

1-1 By: Bucy (Senate Sponsor - Schwertner) H.B. No. 4638
 1-2 (In the Senate - Received from the House May 17, 2021;
 1-3 May 17, 2021, read first time and referred to Committee on Local
 1-4 Government; May 22, 2021, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 7, Nays 0;
 1-6 May 22, 2021, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10	X			
1-11			X	
1-12			X	
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			

1-18 COMMITTEE SUBSTITUTE FOR H.B. No. 4638 By: Menéndez

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to the creation of the Leander Municipal Management
 1-22 District No. 1; providing authority to issue bonds; providing
 1-23 authority to impose assessments, fees, and taxes.

1-24 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-25 SECTION 1. Subtitle C, Title 4, Special District Local Laws
 1-26 Code, is amended by adding Chapter 3918 to read as follows:

1-27 CHAPTER 3918. LEANDER MUNICIPAL MANAGEMENT DISTRICT NO. 1

1-28 SUBCHAPTER A. GENERAL PROVISIONS

1-29 Sec. 3918.0101. DEFINITIONS. In this chapter:

- 1-30 (1) "Board" means the district's board of directors.
- 1-31 (2) "City" means Leander.
- 1-32 (3) "Director" means a board member.
- 1-33 (4) "District" means the Leander Municipal Management

1-34 District No. 1.

1-35 Sec. 3918.0102. CREATION AND NATURE OF DISTRICT. The
 1-36 Leander Municipal Management District No. 1 is a special district
 1-37 created under Section 59, Article XVI, Texas Constitution.

1-38 Sec. 3918.0103. PURPOSE; LEGISLATIVE FINDINGS. (a) The
 1-39 creation of the district is essential to accomplish the purposes of
 1-40 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-41 Texas Constitution, and other public purposes stated in this
 1-42 chapter.

1-43 (b) By creating the district and in authorizing the city and
 1-44 other political subdivisions to contract with the district, the
 1-45 legislature has established a program to accomplish the public
 1-46 purposes set out in Section 52-a, Article III, Texas Constitution.

1-47 (c) The creation of the district is necessary to promote,
 1-48 develop, encourage, and maintain employment, commerce,
 1-49 transportation, tourism, recreation, the arts, entertainment,
 1-50 economic development, safety, and the public welfare in the
 1-51 district.

1-52 (d) This chapter and the creation of the district may not be
 1-53 interpreted to relieve the city from providing the level of
 1-54 services provided as of the effective date of the Act enacting this
 1-55 chapter to the area in the district. The district is created to
 1-56 supplement and not to supplant city services provided in the
 1-57 district.

1-58 Sec. 3918.0104. FINDINGS OF BENEFIT AND PUBLIC USE. (a)
 1-59 All land and other property included in the district will benefit
 1-60 from the improvements and services to be provided by the district

2-1 under powers conferred by Sections 52 and 52-a, Article III, and
2-2 Section 59, Article XVI, Texas Constitution, and other powers
2-3 granted under this chapter.

2-4 (b) The district is created to serve a public use and
2-5 benefit.

2-6 (c) The creation of the district is in the public interest
2-7 and is essential to further the public purposes of:

2-8 (1) developing and diversifying the economy of the
2-9 state;

2-10 (2) eliminating unemployment and underemployment; and

2-11 (3) developing or expanding transportation and
2-12 commerce.

2-13 (d) The district will:

2-14 (1) promote the health, safety, and general welfare of
2-15 residents, employers, potential employees, employees, visitors,
2-16 and consumers in the district, and of the public;

2-17 (2) provide needed funding for the district to
2-18 preserve, maintain, and enhance the economic health and vitality of
2-19 the district territory as a community and business center;

2-20 (3) promote the health, safety, welfare, and enjoyment
2-21 of the public by providing pedestrian ways and by landscaping and
2-22 developing certain areas in the district, which are necessary for
2-23 the restoration, preservation, and enhancement of scenic beauty;

2-24 (4) provide for water, wastewater, drainage, road, and
2-25 recreational facilities for the district; and

2-26 (5) promote and secure expanded and improved
2-27 transportation and pedestrian facilities and systems designed to
2-28 benefit the land and property in the district, the employees,
2-29 employers, and consumers in the district, and the general public.

2-30 (e) Pedestrian ways along or across a street, whether at
2-31 grade or above or below the surface, and street lighting, street
2-32 landscaping, parking, and street art objects are parts of and
2-33 necessary components of road, transportation, and pedestrian
2-34 facilities and systems and are considered to be a street,
2-35 transportation, or pedestrian improvement.

2-36 (f) The district will not act as the agent or
2-37 instrumentality of any private interest even though the district
2-38 will benefit many private interests as well as the public.

2-39 Sec. 3918.0105. INITIAL DISTRICT TERRITORY. (a) The
2-40 district is initially composed of the territory described by
2-41 Section 2 of the Act enacting this chapter.

2-42 (b) The boundaries and field notes contained in Section 2 of
2-43 the Act enacting this chapter form a closure. A mistake in the
2-44 field notes or in copying the field notes in the legislative process
2-45 does not affect the district's:

2-46 (1) organization, existence, or validity;

2-47 (2) right to issue any type of bonds for the purposes
2-48 for which the district is created or to pay the principal of and
2-49 interest on the bonds;

2-50 (3) right to impose or collect an assessment or tax; or

2-51 (4) legality or operation.

2-52 Sec. 3918.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
2-53 All or any part of the area of the district is eligible to be
2-54 included in:

2-55 (1) a tax increment reinvestment zone created under
2-56 Chapter 311, Tax Code;

2-57 (2) a tax abatement reinvestment zone created under
2-58 Chapter 312, Tax Code; or

2-59 (3) an enterprise zone created under Chapter 2303,
2-60 Government Code.

2-61 Sec. 3918.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-62 DISTRICT LAW. Except as otherwise provided by this chapter,
2-63 Chapter 375, Local Government Code, applies to the district.

2-64 Sec. 3918.0108. LIMITED WAIVER OF SOVEREIGN IMMUNITY. The
2-65 district is considered to have waived sovereign immunity to suit by
2-66 the city for the purpose of adjudicating a claim for breach of the
2-67 development agreement described by Section 3918.0302.

2-68 Sec. 3918.0109. CONSTRUCTION OF CHAPTER. This chapter
2-69 shall be liberally construed in conformity with the findings and

3-1 purposes stated in this chapter.
3-2 Sec. 3918.0110. CONFLICT OF LAWS. In the event of a
3-3 conflict between this chapter and any other law, this chapter
3-4 prevails.

3-5 SUBCHAPTER B. BOARD OF DIRECTORS

3-6 Sec. 3918.0201. GOVERNING BODY; TERMS. (a) The district is
3-7 governed by a board of five directors who serve staggered terms of
3-8 four years with two or three directors' terms expiring June 1 after
3-9 the fourth anniversary of the date of the directors' appointment.

3-10 (b) The board may not create an executive committee to
3-11 exercise the powers of the board.

3-12 Sec. 3918.0202. QUALIFICATIONS OF DIRECTORS. To be
3-13 qualified to serve as a director, a person must be:

3-14 (1) an owner of property in the district;

3-15 (2) an owner of stock or a partnership or membership
3-16 interest, whether beneficial or otherwise, of a corporate owner of
3-17 an interest in property in the district;

3-18 (3) an owner of a beneficial interest in a trust, or a
3-19 trustee in a trust, that directly or indirectly owns property in the
3-20 district; or

3-21 (4) an agent, employee, or tenant of a person
3-22 described by Subdivision (1), (2), or (3).

3-23 Sec. 3918.0203. APPOINTMENT OF DIRECTORS. The governing
3-24 body of the city shall appoint directors from persons recommended
3-25 by the board.

3-26 Sec. 3918.0204. VACANCY. (a) If a vacancy occurs on the
3-27 board, the remaining directors shall appoint a director for the
3-28 remainder of the unexpired term.

3-29 (b) A director may resign from the board at any time.

3-30 Sec. 3918.0205. OFFICERS. The board shall elect from among
3-31 the directors a chair, a vice chair, and a secretary. The offices
3-32 of chair and secretary may not be held by the same person.

3-33 Sec. 3918.0206. COMPENSATION; EXPENSES. (a) A director
3-34 may not receive compensation for service on the board.

3-35 (b) A director is entitled to reimbursement for necessary
3-36 and reasonable expenses incurred in carrying out the duties and
3-37 responsibilities of the board. The total amount of expenses for
3-38 each director in one year may not exceed the amount approved by the
3-39 board and may not exceed the amount of expenses budgeted for a
3-40 member of the governing body of the city.

3-41 Sec. 3918.0207. LIABILITY INSURANCE. The district may
3-42 obtain and pay for comprehensive general liability insurance
3-43 coverage from a commercial insurance company or other source that
3-44 protects and insures a director against personal liability and from
3-45 all claims relating to:

3-46 (1) actions taken by the director in the director's
3-47 capacity as a member of the board;

3-48 (2) actions and activities taken by the district; or

3-49 (3) the actions of others acting on behalf of the
3-50 district.

3-51 Sec. 3918.0208. BOARD MEETINGS. (a) The board shall hold
3-52 meetings at a place accessible to the public.

3-53 (b) The board must post notice of each meeting with the city
3-54 secretary not later than 72 hours before the scheduled time of the
3-55 meeting.

3-56 Sec. 3918.0209. INITIAL DIRECTORS. (a) On or after January
3-57 1, 2022, the owner or owners of a majority of the assessed value of
3-58 real property in the district may submit a petition to the governing
3-59 body of the city requesting that the governing body appoint five
3-60 persons as initial directors from a list of persons in the district.

3-61 (b) A petition must name more than five qualified persons.

3-62 (c) The governing body shall appoint as initial directors
3-63 five persons listed in the petition who are qualified to serve as
3-64 directors.

3-65 (d) The initial directors shall determine by lot which three
3-66 positions expire June 1 following the second anniversary of the
3-67 date of the appointment and which two positions expire June 1
3-68 following the fourth anniversary of the date of the appointment.

3-69 (e) This section expires September 1, 2027.

SUBCHAPTER C. POWERS AND DUTIES

4-1 Sec. 3918.0301. GENERAL POWERS AND DUTIES. (a) The
 4-2 district has the powers and duties necessary to accomplish the
 4-3 purposes for which the district is created.

4-4 (b) The board may not take any action or exercise any power
 4-5 granted under this chapter other than to hold an initial
 4-6 organizational meeting until the development agreement described
 4-7 by Section 3918.0302 is approved by the city and executed by the
 4-8 parties to the agreement.

4-9 Sec. 3918.0302. DEVELOPMENT AGREEMENT. (a) The city, the
 4-10 district, the owner of the majority of the land in the district, and
 4-11 any other entities the city determines are necessary to the
 4-12 agreement may execute a development agreement if approved by the
 4-13 city.

4-14 (b) This chapter expires on the fourth anniversary of the
 4-15 effective date of the Act enacting this chapter if the development
 4-16 agreement under Subsection (a) is not executed before that date.

4-17 Sec. 3918.0303. IMPROVEMENT PROJECTS AND SERVICES. (a) The
 4-18 district, using any money available to the district for the
 4-19 purpose, may provide, design, construct, acquire, improve,
 4-20 relocate, operate, maintain, or finance an improvement project or
 4-21 service authorized under this chapter or Chapter 375, Local
 4-22 Government Code.

4-23 (b) The district may contract with a governmental or private
 4-24 entity to carry out an action under Subsection (a).

4-25 (c) The implementation of a district project or service is a
 4-26 governmental function or service for the purposes of Chapter 791,
 4-27 Government Code.

4-28 (d) A district improvement project or service must comply
 4-29 with:

4-30 (1) any city zoning and subdivision requirements; and

4-31 (2) city codes and ordinances.

4-32 (e) The district may not provide, conduct, or authorize an
 4-33 improvement project on any street, highway, right-of-way, or
 4-34 easement owned or controlled by the city unless the governing body
 4-35 of the city by resolution consents to the improvement.

4-36 Sec. 3918.0304. IMPROVEMENT PROJECT AND SERVICE IN
 4-37 DEFINABLE AREA; BENEFIT BASIS. The district may undertake an
 4-38 improvement project or service that confers a special benefit on a
 4-39 definable area in the district and levy and collect a special
 4-40 assessment on benefited property in the district in accordance with
 4-41 Chapter 375, Local Government Code.

4-42 Sec. 3918.0305. LAW ENFORCEMENT SERVICES. To protect the
 4-43 public interest, with the consent of the city by resolution, the
 4-44 district may contract with a qualified party, including the city,
 4-45 to provide supplemental and enhanced law enforcement and security
 4-46 services in the district for a fee.

4-47 Sec. 3918.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
 4-48 district, in coordination with the city, may engage in activities
 4-49 that accomplish the economic development purposes of the district.

4-50 (b) The district may establish and provide for the
 4-51 administration of one or more programs with the prior consent of the
 4-52 governing body of the city in accordance with the development
 4-53 agreement to promote state or local economic development and to
 4-54 stimulate business and commercial activity in the district,
 4-55 including programs to:

4-56 (1) make loans and grants of public money; and

4-57 (2) provide district personnel and services.

4-58 (c) The district may create economic development programs
 4-59 and exercise the economic development powers that Chapter 380,
 4-60 Local Government Code, and Subchapter A, Chapter 1509, Government
 4-61 Code, provide to a municipality.

4-62 Sec. 3918.0307. PARKING FACILITIES. (a) The district may
 4-63 acquire, lease as lessor or lessee, construct, develop, own,
 4-64 operate, and maintain parking facilities or a system of parking
 4-65 facilities, including lots, garages, parking terminals, or other
 4-66 structures or accommodations for parking motor vehicles off the
 4-67 streets and related appurtenances.

4-68 (b) The district's parking facilities serve the public
 4-69

5-1 purposes of the district and are owned, used, and held for a public
5-2 purpose even if leased or operated by a private entity for a term of
5-3 years.
5-4 (c) The district's parking facilities are parts of and
5-5 necessary components of a street and are considered to be a street
5-6 or road improvement.
5-7 (d) The development and operation of the district's parking
5-8 facilities may be considered an economic development program.
5-9 Sec. 3918.0308. ADDING OR REMOVING TERRITORY. (a) The
5-10 board may add or remove territory as provided by Subchapter J,
5-11 Chapter 49, Water Code.
5-12 (b) The district may add or remove territory as described by
5-13 Subsection (a) only if the governing body of the city by ordinance
5-14 or resolution consents to the addition or removal.
5-15 Sec. 3918.0309. EXEMPT PROPERTY. The district may not
5-16 impose an impact fee, assessment, tax, or other charge on property
5-17 owned by the city, the county, or other political subdivision or on
5-18 property exempted under this section except as provided by
5-19 Subchapter H, Chapter 375, Local Government Code.
5-20 Sec. 3918.0310. NO EMINENT DOMAIN POWER. The district may
5-21 not exercise the power of eminent domain.
5-22 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS
5-23 Sec. 3918.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The
5-24 board by resolution with the prior consent of the governing body of
5-25 the city in accordance with the development agreement shall
5-26 establish the number of directors' signatures and the procedure
5-27 required for a disbursement or transfer of district money.
5-28 Sec. 3918.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
5-29 The board by resolution may impose and collect an assessment to
5-30 finance improvement projects and services authorized by this
5-31 chapter in all or any definable part of the district in the manner
5-32 provided by Subchapter F, Chapter 375, Local Government Code.
5-33 (b) An assessment, a reassessment, or an assessment
5-34 resulting from an addition to or correction of the assessment roll
5-35 by the district, penalties and interest on an assessment or
5-36 reassessment, an expense of collection, and reasonable attorney's
5-37 fees incurred by the district:
5-38 (1) are a first and prior lien against the property
5-39 assessed;
5-40 (2) are superior to any other lien or claim other than
5-41 a lien or claim for county, school district, or municipal ad valorem
5-42 taxes; and
5-43 (3) are the personal liability of and a charge against
5-44 the owners of the property even if the owners are not named in the
5-45 assessment proceedings.
5-46 (c) The lien is effective from the date of the board's
5-47 resolution imposing the assessment until the date the assessment is
5-48 paid. The board may enforce the lien in the same manner that the
5-49 board may enforce an ad valorem tax lien against real property.
5-50 (d) The board may make a correction to or deletion from the
5-51 assessment roll after providing notice and holding a hearing as
5-52 provided by Subchapter F, Chapter 375, Local Government Code.
5-53 Sec. 3918.0403. USE OF ELECTRICAL OR OPTICAL LINES. (a)
5-54 The district may impose an assessment to pay the cost of:
5-55 (1) burying, relocating, or removing electrical power
5-56 lines, telephone lines, cable or fiber-optic lines, or any other
5-57 type of electrical or optical line;
5-58 (2) removing poles and any elevated lines using the
5-59 poles; and
5-60 (3) reconnecting the lines described by Subdivision
5-61 (2) to the buildings or other improvements to which the lines were
5-62 connected.
5-63 (b) The assessment under Subsection (a) may not be imposed
5-64 on the property, including the equipment, rights-of-way,
5-65 easements, facilities, or improvements, of a telecommunications
5-66 provider as defined by Section 51.002, Utilities Code, or a cable
5-67 service provider or video service provider as defined by Section
5-68 66.002, Utilities Code, unless in accordance with an agreement with
5-69 the city.

- 6-1 (c) The district may acquire, operate, or charge fees for
- 6-2 the use of the district conduits for:
- 6-3 (1) another person's:
- 6-4 (A) telecommunications network;
- 6-5 (B) fiber-optic cable; or
- 6-6 (C) electronic transmission line; or
- 6-7 (2) any other type of transmission line or supporting
- 6-8 facility.
- 6-9 (d) The district may not require a person to use a district
- 6-10 conduit.

SUBCHAPTER E. TAXES AND BONDS

6-11 Sec. 3918.0501. BONDS AND OTHER OBLIGATIONS. With the

6-12 consent of the governing body of the city by resolution in

6-13 accordance with Section 375.207, Local Government Code, the

6-14 district may issue bonds, notes, or other obligations payable

6-15 wholly or partly from ad valorem taxes or assessments in the manner

6-16 provided by Chapter 375, Local Government Code.

6-17 Sec. 3918.0502. TAX ELECTION REQUIRED. The district must

6-18 hold an election in the manner provided by Chapter 49, Water Code,

6-19 or, if applicable, Chapter 375, Local Government Code, to obtain

6-20 voter approval before the district may impose an ad valorem tax.

6-21 Sec. 3918.0503. OPERATION AND MAINTENANCE TAX. (a) If

6-22 authorized by a majority of the district voters voting at an

6-23 election under Section 3918.0502, the district may impose an

6-24 operation and maintenance tax on taxable property in the district

6-25 in the manner provided by Section 49.107, Water Code, for any

6-26 district purpose, including to:

- 6-27 (1) maintain and operate the district;
- 6-28 (2) construct or acquire improvements; or
- 6-29 (3) provide a service.

6-30 (b) The board shall determine the operation and maintenance

6-31 tax rate. The rate may not exceed the rate approved at the

6-32 election.

6-33 Sec. 3918.0504. BONDS SECURED BY REVENUE OR CONTRACT

6-34 PAYMENTS. The district may issue, without an election, bonds

6-35 secured by:

- 6-36 (1) revenue other than ad valorem taxes, including
- 6-37 contract revenues; or
- 6-38 (2) contract payments, provided that the requirements
- 6-39 of Section 49.108, Water Code, have been met.

6-40 Sec. 3918.0505. BONDS SECURED BY AD VALOREM TAXES;

6-41 ELECTIONS. (a) If authorized at an election under Section

6-42 3918.0502, the district may issue bonds payable from ad valorem

6-43 taxes.

6-44 (b) Section 375.243, Local Government Code, does not apply

6-45 to the district.

6-46 (c) At the time the district issues bonds payable wholly or

6-47 partly from ad valorem taxes, the board shall provide for the annual

6-48 imposition of a continuing direct annual ad valorem tax, without

6-49 limit as to rate or amount, for each year that all or part of the

6-50 bonds are outstanding as required and in the manner provided by

6-51 Sections 54.601 and 54.602, Water Code.

6-52 (d) All or any part of any facilities or improvements that

6-53 may be acquired by a district by the issuance of its bonds may be

6-54 submitted as a single proposition or as several propositions to be

6-55 submitted as a single proposition or as several propositions to be

6-56 voted on at the election.

6-57 Sec. 3918.0506. WRITTEN AGREEMENT REGARDING SPECIAL

6-58 APPRAISALS. Before the district may issue bonds, the district and

6-59 any person to whom the board intends that proceeds of the bonds be

6-60 distributed, including the developer, another owner of land in the

6-61 district, and any entity acting as a lender to the developer or

6-62 other landowner for the purpose of a project relating to the

6-63 district, must enter into a written agreement that:

- 6-64 (1) waives for the term of the agreement the right to a
- 6-65 special appraisal with respect to taxation by the district under
- 6-66 Subchapters B, C, D, E, F, and H, Chapter 23, Tax Code; and
- 6-67 (2) remains in effect for 30 years and is binding on
- 6-68 the parties, on entities related to or affiliated with the parties,
- 6-69 and on their successors and assignees.

7-1 Sec. 3918.0507. EXEMPTION FROM CERTAIN SUPERVISION AND
7-2 APPROVAL REQUIREMENTS. Section 375.208, Local Government Code,
7-3 does not apply to the district.

7-4 SUBCHAPTER J. DISSOLUTION

7-5 Sec. 3918.0901. DISSOLUTION BY CITY. (a) The city may
7-6 dissolve the district in the manner provided by Section 375.263,
7-7 Local Government Code, only if the city also complies with any
7-8 dissolution procedures in the development agreement described by
7-9 Section 3918.0302.

7-10 (b) In the case of a conflict between Section 375.263, Local
7-11 Government Code, and the development agreement, the development
7-12 agreement controls.

7-13 SECTION 2. The Leander Municipal Management District No. 1
7-14 initially includes all territory contained in the following area:
7-15 Being all of that certain tract or parcel of land containing
7-16 115.7076 acres, more or less, comprised of those three (3) certain
7-17 tracts of land containing 22.781 acres, more or less, our of the
7-18 William Mancil Survey, Abstract No. 437 in Leander, Williamson
7-19 County, Texas, more described by metes and bounds shown on Exhibit
7-20 "A-1" attached hereto; 47.5871 acres, more or less, in the Talbot
7-21 Chambers Survey, Abstract No. 125 in Leander, Williamson County,
7-22 Texas, more described by metes and bounds shown on Exhibit "A-2"
7-23 attached hereto; 47.3395 acres, more or less, in the Talbot
7-24 Chambers Survey, Abstract No. 125 in Leander, Williamson County,
7-25 Texas, more described by metes and bounds shown on Exhibit "A-3"
7-26 attached hereto

7-27 EXHIBIT A-1

7-28 Talbot Chambers Survey, Abstract No. 125

7-29 Legal Description

7-30 BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 47.5871 ACRES
7-31 (2,072,892 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT
7-32 NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED
7-33 269.836 ACRE TRACT CONVEYED TO RB 270 PARTNERSHIP, RECORDED IN
7-34 DOCUMENT NO. 2004036768 OF THE OFFICIAL PUBLIC RECORDS OF
7-35 WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 47.5871 ACRES BEING
7-36 MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

7-37 BEGINNING, at a 1/2-inch iron rod with "Ward-5811" cap found in the
7-38 curving east right-of-way line of Mel Mathis Boulevard
7-39 (right-of-way varies), and being the southwest corner of a called
7-40 9.850 acre tract conveyed to Area Leander 1 LP, recorded in Document
7-41 No. 2016069577 (O.P.R.W.C.T.) and being in the north line of said
7-42 269.836 acre tract, for the northwest corner and POINT OF BEGINNING
7-43 hereof, from which a 1/2-inch iron rod with "Ward-5811" cap found at
7-44 point of tangency in the east right-of-way line of said Mel Mathis
7-45 Boulevard, and being in the west line of said 9.850 acre Area
7-46 Leander 1 LP tract, bears, 24.13 feet along the arc of a curve to the
7-47 right, having a radius of 999.00 feet, and whose chord bears
7-48 N18°36'59"W, a distance of 24.13 feet;

7-49 THENCE, leaving the east right-of-way line of said Mel Mathis
7-50 Boulevard, with the north line of said 269.836 acre RB 270
7-51 Partnership tract and the south line of said 9.850 acre Area Leander
7-52 1 LP tract, the following three (3) courses and distances:

7-53 1) N70°42'41"E, a distance of 938.70 feet to a 1/2-inch iron
7-54 rod found for an angle point hereof,

7-55 2) N70°36'57"E, a distance of 53.16 feet to a 1/2-inch iron
7-56 rod found for an angle point hereof, and

7-57 3) N71°20'07"E, a distance of 79.42 feet to a 1/2-inch iron
7-58 rod found for the northeast corner hereof, said point being the
7-59 southeast corner of said 9.850 acre Area Leander 1 LP tract, and
7-60 being in the north line of said 269.836 acre RB 270 Partnership
7-61 tract, and being in the west right-of-way line of US Highway 183A
7-62 (400' right-of-way, conveyed in Document No(s). 2004068741 and
7-63 2004088731 (O.P.R.W.C.T.);

7-64 THENCE, leaving the north line of said 269.836 acre RB 270
7-65 Partnership tract, with the west right-of-way line of said US
7-66 Highway 183A, over and across said 269.836 acre RB 270 Partnership
7-67 tract, S56°03'41"E, passing at a distance of 524.73 feet a TxDOT
7-68 Type II Brass Disc Monument with "CTRMA" stamp found, and
7-69 continuing for a total distance of 1,299.85 feet to a 1/2-inch iron

8-1 rod with "KHA" cap found for the southeast corner hereof, said point
 8-2 being the northeast corner of a called 100.000 acre tract, conveyed
 8-3 to Austin Community College District recorded in Document
 8-4 No. 2010030836 (O.P.R.W.C.T.), from which a TxDOT Type II Brass
 8-5 Disc Monument with "CTRMA" stamp found at a point of curvature in
 8-6 the west right-of-way line of said US Highway 183A, and being in the
 8-7 east line of said 100.000 acre Austin Community College District
 8-8 tract bears, S56°03'41"E, a distance of 724.81 feet;
 8-9 THENCE, over and across said 269.836 acre RB 270 Partnership tract,
 8-10 with the north line of said 100.000 acre Austin Community College
 8-11 District tract, the following three (3) courses and distances:
 8-12 1) S33°55'23"W, a distance of 371.76 feet to a 5/8-inch iron
 8-13 rod with aluminum "MWM" cap found for a point of curvature hereof,
 8-14 2) 390.32 feet along the arc or a curve to the right, having
 8-15 a radius of 630.00 feet, and whose chord bears S51°42'47"W, a
 8-16 distance of 384.11 feet to a 5/8-inch iron rod with aluminum "MWM"
 8-17 cap found for a point of tangency hereof, and
 8-18 3) S69°24'42"W, a distance of 1,157.38 feet to a 1/2-inch
 8-19 iron rod with "Ward-5811" cap set for the southwest corner hereof,
 8-20 said point being the northwest corner of said 100.000 acre Austin
 8-21 Community College District tract, and being in the east
 8-22 right-of-way line of said Mel Mathis Boulevard;
 8-23 THENCE, over and across said 269.836 acre RB 270 Partnership tract,
 8-24 with the east right-of-way line of said Mel Mathis Boulevard, and
 8-25 the west line of the herein described tract the following two (2)
 8-26 courses and distances:
 8-27 1) N20°34'14"W, a distance of 1,393.85 feet to a 1/2-inch
 8-28 iron rod with "Ward-5811" cap set for a point of curvature hereof,
 8-29 and
 8-30 2) 22.41 along the arc of a curve to the right, having a
 8-31 radius of 999.00 feet, and whose chord bears N19°55'40"W, a distance
 8-32 of 22.41 feet to the POINT OF BEGINNING, and containing 47.5871
 8-33 Acres (2,072,892 Square Feet) more or less.

NOTE:

8-35 All bearings are based on the Texas State Plane Coordinate System,
 8-36 Grid North, Central Zone (4203), all distances were adjusted to
 8-37 surface using a combined scale factor of 1.000138805545. See
 8-38 attached sketch (reference drawing: 00508 47 Acre Tract.dwg)

EXHIBIT A-2

8-40 DOROTHY R. WINTERS EXEMPT FAMILY TRUST
 8-41 WILLIAM MANCIL SURVEY, ASTRACT NO. 437
 8-42 22.781 ACRES (992,343 SQ. FT.)
 8-43 DESCRIPTION OF 22.781 ACRES (992,343 SQ. FT.) OF LAND SITUATED IN
 8-44 WILLIAMSON COUNTY, TEXAS, OUT OF THE WILLIAM MANCIL SURVEY, ASTRACT
 8-45 NO. 437, BEING A PORTION OF A 159.838 ACRE TRACT DESCRIBED IN A DEED
 8-46 OF RECORD TO DOROTHY R. WINTERS EXEMPT FAMILY TRUST IN DOCUMENT NO.
 8-47 2014021295 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,
 8-48 TEXAS; SAID 22.781 ACRES (992,343 SQ. FT.), BEING TWO TRACTS OF LAND
 8-49 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

8-50 TRACT 1:

8-51 BEGINNING at a 1/2" iron rod found in the easterly line of a 100 foot
 8-52 wide right-of-way for railroad purposes, quitclaimed to the City of
 8-53 Austin by deed of record in Volume 1417, Page 282, Official Records
 8-54 of Williamson County, Texas, same being the westerly line of said
 8-55 159.838 Acre Tract, at the southwesterly corner of a 3.733 acre
 8-56 tract conveyed to Williamson County, Texas for street right-of-way
 8-57 purposes (San Gabriel Parkway - R.O.W. width varies) by deed of
 8-58 record in Document No. 2004068740, Official Public Records of
 8-59 Williamson County, Texas, for the northwesterly corner of the
 8-60 herein described tract;

8-61 THENCE over and across said 159.838 Acre Tract, with the southerly
 8-62 line of said 3.733 Acre Tract, same being the northerly line of the
 8-63 herein described tract the following two (2) courses:

8-64 1. N71°51'31"E, a distance of 261.37 feet to a 1/2" iron rod
 8-65 found;

8-66 2. N71°29'44"E, a distance of 843.54 feet to an iron rod with
 8-67 cap found at the most westerly corner of a 163 square foot tract
 8-68 conveyed to Williamson County, Texas for street right-of-way
 8-69 purposes (San Gabriel Parkway R.O.W. width varies) by deed of

9-1 record in Document No. 2010082651, Official Public Records of
9-2 Williamson County, Texas;
9-3 THENCE N72°06'36"E, continuing over and across said 159.838 Acre
9-4 Tract with the southerly line of said 163 square foot tract, same
9-5 being the northerly line of the herein described tract, a distance
9-6 of 81.22 feet to an iron rod with cap found in the westerly line of a
9-7 2.124 acre tract conveyed to Williamson County, Texas for street
9-8 right-of-way purposes (San Gabriel Parkway - R.O.W. width varies)
9-9 by deed of record in Document No. 2006066934, Official Public
9-10 Records of Williamson County, Texas, at the southwesterly corner of
9-11 said 163 Square Foot Tract;
9-12 THENCE continuing over and across said 159.838 Acre Tract with the
9-13 westerly and southerly lines of said 2.124 Acre Tract, same being
9-14 the northerly line of the herein described tract the following two
9-15 (2) courses:
9-16 1. S16°45'56"E, a distance of 8.41 feet to a cotton spindle
9-17 found at the southwesterly corner of said 2.124 Acre Tract ;
9-18 2. N69°57'17"E, a distance of 39.44 feet to an iron rod with
9-19 G&R Cap set at the northwesterly corner of a 0.821 acre tract
9-20 conveyed to The City of Leander, Texas for street right-of-way
9-21 purposes (Mel Mathis Avenue-80' R.O.W.) by deed of record in
9-22 Document No. 2012077074, Official Public Records of Williamson
9-23 County, Texas, for the northeasterly corner of the herein described
9-24 tract;
9-25 THENCE continuing over and across said 159.838 Acre Tract with the
9-26 westerly line of said 0.821 Acre Tract, same being the easterly line
9-27 of the herein described tract the following two (2) courses:
9-28 1. S71°55'56"E, a distance of 420.33 feet to an iron rod with
9-29 G&R Cap set at the point of curvature of a curve to the left;
9-30 2. Along said curve to the left, having a radius of 1079.00
9-31 feet, an arc length of 25.93 feet and a chord which bears
9-32 S18°37'14"E, a distance of 25.93 feet to an iron rod with G&R Cap set
9-33 in the northerly line of a 269.836 acre tract described in a deed of
9-34 record to RB 270 Partnership in Document No. 2004036768, Official
9-35 Public Records of Williamson County Texas, same being the southerly
9-36 line of said 159.838 Acre Tract, for the southeasterly corner of the
9-37 herein described tract;
9-38 THENCE with the southerly line of said 159.838 Acre Tract, same
9-39 being in part the northerly line of said 269.836 Acre Tract and in
9-40 part the northerly line of Lot 2, San Gabriel Park, a subdivision of
9-41 record in Cabinet Y. Slides 364-367, Plat Records of Williamson
9-42 County Texas, the following five (5) courses:
9-43 1. S70°42'59"W, a distance of 3.13 feet to an iron rod with
9-44 G&R Cap set at the common northerly corner of said 269.836 Acre
9-45 Tract and said Lot 2;
9-46 2. S71°12'01"W, a distance of 61.83 feet to a 1/2" iron rod
9-47 found;
9-48 3. S69°02'16"W, a distance of 90.38 feet to a 1/2" iron rod
9-49 found;
9-50 4. S70°43'16"W a distance of 728.63 feet to a 1/2" iron rod
9-51 found;
9-52 5. S70°11'21"W, a distance of 314.93 feet to a 1/2" iron rod
9-53 found in the easterly line of said 100 foot wide right-of-way for
9-54 railroad purposes and the westerly line of said 159.838 Acre Tract,
9-55 for the southwesterly corner of the herein described tract;
9-56 THENCE N21°11'57"W, with the common line of said 100 foot wide
9-57 right-of-way for railroad purposes and said 159.838 Acre Tract, a
9-58 distance of 477.91 feet to the POINT OF BEGINNING, containing an
9-59 area of 12.931 acres (563,261 sq. ft.) of land, more or less.
9-60 TRACT 2:
9-61 BEGINNING at a cotton spindle found in the westerly line of a 24.697
9-62 acre tract, conveyed to Williamson County, Texas for Highway 183-A
9-63 right-of-way purposes (400' R.O.W.) by deed of record in Document
9-64 No. 2004068741, Official Public Records of Williamson County,
9-65 Texas, for the northeasterly corner of the herein described tract;
9-66 THENCE S56°04'40"E, over and across said 159.818 Acre Tract, with
9-67 the westerly line of said 24.697 Acre Tract, same being the easterly
9-68 line of the herein described tract, a distance of 712.18 feet to a
9-69 1/2" iron rod found in northerly line of a 269.836 acre tract

10-1 described in a deed of record to RB 270 Partnership in Document No.
10-2 2004036768, Official Public Records of Williamson County Texas, for
10-3 the southeasterly corner of the herein described tract;
10-4 THENCE with the common line of said 159.838 Acre Tract and said
10-5 269.836 Acre Tract the following three (3) courses:
10-6 1. S71°18'14"W, a distance of 79.46 feet to a 1/2" iron rod
10-7 found;
10-8 2. S70°37'32"W, a distance of 53.16 feet to a 1/2" iron rod
10-9 found;
10-10 3. S70°42'59"W, a distance of 938.59 feet to an iron rod with
10-11 G&R Cap set at the southeasterly corner of a 0.821 acre tract
10-12 conveyed to The City of Leander, Texas for street right-of-way
10-13 purposes (Mel Mathis Avenue - 80' R.O.W.) by deed of record in
10-14 Document No. 2012077074, Official Public Records of Williamson
10-15 County, Texas, for the southwesterly corner of the herein described
10-16 tract;
10-17 THENCE leaving the common line of said 159.838 Acre Tract and said
10-18 269.836 Acre Tract and continuing over and across said 159.838 Acre
10-19 Tract with the easterly line of said 0.821 Acre Tract, same being
10-20 the westerly line of the herein described tract, the following two
10-21 (2) courses:
10-22 1. Along a curve to the right, having a radius of 999.00
10-23 feet, an arc length of 24.05 feet and a chord which bears
10-24 N18°37'19"W, a distance of 24.05 feet to an iron rod with G&R Cap set
10-25 at the end of said curve
10-26 2. N17°55'56"W, a distance of 423.28 feet to an iron rod with
10-27 G&R Cap set in the southerly line of a 2.124 acre tract conveyed to
10-28 Williamson County, Texas for street right-of-way purposes (San
10-29 Gabriel Parkway - R.O.W. width varies) by deed of record in Document
10-30 No. 2006066934, Official Public Records of Williamson County,
10-31 Texas, for the northwesterly corner of the herein described tract;
10-32 THENCE N69°57'17"E, continuing over and across said 159.838 Acre
10-33 Tract with the southerly line of said 2.124 Acre Tract, same being
10-34 the northerly line of the herein described tract, a distance of
10-35 115.16 feet to an iron rod with cap found at the southwesterly
10-36 corner of a 0.808 acre tract conveyed to Williamson County, Texas
10-37 for street right-of-way purposes (San Gabriel Parkway - R.O.W.
10-38 width varies) by deed of record in Document No. 2010082651,
10-39 Official Public Records of Williamson County, Texas;
10-40 THENCE continuing over and across said 159.838 Acre Tract with the
10-41 southerly line of said 0.808 Acre Tract, same being the northerly
10-42 line of the herein described tract, the following two (2) courses:
10-43 1. Along a curve to the left, having a radius of 1113.00
10-44 feet, an arc length of 444.24 feet and a chord which bears
10-45 N59°35'56"E, a distance of 441.30 feet to an iron rod with cap found
10-46 at the end of said curve;
10-47 2. N48°11'55"E, a distance of 93.35 feet to the POINT OF
10-48 BEGINNING, containing an area of 9.850 (429,082 sq. ft.) acres of
10-49 land, more or less. FOR A TOTAL AREA OF 22.781 (992,343 SQ. FT.)
10-50 ACRES OF LAND WITHIN TRACTS 1 AND 2.
10-51 EXHIBIT A-3
10-52 Talbot Chambers Survey, Abstract No. 125
10-53 Legal Description
10-54 BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 45.3395 ACRES
10-55 (1,974,990 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT
10-56 NO. 125, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2, SAN
10-57 GABRIEL PARK, A SUBDIVISION RECORDED IN CABINET Y, SLIDES 364-367
10-58 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID
10-59 45.3395 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS
10-60 FOLLOWS:
10-61 BEGINNING, at a 1/2-inch iron rod found in the east right-of-way
10-62 line of the Capital Metropolitan Transportation Authority Railroad
10-63 (100' right-of-way), conveyed in Document No. 2000020773 of the
10-64 Official Public Records of Williamson County, Texas
10-65 (O.P.R.W.C.T.), being the southwest corner of a called 12.931 acre
10-66 tract conveyed to Area Leander 1, L.P. in Document No. 2016069577
10-67 (O.P.R.W.C.T.), and being the northwest corner of said Lot 2, for
10-68 the northwest corner hereof, from which a 1/2-inch iron rod found at
10-69 the intersection of the south right-of-way line of San Gabriel

11-1 Parkway (right-of-way width varies), partially dedicated in
11-2 Document No. 2004068740 (O.P.R.W.C.T.), and the east right-of-way
11-3 line of said Railroad, bears N21°12'43"W, a distance of 477.90 feet;
11-4 THENCE, leaving the east right-of-way line of said Railroad, with
11-5 the common line of said 12.931 acre tract and said Lot 2, the
11-6 following four (4) courses and distances:
11-7 1) N70°11'45"E, a distance of 314.90 feet to a 1/2-inch iron
11-8 rod found for an angle point hereof,
11-9 2) N70°43'28"E, a distance of 728.71 feet to a 1/2-inch iron
11-10 rod found for an angle point hereof,
11-11 3) N69°06'10"E, a distance of 90.47 feet to a 1/2-inch iron
11-12 rod found for an angle point hereof, and
11-13 4) N71°06'42"E, a distance of 61.67 feet to a 1/2-inch iron
11-14 rod with "Ward-5811" cap set for the northeast corner hereof, being
11-15 an angle point in the west right-of-way line of Mel Mathis Boulevard
11-16 (right-of-way width varies), partially dedicated in Document
11-17 No. 2014077239 (O.P.R.W.C.T.), and being the northeast corner of
11-18 said Lot 2;
11-19 THENCE, with the west right-of-way line of said Mel Mathis
11-20 Boulevard and the east line of said Lot 2, the following three (3)
11-21 courses and distances:
11-22 1) S20°36'40"E, a distance of 1,117.48 feet to a 1/2-inch
11-23 iron rod with "Ward-5811" cap set for an angle point hereof,
11-24 2) S20°26'00"E, a distance of 27.68 feet to a 1/2-inch iron
11-25 rod with "Ward-5811" cap set for an angle point hereof, and
11-26 3) S20°29'52"E, a distance of 128.25 feet to a 1/2-inch iron
11-27 rod with "Ward-5811" cap set for an angle point hereof;
11-28 THENCE, with the east line of said Lot 2, in part being the west
11-29 right-of-way line of Mel Mathis Boulevard, and in part being the
11-30 west line of a called 3.827 acre tract conveyed to the City of
11-31 Leander, Texas in Document No. 2014005725 (O.P.R.W.C.T.),
11-32 S20°28'10"E, a distance of 493.39 feet to a 1/2-inch iron rod with
11-33 "Ward-5811" cap set for an angle point hereof and being an angle
11-34 point in the common line of said Lot 2 and said 3.827 acre tract;
11-35 THENCE, continuing with the common line of said Lot 2 and said 3.827
11-36 acre tract, the following seven (7) courses and distances:
11-37 1) S22°49'04"E, a distance of 50.01 feet to a 1/2-inch iron
11-38 rod with "Ward-5811" cap set for an angle point hereof,
11-39 2) S16°12'32"E, a distance of 67.74 feet to a 1/2-inch iron
11-40 rod with "Ward-5811" cap set for an angle point hereof,
11-41 3) S21°18'20"E, a distance of 61.32 feet to a 1/2-inch iron
11-42 rod with "Ward-5811" cap set for an angle point hereof,
11-43 4) S20°56'16"E, a distance of 136.77 feet to a 1/2-inch iron
11-44 rod with "Ward-5811" cap set for an angle point hereof
11-45 5) S21°13'59"E, a distance of 70.93 feet to a 1/2-inch iron
11-46 rod with "Ward-5811" cap set for an angle point hereof,
11-47 6) S25°02'37"E, a distance of 366.51 feet to a Mag nail with
11-48 "4Ward Boundary" washer set for an angle point hereof, and
11-49 7) S24°25'23"W, a distance of 17.00 feet to a calculated
11-50 point for southeast corner hereof, from which a 1/2-inch iron rod
11-51 found for an angle point in the common line of said Lot 2 and said
11-52 3.827 acre tract bears S24°25'23"W, a distance of 33.09 feet;
11-53 THENCE, over and across said Lot 2, the following twenty-five (25)
11-54 courses and distances:
11-55 1) N50°07'41"W, a distance of 60.74 feet to a calculated
11-56 point for an angle point hereof,
11-57 2) N73°38'59"W, a distance of 66.59 feet to a calculated
11-58 point for an angle point hereof,
11-59 3) N01°56'09"E, a distance of 123.08 feet to a calculated
11-60 point for an angle point hereof,
11-61 4) N57°13'47"W, a distance of 201.97 feet to a calculated
11-62 point for an angle point hereof,
11-63 5) N26°00'29"W, a distance of 171.59 feet to a calculated
11-64 point for an angle point hereof,
11-65 6) N54°28'17"W, a distance of 188.91 feet to a calculated
11-66 point for an angle point hereof,
11-67 7) N64°34'23"W, a distance of 73.26 feet to a calculated
11-68 point for an angle point hereof,
11-69 8) S70°35'47"W, a distance of 116.88 feet to a calculated

12-1 point for an angle point hereof,
 12-2 9) N85°17'49"W, a distance of 101.63 feet to a calculated
 12-3 point for an angle point hereof,
 12-4 10) N64°04'31"W, a distance of 40.75 feet to a calculated
 12-5 point for an angle point hereof,
 12-6 11) N23°03'16"W, a distance of 40.58 feet to a calculated
 12-7 point for an angle point hereof,
 12-8 12) N23°06'23"E, a distance of 108.63 feet to a calculated
 12-9 point for an angle point hereof,
 12-10 13) N38°35'17"W, a distance of 36.64 feet to a calculated
 12-11 point for an angle point hereof,
 12-12 14) N82°04'13"W, a distance of 84.65 feet to a calculated
 12-13 point for an angle point hereof,
 12-14 15) N67°25'14"W, a distance of 33.59 feet to a calculated
 12-15 point for an angle point hereof,
 12-16 16) N28°42'54"W, a distance of 32.70 feet to a calculated
 12-17 point for an angle point hereof,
 12-18 17) N66°18'33"W, a distance of 60.73 feet to a calculated
 12-19 point for an angle point hereof,
 12-20 18) S58°21'10"W, a distance of 86.21 feet to a calculated
 12-21 point for an angle point hereof,
 12-22 19) S46°19'59"W, a distance of 131.18 feet to a calculated
 12-23 point for an angle point hereof,
 12-24 20) S57°26'06"W, a distance of 63.53 feet to a calculated
 12-25 point for an angle point hereof,
 12-26 21) N80°03'30"W, a distance of 169.03 feet to a calculated
 12-27 point for an angle point hereof,
 12-28 22) N51°26'55"W, a distance of 123.90 feet to a calculated
 12-29 point for an angle point hereof,
 12-30 23) N35°13'10"W, a distance of 149.36 feet to a calculated
 12-31 point for an angle point hereof,
 12-32 24) N18°38'44"W, a distance of 183.61 feet to a calculated
 12-33 point for an angle point hereof,
 12-34 25) N32°05'59"W, a distance of 222.61 feet to a calculated
 12-35 point for an angle point hereof, said point being in the east
 12-36 right-of-way line of said Railroad, and being in the west line of
 12-37 said Lot 2, from which a 1/2-inch iron rod with "Ward-5811" cap set
 12-38 in the common line of said Lot 2 and said Railroad, for the
 12-39 northwest corner of a called 0.548 acre right-of-way dedication
 12-40 conveyed in Document No. 2014003534 (O.P.R.W.C.T.), bears
 12-41 S21°06'14"E, a distance of 930.19 feet;
 12-42 THENCE, with the east right-of-way line of said Railroad and the
 12-43 west line of said Lot 2, N21°06'14"W, a distance of 779.40 feet to
 12-44 the POINT OF BEGINNING, and containing 45.3395 Acres (1,974,990
 12-45 Square Feet) more or less.

12-46 SECTION 3. (a) The legal notice of the intention to
 12-47 introduce this Act, setting forth the general substance of this
 12-48 Act, has been published as provided by law, and the notice and a
 12-49 copy of this Act have been furnished to all persons, agencies,
 12-50 officials, or entities to which they are required to be furnished
 12-51 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 12-52 Government Code.

12-53 (b) The governor, one of the required recipients, has
 12-54 submitted the notice and Act to the Texas Commission on
 12-55 Environmental Quality.

12-56 (c) The Texas Commission on Environmental Quality has filed
 12-57 its recommendations relating to this Act with the governor,
 12-58 lieutenant governor, and speaker of the house of representatives
 12-59 within the required time.

12-60 (d) All requirements of the constitution and laws of this
 12-61 state and the rules and procedures of the legislature with respect
 12-62 to the notice, introduction, and passage of this Act have been
 12-63 fulfilled and accomplished.

12-64 SECTION 4. This Act takes effect January 1, 2022.

12-65 * * * * *