;
- 20 9. South 46°20'23" East a distance of 88.67 feet (record - South
21 46°21'47" East a distance of 88.66 feet) to a 60d nail found in the
22 base of a tree for an angle point in the easterly line of the 80.68
23 acre remainder of an 82.62 acre tract and being the northeast corner
24 of said 2.00 acre tract;

25 THENCE along the easterly line of the 2.00 acre tract and the
26 westerly right-of-way line of County Road 266 the following two (2)
27 courses:

1 1. South 51°52'18" East a distance of 50.97 feet (record - South
2 51°49'14" East a distance of 50.96 feet) to a 60d nail found in the
3 base of a tree;

4 2. South 51°43'04" East a distance of 165.73 feet (record - South
5 51°43'15" East a distance of 165.69 feet) to a steel fence post found
6 for corner for an angle point in the easterly line of the 80.68 acre
7 remainder of an 82.62 acre tract and being the southeast corner of
8 said 2.00 acre;

9 THENCE along the easterly line of the 80.68 acre remainder of
10 an 82.62 acre tract and the westerly right-of-way line of County
11 Road 266 the following thirteen (13) courses:

12 1. South 57°01'45" East a distance of 75.98 feet (record - South
13 57°00'29" East a distance of 75.96 feet) to a fence post found for
14 corner;

15 2. South 62°17'41" East a distance of 75.26 feet (record - South
16 62°21'51" East a distance of 75.19 feet) to a fence post found for
17 corner;

18 3. South 64°45'50" East a distance of 78.12 feet (record - South
19 64°46'15" East a distance of 78.10 feet) to a fence post found for
20 corner;

21 4. South 66°38'03" East a distance of 317.51 feet (record - South
22 66°37'21" East a distance of 317.49 feet) to a fence post found for
23 corner;

24 5. South 70°24'29" East a distance of 156.42 feet (record - South
25 70°25'04" East a distance of 156.38 feet) to a fence post found for
26 corner;

27 6. South 65°26'10" East a distance of 64.92 feet (record - South

- 1 65°25'45" East a distance of 64.95 feet) to a fence post found for
2 corner;
- 3 7. South 53°30'45" East a distance of 86.57 feet (record - South
4 53°22'44" East a distance of 86.54 feet) to a fence post found for
5 corner;
- 6 8. South 57°47'47" East a distance of 84.10 feet (record - South
7 57°53'40" East a distance of 84.04 feet) to a fence post found for
8 corner;
- 9 9. South 62°33'40" East a distance of 51.72 feet (record - South
10 62°33'13" East a distance of 51.75 feet) to a fence post found for
11 corner;
- 12 10. South 57°33'51" East a distance of 25.25 feet (record - South
13 57°29'07" East a distance of 25.22 feet) to a fence post found for
14 corner;
- 15 11. South 58°31'02" East a distance of 75.55 feet (record - South
16 58°31'52" East a distance of 75.57 feet) to a fence post found for
17 corner;
- 18 12. South 60°27'34" East a distance of 152.96 feet (record - South
19 60°27'42" East a distance of 152.97 feet) to a fence post found for
20 corner;
- 21 13. South 57°57'23" East a distance of 40.97 feet (record - South
22 58°00'42" East a distance of 40.88 feet) to a 1/2" rebar found for
23 the southeast corner of the 80.68 acre remainder of an 82.62 acre
24 tract and the northeast corner of said 86.67 acre "Tract 2";

25 THENCE along the easterly line of the 86.67 acre tract and the
26 westerly right-of-way line of County Road 266 the following sixteen
27 (13) courses:

- 1 1. South 58°00'16" East a distance of 134.29 feet (record - South
2 58°00'42" East a distance of 134.42 feet) to a fence post found for
3 corner;
- 4 2. South 58°42'01" East a distance of 93.89 feet (record - South
5 58°00'42" East a distance of 134.42 feet) to a 1/2" rebar found;
- 6 3. South 55°41'55" East a distance of 36.69 feet (record - South
7 55°39'14" East a distance of 36.72 feet) to a 1/2" rebar found;
- 8 4. South 57°23'18" East a distance of 77.00 feet (record - South
9 57°24'50" East a distance of 76.96 feet) to a 60d nail found in the
10 base of a tree;
- 11 5. South 59°52'58" East a distance of 163.67 feet (record - South
12 59°51'48" East a distance of 163.67 feet) to a 60d nail found in the
13 base of a tree;
- 14 6. South 56°53'38" East a distance of 47.23 feet (record - South
15 56°54'00" East a distance of 47.20 feet) to a 60d nail found in the
16 base of a tree;
- 17 7. South 51°53'59" East a distance of 181.09 feet (record - South
18 51°53'38" East a distance of 181.04 feet) to a 60d nail found in the
19 base of a tree;
- 20 8. South 47°28'03" East a distance of 36.60 feet (record - South
21 47°42'45" East a distance of 36.58 feet) to a 1/2" rebar found;
- 22 9. South 33°36'25" East a distance of 99.11 feet (record - South
23 33°37'41" East a distance of 99.11 feet) to a 1/2" rebar found;
- 24 10. South 36°25'01" East a distance of 31.64 feet (record - South
25 36°24'58" East a distance of 31.64 feet) to a 60d nail found in the
26 base of a tree;
- 27 11. South 33°10'54" East a distance of 89.81 feet (record - South

1 33°07'46" East a distance of 89.91 feet) to a 60d nail found in the
2 base of a tree;

3 12. South 43°21'48" East a distance of 165.76 feet (record - South
4 43°24'18" East a distance of 165.72 feet) to a 60d nail found in the
5 base of a tree;

6 13. South 32°09'56" East (record - South 32°04'55" East) a distance
7 of 125.64 feet to a calculated point

8 THENCE crossing through the 86.67 acre tract the following
9 three (3) courses:

10 1. South 67°04'21" West, a distance of 169.04 feet to a calculated
11 point;

12 2. South 66°30'58" West a distance of 2337.55 feet to a calculated
13 point;

14 3. South 86°26'35" West a distance of 317.04 feet to a calculated
15 point in the westerly line of the 86.67 acre tract, being the
16 southeast corner of a 6.669 acre tract of land conveyed to Emogene
17 M. Champion by instrument of record in Doc. No. 2008083903 of the
18 Official Public Records of Williamson County, Texas, also being in
19 the northerly line of Lot 7, High Gabriel East, Section 2, a
20 subdivision of record in Volume B, Pages 296-298 of the Plat Records
21 of Williamson County, Texas, and also being the approximate
22 centerline of the South San Gabriel River;

23 THENCE North 25°06'16" West (record - North 25°05'54" West),
24 along the westerly line of the 86.67 acre tract and the east line of
25 said 6.669 acre tract, a distance of 227.10 feet (record - 227.10
26 feet) to a 1/2" rebar set with plastic cap which reads "Baseline
27 Inc" for the northeast corner of the 6.669 acre tract and the

1 southeast corner of a 73.00 acre tract of land conveyed to Ina Dale
2 Craven by instrument of record in Volume 595, Page 288 of the Deed
3 Records of Williamson County, Texas, therein designated as "Tract
4 One";

5 THENCE North 05°28'53" West (record - North 05°28'53" West),
6 along the westerly line of the 86.67 acre tract and the east line of
7 said 43.00 acre tract, passing at a distance of 953.39 (record -
8 953.39 feet) a calculated point for the northwest corner of the
9 86.67 acre tract and the southwest corner of the 80.68 acre
10 remainder of an 82.62 acre tract, and continuing along the westerly
11 line of the 80.68 acre remainder of an 82.62 acre tract and the east
12 line of said 43.00 acre tract for a total distance of 1235.21 feet
13 (record - 1235.21 feet) to a 1/2" rebar found for the northeast
14 corner of the 43.00 acre tract and the southeast corner of a 38.24
15 acre tract of land conveyed to Emogene Champion by said instrument
16 of record in Volume 595, Page 288 of the Deed Records of Williamson
17 County, Texas, therein designated as "Tract Two";

18 THENCE along the westerly line of the 80.68 acre remainder of
19 an 82.62 acre tract and the east and north lines of said 38.24 acre
20 tract the following two (2) courses:

21 1. North 08°17'02" West a distance of 572.35 (record - North
22 08°18'15" West a distance of 572.29 feet) to a 1/2" rebar found for
23 the northeast corner of the 38.624 acre tract;

24 2. South 77°12'21" West a distance of 424.18 (record - South
25 77°13'07" West a distance of 424.14 feet) to a 1/2" rebar found for
26 the northeast corner of the 38.624 acre tract;

27 THENCE North 20°19'13" West (record - North 20°18'36" West),

1 along the westerly line of the 80.68 acre remainder of an 82.62 acre
2 tract, the east line of the 38.24 acre tract, and the east line of a
3 21.543 acre tract of land conveyed to Mark Mason by instrument of
4 record in Doc. No. 2007021744 of the Official Public Records of
5 Williamson County, Texas, a distance of 604.86 feet (record -
6 604.88 feet) to a 1/2" rebar found for the northeast corner of the
7 21.543 acre tract and the southeast corner of a 19.758 acre tract of
8 land conveyed to Michael W. Mason by instrument of record in Doc.
9 No. 2007021745 of the Official Public Records of Williamson County,
10 Texas;

11 THENCE North 20°35'14" West (record - North 20°35'47" West),
12 along the westerly line of the 80.68 acre remainder of an 82.62 acre
13 tract and the east line of said 19.758 acre tract, a distance of
14 459.92 feet (record - 459.96 feet) to a 1/2" rebar found for the
15 northeast corner of the 19.758 acre tract and the southeast corner
16 of said 34.746 acre remainder of a 43.00 acre tract;

17 THENCE South 68°55'24" West (record: South 69°49' West), along
18 the south line of the 34.746 acre remainder of a 43.00 acre tract
19 and the north line of the 19.758 acre tract, passing at a distance
20 of 872.22 feet (record: 872.22 feet) a calculated point for an angle
21 point in the north line of the 19.758 acre tract and being the
22 northeast corner of a 1.78 acre tract of land conveyed to Michael W.
23 Mason by instrument of record in Volume 1270, Page 205 of the
24 Official Records of Williamson County, Texas; from which a 1/2"
25 rebar found bears North 35°52'45" West a distance of 0.93 feet and
26 continue along the south line of the 34.746 acre remainder of a
27 43.00 acre tract and the north line of said 1.78 acre tract 390.37

1 feet further (record: 390.37 feet) to a calculated point for an
2 angle point in the north line of the 19.758 acre tract and being the
3 northwest corner of the 1.78 acre tract; from which a 1/2" rebar
4 found bears North 50°25'19" West a distance of 0.51 feet and
5 continuing along the south line of the 34.746 acre remainder of a
6 43.00 acre tract and the north line of the 19.758 acre tract and the
7 north line of a 22-foot wide Ingress and Egress Easement granted to
8 Michael W. Mason in said Volume 1270, Page 205 for a total distance
9 of 1583.30 feet to a TxDOT Type II concrete monument found for the
10 southwest corner of the 34.746 acre remainder of a 43 acre tract
11 known as "Tract Four" and being in the north line of the 19.758 acre
12 tract and also being in the east right-of-way line of said U.S. 183,
13 392.00 feet left of and perpendicular to E.C.S. 18656.50;

14 THENCE along the west line of the 34.746 acre remainder of a
15 43.00 acre tract and the east right-of-way line of U.S. 183 the
16 following four (4) courses:

- 17 1. Along the arc of a non-tangential curve to the right, having a
18 radius of 19608.00 feet (record: 19608.00 feet), a length of 491.38
19 feet (record: 491.44 feet), a delta angle of 01°26'09" (record:
20 01°26'10") and a chord, which bears North 21°50'37" West a distance
21 of 491.36 feet (record: North 21°56'28" West a distance of 491.43
22 feet) to a TxDOT Type II concrete monument found 392.00 feet left of
23 and perpendicular to E.C.S. 181+55.23 for a point of tangency;
- 24 2. North 21°07'32" West a distance of 11.23 feet (record: North
25 21°05'55" West a distance of 11.23 feet) to a 1/2" rebar set with
26 plastic cap, which reads "BASELINE, INC.", being 392.00 feet left
27 of and perpendicular to E.C.S. 181+44.00;

1 3. South 68°52'32" West a distance of 192.00 feet (record: South
2 68°54'09" West a distance of 192.00 feet to a calculated point
3 200.00 feet left of an perpendicular to E.C.S. 181+44.00; from
4 which a damaged TxDOT Type II concrete monument found bears North
5 16°55'25" East a distance of 0.27 feet;

6 4. North 21°03'51" West a distance of 400.41 feet (record: North
7 21°05'54" West a distance of 400.07 feet to a 1/2" rebar found for
8 the northwest corner of the 34.746 acre remainder of a 43.00 acre
9 tract and being the southwest corner of said 7.517 acre remainder of
10 a 43.00 acre tract, and also being in the east right-of-way line of
11 U.S. 183 (R.O.W. varies), being 200.00 feet left of and
12 perpendicular to Engineer's Centerline Station (E.C.S.) 177+43.93;

13 THENCE North 21°03'51" West (record: North 21°05'55" West),
14 along the west line of the 7.517 acre remainder of a 43.00 acre
15 tract and the east right-of-way line of said U.S. 183 a distance of
16 400.50 feet (record: 400.77 feet) to a 1/2" rebar found with cap,
17 which reads "SAM, INC." for the northwest corner of the 7.517 acre
18 remainder of a 43.00 acre tract and being the southwest corner of
19 the remainder of a 1.533 acre tract of land conveyed to the City of
20 Liberty Hill, Texas by instrument of record in Document Number
21 2012032250 of the Official Public Records of Williamson County,
22 Texas, being known therein as "Tract 2" and being 200 feet left of
23 and perpendicular to E.C.S. 173+43.16;

24 THENCE North 68°55'20" East (record: North 68°55'49" East),
25 along the north line of the 7.517 acre remainder of a 43.00 acre
26 tract and the south line of said remainder of a 1.533 acre tract a
27 distance of 731.95 feet to a 1/2" rebar found with plastic cap

1 (illegible) for the west corner of a 0.026 of one acre tract of land
2 conveyed to the City of Liberty Hill, Texas in said Document Number
3 2012032250 and known therein as "Tract 4" for a point of curvature;

4 THENCE along the north line of the 7.517 acre remainder of a
5 43.00 acre tract and the south line of said 0.026 of one acre tract,
6 being a tangential curve to the left, having a radius of 50.00 feet
7 (record: 50.00 feet), a length of 92.54 feet (record: 92.71 feet), a
8 delta angle of 106°02'34" (record: 106°14'28") and a chord, which
9 bears North 68°56'26" East a distance of 79.89 feet (record: North
10 68°56'35" East a distance of 79.99 feet) to a 1/2" rebar found with
11 plastic cap (illegible) for the east corner of the 0.026 of one acre
12 tract and being in the south line of the remainder of a 1.533 acre
13 tract for a point of tangency;

14 THENCE North 68°25'29" East (record: North 68°55'49" East),
15 along the north line of the 7.517 acre remainder of a 43.00 acre
16 tract and the south line of the 1.533 acre tract a distance of 9.75
17 feet (record: 9.66 feet) to a 1/2" rebar found with plastic cap,
18 which reads "LCRA" for the northeast corner of the 7.517 acre
19 remainder of a 43.00 acre tract and being the southeast corner of
20 the remainder of a 1.533 acre tract and also being in the west line
21 of a 20.000 acre tract of land conveyed to City of Liberty Hill,
22 Texas by instrument of record in said Document Number 2012032250
23 and known therein as "Tract 1", from which a 1/2" rebar found with
24 plastic cap, which reads "LCRA" for the northeast corner of the
25 remainder of a 1.533 acre tract and being in the west line of said
26 20.000 acre tract bears North 20°40'12" West a distance of 59.98
27 feet (record: North 20°40'03" West a distance of 60.00 feet);

1 THENCE South 20°40'12" East (record: South 20°40'03" East),
2 along the east line of the 7.517 acre remainder of a 43.00 acre
3 tract and the west line of the 20.000 acre tract a distance of
4 400.69 feet to a 1/2" rebar found with plastic cap, which reads
5 "LCRA" for the southeast corner of the 7.517 acre remainder of a
6 43.00 acre tract, the southwest corner of the 20.000 acre tract and
7 also being in the north line of the 34.746 acre remainder of a 43.00
8 acre tract;

9 THENCE North 68°55'49" East (record: North 69°49' East), along
10 the north line of the 34.746 acre remainder of a 43.00 acre tract
11 and the south line of the 20.000 acre tract, a distance of 968.87
12 feet (record - 968.86 feet) to a 1/2" rebar found for the northeast
13 corner of the 34.746 acre remainder of a 43.00 acre tract, the
14 southeast corner of the 20.000 acre tract, and being in the westerly
15 line of the 80.68 acre remainder of an 82.82 acre tract;

16 THENCE North 20°42'08" West (record - North 20°39'06" West),
17 along the westerly line of the 80.68 acre remainder of an 82.62 acre
18 tract and the east line of the 20.000 acre tract, a distance of
19 294.56 feet to a calculated point for the northwest corner of the
20 80.68 acre remainder of an 82.62 acre tract and the southwest corner
21 of said Lot 2, Hamilton Subdivision;

22 THENCE along the north line of the 80.68 acre remainder of an
23 82.62 acre tract and the south line of Lot 2, Hamilton Subdivision,
24 the following six (6) courses:

- 25 1. North 70°41'00" East a distance of 397.85 (record - North
26 70°41'56" East a distance of 396.79) to a 1/2" rebar found;
- 27 2. North 66°15'13" East a distance of 161.71 (record - North

- 1 66°16'09" East a distance of 161.69) to a 1/2" rebar found;
2 3. North 54°02'41" East a distance of 58.65 (record - North
3 54°00'09" East a distance of 58.66) to a 1/2" rebar found;
4 4. North 65°58'55" East a distance of 94.57 (record - North
5 66°07'09" East a distance of 94.66) to a 1/2" rebar found;
6 5. North 89°16'53" East a distance of 39.31 (record - North
7 89°06'09" East a distance of 94.24) to a 1/2" rebar found;
8 6. North 72°09'38" East a distance of 259.54 (record - North
9 72°10'09" East a distance of 259.64) to the POINT OF BEGINNING.

10 This tract contains 192.79 acres of land, more or less, out of
11 the William H. Monroe Survey, Abstract Number 453, and the Henry
12 Garmes Survey, Abstract no. 269, both in Williamson County, Texas.

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

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

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

27 (d) All requirements of the constitution and laws of this

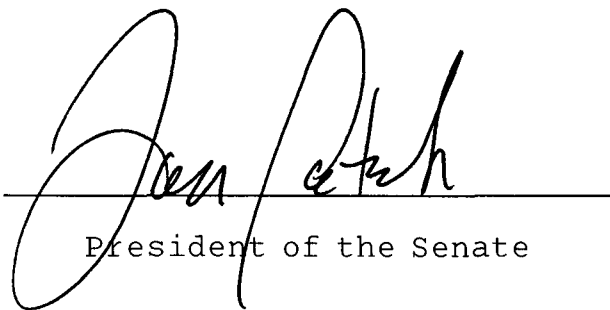
1 state and the rules and procedures of the legislature with respect
2 to the notice, introduction, and passage of this Act are fulfilled
3 and accomplished.

4 SECTION 4. (a) If this Act does not receive a two-thirds
5 vote of all the members elected to each house, Subchapter C, Chapter
6 7934, Special District Local Laws Code, as added by Section 1 of
7 this Act, is amended by adding Section 7934.106 to read as follows:

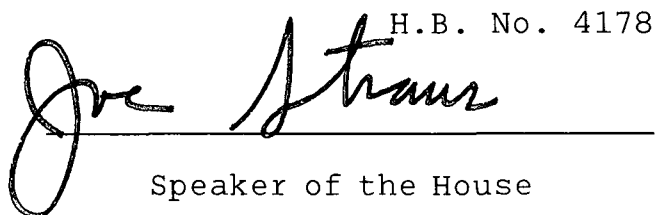
8 Sec. 7934.106. NO EMINENT DOMAIN POWER. The district may
9 not exercise the power of eminent domain.

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

13 SECTION 5. This Act takes effect immediately if it receives
14 a vote of two-thirds of all the members elected to each house, as
15 provided by Section 39, Article III, Texas Constitution. If this
16 Act does not receive the vote necessary for immediate effect, this
17 Act takes effect September 1, 2015.

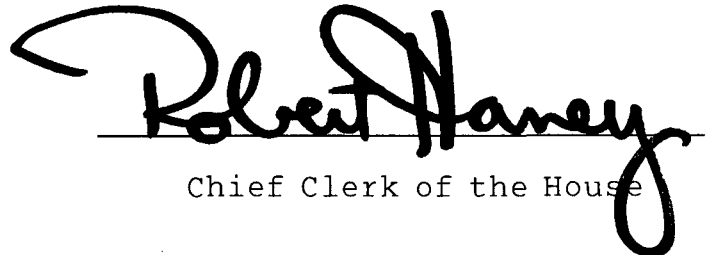


President of the Senate

H.B. No. 4178


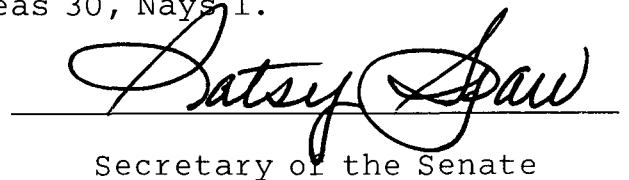
Speaker of the House

I certify that H.B. No. 4178 was passed by the House on May 19, 2015, by the following vote: Yeas 146, Nays 0, 2 present, not voting.



Chief Clerk of the House

I certify that H.B. No. 4178 was passed by the Senate on May 27, 2015, by the following vote: Yeas 30, Nays 1.

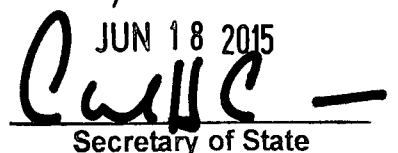


Secretary of the Senate

APPROVED: _____
Date

Governor

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
8:00 pm O'CLOCK

JUN 18 2015


Secretary of State

**LEGISLATIVE BUDGET BOARD
Austin, Texas**

FISCAL NOTE, 84TH LEGISLATIVE REGULAR SESSION

May 24, 2015

TO: Honorable Kelly Hancock, Chair, Senate Committee on Administration

FROM: Ursula Parks, Director, Legislative Budget Board

IN RE: HB4178 by Farney (Relating to the creation of the Williamson County Municipal Utility District No. 31; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.), **As Engrossed**

No fiscal implication to the State is anticipated.

Local Government Impact

Because the bill would not have statewide impact on units of local government of the same type or class, no comment from this office is required by the rules of the House/Senate as to its probable fiscal implication on units of local government.

Source Agencies:

LBB Staff: UP, KK, KVe

**LEGISLATIVE BUDGET BOARD
Austin, Texas**

FISCAL NOTE, 84TH LEGISLATIVE REGULAR SESSION

April 21, 2015

TO: Honorable Doug Miller, Chair, House Committee on Special Purpose Districts

FROM: Ursula Parks, Director, Legislative Budget Board

IN RE: HB4178 by Farney (Relating to the creation of the Williamson County Municipal Utility District No. 31; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.), **As Introduced**

No fiscal implication to the State is anticipated.

Local Government Impact

Because the bill would not have statewide impact on units of local government of the same type or class, no comment from this office is required by the rules of the House/Senate as to its probable fiscal implication on units of local government.

Source Agencies:

LBB Staff: UP, KVe

LEGISLATIVE BUDGET BOARD
Austin, Texas

WATER DEVELOPMENT POLICY IMPACT STATEMENT

84TH LEGISLATIVE REGULAR SESSION

April 21, 2015

TO: Honorable Doug Miller, Chair, House Committee on Special Purpose Districts

FROM: Ursula Parks, Director, Legislative Budget Board

IN RE: HB4178 by Farney (Relating to the creation of the Williamson County Municipal Utility District No. 31; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.), **As Introduced**

The Legislative Budget Board, in cooperation with the Texas Water Development Board (TWDB) and the Texas Commission on Environmental Quality (TCEQ), has determined that:

The bill creates the Williamson County Municipal Utility District No. 31 (the "District") with the powers and duties of a standard municipal utility district under Water Code, Chapters 49 and 54.

Population - The very specific description of the proposed boundaries does not allow staff to develop precise population estimates. Based on the Original Texas Land Surveys mentioned in HB 4178, staff is not able to determine a population estimate.

Population growth in the specific area since the 2010 census is unknown. The 2010 population estimate for areas of Williamson County served by small systems or private wells (County-Other) is 39,689. The Williamson County-Other population projections approved for the 2016 Region G Water Plan projects the population to grow to 71,170 in 2020, 88,710 in 2030 and 111,606 in 2040.

Location - The Proposed districts initial boundaries are described with a combination of Original Texas Land Surveys, Official Public Records of Williamson County and metes and bounds. Due to the complexity of these boundaries for the various sub areas of the district, staff is able to determine only the general location of the proposed district.

The proposed district's area is approximately 0.3 square miles in Southwest Williamson County. The proposed district is located directly north of Leander City, and 4 miles from the Williamson and Travis County boundary. The proposed district is located completely within the existing Certificate of Convenience and Necessity of Chisholm Trail SUD, which is in the process of being transferred to the City of Georgetown.

Comments on Powers/Duties Different from Similar Types of Districts: The bill grants the District road powers; and if the bill does not receive a two-thirds vote of all members elected to each house, the District may not exercise the power of eminent domain.

Overlapping Services: TCEQ does not have mapping information for water and/or wastewater

providers because this function was transferred from the TCEQ to the Public Utility Commission on September 1, 2014. As a result, TCEQ is unaware of possible overlapping service providers.

TCEQ's Supervision: As with general law districts, the TCEQ will have general supervisory authority, including bond review authority and review of financial reports.

Water Use - HB 4178 specifies that "the district has the powers and duties provided by the general law of the state, including Chapters 49 and 54, Water Code, applicable to municipal utility districts created under Section 59, Article XVI, Texas Constitution".

Within Williamson County, 24 percent of the total water use was groundwater (Trinity Aquifer and Edwards BFZ Aquifer) in 2012. Ninety-two percent of all the groundwater pumping was for municipal use. The water source of the proposed district might pursue is unknown.

Source Agencies: 582 Commission on Environmental Quality, 580 Water Development Board

LBB Staff: UP, SZ

LETTER OF TRANSMITTAL
HOUSE OF REPRESENTATIVES
STATE OF TEXAS

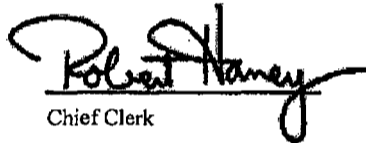
HB 4178
Bill Number

TO: The Honorable Governor of Texas
SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to transmit to you and the Texas Commission on Environmental Quality copies of a bill relating to a conservation and reclamation district and copies of the notice of intention to introduce the bill. One copy is for your files and one for you to forward to the Texas Commission on Environmental Quality, under Section 59(d), Article XVI, Constitution of the State of Texas.

4/8/2015

Date transmitted to
Governor's Office

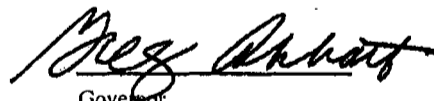

Chief Clerk
House of Representatives

TO: Texas Commission on Environmental Quality
SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to forward to you a copy of a bill relating to conservation and reclamation district and a copy of the notice of intention to introduce the bill.

April 9, 2015

Date transmitted to
Texas Commission on Environmental Quality


Governor

TO: The Honorable Speaker of the House
The Honorable President of the Senate
The Honorable Governor of Texas
SUBJECT: A Bill Relating to a Conservation and Reclamation District

Attached are recommendations of the Texas Commission on Environmental Quality in compliance with Section 59(d), Article XVI, Constitution of the State of Texas.


Texas Commission on Environmental Quality



Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Zak Covar, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 22, 2015

The Honorable Joe Straus
Texas House of Representatives
Capitol Station
PO Box 2910
Austin, Texas 78768-2910

Re: Responsibility of the Texas Commission on Environmental Quality (TCEQ) Pursuant to Article XVI, Section 59(d), Texas Constitution

House Bill (HB) 4178, as Filed by Representative Marsha Farney - Relating to the creation of the Williamson County Municipal Utility District No. 31; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes

Dear Speaker Straus:

The following comments are provided pursuant to the Constitutional requirements referenced above. Under those requirements, the TCEQ must submit, to the Governor, Lieutenant Governor and Speaker of the House of Representatives, the TCEQ's recommendations on specific legislation affecting water districts. We recommend that these comments be considered in the evaluation of the proposed legislation.

Sincerely,

A handwritten signature in cursive script that reads "Linda Brookins".

Linda Brookins, Director
Water Supply Division

cc: Honorable Doug Miller, Chairman, House Committee on Special Purpose Districts
Representative Marsha Farney, Texas House of Representatives

Enclosure

**HB 4178, as Filed by Representative Marsha Farney
Texas Commission on Environmental Quality's Comments**

The Legislative Budget Board, in cooperation with the Texas Water Development Board (TWDB) and the Texas Commission on Environmental Quality (TCEQ), has determined that:

The bill creates the Williamson County Municipal Utility District No. 31 (the "District") with the powers and duties of a standard municipal utility district under Water Code, Chapters 49 and 54.

Comments on Powers/Duties Different from Similar Types of Districts: The bill grants the District road powers; and if the bill does not receive a two-thirds vote of all members elected to each house, the District may not exercise the power of eminent domain.

Overlapping Services: TCEQ does not have mapping information for water and/or wastewater providers because this function was transferred from the TCEQ to the Public Utility Commission on September 1, 2014. As a result, TCEQ is unaware of possible overlapping service providers.

TCEQ's Supervision: As with general law districts, the TCEQ will have general supervisory authority, including bond review authority and review of financial reports.

PUBLISHER'S AFFIDAVIT
HILL COUNTRY NEWS

State of Texas
County of Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY, this day personally appeared Donna Stanley and after being by me duly sworn, says that she is the Publisher of the Hill Country News, a newspaper published in Williamson & Travis Counties, Texas, and that the Notice, a copy of which is hereto attached, was published in said newspaper on the following dates:

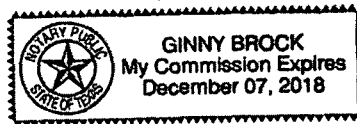
March 5 A.D. 2015

Donna Stanley

SUBSCRIBED & SWORN TO before me, this the 5th day of March A.D. 2015

Ginny Brock

Notary Public in and for the State of Texas



Independent School District
 Requesting Proposals from qualified
 bidders for:
**Various Campuses
 R/W/SCS**
**Proposal Meeting at 9:00 a.m. on
 April 23, 2015, at the LISD Support
 Bldg., 1900 Cougar Country
 Dr., Cedar Park, TX 78613, Room**
 Drawings, Specifications
 Request for Proposal (RFP)
 may be obtained by pro-
 posers with a \$50 deposit
 and by contacting Austech
 Consultants, Inc. at 512-443-7255.
 Proposals are to be submitted no
 later than 2:00 p.m. April 23, 2015 to
 the LISD Purchasing
 Department, 1900 Cougar Country
 Drive, Cedar Park, TX 78613.

Drawings and proposal forms
 may be obtained thru the LISD web-
 site www.leanderisd.org, click on
 Purchasing, then Business/Finance,
 then Utilities. Bids are listed just
 below the Bid-EZ icon, or by calling
 512-443-7255.

NOTICE

intention to introduce, in the 84th
 Legislature, Regular Session, a bill to be entitled "An Act relat-
 ing to the creation of the Williamson County Municipal Utility
 Districts No. 31 and 32, granting a limited power of eminent
 domain; providing authority to issue bonds; providing authority
 to impose assessments, fees, and taxes." The proposed law
 would provide for the creation of Williamson County Municipal
 Utility Districts No. 31 and 32 upon approximately 416.80 acres
 of land located in the extraterritorial jurisdiction of the City of
 Liberty Hill located in Williamson County, Texas. The proposed
 districts would generally have the powers and authority of a
 municipal utility district provided by the general law of this State,
 including Chapters 49 and 54, Texas Water Code, and certain
 powers to construct, operate, maintain, and finance roads under
 Section 52, Article III, Texas Constitution.

Tom Yanis, AICP, Development Services Director
 512-528-2750

PUBLIC NOTICE

This is to give notice of the intention to introduce, in the 84th
 Legislature, Regular Session, a bill to be entitled "An Act relat-
 ing to the creation of the Williamson County Municipal Utility
 Districts No. 31 and 32, granting a limited power of eminent
 domain; providing authority to issue bonds; providing authority
 to impose assessments, fees, and taxes." The proposed law
 would provide for the creation of Williamson County Municipal
 Utility Districts No. 31 and 32 upon approximately 416.80 acres
 of land located in the extraterritorial jurisdiction of the City of
 Liberty Hill located in Williamson County, Texas. The proposed
 districts would generally have the powers and authority of a
 municipal utility district provided by the general law of this State,
 including Chapters 49 and 54, Texas Water Code, and certain
 powers to construct, operate, maintain, and finance roads under
 Section 52, Article III, Texas Constitution.

PUBLIC NOTICE

Leander Independent School District is requesting Proposals
 from qualified bidders for: **Parking Lot Repairs & Restriping
 RFP# PLRP15RB**
Pre-Bid Meeting: Thursday, March 26, 2014 10:30 a.m.
Place: Support Services Building - Room 203A
1900 Cougar Country Dr.
Cedar Park, TX 78613

**Hard Copy Proposals MUST be submitted no later than 2:00
 p.m. on April 23, 2015; for proposal clarifications contact
 Reba Beck at the LISD Purchasing Department, 1900 Cougar
 Country Drive, Cedar Park, TX 78613.**

Specifications and proposal forms may be obtained at www.leanderisd.org click on Depts., then Purchasing. Proposal
 forms are listed just below the Bid-EZ

PUBLIC NOTICE

Bids are requested by the City of Leander for Two City
 Landscape Projects. Sealed bids will be received by the
 Purchasing Office at City Hall, 200 W. Willis St. - P.O. Box
 319, Leander, Texas 78646, until 2 p.m. on March 18, 2015, at
 which time they will be publicly opened and read. Bids must be
 accompanied by a cashier's check, certified check, or bid bond
 in an amount not less than 5% of the total bid prices. Bids must
 be plainly marked "Sealed Bids: Two City Landscape Projects".

A non-mandatory pre-bid meeting will be held at 10:00 a.m. on
 March 12th. Meet at the Leander Parks & Recreation Office
 at 406 Municipal Drive. Bid packets may be obtained from the
 Parks & Recreation Dept. (512.528.9909 or Bosak@leandertx.gov).

The City of Leander reserves the right to reject any or all bids
 and formalities.

PUBLIC NOTICE

The City of Leander Planning and Zoning Commission will
 meet on Thursday, March 26, 2015 at 7:00 p.m. at Pat Bryson
 Municipal Hall, 201 North Brushy, Leander, Texas, to hold a
 public hearing to consider the following:

AND

The City of Leander City Council will meet on Thursday, April
 2, 2015 at 7:00 p.m. at Pat Bryson Municipal Hall, 201 North
 Brushy, Leander, Texas, to hold a public hearing to consider
 the following:

Zoning Case 15-Z-003: Hold a public hearing and consider
 action on the rezoning of a portion of a lot, for 3.309 acres more
 or less out of Lot 1 of the Waldarra Estates, located at 17680
 Ronald W. Reagan Blvd., WCAD Parcel R372083. Currently,
 the property is zoned SFS-2-B (Single-Family Suburban)
 and the applicant is proposing to zone the property GC-3-C
 (General Commercial), Leander, Williamson County, Texas.

Are you getting married?
 Celebration and wedding
 community in the
LEANDER TRI-NEWS
Engagements \$35
Weddings \$50
 All announcements
 are at least 4" x 5"
 in size.