

1-1 By: Schofield (Senate Sponsor - Huffman) H.B. No. 5372
 1-2 (In the Senate - Received from the House May 10, 2023;
 1-3 May 10, 2023, read first time and referred to Committee on Local
 1-4 Government; May 21, 2023, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 7, Nays 0;
 1-6 May 21, 2023, 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. 5372 By: Springer

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

1-21 relating to the creation of The Grand Prairie Management District;
 1-22 providing authority to issue bonds; providing authority to impose
 1-23 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 4005 to read as follows:

1-27 CHAPTER 4005. THE GRAND PRAIRIE MANAGEMENT DISTRICT
 1-28 SUBCHAPTER A. GENERAL PROVISIONS

1-29 Sec. 4005.0101. DEFINITIONS. In this chapter:

- 1-30 (1) "Board" means the district's board of directors.
- 1-31 (2) "County" means Harris County.
- 1-32 (3) "Director" means a board member.
- 1-33 (4) "District" means The Grand Prairie Management

1-34 District.

1-35 Sec. 4005.0102. NATURE OF DISTRICT. The Grand Prairie
 1-36 Management District is a special district created under Section 59,
 1-37 Article XVI, Texas Constitution.

1-38 Sec. 4005.0103. PURPOSE; DECLARATION OF INTENT. (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 county
 1-44 and 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 Sections 52 and 52-a, Article III, Texas
 1-47 Constitution.

1-48 (c) The creation of the district is necessary to promote,
 1-49 develop, encourage, and maintain employment, commerce,
 1-50 transportation, housing, tourism, recreation, the arts,
 1-51 entertainment, economic development, safety, and the public
 1-52 welfare in the district.

1-53 (d) This chapter and the creation of the district may not be
 1-54 interpreted to relieve the county or a municipality from providing
 1-55 the level of services provided as of the effective date of the Act
 1-56 enacting this chapter to the area in the district. The district is
 1-57 created to supplement and not to supplant county or municipal
 1-58 services provided in the district.

1-59 Sec. 4005.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-60 (a) All land and other property included in the district will

2-1 benefit from the improvements and services to be provided by the
2-2 district under powers conferred by Sections 52 and 52-a, Article
2-3 III, and Section 59, Article XVI, Texas Constitution, and other
2-4 powers granted under this chapter.

2-5 (b) The district is created to serve a public use and
2-6 benefit.

2-7 (c) The creation of the district is in the public interest
2-8 and is essential to further the public purposes of:

2-9 (1) developing and diversifying the economy of the
2-10 state;

2-11 (2) eliminating unemployment and underemployment; and

2-12 (3) developing or expanding transportation and
2-13 commerce.

2-14 (d) The district will:

2-15 (1) promote the health, safety, and general welfare of
2-16 residents, employers, potential employees, employees, visitors,
2-17 and consumers in the district, and of the public;

2-18 (2) provide needed funding for the district to
2-19 preserve, maintain, and enhance the economic health and vitality of
2-20 the district territory as a community and business center;

2-21 (3) promote the health, safety, welfare, and enjoyment
2-22 of the public by providing pedestrian ways and by landscaping and
2-23 developing certain areas in the district, which are necessary for
2-24 the restoration, preservation, and enhancement of scenic beauty;
2-25 and

2-26 (4) provide for water, wastewater, drainage, road, and
2-27 recreational facilities for the district.

2-28 (e) Pedestrian ways along or across a street, whether at
2-29 grade or above or below the surface, and street lighting, street
2-30 landscaping, parking, and street art objects are parts of and
2-31 necessary components of a street and are considered to be a street
2-32 or road improvement.

2-33 (f) The district will not act as the agent or
2-34 instrumentality of any private interest even though the district
2-35 will benefit many private interests as well as the public.

2-36 Sec. 4005.0105. INITIAL DISTRICT TERRITORY. (a) The
2-37 district is initially composed of the territory described by
2-38 Section 2 of the Act enacting this chapter.

2-39 (b) The boundaries and field notes contained in Section 2 of
2-40 the Act enacting this chapter form a closure. A mistake in the
2-41 field notes or in copying the field notes in the legislative process
2-42 does not affect the district's:

2-43 (1) organization, existence, or validity;

2-44 (2) right to issue any type of bonds for the purposes
2-45 for which the district is created or to pay the principal of and
2-46 interest on the bonds;

2-47 (3) right to impose or collect an assessment or tax; or

2-48 (4) legality or operation.

2-49 Sec. 4005.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

2-50 All or any part of the area of the district is eligible to be
2-51 included in:

2-52 (1) a tax increment reinvestment zone created under
2-53 Chapter 311, Tax Code; or

2-54 (2) a tax abatement reinvestment zone created under
2-55 Chapter 312, Tax Code.

2-56 Sec. 4005.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-57 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-58 Chapter 375, Local Government Code, applies to the district.

2-59 Sec. 4005.0108. CONSTRUCTION OF CHAPTER. This chapter
2-60 shall be liberally construed in conformity with the findings and
2-61 purposes stated in this chapter.

2-62 SUBCHAPTER B. BOARD OF DIRECTORS

2-63 Sec. 4005.0201. GOVERNING BODY; TERMS. (a) The district is
2-64 governed by a board of five directors elected or appointed as
2-65 provided by this chapter and Subchapter D, Chapter 49, Water Code.

2-66 (b) Except as provided by Section 4005.0203, directors
2-67 serve staggered four-year terms.

2-68 Sec. 4005.0202. COMPENSATION. A director is entitled to
2-69 receive fees of office and reimbursement for actual expenses as

3-1 provided by Section 49.060, Water Code. Sections 375.069 and
3-2 375.070, Local Government Code, do not apply to the board.

3-3 Sec. 4005.0203. TEMPORARY DIRECTORS. (a) On or after the
3-4 effective date of the Act creating this chapter, the owner or owners
3-5 of a majority of the assessed value of the real property in the
3-6 district according to the most recent certified tax appraisal roll
3-7 for the county may submit a petition to the Texas Commission on
3-8 Environmental Quality requesting that the commission appoint as
3-9 temporary directors the five persons named in the petition. The
3-10 commission shall appoint as temporary directors the five persons
3-11 named in the petition.

3-12 (b) The temporary or successor temporary directors shall
3-13 hold an election to elect five permanent directors as provided by
3-14 Section 49.102, Water Code.

3-15 (c) Temporary directors serve until the earlier of:

3-16 (1) the date permanent directors are elected under
3-17 Subsection (b); or

3-18 (2) the fourth anniversary of the effective date of
3-19 the Act creating this chapter.

3-20 (d) If permanent directors have not been elected under
3-21 Subsection (b) and the terms of the temporary directors have
3-22 expired, successor temporary directors shall be appointed or
3-23 reappointed as provided by Subsection (e) to serve terms that
3-24 expire on the earlier of:

3-25 (1) the date permanent directors are elected under
3-26 Subsection (b); or

3-27 (2) the fourth anniversary of the date of the
3-28 appointment or reappointment.

3-29 (e) If Subsection (d) applies, the owner or owners of a
3-30 majority of the assessed value of the real property in the district
3-31 according to the most recent certified tax appraisal roll for the
3-32 county may submit a petition to the Texas Commission on
3-33 Environmental Quality requesting that the commission appoint as
3-34 successor temporary directors the five persons named in the
3-35 petition. The commission shall appoint as successor temporary
3-36 directors the five persons named in the petition.

3-37 SUBCHAPTER C. POWERS AND DUTIES

3-38 Sec. 4005.0301. GENERAL POWERS AND DUTIES. The district
3-39 has the powers and duties necessary to accomplish the purposes for
3-40 which the district is created.

3-41 Sec. 4005.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The
3-42 district, using any money available to the district for the
3-43 purpose, may provide, design, construct, acquire, improve,
3-44 relocate, operate, maintain, or finance an improvement project or
3-45 service authorized under this chapter or Chapter 375, Local
3-46 Government Code.

3-47 (b) The district may contract with a governmental or private
3-48 entity to carry out an action under Subsection (a).

3-49 (c) The implementation of a district project or service is a
3-50 governmental function or service for the purposes of Chapter 791,
3-51 Government Code.

3-52 Sec. 4005.0303. LAW ENFORCEMENT SERVICES. To protect the
3-53 public interest, the district may contract with a qualified party,
3-54 including the county, to provide law enforcement services in the
3-55 district for a fee.

3-56 Sec. 4005.0304. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
3-57 The district may join and pay dues to a charitable or nonprofit
3-58 organization that performs a service or provides an activity
3-59 consistent with the furtherance of a district purpose.

3-60 Sec. 4005.0305. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
3-61 district may engage in activities that accomplish the economic
3-62 development purposes of the district.

3-63 (b) The district may establish and provide for the
3-64 administration of one or more programs to promote state or local
3-65 economic development and to stimulate business and commercial
3-66 activity in the district, including programs to:

3-67 (1) make loans and grants of public money; and

3-68 (2) provide district personnel and services.

3-69 (c) The district may create economic development programs

4-1 and exercise the economic development powers provided to
4-2 municipalities by:

- 4-3 (1) Chapter 380, Local Government Code; and
- 4-4 (2) Subchapter A, Chapter 1509, Government Code.

4-5 Sec. 4005.0306. PARKING FACILITIES. (a) The district may
4-6 acquire, lease as lessor or lessee, construct, develop, own,
4-7 operate, and maintain parking facilities or a system of parking
4-8 facilities, including lots, garages, parking terminals, or other
4-9 structures or accommodations for parking motor vehicles off the
4-10 streets and related appurtenances.

4-11 (b) The district's parking facilities serve the public
4-12 purposes of the district and are owned, used, and held for a public
4-13 purpose even if leased or operated by a private entity for a term of
4-14 years.

4-15 (c) The district's parking facilities are parts of and
4-16 necessary components of a street and are considered to be a street
4-17 or road improvement.

4-18 (d) The development and operation of the district's parking
4-19 facilities may be considered an economic development program.

4-20 Sec. 4005.0307. ADDING OR EXCLUDING LAND. The district may
4-21 add or exclude land in the manner provided by Subchapter J, Chapter
4-22 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

4-23 Sec. 4005.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The
4-24 board by resolution shall establish the number of directors'
4-25 signatures and the procedure required for a disbursement or
4-26 transfer of district money.

4-27 Sec. 4005.0309. NO EMINENT DOMAIN POWER. The district may
4-28 not exercise the power of eminent domain.

4-29 SUBCHAPTER D. ASSESSMENTS

4-30 Sec. 4005.0401. PETITION REQUIRED FOR FINANCING SERVICES
4-31 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
4-32 service or improvement project with assessments under this chapter
4-33 unless a written petition requesting that service or improvement
4-34 has been filed with the board.

4-35 (b) A petition filed under Subsection (a) must be signed by
4-36 the owners of a majority of the assessed value of real property in
4-37 the district subject to assessment according to the most recent
4-38 certified tax appraisal roll for the county.

4-39 Sec. 4005.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
4-40 The board by resolution may impose and collect an assessment for any
4-41 purpose authorized by this chapter in all or any part of the
4-42 district.

4-43 (b) An assessment, a reassessment, or an assessment
4-44 resulting from an addition to or correction of the assessment roll
4-45 by the district, penalties and interest on an assessment or
4-46 reassessment, an expense of collection, and reasonable attorney's
4-47 fees incurred by the district:

4-48 (1) are a first and prior lien against the property
4-49 assessed;

4-50 (2) are superior to any other lien or claim other than
4-51 a lien or claim for county, school district, or municipal ad valorem
4-52 taxes; and

4-53 (3) are the personal liability of and a charge against
4-54 the owners of the property even if the owners are not named in the
4-55 assessment proceedings.

4-56 (c) The lien is effective from the date of the board's
4-57 resolution imposing the assessment until the date the assessment is
4-58 paid. The board may enforce the lien in the same manner that the
4-59 board may enforce an ad valorem tax lien against real property.

4-60 (d) The board may make a correction to or deletion from the
4-61 assessment roll that does not increase the amount of assessment of
4-62 any parcel of land without providing notice and holding a hearing in
4-63 the manner required for additional assessments.

4-64 SUBCHAPTER E. TAXES AND BONDS

4-65 Sec. 4005.0501. TAX ELECTION REQUIRED. The district must
4-66 hold an election in the manner provided by Chapter 49, Water Code,
4-67 or, if applicable, Chapter 375, Local Government Code, to obtain
4-68 voter approval before the district may impose an ad valorem tax.

4-69 Sec. 4005.0502. OPERATION AND MAINTENANCE TAX. (a) If

5-1 authorized by a majority of the district voters voting at an
5-2 election under Section 4005.0501, the district may impose an
5-3 operation and maintenance tax on taxable property in the district
5-4 in the manner provided by Section 49.107, Water Code, for any
5-5 district purpose, including to:

- 5-6 (1) maintain and operate the district;
- 5-7 (2) construct or acquire improvements; or
- 5-8 (3) provide a service.

5-9 (b) The board shall determine the operation and maintenance
5-10 tax rate. The rate may not exceed the rate approved at the
5-11 election.

5-12 Sec. 4005.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
5-13 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
5-14 terms determined by the board.

5-15 (b) The district may issue bonds, notes, or other
5-16 obligations payable wholly or partly from ad valorem taxes,
5-17 assessments, impact fees, revenue, contract payments, grants, or
5-18 other district money, or any combination of those sources of money,
5-19 to pay for any authorized district purpose.

5-20 (c) The limitation on the outstanding principal amount of
5-21 bonds, notes, or other obligations provided by Section 49.4645,
5-22 Water Code, does not apply to the district.

5-23 Sec. 4005.0504. BONDS SECURED BY REVENUE OR CONTRACT
5-24 PAYMENTS. The district may issue, without an election, bonds
5-25 secured by:

- 5-26 (1) revenue other than ad valorem taxes, including
- 5-27 contract revenues; or
- 5-28 (2) contract payments, provided that the requirements
- 5-29 of Section 49.108, Water Code, have been met.

5-30 Sec. 4005.0505. BONDS SECURED BY AD VALOREM TAXES;
5-31 ELECTIONS. (a) If authorized at an election under Section
5-32 4005.0501, the district may issue bonds payable from ad valorem
5-33 taxes.

5-34 (b) Section 375.243, Local Government Code, does not apply
5-35 to the district.

5-36 (c) At the time the district issues bonds payable wholly or
5-37 partly from ad valorem taxes, the board shall provide for the annual
5-38 imposition of a continuing direct annual ad valorem tax, without
5-39 limit as to rate or amount, for each year that all or part of the
5-40 bonds are outstanding as required and in the manner provided by
5-41 Sections 54.601 and 54.602, Water Code.

5-42 (d) All or any part of any facilities or improvements that
5-43 may be acquired by a district by the issuance of its bonds may be
5-44 submitted as a single proposition or as several propositions to be
5-45 voted on at the election.

5-46 Sec. 4005.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The
5-47 board may not issue bonds until each municipality in whose
5-48 corporate limits or extraterritorial jurisdiction the district is
5-49 located has consented by ordinance or resolution to the creation of
5-50 the district and to the inclusion of land in the district, as
5-51 required by applicable law.

5-52 (b) This section applies only to the district's first
5-53 issuance of bonds payable from ad valorem taxes.

5-54 SUBCHAPTER I. DISSOLUTION

5-55 Sec. 4005.0901. DISSOLUTION. (a) The board shall dissolve
5-56 the district on written petition filed with the board by the owners
5-57 of at least two-thirds of the assessed value of the property subject
5-58 to assessment or taxation by the district based on the most recent
5-59 certified county property tax rolls.

5-60 (b) The board by majority vote may dissolve the district at
5-61 any time.

5-62 (c) The district may not be dissolved by its board under
5-63 Subsection (a) or (b) if the district:

5-64 (1) has any outstanding bonded indebtedness until that
5-65 bonded indebtedness has been repaid or defeased in accordance with
5-66 the order or resolution authorizing the issuance of the bonds;

5-67 (2) has a contractual obligation to pay money until
5-68 that obligation has been fully paid in accordance with the
5-69 contract; or

6-1 (3) owns, operates, or maintains public works,
6-2 facilities, or improvements unless the district contracts with
6-3 another person for the ownership, operation, or maintenance of the
6-4 public works, facilities, or improvements.

6-5 (d) Sections 375.261, 375.262, and 375.264, Local
6-6 Government Code, do not apply to the district.

6-7 SECTION 2. The Grand Prairie Management District initially
6-8 includes all territory contained in the following area:

6-9 TRACT 1: 39.38 acres.

6-10 Being a 39.38 acre tract of land located in the Edward R.
6-11 Green Survey, Abstract No. 307, Harris County, Texas; said 39.38
6-12 acre tract being all of a called 39.365 acre tract recorded in the
6-13 name of Betty Sue Dennison Stahman, Cathy Annette Dennison Felts,
6-14 and the heirs/devisees of Bobby Gene Dennison under Clerk's File
6-15 (C.F.) No. RP-2020-285720 of the Official Public Records of Real
6-16 Property of Harris County (O.P.R.R.P.H.C.) (reference C.F.
6-17 No. J223460 O.P.R.R.P.H.C.); said 39.38 acre tract being more
6-18 particularly described by metes and bounds as follows (all bearings
6-19 are referenced to the Texas Coordinate System, North American Datum
6-20 of 1983 (NAD83), South Central Zone):

6-21 Beginning at a 1-inch iron pipe found on the west
6-22 right-of-way (R.O.W.) line of Warren Ranch Road (monumented and
6-23 occupied as sixty-feet wide) on the north line of the James O'Brien
6-24 Survey, Abstract No. 615, and the south line of said Edward R. Green
6-25 Survey, at the northeast corner of a called 617.0 acre tract
6-26 recorded in the name of Emptor Hockley LLC under C.F.
6-27 No. RP-2020-106668 of the O.P.R.R.P.H.C., for the southeast corner
6-28 of said 39.365 acre tract and the herein described tract;

6-29 1. THENCE, with the common line of said James O'Brien Survey
6-30 and Edward R. Green Survey, being the north line of said 617.0 acre
6-31 tract and the south line of said 39.365 acre tract, South 88 degrees
6-32 01 minutes 10 seconds West, a distance of 2,049.96 feet (called
6-33 S89°55'13"W 2,050.10') to a 5/8-inch capped iron rod (COSTELLO)
6-34 found at the southeast corner of a called 198.4 acre tract recorded
6-35 in the name of Emptor Betka, LLC under C.F. No. RP-2020-616041 of
6-36 the O.P.R.R.P.H.C., for the southwest corner of the herein
6-37 described tract;

6-38 2. THENCE, with the east line of said 198.4 acre tract,
6-39 being the west line of said 39.365 acre tract, North 01 degrees 48
6-40 minutes 44 seconds West, a distance of 1,046.67 feet (called
6-41 N00°04'57"E 1,046.77') to a set 5/8-inch capped iron rod
6-42 (COSTELLO), at the southwest corner of a called 30 acre tract
6-43 recorded in the name of F.E. Dennison under C.F. No. B746174 of the
6-44 O.P.R.R.P.H.C., for the northwest corner of the herein described
6-45 tract;

6-46 3. THENCE, with the south line of said 30 acre tract being
6-47 the north line of said 39.365 acre tract, North 87 degrees 51
6-48 minutes 54 seconds East, a distance of 808.07 feet (called
6-49 N89°47'26"E 807.49') to a set 5/8-inch capped iron rod (COSTELLO) at
6-50 the northwest corner of a called 10.000 acre tract recorded in the
6-51 name of Victor Pascual under C.F. No. RP-2018-114889 of the
6-52 O.P.R.R.P.H.C., for the northerly northeast corner of the herein
6-53 described tract;

6-54 4. THENCE, with the west line of said 10.000 acre tract,
6-55 being the easterly line of said 39.365 acre tract, South 01 degrees
6-56 53 minutes 23 seconds East, a distance of 351.00 feet (called
6-57 S00°00'40"W 351.00') to a set 5/8-inch capped iron rod (COSTELLO) at
6-58 the southwest corner of said 10.000 acre tract, for an interior
6-59 corner for the herein described tract;

6-60 5. THENCE, with the south line of said 10.000 acre tract,
6-61 being the north line of said 39.365 acre tract, North 87 degrees 51
6-62 minutes 54 seconds East, a distance of 1,241.03 feet (called
6-63 N89°45'13"E 1,241.03') to a set 5/8-inch capped iron rod (COSTELLO)
6-64 on the west R.O.W. like of said Warren Ranch Road, at the southeast
6-65 corner of said 10.000 acre tract, for the easterly northeast corner
6-66 of the herein described tract, from which a 1/2-inch capped iron rod
6-67 (PRECISION) found at the northeast corner of said 10.000 acre
6-68 tract, being the southeast corner of said 30 acre tract bears North
6-69 01 degrees 53 minutes 20 seconds West, a distance of 351.00 feet;

7-1 6. THENCE, with the west R.O.W. line of said Warren Ranch
 7-2 Road, being the east line of said 39.365 acre tract, South 01
 7-3 degrees 50 minutes 47 seconds East, a distance of 701.20 feet
 7-4 (called S00°00'40"W 701.21') to the Point of Beginning and
 7-5 containing 39.38 acres of land.

7-6 TRACT 2: 25.003 acres.

7-7 COMMENCING FOR REFERENCE: At a 1/2 inch iron rod set in the
 7-8 West line of Warren Ranch Road for the Northeast corner of the above
 7-9 30 acre tract and the Southeast corner of a 20 acre tract (Volume
 7-10 3317, Page 398 Deed Records), said point also being the Northeast
 7-11 corner of a 2.000 acre tract (Tract 1 being surveyed at the same
 7-12 time as this tract and not yet recorded);

7-13 THENCE: South 02° 29' 44" East a distance of 174.51 feet to a
 7-14 1/2 inch iron pipe found in the West line of Warren Ranch Road and
 7-15 being the Northeast corner of a 1.0 acre tract (Clerk's File
 7-16 No. U766462) and being the Southeast corner of the 2.000 acre tract
 7-17 (Tract 1);

7-18 THENCE: South 02° 08' 51" East a distance of 183.33 feet to a
 7-19 3/4 inch iron pipe found in the West line of Warren Ranch Road for
 7-20 the Southeast corner of the 1.0 acre tract and being the Easternmost
 7-21 Northeast corner and PLACE OF BEGINNING of the herein described
 7-22 tract;

7-23 THENCE: South 01° 48' 54" East a distance of 280.37 feet to a
 7-24 1/2 inch iron rod found in the West line of Warren Ranch Road for the
 7-25 Southeast corner of both the herein described tract and the above 30
 7-26 acre tract, said point being the Northeast corner of a 10.000 acre
 7-27 tract (Clerk's File No. RP-2018-114889);

7-28 THENCE: South 87° 54' 12" West at a distance of 1241.03 feet
 7-29 passing a 1/2 inch iron rod found 1.4 feet to the right for the
 7-30 Northwest corner of the 10.000 acre tract and a Northeast corner of a
 7-31 39.365 acre tract (Clerk's File No. RP-2020-285720) and continuing
 7-32 on for a total distance of 2047.40 feet to a 1/2 inch iron rod set
 7-33 for the Southwest corner of both the herein described tract and the
 7-34 30 acre tract, said point being the Northwest corner of the 39.365
 7-35 acre tract located in the East line of a tract of land being part of
 7-36 a called 836.784 acre tract (Clerk's File No. Y173252);

7-37 THENCE: North 02° 04' 03" West a distance of 638.10 feet to a
 7-38 1/2 inch iron rod found for the Northwest corner of both the herein
 7-39 described tract and the 30 acre tract and being the Southwest corner
 7-40 of a 65.239 acre tract (Clerk's File No. RP-2020-175741) located in
 7-41 the East line of the 836.784 acre tract;

7-42 THENCE: North 87° 54' 02" East at a distance of 1133.69 feet
 7-43 passing a 4 inch iron pipe found for the Southeast corner of the
 7-44 65.239 acre tract and the Southwest corner of the before mentioned 20
 7-45 acre tract and continuing on for a total distance of 1438.49 feet to
 7-46 a 1/2 inch iron rod set for the Northernmost Northeast corner of the
 7-47 herein described tract located in the South line of the 20 acre
 7-48 tract, said point being the Northwest corner of the before
 7-49 mentioned 2.000 acre tract (Tract 1), from said point the
 7-50 commencing point described above bears North 87° 54' 02" East a
 7-51 distance of 608.59 feet;

7-52 THENCE: South 02° 08' 52" East at a distance of 122.82 feet
 7-53 passing a 1/2 inch iron rod set for the Westernmost Southwest corner
 7-54 of the 2.000 acre tract (Tract 1) and the Northwest corner of a 2.000
 7-55 acre tract (Tract 2 being surveyed at the same time as this tract
 7-56 and not yet recorded), continuing on for a total distance of 357.20
 7-57 feet to a 1/2 inch iron rod set for an interior corner of this tract
 7-58 and the Southwest corner of the 2.000 acre tract (Tract 2);

7-59 THENCE: North 87° 57' 38" East at a distance of 371.71 feet
 7-60 passing a 1/2 inch iron rod set for the Southeast corner of Tract 2
 7-61 and the Southwest corner of the before mentioned 1.0 acre tract and
 7-62 continuing on for a total distance of 609.65 feet to the PLACE OF
 7-63 BEGINNING and containing 25.003 acres of land.

7-64 All bearings recited hereon are based on the West line of
 7-65 Warren Ranch Road running South 01° 48' 54" East.

7-66 SECTION 3. (a) The legal notice of the intention to
 7-67 introduce this Act, setting forth the general substance of this
 7-68 Act, has been published as provided by law, and the notice and a
 7-69 copy of this Act have been furnished to all persons, agencies,

8-1 officials, or entities to which they are required to be furnished
8-2 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8-3 Government Code.

8-4 (b) The governor, one of the required recipients, has
8-5 submitted the notice and Act to the Texas Commission on
8-6 Environmental Quality.

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

8-11 (d) All requirements of the constitution and laws of this
8-12 state and the rules and procedures of the legislature with respect
8-13 to the notice, introduction, and passage of this Act have been
8-14 fulfilled and accomplished.

8-15 SECTION 4. This Act takes effect immediately if it receives
8-16 a vote of two-thirds of all the members elected to each house, as
8-17 provided by Section 39, Article III, Texas Constitution. If this
8-18 Act does not receive the vote necessary for immediate effect, this
8-19 Act takes effect September 1, 2023.

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