

By: Jackson

S.B. No. 1806

A BILL TO BE ENTITLED

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AN ACT

relating to the creation and authority of the West Ranch Management District; providing authority to levy an assessment, impose taxes, issue bonds and providing for limited powers of eminent domain;

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

SECTION 1. CREATION OF DISTRICT. (a) The West Ranch Management District is a special district created under Section 59, Article XVI, Texas Constitution.

(b) The board by resolution may change the name of the district.

SECTION 2. DEFINITIONS. In this Act:

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

(2) "City" means the City of Friendswood, Texas.

(3) "County" means either Harris County or Galveston County, as applicable.

(4) "District" means the West Ranch Management District.

SECTION 3. DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this Act.

(b) The creation of the district is necessary to promote, develop, encourage, and maintain employment, commerce,

1 transportation, housing, tourism, recreation, the arts,
2 entertainment, economic development, education, safety, and the
3 public welfare in the area of the district.

4 (c) The creation of the district and this legislation may
5 not be interpreted to relieve the county or the city from providing
6 the level of services provided, as of the effective date of this
7 Act, to the area in the district. The district is created to
8 supplement and not to supplant the county or city services provided
9 in the area in the district.

10 (d) By creating the district and in authorizing the city,
11 the county, and other political subdivisions to contract with the
12 district, the legislature has established a program to accomplish
13 the public purposes set out in Section 52-a, Article III, Texas
14 Constitution.

15 SECTION 4. BOUNDARIES. The district includes all the
16 territory contained in the following described area:

17 All of the following four tracts of land containing 765.31
18 acres, more or less, which are situated in Harris County and
19 Galveston County, Texas:

20 TRACT "A"

21 BEING 224.66 acres of land in the John Dickinson League, Abstract
22 Number 9, City of Friendswood, Galveston County, Texas and being
23 all of Lots 1 through 25, a portion of Lot 26, Lot 27, Lot 28, all of
24 Lots 29 through 38 and all of the land contained within the roads
25 adjoining the above said Lots of the Slone Subdivision, originally
26 recorded in Volume 254-A, Page 53 of the Galveston County Map
27 Records and transferred to Volume 13, Page 91 of the Galveston

1 County Map Records, and also being all of the unplatted portion of
2 the said Slone Subdivision lying north of Lots 1 through 11, south
3 of Chigger Bayou and south of Clear Creek as shown on the plat of the
4 said Slone Subdivision, said 224.66 acres being a portion of that
5 same property as described in deeds recorded under Clerk's File
6 Number 8900646 and 9305532 of the Official Public Records of Real
7 Property of Galveston County, Texas, said 224.66 acres being more
8 particularly described by metes and bounds as follows:

9 COMMENCING at a 4-inch Texas Department of Transportation brass
10 disk in concrete found for the most southerly corner of Century Oaks
11 Estates, a subdivision plat recorded under Volume 18, Page 547 of
12 the Galveston County Map Records, the southwest corner of a called
13 2.5 acre tract as described in a deed recorded under Volume 2563,
14 Page 690 of the Galveston County Deed Records and being in the north
15 right-of-way line of Farm-to-Market Road 518, as widened per deed
16 recorded in Volume 3215, Page 290 of the Galveston County Deed
17 Records;

18 THENCE N 18° 19' 12" E, a distance of 209.33 feet along the west line
19 of the said 2.5 acre tract and the east line of said Century Oaks
20 Estates to a 5/8-inch iron rod with a cap stamped "Brown & Gay" set
21 for corner and the POINT OF BEGINNING, and from which a 1/2-inch
22 iron rod found bears N 67° 13' W, 1.71 feet;

23 THENCE N 18° 19' 12" E, a distance of 89.56 feet along the east line
24 of said Century Oaks Estates to a railroad rail found for corner;

25 THENCE N 18° 28' 39" E, a distance of 1578.44 feet along the east
26 line of said Century Oaks Estates to a 2-inch iron pipe found for
27 angle point;

1 THENCE N 48° 14' 29" E, a distance of 39.94 feet along the east line
2 of said Century Oaks Estates to a 5/8-inch iron rod with a cap
3 stamped "Brown & Gay" set for angle point;
4 THENCE N 28° 35' 39" E, a distance of 40.14 feet to a point for corner
5 in the centerline of Chigger Creek;
6 THENCE the following courses and distances along the centerline of
7 said Chigger Creek, in a downstream direction:
8 S 63° 57' 50" E, a distance of 54.25 feet; thence S 51° 48' 11" E, a
9 distance of 94.50 feet; thence S 72° 43' 56" E, a distance of 46.71
10 feet; thence N 71° 33' 51" E, a distance of 168.92 feet; thence S 67°
11 55' 09" E, a distance of 79.85 feet; thence S 36° 39' 49" E, a
12 distance of 102.93 feet; thence S 13° 21' 09" E, a distance of 98.50
13 feet; thence S 04° 26' 03" W, a distance of 93.97 feet; thence N 47°
14 51 '01" E, a distance of 82.81 feet; thence N 28° 35' 46" E, a
15 distance of 36.63 feet; thence N 07° 33' 15" W, a distance of 138.78
16 feet; thence N 22° 51' 52" E, a distance of 56.44 feet; thence N 86°
17 33' 35" E, a distance of 49.07 feet; thence S 48° 31' 51" E, a
18 distance of 110.30 feet; thence S 36° 41' 13" E, a distance of 82.17
19 feet; thence S 17° 01' 24" E, a distance of 55.03 feet; thence S 01°
20 31' 04" W, a distance of 79.86 feet; thence S 57° 33' 57" E, a
21 distance of 47.66 feet; thence S 87° 43' 35" E, a distance of 109.88
22 feet; thence N 44° 59' 16" E, a distance of 26.88 feet; thence N 19°
23 07' 52" E, a distance of 55.71 feet; thence N 59° 31' 38" E, a
24 distance of 82.36 feet; thence S 79° 11' 24" E, a distance of 69.98
25 feet; thence S 57° 17' 10" E, a distance of 75.75 feet; thence S 45°
26 46' 07" E, a distance of 82.84 feet; thence S 79° 21' 24" E, a
27 distance of 90.35 feet; thence S 59° 06' 50" E, a distance of 118.77

1 feet; thence S 14° 16' 09" E, a distance of 266.96 feet; thence S 30°
2 06' 55" E, a distance of 180.77 feet; thence S 55° 37' 40" E, a
3 distance of 78.97 feet; thence N 85° 12' 02" E, a distance of 85.00
4 feet; thence N 41° 37' 31" E, a distance of 111.95 feet; thence N 62°
5 41' 17" E, a distance of 194.76 feet; thence N 71° 44' 52" E, a
6 distance of 128.27 feet; thence S 54° 36' 37" E, a distance of 98.50
7 feet; thence S 47° 09' 52" E, a distance of 112.80 feet; thence S 75°
8 48' 49" E, a distance of 258.64 feet; thence N 71° 22' 14" E, a
9 distance of 95.41 feet; thence N 51° 56' 39" E, a distance of 325.94
10 feet; thence N 63° 03' 28" E, a distance of 138.92 feet; thence N 74°
11 09' 26" E, a distance of 240.94 feet; thence N 53° 41' 57" E, a
12 distance of 179.61 feet; thence N 39° 17' 28" E, a distance of 255.30
13 feet; thence N 52° 10' 50" E, a distance of 480.46 feet to a point in
14 the centerline of Clear Creek;

15 THENCE the following courses and distances along the centerline of
16 said Clear Creek in a downstream direction:

17 N 83° 02' 44" E, a distance of 216.85 feet; thence S 81° 11' 31" E, a
18 distance of 221.42 feet;

19 THENCE S 31° 29' 04" W, departing the centerline of said Clear Creek
20 and at a distance of 200.00 feet pass a 5/8-inch iron rod with cap
21 stamped " Brown & Gay" set for reference in the west line of Rancho
22 Viejo Section One, a subdivision plat filed for record under Volume
23 15, Page 92 and Page 93 of the Galveston County Map Records, at a
24 distance of 3806.87 feet pass a southwest corner of said Rancho
25 Viejo Section One and continuing for a total distance of 4413.64
26 feet to a 3/4-inch iron rod found for corner in the north
27 right-of-way of said Farm-to-Market Road 518 (140-foot width);

1 THENCE N 66° 48' 50" W, a distance of 1474.06 feet to a 4-inch Texas
2 Department of Transportation brass disk in concrete found for the
3 beginning of a tangent curve to the right;
4 THENCE in a northwesterly direction along said curve to the right an
5 arc distance 1477.43 feet, having a radius of 2476.48 feet, a
6 central angle of 34°10'54" and a chord which bears N 49° 43' 23" W,
7 1455.61 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay"
8 set for corner and being the southeast corner of the said 2.5 acre
9 tract, and from which a found 4-inch Texas Department of
10 Transportation brass disk in concrete bears S 88° 54' W, 1.07' and a
11 found 5/8-inch iron rod bears N 45° 13' W, 0.52;
12 THENCE N 23° 05' 10" E, departing the north right-of-way line of said
13 Farm-to-Market Road 518 and along the east line of the said 2.5 acre
14 tract a distance of 437.48 feet to a 5/8-inch iron rod with cap
15 stamped "Brown & Gay" set for corner, and from which a found
16 1/2-inch iron rod bears N 68° 30' W, 1.53 feet;
17 THENCE N 66° 44' 36" W a distance of 312.80 feet to POINT OF
18 BEGINNING and containing 224.70 acres of land.
19 SAVE AND EXCEPT the following 0.0367 acre tract of land:
20 Being a 0.0367 acre tract of land in the John Dickinson League,
21 Abstract Number 9, City of Friendswood, Galveston County, Texas and
22 being all of that certain 0.0367 acre tract of land described in a
23 deed recorded under Clerk's File Number 9636229 of the Official
24 Public Records of Galveston County, Texas, said 0.0367 acre tract
25 being more particularly described by metes and bounds as follows:
26 COMMENCING at a 4-inch Texas Department of Transportation brass
27 disk in concrete found for the most southerly corner of Century Oaks

1 Estates, a subdivision plat recorded under Volume 18, Page 547 of
2 the Galveston County Map Records, the southwest corner of a called
3 2.5 acre tract as described in a deed recorded under Volume 2563,
4 Page 690 of the Galveston County Deed Records and being in the north
5 right-of-way line of Farm-to-Market Road 518, as widened per deed
6 recorded in Volume 3215, Page 290 of the Galveston County Deed
7 Records;

8 THENCE N 18° 19' 12" E, a distance of 209.33 feet along the west line
9 of the said 2.5 acre tract and the east line of said Century Oaks
10 Estates to a 5/8-inch iron rod with a cap stamped "Brown & Gay" set
11 for corner and from which a 1/2-inch iron rod found bears N 67° 13'
12 W, 1.71 feet;

13 THENCE N 18° 19' 12" E, a distance of 89.56 feet along the east line
14 of said Century Oaks Estates to a railroad rail found for corner;

15 THENCE N 18° 28' 39" E, a distance of 196.40 feet along the east line
16 of said Century Oaks Estates to a point for corner;

17 THENCE S 71° 31' 21" E, a distance of 2654.33 feet to a 5/8-inch iron
18 rod with cap stamped "Brown & Gay" set for corner and being the
19 POINT OF BEGINNING of the herein described 0.0367 acre tract;

20 THENCE N 68° 59' 31" E, a distance of 40.00 feet to a 5/8-inch iron
21 rod with cap stamped "Brown & Gay" set for corner;

22 THENCE S 21° 00' 29" E, a distance of 40.00 feet to a 5/8-inch iron
23 rod with cap stamped "Brown & Gay" set for corner;

24 THENCE S 68° 59' 31" W, a distance of 40.00 feet to a 5/8-inch iron
25 rod with cap stamped "Brown & Gay" set for corner;

26 THENCE N 21° 00' 29" W, a distance of 40.00 feet to the POINT OF
27 BEGINNING and containing 0.0367 of an acre of land.

1 In conclusion, the herein described Tract "A", being 224.70 acres
2 of land, SAVE AND EXCEPT the herein described 0.0367 of an acre
3 tract of land out of the Tract "A" and comprising a total acreage of
4 224.66 acres of land.

5 Bearing orientation is based on the Texas State Plane Coordinate
6 System, South Central Zone NAD-83 and was derived by GPS (Global
7 Positioning System) measurements.

8 TRACT "B"

9 Being a 1.5678 acre tract of land and being a portion of Lots 27 and
10 28 of the of the Slone Subdivision, originally recorded in Volume
11 254-A, Page 53 of the Galveston County Map Records and transferred
12 to Volume 13, Page 91 of the Galveston County Map Records, said
13 1.5678 acres being the remainder of Lots 27 and 28 of the of the
14 Slone Subdivision lying south of Farm-to-Market Road 518 as widened
15 per deed recorded in Volume 3215, Page 290 of the Galveston County
16 Deed Records, and also being a portion of that same property as
17 described in deeds recorded under Clerk's File Number 8900646 and
18 9305532 of the Official Public Records of Real Property of
19 Galveston County, Texas, said 1.5678 acres of land being more
20 particularly described by metes and bounds as follows:

21 Tract "B" - 1.5678 Acres

22 BEGINNING at a 3/8-inch iron rod found for the southeast corner of a
23 called 2.4367 acres out of Lot "B" of the said Slone Subdivision and
24 as described in deed recorded under Clerk's File Number 8409880 of
25 the Official Public Records of Real Property of Galveston County,
26 Texas, and the southwest corner Lot 27 of the said Slone Subdivision
27 and in the north right-of-way line of Old Friendswood Road (50-foot

1 width) as shown on the plat of the said Slone Subdivision;
2 THENCE N 23° 12' 45" E, a distance of 326.27 feet along the west line
3 of said Lot 27 and the east line of said Lot "B" to a 3/8-inch iron
4 rod found for corner in the south right-of-way line of said
5 Farm-to-Market Road 518 as widened per deed recorded in Volume
6 3215, Page 290 of the Galveston County Deed Records;
7 THENCE S 27° 31' 52" E, a distance of 273.88 feet along the south
8 right-of-way line of said Farm-to-Market Road 518 (width varies) to
9 a 5/8-inch iron rod with a cap stamped "Brown & Gay" set for the
10 beginning of a tangent curve to the left;
11 THENCE in a southeasterly direction along said curve to the left an
12 arc distance of 301.00 feet, having a radius of 1004.93 feet,
13 central angle of 17° 09' 41" and a chord which bears S 36° 06' 43" E,
14 299.88 feet to a 5/8-inch iron rod with a cap stamped "Brown & Gay"
15 set for corner and being the intersection of the said widened
16 Farm-to-Market Road 518 (width varies) with the north right-of-way
17 line of said Old Friendswood Road (50-foot width);
18 THENCE N 66° 47' 00"W, a distance of 469.99 feet along the north
19 right-of-way of said Old Friendswood Road (50-foot width) to the
20 POINT OF BEGINNING and containing 1.5678 acres of land.
21 Bearing orientation is based on the Texas State Plane Coordinate
22 System, South Central Zone NAD-83 and was derived by GPS (Global
23 Positioning System) measurement.
24 TRACT "C"
25 BEING 491.76 acres of land in the John Dickinson League, Abstract 9,
26 City of Friendswood, Galveston County, Texas and being Lots 53
27 through 58, Lots 60 through 63, a portion of Lot 64,

1 Lots 74 through 102, Lots 104 through 116, Lots 119 through 125,
2 Lots 128 through 142, Lots 145 through 157 of the Slone Subdivision,
3 originally recorded in Volume 254-A, Page 6 of the Galveston County
4 Map Records and transferred to Volume 3, Page 61A of the Galveston
5 County Map Records, the portion of Lots 158 through 170 of the said
6 Slone Subdivision being north of the south line of the John
7 Dickinson League, Abstract 9 as shown on the adjoining plat of
8 Slone's Second Subdivision filed for record in Volume 13, Page 93 of
9 the Galveston County Map Records, as described by the City of
10 Friendswood, Texas Ordinance No. 178 and monumented on the ground,
11 and all of the area contained within the roads of the said Slone
12 Subdivision which adjoin the above said Lots, except the area of
13 road adjoining the south line of Lot 125, the north line of Lot 145,
14 that portion of the road south of Lots 158, 159, and 160 and north of
15 Lot 170 being of the south line of the said John Dickinson League,
16 Abstract 9, said 491.76 acres being a portion of that same property
17 as described in deeds recorded under Clerk's File Number 8900646
18 and 9305532 of the Official Public Records of Real Property of
19 Galveston County, Texas, and all of the property described in
20 Clerk's File Numbers 2001058454, 9607809, 9607810, 2001058452,
21 9416299, 9331194, 9439629, 9339033, 9338428, 9330747, 9906797,
22 9300437, and 9231217 of the Official Public Records of Real
23 Property of Galveston County, Texas, said 491.76 acres being
24 described by metes and bounds as follows:

25 BEGINNING at 2-inch iron pipe found for corner at the intersection
26 of the west line of the said John Dickinson League, Abstract 9 with
27 the south corner of the Sarah McKissick Survey, Abstract 151 and the

1 most easterly north corner of the Mary Fabreau Survey, Abstract 69
2 being an angle point the west line of Lot 108 of the said Slone
3 Subdivision, same also being the south corner of a 50-foot wide
4 strip of land dedicated to the City of Friendswood for roadway
5 purposes as shown on the plat of Falcon Ridge Section Three, a
6 subdivision plat filed for record under Volume 18, Page 282 of the
7 Galveston County Map Records;
8 THENCE N 41°43'46" E, along the east line of the said 50-foot roadway
9 and the west line of the said Slone Subdivision a distance of
10 1118.80 feet to a 5/8-inch iron rod found for corner and being the
11 southwest corner of a called 61.3567 acres described in a deed
12 recorded under Clerk's File Number 9441874 of the Official Public
13 Records of Real Property of Galveston County, Texas;
14 THENCE S 66°47'00" E, along the south line of the said 61.3567 acre
15 tract and the north line of a 30-foot wide roadway shown on the plat
16 of said Slone Subdivision a distance of 2054.04 feet to a 5/8-inch
17 iron rod found for the southwest corner of Lot 74 of said Slone
18 Subdivision;
19 THENCE N 23°13'00" E, along the east line of the said 61.3567 acre
20 tract, the east line of Lot 52, the west line of Lot 74 and Lot 53 of
21 the said Slone Subdivision a distance of 1846.66 feet to a 5/8-inch
22 iron rod with cap stamped "Brown & Gay" set for the northwest corner
23 of Lot 53, being in the south right-of-way line of Old Friendswood
24 Road (50-foot width) and from which a 1/2-inch iron rod found bears
25 N 22° 56' 27" E, 2.85 feet;
26 THENCE S 66°47'00" E, along the south line of Old Friendswood Road
27 (50-foot width) a distance of 847.01 feet to a 5/8-inch iron rod

1 with cap stamped "Brown & Gay" set for the beginning of a
2 non-tangent curve to the left and being the intersection of the
3 south right-of-way line of said Old Friendswood Road and the south
4 right-of-way line of Farm-to-Market Road 518 (width varies) as
5 widened per deed recorded in Volume 3215, Page 290 of the Galveston
6 County Deed Records;
7 THENCE in a southeasterly direction along said curve to the left an
8 arc distance of 219.55 feet, having a radius point which bears N 35°
9 42' 14" E, 1004.93 feet a central angle of 12°31'04" and a chord
10 which bears S 60°33'18" E, 219.12 feet to a 5/8-inch iron rod with
11 cap stamped "Brown & Gay" set for the end of the said curve to left;
12 THENCE S 66°48'50" E a distance of 339.17 feet along the south line
13 of said Farm-to-Market Road 518 (width varies) to a 5/8-inch iron
14 rod with cap stamped "Brown & Gay" set for the northeast corner of
15 Lot 58 of the said Slone Subdivision;
16 THENCE S 23°13'00" W, departing said Farm-to-Market Road 518
17 right-of-way, a distance of 907.78 feet along the east line of said
18 Lot 58 and the west line of Lot 59 of the said Slone Subdivision to a
19 5/8-inch iron rod with cap stamped "Brown & Gay" set for corner;
20 THENCE S 66°47'00" E, a distance of 234.00 feet along the south line
21 of Lot 59 to a 1-inch iron pipe found for the southeast corner of
22 said Lot 59;
23 THENCE N 23°13'00" E, a distance of 907.91 feet along the east line
24 of said Lot 59 and the west line of Lot 60 of the said Slone
25 Subdivision to a 5/8-inch iron rod with cap stamped "Brown & Gay"
26 set for the northwest corner of Lot 60 and being in the south
27 right-of-way line of said Farm-to-Market Road 518 (140-foot width);

1 THENCE S 66°48'50" E, a distance of 1188.89 feet along the south
2 right-of-way line of said Farm-to-Market Road 518 (140-foot width)
3 to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for corner
4 and from which 1/2-inch iron rod found bears S 11° 52' W, 0.84 feet;
5 THENCE S 31°27'01" W, a distance of 918.00 feet along the west line
6 of a called 4.8476 acre tract of land described in a deed recorded
7 under Clerk's File Number 2001020091 of the Official Public Records
8 of Real Property of Galveston County, Texas to a 5/8-inch iron rod
9 with cap stamped "Brown & Gay" set for corner and from which a found
10 5/8-inch iron rod found bears N 38° 40' 38" E, 12.06 feet;
11 THENCE S 66°47'00" E, a distance of 234.19 feet to a 5/8-inch iron
12 rod with cap stamped "Brown & Gay" set for corner and being in the
13 west line of Rancho Viejo Section Two, a subdivision plat filed
14 under Volume 15, Page 183-184 of the Galveston County Map Records;
15 THENCE S 31°27'01" W, a distance of 1881.19 feet along the east line
16 of said Slone Subdivision and the west line of said Rancho Viejo
17 Section Two, to a 3/4-inch iron pipe found for the southeast corner
18 of Lot 107 and the northeast corner of Lot 127 of the said Slone
19 Subdivision;
20 THENCE N 66° 47' 00" W, a distance of 554.37 feet along the north
21 line of Lot 126 and Lot 127 to a 5/8-inch iron rod found for the
22 northeast corner of Lot 125 and the northwest corner of Lot 126 of
23 the said Slone Subdivision;
24 THENCE S 23° 13' 00" W a distance of 915.90 feet along the east line
25 of said Lot 125 and the west line of said Lot 126 to a 3/8-inch iron
26 rod found for the southeast corner of said Lot 125 and the southwest
27 corner of said Lot 126 and being in the north line of a 30-foot wide

1 road right-of-way as shown on the plat of the said Slone
2 Subdivision;
3 THENCE N 66° 47' 00" W, a distance of 234.38 feet along the south
4 line of said Lot 125 and the north line of the last said 30-foot wide
5 road right-of-way to a 5/8-inch iron rod with cap stamped "Brown &
6 Gay" set for the southwest corner of said Lot 125;
7 THENCE S 23° 13' 00" W, a distance of 945.90 feet over and across the
8 last said 30-foot wide road right-of-way, along the east line of Lot
9 142 and the west line of Lot 143 of the said Slone Subdivision to a
10 5/8-inch iron rod with a cap stamped "Brown & Gay" set for the
11 southeast corner of said Lot 142;
12 THENCE S 66° 47' 00" E, along the south line of Lot 143 and Lot 144 of
13 the said Slone Subdivision, at a distance of 229.14 feet pass a
14 found 1/2-inch iron rod and continuing for a total distance of
15 468.00 feet to a 1/2-inch iron rod found for the southwest corner of Lot
16 145 and the southeast corner of Lot 144 of the said Slone
17 Subdivision corner;
18 THENCE N 23° 13' 00" E, a distance of 915.90 feet along the west line
19 of said Lot 145 and the east line of said Lot 144 to a 5/8-inch iron
20 rod with cap stamped "Brown & Gay" set for the northwest corner of
21 said Lot 145 in the south line of the last said 30-foot road
22 right-of-way, and from which a 3/8-inch iron found bears N 18° 38'
23 28" E, 3.91 feet;
24 THENCE S 66° 47' 00" E, a distance of 183.87 feet along the south
25 line of the last said 30-foot road right-of-way to a 5/8-inch iron
26 rod with cap stamped "Brown & Gay" set for the northeast corner of
27 said Lot 145 and being in the east line of said Slone Subdivision

1 and the west line of said Rancho Viejo Section Two;
2 THENCE S 31°27'01" W, at a distance of 141.19 feet pass a 1/2-inch
3 iron rod found for the southwest corner of said Rancho Viejo Section
4 Two and the northwest corner of a called 45.906 acre tract described
5 in a deed recorded under Clerk's File Number 9316733 of the Official
6 Public Records of Real Property of Galveston County, Texas,
7 continuing along the east line of the said Slone Subdivision and the
8 west line of the Slone Second Subdivision, a subdivision plat filed
9 for record under Volume 254A, Page 12 & 15 of the Galveston County
10 Map Records a total distance of 1589.22 feet to a 5/8-inch iron rod
11 with cap stamped "Brown & Gay" set for the southeast corner of the
12 herein described tract and being in the south line of the John
13 Dickinson League, Abstract 9 and the north line of the I & G. N.R.R
14 Company Survey No. 4, Abstract 608, and from which a found 1/2-inch
15 iron pipe bears N 86° 55' 50" E, 1.24 feet, and a 2-inch iron pipe
16 found for the southeast corner of the said Slone Subdivision bears S
17 31° 27' 01"W, 293.38 feet;
18 THENCE S 86° 55' 50" W, a distance of 3151.54 feet over and across
19 Lots 158 through 160, a 30-foot road and 170 through 162 of the said
20 Slone Subdivision and along the south line of the said John
21 Dickinson League, Abstract 9 and the north line of the I & G. N.R.R
22 Company Survey No. 4, Abstract 608, to a square iron axle found in
23 the west line of the said Slone Subdivision for the southwest corner
24 of the herein described tract and the southwest corner of the said
25 John Dickinson League, Abstract 9, and from which the southwest
26 corner of the said Slone Subdivision bears S 03° 05' 56" E, 284.94
27 feet;

1 THENCE N 03°05'56" W, along the west line of the said Slone
2 Subdivision, at a distance of 1323.08 feet pass a 1-inch iron pipe
3 found for the most easterly northeast corner of a called 97.00 acres
4 described in a deed recorded under Clerk's File Number 9705354 of
5 the Official Public Records of Real Property of Galveston County,
6 Texas, and continuing for a total distance of 4239.36 feet to the
7 POINT OF BEGINNING and containing 506.20 acres of land.

8 SAVE AND EXCEPT this 9.525 acre tract of land:

9 Being 9.525 acres of land situated in the John Dickinson League,
10 Abstract 9, City of Friendswood, Galveston County, Texas and being
11 all of Lots 117 and 118 of the Slone Subdivision, originally
12 recorded in Volume 254-A, Page 6 of the Galveston County Map Records
13 and transferred to Volume 3, Page 61A of the Galveston County Map
14 Records, said 9.525 acres being more particularly described by
15 metes and bounds as follows:

16 BEGINNING at a 1-1/2 inch iron pipe found for the northwest corner
17 of said Lot 117;

18 THENCE S 66° 47' 00" E, a distance of 453.00 feet to a 3/8-inch iron
19 rod found (disturbed) in the west line of a 30-foot road for the
20 northeast corner of said Lot 118;

21 THENCE S 23° 13' 00" W, a distance of 915.90 feet to a 5/8-inch iron
22 rod with cap stamped "Brown & Gay" set for the southeast corner of
23 said Lot 118 in the north of a 30-foot road;

24 THENCE N 66° 47' 00" W, a distance of 453.00 feet to a 3/8-inch iron
25 found (disturbed) for the southwest corner of said Lot 117;

26 THENCE N 23° 13' 00" E, a distance of 915.90 feet to the POINT OF
27 BEGINNING and containing 9.525 acres of land.

1 SAVE AND EXCEPT this 4.920 acre of land:

2 Being 4.920 acres of land situated in the John Dickinson League,
3 Abstract 9, City of Friendswood, Galveston County, Texas and being
4 all of Lot 103 of the Slone Subdivision, originally recorded in
5 Volume 254-A, Page 6 of the Galveston County Map Records and
6 transferred to Volume 3, Page 61A of the Galveston County Map
7 Records, said 4.920 acres being more particularly described by
8 metes and bounds as follows:

9 COMMENCING at a 5/8-inch iron rod found for the northwest corner of
10 Lot 126 of the said Slone Subdivision;

11 THENCE N 66° 47' 00" W, a distance of 234.38 feet to a 5/8-inch iron
12 rod with cap stamped "Brown & Gay" set for the southeast corner of
13 said Lot 103 and the POINT OF BEGINNING;

14 THENCE N 66° 47' 00" W, a distance of 234.00 feet to a 5/8-inch iron
15 rod with cap stamped "Brown & Gay" set for the southwest corner of
16 said Lot 103;

17 THENCE N 23° 13' 00" E, a distance of 915.90 feet to a 5/8-inch iron
18 rod with cap stamped "Brown & Gay" set for the northwest corner of
19 said Lot 103;

20 THENCE S 66° 47' 00" E, a distance of 234.00 feet to a 5/8-inch iron
21 rod with cap stamped "Brown & Gay" set for the northeast corner of
22 said Lot 103;

23 THENCE S 23° 13' 00" W, a distance of 915.90 feet to the POINT OF
24 BEGINNING and containing 4.920 acres of land.

25 In conclusion, the herein described Tract "C", being 506.20 acres
26 of land, SAVE AND EXCEPT the herein described 9.525 acre tract and
27 the herein described 4.920 acre tract of land, said Tract "C"

1 comprising a total acreage of 491.76 acres of land.

2 Bearing orientation is based on the Texas State Plane Coordinate
3 System, South Central Zone NAD-83 and was derived by GPS (Global
4 Positioning System) measurements.

5 Tract "D"

6 BEING 47.32 acres of land situated in the John Dickinson League,
7 Abstract Number 15 and the Sarah McKissick Survey Abstract Number
8 549, Harris County, Texas, and being out of a called 128.897 acre
9 tract of land described in the deed to Autumn Creek Development,
10 Ltd., recorded under Harris County Clerk's File Number S953732,
11 said 47.32 acres being described by metes and bounds as follows:

12 BEGINNING at a point for the southeast corner of Autumn Creek
13 Section Nine, a subdivision as shown on the plat thereof recorded at
14 Film Code Number 497014 of the Harris County Map Records in the
15 westerly right-of-way line of West Bay Area Boulevard, (100-foot
16 wide right-of-way);

17 THENCE in a southeasterly direction with the westerly right-of-way
18 line of said West Bay Area Boulevard along said curve to the left
19 having an arc distance of 506.26 feet, a radius of 2,050.00 feet, a
20 central angle of 14° 08' 58" and a chord which bearing S 11° 37' 18"
21 E, 504.97 feet, to the point of tangency of said curve;

22 THENCE S 18° 41' 47" E, a distance of 248.04 feet with the westerly
23 right-of-way line of said West Bay Area Boulevard to a point at the
24 northeast corner of a called 1.7040 acre tract of land described by
25 a deed to the City of Friendswood, recorded under Harris county
26 Clerk's File Number K176284;

27 THENCE S 71° 18' 13" W, a distance of 100.65 with the northerly line

1 of said 1.7040 acre tract to a point at the northwest corner of said
2 1.7040 acre tract and the north corner of a called 20.2798 acre
3 tract described by deed to Gulf Coast Waste Disposal Authority,
4 recorded under Harris County Clerk's File Number P950404;
5 THENCE S 41° 47' 10" W, a distance of 1,519.76 feet with the
6 northwest line of said 20.2798 acre tract to a point for a corner;
7 THENCE N 65° 22' 41" W, a distance of 70.22 feet;
8 THENCE N 72° 32' 12" W, a distance of 253.55 feet;
9 THENCE N 89° 34' 51" W, a distance of 93.55 feet;
10 THENCE S 88° 46' 20" W, a distance of 93.87 feet;
11 THENCE N 75° 06' 28" W, a distance of 115.12 feet;
12 THENCE N 54° 31' 09" W, a distance of 67.47 feet;
13 THENCE N 41° 43' 46" E, a distance of 737.60 feet with the southeast
14 line of called 3.4 acre tract described by deed recorded in Volume
15 264, Page 548, of the Harris County Deed Records, to a point for a
16 corner;
17 THENCE N 48° 21' 15" W, a distance of 199.99 feet with the northeast
18 line of said 3.4 acre tract;
19 THENCE S 41° 43' 46" W, a distance of 709.88 feet with the northwest
20 line of said 3.4 acre tract;
21 THENCE N 20° 12' 20" W, a distance of 129.06 feet;
22 THENCE N 13° 26' 52" W, a distance of 91.03 feet;
23 THENCE N 07° 51' 30" W, a distance of 67.29 feet;
24 THENCE N 41° 43' 46" E, a distance of 554.47 feet with the southeast
25 line of a called 3.4 acre tract of land described by deed to Charles
26 Crady III, recorded under Harris County Clerk's File Number
27 C841669, to a point for a corner;

1 THENCE N 48° 13' 21" W, a distance of 319.44 feet with the northeast
2 line of said Charles Crady III tract to a point for a corner;
3 THENCE S 41° 43' 46" W, a distance of 327.16 feet with the west line
4 of said Charles Crady III tract, to the north high bank of Clear
5 Creek;
6 THENCE with the meanders of the northerly high bank of Clear Creek
7 the following courses and distances;
8 N 06° 15' 18" E, a distance of 128.87 feet; thence N 29° 33' 14" E, a
9 distance of 96.29 feet; thence N 35° 23' 39" E, a distance of 90.35
10 feet; thence N 54° 40' 40" E, a distance of 171.73 feet; thence N 65°
11 22' 42" E, a distance of 76.58 feet; thence N 70° 16' 39" E, a
12 distance of 165.74 feet; thence N 85° 37' 19" E, a distance of 133.13
13 feet; thence S 73° 47' 45" E, a distance of 47.39 feet; thence N 80°
14 52' 47" E, a distance of 106.09 feet; thence N 71° 30' 39" E, a
15 distance of 118.94 feet; thence N 63° 18' 34" E, a distance of 84.87
16 feet; thence N 44° 42' 37" E, a distance of 92.08 feet; thence N 39°
17 51' 29" E, a distance of 86.14 feet; thence N 29° 04' 19" E, a
18 distance of 50.03 feet to the southwest corner of said Autumn Creek
19 Section Nine;
20 THENCE with the south line of said Autumn Creek Section Nine the
21 following courses and distances;
22 S 24° 51' 52" E, a distance of 69.54 feet; thence S 06° 45' 46" E, a
23 distance of 87.56 feet; thence S 32° 26' 33" E, a distance of 85.50
24 feet; thence S 88° 37' 39" E, a distance of 14.86 feet; thence N 44°
25 06' 45" E, a distance of 112.42 feet; thence N 21° 44' 05" E, a
26 distance of 112.59 feet; thence N 56° 48' 17" E, a distance of 32.67
27 feet; thence S 79° 07' 55" E, a distance of 52.80 feet; thence S 63°

1 32' 53" E, a distance of 52.09 feet; thence S 49° 13' 34" E, a
2 distance of 37.53 feet; thence N 70° 39' 58" E, a distance of 39.78
3 feet; thence N 22° 49' 00" E, a distance of 57.03 feet; thence N 00°
4 17' 16" W, a distance of 29.48 feet; thence N 38° 11' 13" W, a
5 distance of 86.26 feet; thence N 18° 19' 44" E, a distance of 50.57
6 feet; thence N 03° 06' 21" W, a distance of 72.07 feet; thence N 67°
7 12' 26" E, a distance of 40.69 feet; thence S 55° 50' 39" E, a
8 distance of 76.98 feet; thence S 73° 56' 00" E, a distance of 36.58
9 feet; thence N 67° 59' 15" E, a distance of 41.85 feet; thence N 37°
10 54' 13" E, a distance of 106.81 feet; thence S 77° 38' 13" E, a
11 distance of 39.60 feet; thence S 41° 22' 10" E, a distance of 72.50
12 feet; thence S 34° 59' 04" E, a distance of 41.88 feet; thence N 84°
13 58' 55" E, a distance of 37.80 feet to the POINT OF BEGINNING and
14 containing 47.32 acres of land.

15 SECTION 5. FINDINGS RELATING TO BOUNDARIES. The boundaries
16 and field notes of the district form a closure. If a mistake is made
17 in the field notes or in copying the field notes in the legislative
18 process, the mistake does not in any way affect the district's:

- 19 (1) organization, existence, or validity;
20 (2) right to issue any type of bond for a purpose for
21 which the district is created or to pay the principal of and
22 interest on a bond;
23 (3) right to impose or collect an assessment or tax; or
24 (4) legality or operation.

25 SECTION 6. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.
26 (a) The district is created to serve a public use and benefit. All
27 the land and other property included in the district will be

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

5 (b) The creation of the district is in the public interest
6 and is essential to:

7 (1) further the public purposes of development and
8 diversification of the economy of the state; and

9 (2) eliminate unemployment and underemployment and
10 develop or expand transportation and commerce.

11 (c) The district will:

12 (1) promote the health, safety, education, and general
13 welfare of residents, employers, employees, visitors, and
14 consumers in the district and the general public;

15 (2) provide needed funding to preserve, maintain, and
16 enhance the economic health and vitality of the district as a
17 community and business center; and

18 (3) further promote the health, safety, welfare,
19 education, and enjoyment of the public by providing pedestrian ways
20 and by landscaping and developing certain areas in the district,
21 which are necessary for the restoration, preservation, and
22 enhancement of scenic beauty.

23 (d) Pedestrian ways along or across a street, whether at
24 grade or above or below the surface, and street lighting, street
25 landscaping, and street art objects are parts of and necessary
26 components of a street and are considered to be a street or road
27 improvement.

1 (e) The district will not act as the agent or
2 instrumentality of any private interest even though many private
3 interests, as well as the general public, will be benefited by the
4 district.

5 SECTION 7. APPLICATION OF OTHER LAW. (a) Except as
6 otherwise provided by this Act, Chapter 375, Local Government Code,
7 applies to the district.

8 (b) Chapter 311, Government Code, applies to this Act.

9 SECTION 8. CONSTRUCTION OF ACT. This Act shall be liberally
10 construed in conformity with the findings and purposes stated in
11 this Act.

12 SECTION 9. BOARD OF DIRECTORS IN GENERAL. (a) Except as
13 provided by Subsection (c), the district is governed by a board of
14 five directors appointed under Section 10.

15 (b) Directors serve staggered terms of four years, with two
16 directors' terms expiring June 1 of an odd-numbered year and three
17 directors' terms expiring June 1 of the following odd-numbered
18 year.

19 (c) A position as director on the board that is vacant for
20 any reason including death, resignation, disqualification, or
21 abstention from participation in a vote due to a conflict of
22 interest, is not counted for the purposes of determining the
23 requirements for a quorum of the board.

24 SECTION 10. APPOINTMENT OF DIRECTORS. (a) The governing
25 body of the city shall appoint district directors from persons
26 nominated by the board. A person is appointed if a majority of the
27 council votes to appoint that person. The board shall conform its

1 director nominations to the requirement that:

2 (1) at least a majority of serving directors shall
3 have been named from a list provided by the owner of 25 percent of
4 the land area of the district (unless the district has no owner so
5 qualified); and

6 (2) two board members shall have been named by the
7 governing body of the city.

8 (b) If no qualified names are provided in accordance with
9 items (1) or (2) of subsection (a) within 30 days of a written
10 request therefor, the board may nominate any qualified person as
11 director.

12 (c) The city shall have the right to remove and replace any
13 directors it nominates under item (2) of subsection (a) from time to
14 time without cause.

15 SECTION 11. CONFLICTS OF INTEREST; ONE-TIME AFFIDAVIT.

16 (a) Except as provided by this section:

17 (1) a director may participate in all board votes and
18 decisions; and

19 (2) Chapter 171, Local Government Code, governs
20 conflicts of interest for directors.

21 (b) Section 171.004, Local Government Code, does not apply
22 to the district. A director who has a substantial interest in a
23 business or charitable entity that will receive a pecuniary benefit
24 from a board action shall file a one-time affidavit declaring the
25 interest. An additional affidavit is not required if the
26 director's interest changes. After the affidavit is filed with the
27 board secretary, the director may participate in a discussion or

1 vote on that action if:

2 (1) a majority of the directors have a similar
3 interest in the same entity; or

4 (2) all other similar business or charitable entities
5 in the district will receive a similar pecuniary benefit.

6 (c) A director who is also an officer or employee of a public
7 entity may not participate in the discussion of or vote on a matter
8 regarding a contract with that public entity.

9 (d) For purposes of this section, a director has a
10 substantial interest in a charitable entity in the same manner that
11 a person would have a substantial interest in a business entity
12 under Section 171.002, Local Government Code.

13 SECTION 12. ADDITIONAL POWERS OF DISTRICT.

14 (a) The district may acquire, construct and finance
15 educational facilities, sites and appurtenances benefiting the
16 district, and convey same to the school district serving the
17 district.

18 (b) The District may not exercise the power of eminent
19 domain except to provide for drainage or detention facilities to
20 serve the district in the same manner provided for municipal
21 utility districts operating under Chapter 54, Water Code. The
22 District may not exercise the power of eminent domain against any
23 property owned by the city or the county.

24 SECTION 13. AGREEMENTS; GRANTS. (a) The district may make
25 an agreement with or accept a gift, grant, or loan from any person.

26 (b) The implementation of a district project is a
27 governmental function or service for the purposes of Chapter 791,

1 Government Code.

2 SECTION 14. LAW ENFORCEMENT SERVICES. To protect the
3 public interest, the district may contract with the city to provide
4 law enforcement services in the district above and beyond those
5 provided within the district by the city.

6 SECTION 15. REQUIREMENTS FOR FINANCING SERVICES AND
7 IMPROVEMENTS. The district may acquire, construct, finance,
8 operate and maintain any improvement or service authorized under
9 this Act or Chapter 375, Local Government Code; provided that, the
10 board may not finance a service or improvement project with
11 assessments under this Act unless a written petition requesting
12 that improvement or service has been filed with the board. The
13 petition must be signed by the owners of a majority of the assessed
14 value of real property in the district subject to assessment as
15 determined by the most recent certified tax appraisal roll for the
16 county.

17 SECTION 16. UTILITIES. The district may not impose an
18 impact fee or assessment on the property, equipment, rights of way,
19 facilities, or improvements of an electric utility or a power
20 generation company as defined by Section 31.002, Utilities Code, a
21 gas utility as defined by Section 101.003 or 121.001, Utilities
22 Code, a telecommunications provider as defined by Section 51.002,
23 Utilities Code, or of a person that provides to the public cable
24 television or advanced telecommunications services. If the
25 district, in the exercise of the powers conferred on it by this Act,
26 requires or requests the relocation, rerouting, or removal of
27 electric, gas, water, sewer, communications, or other public

1 utilities, as defined by Sections 31.002, 101.003, 121.001, or
2 51.002, Utilities Code, the relocation, rerouting, or removal shall
3 be at the sole expense of the district.

4 SECTION 17. BONDS. The district may issue bonds or other
5 obligations payable in whole or in part from ad valorem taxes,
6 assessments, impact fees, revenue, grants, or other money of the
7 district, or any combination of those sources of money, to pay for
8 any authorized purpose of the district. In exercising the
9 district's borrowing power, the district may issue a bond or other
10 obligation in the form of a bond, note, certificate of
11 participation or other instrument evidencing a proportionate
12 interest in payments to be made by the district, or other type of
13 obligation. At the time bonds payable in whole or in part from
14 taxes are issued, the board shall levy a continuing direct annual ad
15 valorem tax for each year while all or part of the bonds are
16 outstanding on all taxable property within the district in
17 sufficient amount to pay the interest on the bonds as it becomes due
18 and to create a sinking fund for the payment of the principal of the
19 bonds when due or the redemption price at any earlier required
20 redemption date and to pay the expenses of assessing and collecting
21 the taxes.

22 SECTION 18. ELECTIONS. (a) The district shall hold an
23 election in the manner provided by Subchapter L, Chapter 375, Local
24 Government Code, to obtain voter approval before the district
25 imposes an ad valorem tax or issues bonds payable from ad valorem
26 taxes.

27 (b) The board may include more than one purpose in a single

1 proposition at an election.

2 (c) Section 375.243, Local Government Code, does not apply
3 to the district.

4 SECTION 19. AD VALOREM TAX. If authorized at an election
5 held in accordance with Section 18, the district may impose an
6 annual ad valorem tax on taxable property in the district for the
7 purposes of the district, including the acquisition, construction,
8 operation and maintenance of the district and the improvements
9 constructed or acquired by the district or for the provision of
10 services. The board shall determine the tax rate.

11 SECTION 20. MUNICIPALITY NOT REQUIRED TO PAY DISTRICT
12 OBLIGATIONS. Except as provided by Section 375.263, Local
13 Government Code, a municipality is not required to pay a bond, note,
14 or other obligation of the district.

15 SECTION 21. DISBURSEMENTS OR TRANSFERS OF MONEY. The board
16 by resolution shall establish the number of directors' signatures
17 and the procedure required for a disbursement or transfer of the
18 district's money.

19 SECTION 22. COMPETITIVE BIDDING. In lieu of Subchapter K,
20 Chapter 375, Local Government Code, the provisions of Chapter 49,
21 Water Code, relating to competitive bidding, shall apply to the
22 district with respect to contracts for construction or acquisition
23 of water, wastewater and drainage or detention improvements; all
24 other district projects shall be awarded in accordance with the
25 competitive bidding requirements of a local government corporation
26 operating pursuant to the provisions of Chapter 431, Transportation
27 Code.

1 SECTION 23. EXCEPTION FOR DISSOLUTION OF DISTRICT WITH
2 OUTSTANDING DEBT. (a) The board may vote to dissolve a district
3 that has debt. If the vote is in favor of dissolution, the district
4 shall remain in existence solely for the limited purpose of
5 discharging its debts. The dissolution is effective when all debts
6 have been discharged.

7 (b) Section 375.264, Local Government Code, does not apply
8 to the district.

9 SECTION 24. MUNICIPAL APPROVAL. The District must obtain
10 approval from the governing body of the city for the issuance of
11 bonds for an improvement project.

12 SECTION 25. INITIAL DIRECTORS. (a) The initial board
13 consists of the following persons:

Pos. No.	Name of Director
1	To be appointed by the city
2	To be appointed by the city
3	Joe Stunja
4	Jeff Anderson
5	Doug Konopka

20 (b) Of the initial directors, the terms of directors
21 appointed for positions 1 and 3 expire June 1, 2007, and the terms
22 of directors appointed for positions 2, 4 and 5 expire June 1, 2009.

23 (c) Section 10 does not apply to this section.

24 (d) This section expires September 1, 2009.

25 SECTION 26. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
26 district may join and pay dues to an organization that enjoys
27 tax-exempt status under Sections 501(c)(3), (4), or (6), Internal

1 Revenue Code of 1986, as amended, and that performs services or
2 provides activities consistent with the furtherance of the purposes
3 of the district. An expenditure of public money for membership in
4 the organization is considered to further the purposes of the
5 district and to be for a public purpose.

6 SECTION 27. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

7 All or any part of the area of the district is eligible,
8 notwithstanding other statutory criteria, to be included in a tax
9 increment reinvestment zone created by the city under Chapter 311,
10 Tax Code, or included in a tax abatement reinvestment zone created
11 by the city under Chapter 312, Tax Code. All or any part of the area
12 of the district is also eligible to be included in an enterprise
13 zone created by the city under Chapter 2303, Government Code.

14 SECTION 28. ECONOMIC DEVELOPMENT PROGRAMS. The district

15 may establish and provide for the administration of one or more
16 programs, including programs for making loans and grants of public
17 money and providing personnel and services of the district, to
18 promote state or local economic development and to stimulate
19 business and commercial activity in the district. The district has
20 all of the powers and authority of a municipality under Chapter 380,
21 Local Government Code.

22 SECTION 29. LEGISLATIVE FINDINGS. The legislature finds

23 that:

24 (1) proper and legal notice of the intention to
25 introduce this Act, setting forth the general substance of this
26 Act, has been published as provided by law, and the notice and a
27 copy of this Act have been furnished to all persons, agencies,

1 officials, or entities to which they are required to be furnished by
2 the constitution and laws of this state, including the governor,
3 who has submitted the notice and Act to the Texas Commission on
4 Environmental Quality;

5 (2) the Texas Commission on Environmental Quality has
6 filed its recommendations relating to this Act with the governor,
7 lieutenant governor, and speaker of the house of representatives
8 within the required time;

9 (3) the general law relating to consent by political
10 subdivisions to the creation of districts with conservation,
11 reclamation, and road powers and the inclusion of land in those
12 districts has been complied with; and

13 (4) all requirements of the constitution and laws of
14 this state and the rules and procedures of the legislature with
15 respect to the notice, introduction, and passage of this Act have
16 been fulfilled and accomplished.

17 SECTION 30. EFFECTIVE DATE. This Act takes effect
18 immediately if it receives a vote of two-thirds of all the members
19 elected to each house, as provided by Section 39, Article III, Texas
20 Constitution. If this Act does not receive the vote necessary for
21 immediate effect, this Act takes effect September 1, 2005.