

1-1 By: Callegari (Senate Sponsor - Patrick) H.B. No. 4045
1-2 (In the Senate - Received from the House May 3, 2007;
1-3 May 7, 2007, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 18, 2007, reported adversely,
1-5 with favorable Committee Substitute by the following vote: Yeas 4,
1-6 Nays 0; May 18, 2007, sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR H.B. No. 4045 By: Patrick

1-8 A BILL TO BE ENTITLED
1-9 AN ACT

1-10 relating to the creation of the Towne Lake Management District;
1-11 providing authority to levy an assessment, impose a tax, and issue
1-12 bonds.

1-13 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-14 SECTION 1. TOWNE LAKE MANAGEMENT DISTRICT. Subtitle C,
1-15 Title 4, Special District Local Laws Code, is amended by adding
1-16 Chapter 3839 to read as follows:

1-17 CHAPTER 3839. TOWNE LAKE MANAGEMENT DISTRICT

1-18 SUBCHAPTER A. GENERAL PROVISIONS

1-19 Sec. 3839.001. DEFINITIONS. In this chapter:

1-20 (1) "Board" means the board of directors of the
1-21 district.

1-22 (2) "District" means the Towne Lake Management
1-23 District.

1-24 Sec. 3839.002. TOWNE LAKE MANAGEMENT DISTRICT. The Towne
1-25 Lake Management District is a special district created under
1-26 Section 59, Article XVI, Texas Constitution.

1-27 Sec. 3839.003. PURPOSE; DECLARATION OF INTENT. (a) The
1-28 creation of the district is essential to accomplish the purposes of
1-29 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-30 Texas Constitution, and other public purposes stated in this
1-31 chapter. By creating the district and in authorizing the City of
1-32 Houston, Harris County, and other political subdivisions to
1-33 contract with the district, the legislature has established a
1-34 program to accomplish the public purposes set out in Section 52-a,
1-35 Article III, Texas Constitution.

1-36 (b) The creation of the district is necessary to promote,
1-37 develop, encourage, and maintain employment, commerce,
1-38 transportation, housing, tourism, recreation, the arts,
1-39 entertainment, economic development, safety, and the public
1-40 welfare in the district territory.

1-41 (c) This chapter and the creation of the district may not be
1-42 interpreted to relieve Harris County from providing the level of
1-43 services provided as of the effective date of the Act enacting this
1-44 chapter to the area in the district. The district is created to
1-45 supplement and not to supplant the county services provided in the
1-46 area in the district.

1-47 Sec. 3839.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
1-48 The district is created to serve a public use and benefit.

1-49 (b) All land and other property included in the district
1-50 will benefit from the improvements and services to be provided by
1-51 the district under powers conferred by Sections 52 and 52-a,
1-52 Article III, and Section 59, Article XVI, Texas Constitution, and
1-53 other powers granted under this chapter.

1-54 (c) The creation of the district is in the public interest
1-55 and is essential to:

1-56 (1) further the public purposes of developing and
1-57 diversifying the economy of the state;

1-58 (2) eliminate unemployment and underemployment; and

1-59 (3) develop or expand transportation and commerce.

1-60 (d) The district will:

1-61 (1) promote the health, safety, and general welfare of
1-62 residents, employers, potential employees, employees, visitors,
1-63 and consumers in the district, and of the public;

2-1 (2) provide needed funding for the district to
2-2 preserve, maintain, and enhance the economic health and vitality of
2-3 the district territory as a community and business center; and

2-4 (3) promote the health, safety, welfare, and enjoyment
2-5 of the public by providing pedestrian ways and by landscaping and
2-6 developing certain areas in the district, which are necessary for
2-7 the restoration, preservation, and enhancement of scenic beauty.

2-8 (e) Pedestrian ways along or across a street, whether at
2-9 grade or above or below the surface, and street lighting, street
2-10 landscaping, parking, and street art objects are parts of and
2-11 necessary components of a street and are considered to be a street
2-12 or road improvement.

2-13 (f) The district will not act as the agent or
2-14 instrumentality of any private interest even though the district
2-15 will benefit many private interests as well as the public.

2-16 Sec. 3839.005. DISTRICT TERRITORY. (a) The district is
2-17 composed of the territory described by Section 2 of the Act enacting
2-18 this chapter, as that territory may have been modified under:

2-19 (1) Subchapter J, Chapter 49, Water Code; or

2-20 (2) other law.

2-21 (b) The boundaries and field notes of the district contained
2-22 in Section 2 of the Act enacting this chapter form a closure. A
2-23 mistake in the field notes or in copying the field notes in the
2-24 legislative process does not in any way affect the district's:

2-25 (1) organization, existence, or validity;

2-26 (2) right to issue any type of bond for a purpose for
2-27 which the district is created or to pay the principal of and
2-28 interest on the bond;

2-29 (3) right to impose or collect an assessment or tax; or

2-30 (4) legality or operation.

2-31 Sec. 3839.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
2-32 All or any part of the area of the district is eligible to be
2-33 included in:

2-34 (1) a tax increment reinvestment zone created under
2-35 Chapter 311, Tax Code;

2-36 (2) a tax abatement reinvestment zone created under
2-37 Chapter 312, Tax Code; or

2-38 (3) an enterprise zone created under Chapter 2303,
2-39 Government Code.

2-40 Sec. 3839.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-41 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-42 Chapter 375, Local Government Code, applies to the district.

2-43 Sec. 3839.008. LIBERAL CONSTRUCTION OF CHAPTER. This
2-44 chapter shall be liberally construed in conformity with the
2-45 findings and purposes stated in this chapter.

2-46 [Sections 3839.009-3839.050 reserved for expansion]

2-47 SUBCHAPTER B. BOARD OF DIRECTORS

2-48 Sec. 3839.051. GOVERNING BODY; TERMS. (a) The district is
2-49 governed by a board of five voting directors who serve staggered
2-50 terms of four years, with two or three directors' terms expiring
2-51 June 1 of each odd-numbered year.

2-52 (b) The board by resolution may change the number of voting
2-53 directors on the board, but only if the board determines that the
2-54 change is in the best interest of the district. The board may not
2-55 consist of fewer than five or more than 15 voting directors.

2-56 Sec. 3839.052. APPOINTMENT OF DIRECTORS. The Texas
2-57 Commission on Environmental Quality shall appoint voting directors
2-58 from persons recommended by the board.

2-59 Sec. 3839.053. NONVOTING DIRECTORS. The board may appoint
2-60 nonvoting directors to serve at the pleasure of the voting
2-61 directors.

2-62 Sec. 3839.054. QUORUM. For purposes of determining the
2-63 requirements for a quorum, the following are not counted:

2-64 (1) a board position vacant for any reason, including
2-65 death, resignation, or disqualification;

2-66 (2) a director who is abstaining from participation in
2-67 a vote because of a conflict of interest; or

2-68 (3) a nonvoting director.

2-69 Sec. 3839.055. COMPENSATION. Sections 375.069 and 375.070,

3-1 Local Government Code, do not apply to the board.
3-2 Sec. 3839.056. INITIAL VOTING DIRECTORS. (a) The initial
3-3 board consists of the following voting directors:

	<u>Pos. No.</u>	<u>Name of Director</u>
3-4	<u>1</u>	<u>David Templeton</u>
3-5	<u>2</u>	<u>William F. Heavin</u>
3-6	<u>3</u>	<u>Larry Covert</u>
3-7	<u>4</u>	<u>Tom Read</u>
3-8	<u>5</u>	<u>Michael C. Shannon</u>

3-9
3-10 (b) Of the initial voting directors, the terms of directors
3-11 appointed for positions 1 through 3 expire June 1, 2009, and the
3-12 terms of directors appointed for positions 4 and 5 expire June 1,
3-13 2011.

3-14 (c) Section 3839.052 does not apply to this section.

3-15 (d) This section expires September 1, 2012.

3-16 [Sections 3839.057-3839.100 reserved for expansion]

3-17 SUBCHAPTER C. POWERS AND DUTIES

3-18 Sec. 3839.101. INDUSTRIAL DEVELOPMENT CORPORATION POWERS.

3-19 The district may exercise the powers given to an industrial
3-20 development corporation under Section 4B, Development Corporation
3-21 Act of 1979 (Article 5190.6, Vernon's Texas Civil Statutes),
3-22 including the power to own, operate, acquire, construct, lease,
3-23 improve, or maintain a project described by that section.

3-24 Sec. 3839.102. NONPROFIT CORPORATION. (a) The board by
3-25 resolution may authorize the creation of a nonprofit corporation to
3-26 assist and act for the district in implementing a project or
3-27 providing a service authorized by this chapter.

3-28 (b) The nonprofit corporation:

3-29 (1) has each power of and is considered for purposes of
3-30 this chapter to be a local government corporation created under
3-31 Chapter 431, Transportation Code; and

3-32 (2) may implement any project and provide any service
3-33 authorized by this chapter.

3-34 (c) The board shall appoint the board of directors of the
3-35 nonprofit corporation. The board of directors of the nonprofit
3-36 corporation shall serve in the same manner as the board of directors
3-37 of a local government corporation created under Chapter 431,
3-38 Transportation Code, except that a director of the corporation is
3-39 not required to reside in the district.

3-40 Sec. 3839.103. AGREEMENTS; GRANTS. (a) The district may
3-41 make an agreement with or accept a gift, grant, or loan from any
3-42 person.

3-43 (b) The implementation of a project is a governmental
3-44 function or service for the purposes of Chapter 791, Government
3-45 Code.

3-46 Sec. 3839.104. AUTHORITY TO CONTRACT FOR LAW ENFORCEMENT.
3-47 To protect the public interest, the district may contract with a
3-48 qualified party including Harris County or the City of Houston for
3-49 the county or the city to provide law enforcement services in the
3-50 district for a fee.

3-51 Sec. 3839.105. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
3-52 district may join and pay dues to a charitable or nonprofit
3-53 organization that performs a service or provides an activity
3-54 consistent with the furtherance of a district purpose.

3-55 Sec. 3839.106. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
3-56 district may establish and provide for the administration of one or
3-57 more programs to promote state or local economic development and to
3-58 stimulate business and commercial activity in the district,
3-59 including programs to:

3-60 (1) make loans and grants of public money; and

3-61 (2) provide district personnel and services.

3-62 (b) For purposes of this section, the district has all of
3-63 the powers of a municipality under Chapter 380, Local Government
3-64 Code.

3-65 Sec. 3839.107. STRATEGIC PARTNERSHIP AGREEMENT. The
3-66 district may negotiate and enter into a written strategic
3-67 partnership agreement with the City of Houston in the same manner as
3-68 a district under Section 43.0751, Local Government Code.

3-69 Sec. 3839.108. NO EMINENT DOMAIN. The district may not

4-1 exercise the power of eminent domain.

4-2 [Sections 3839.109-3839.150 reserved for expansion]

4-3 SUBCHAPTER D. FINANCIAL PROVISIONS

4-4 Sec. 3839.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
4-5 board by resolution shall establish the number of directors'
4-6 signatures and the procedure required for a disbursement or
4-7 transfer of the district's money.

4-8 Sec. 3839.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
4-9 The district may acquire, construct, finance, operate, or maintain
4-10 any improvement or service authorized under this chapter or Chapter
4-11 375, Local Government Code, using any money available to the
4-12 district.

4-13 Sec. 3839.153. PETITION REQUIRED FOR FINANCING SERVICES AND
4-14 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
4-15 service or improvement project with assessments under this chapter
4-16 unless a written petition requesting that service or improvement
4-17 has been filed with the board.

4-18 (b) A petition filed under Subsection (a) must be signed by:
4-19 (1) the owners of a majority of the assessed value of
4-20 real property in the district subject to assessment according to
4-21 the most recent certified tax appraisal roll for Harris County; or
4-22 (2) at least 50 persons who own real property in the
4-23 district, if more than 50 persons own real property in the district
4-24 according to the most recent certified tax appraisal roll for
4-25 Harris County.

4-26 Sec. 3839.154. METHOD OF NOTICE FOR HEARING. The district
4-27 may mail the notice required by Section 375.115(c), Local
4-28 Government Code, by certified or first class United States mail.
4-29 The board shall determine the method of notice.

4-30 Sec. 3839.155. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
4-31 The board by resolution may impose and collect an assessment for any
4-32 purpose authorized by this chapter in all or any part of the
4-33 district.

4-34 (b) An assessment, a reassessment, or an assessment
4-35 resulting from an addition to or correction of the assessment roll
4-36 by the district, penalties and interest on an assessment or
4-37 reassessment, an expense of collection, and reasonable attorney's
4-38 fees incurred by the district:

4-39 (1) are a first and prior lien against the property
4-40 assessed;
4-41 (2) are superior to any other lien or claim other than
4-42 a lien or claim for county, school district, or municipal ad valorem
4-43 taxes; and
4-44 (3) are the personal liability of and a charge against
4-45 the owners of the property even if the owners are not named in the
4-46 assessment proceedings.

4-47 (c) The lien is effective from the date of the board's
4-48 resolution imposing the assessment until the date the assessment is
4-49 paid. The board may enforce the lien in the same manner that the
4-50 board may enforce an ad valorem tax lien against real property.

4-51 (d) The board may make a correction to or deletion from the
4-52 assessment roll that does not increase the amount of assessment of
4-53 any parcel of land without providing notice and holding a hearing in
4-54 the manner required for additional assessments.

4-55 Sec. 3839.156. AD VALOREM TAX. (a) If authorized at an
4-56 election held in accordance with Section 3839.160, the district may
4-57 impose an annual ad valorem tax on taxable property in the district
4-58 for any district purpose, including to:

4-59 (1) maintain and operate the district;
4-60 (2) construct or acquire improvements; or
4-61 (3) provide a service.

4-62 (b) The board shall determine the tax rate.
4-63 (c) Section 49.107(h), Water Code, does not apply to the
4-64 district.

4-65 Sec. 3839.157. UTILITY PROPERTY EXEMPT FROM IMPACT FEES OR
4-66 ASSESSMENTS. The district may not impose an impact fee or
4-67 assessment on the property, including the equipment,
4-68 rights-of-way, facilities, or improvements, of:

4-69 (1) an electric utility or a power generation company

5-1 as defined by Section 31.002, Utilities Code;
5-2 (2) a gas utility as defined by Section 101.003 or
5-3 121.001, Utilities Code;

5-4 (3) a telecommunications provider as defined by
5-5 Section 51.002, Utilities Code; or

5-6 (4) a person who provides to the public cable
5-7 television or advanced telecommunications services.

5-8 Sec. 3839.158. BONDS AND OTHER OBLIGATIONS. (a) The
5-9 district may issue by competitive bid or negotiated sale bonds,
5-10 notes, or other obligations payable wholly or partly from taxes,
5-11 assessments, impact fees, revenue, grants, or other money of the
5-12 district, or any combination of those sources of money, to pay for
5-13 any authorized purpose of the district.

5-14 (b) In addition to any other terms authorized by the board
5-15 by bond order or resolution, the proceeds of the district's bonds
5-16 may be used for a reserve fund, credit enhancement, or capitalized
5-17 interest for the bonds.

5-18 (c) The limitation on the outstanding principal amount of
5-19 bonds, notes, and other obligations provided by Section 49.4645,
5-20 Water Code, does not apply to the district.

5-21 Sec. 3839.159. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
5-22 the time bonds or other obligations payable wholly or partly from ad
5-23 valorem taxes are issued:

5-24 (1) the board shall impose a continuing direct annual
5-25 ad valorem tax, without limit as to rate or amount, for each year
5-26 that all or part of the bonds are outstanding; and

5-27 (2) the district annually shall impose an ad valorem
5-28 tax on all taxable property in the district in an amount sufficient
5-29 to:

5-30 (A) pay the interest on the bonds or other
5-31 obligations as the interest becomes due;

5-32 (B) create a sinking fund for the payment of the
5-33 principal of the bonds or other obligations when due or the
5-34 redemption price at any earlier required redemption date; and

5-35 (C) pay the expenses of imposing the taxes.

5-36 Sec. 3839.160. TAX AND BOND ELECTIONS. (a) The district
5-37 shall hold an election in the manner provided by Subchapter L,
5-38 Chapter 375, Local Government Code, to obtain voter approval before
5-39 the district imposes an ad valorem tax or issues bonds payable from
5-40 ad valorem taxes.

5-41 (b) Section 375.243, Local Government Code, does not apply
5-42 to the district.

5-43 Sec. 3839.161. CITY NOT REQUIRED TO PAY DISTRICT
5-44 OBLIGATIONS. Except as provided by Section 375.263, Local
5-45 Government Code, the City of Houston is not required to pay a bond,
5-46 note, or other obligation of the district.

5-47 Sec. 3839.162. COMPETITIVE BIDDING. Section 375.221, Local
5-48 Government Code, applies to the district only for a contract that
5-49 has a value greater than \$50,000.

5-50 Sec. 3839.163. TAX AND ASSESSMENT ABATEMENTS. The district
5-51 may grant in the manner authorized by Chapter 312, Tax Code, an
5-52 abatement for a tax or assessment owed to the district.

5-53 [Sections 3839.164-3839.200 reserved for expansion]

5-54 SUBCHAPTER E. DISSOLUTION

5-55 Sec. 3839.201. DISSOLUTION OF DISTRICT WITH OUTSTANDING
5-56 DEBT. (a) The board may dissolve the district regardless of
5-57 whether the district has debt. Section 375.264, Local Government
5-58 Code, does not apply to the district.

5-59 (b) If the district has debt when it is dissolved, the
5-60 district shall remain in existence solely for the purpose of
5-61 discharging its debts. The dissolution is effective when all debts
5-62 have been discharged.

5-63 SECTION 2. BOUNDARIES. As of the effective date of this
5-64 Act, the Towne Lake Management District includes all territory
5-65 contained in the following described area:

5-66 A 59.799-ACRE TRACT OF LAND SITUATED IN THE EVAN THOMAS
5-67 SURVEY, ABSTRACT 775, HARRIS COUNTY, TEXAS, SAID 59.799-ACRE TRACT
5-68 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,
5-69 (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH

6-1 CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

6-2 COMMENCING at a 3/4-inch iron with cap stamped "C.L.R." found
6-3 for the northeast corner of Cy-Fair College as recorded under Film
6-4 Code Number 543031 of the Harris County Map Records (H.C.M.R.) and
6-5 in the westerly right-of-way line of Barker-Cypress Road
6-6 (100-foot-wide) as recorded under Clerk's File Numbers (C.F. Nos.)
6-7 M889508 and M922710 of the Official Public Records of Real Property
6-8 of Harris County, Texas (O.P.R.O.R.P.), also being in the northerly
6-9 line of that certain called 160-foot wide Drainage Easement as
6-10 recorded under C.F. No. V782766, O.P.R.O.R.P., and in the southerly
6-11 line of that certain called 180-foot-wide Houston Lighting and
6-12 Power Company Electric Transmission Easement as recorded under C.F.
6-13 No. C274826, O.P.R.O.R.P., from which a 3/4-inch iron pipe bears
6-14 South 14°40' East, 0.5 feet;

6-15 THENCE North 02°48'58" West, with said westerly right-of-way
6-16 of Barker-Cypress Road, a distance of 255.16 feet to a point of
6-17 curvature to the left;

6-18 THENCE, continuing with the said westerly right-of-way of
6-19 Barker-Cypress Road in a northwesterly direction along said curve
6-20 to the left, having a radius of 2950.00 feet, a central angle of
6-21 03°49'15", an arc length of 196.72 feet, and a chord bearing of North
6-22 04°43'36" West, a distance of 196.69 feet to a 3/4-inch iron pipe
6-23 found for the point of tangency;

6-24 THENCE North 06°38'13" West, continuing with said westerly
6-25 right-of-way of Barker-Cypress Road, a distance of 100.00 feet to a
6-26 3/4-inch iron pipe found for a point of curvature to the right;

6-27 THENCE, continuing with the said westerly right-of-way of
6-28 Barker-Cypress Road in a northwesterly direction along said curve
6-29 to the right, having a radius of 3050.00 feet, a central angle of
6-30 03°49'15", an arc length of 203.39 feet, and a chord bearing of North
6-31 04°43'35" West, a distance of 203.35 feet to a 3/4-inch iron pipe
6-32 found for the point of tangency;

6-33 THENCE North 02°48'58" West, continuing with said westerly
6-34 right-of-way of Barker-Cypress Road, a distance of 438.86 feet to
6-35 the POINT OF BEGINNING of the herein described tract;

6-36 THENCE South 89°12'34" West a distance of 1139.55 feet to a point for
6-37 corner;

6-38 THENCE North 40°38'18" West a distance of 270.36 feet to a
6-39 point for corner;

6-40 THENCE North a distance of 1037.29 feet to a point for corner;

6-41 THENCE North 26°46'14" East a distance of 104.38 feet to a
6-42 point for corner;

6-43 THENCE North 26°49'32" East a distance of 49.85 feet to a
6-44 point for corner;

6-45 THENCE North 20°35'48" East a distance of 77.03 feet to a
6-46 point of curvature to the left;

6-47 THENCE in a northeasterly direction along said curve to the
6-48 left, having a radius of 900.00 feet, a central angle of 32°18'20",
6-49 an arc length of 507.46 feet, and a chord bearing of North 04°26'38"
6-50 East, a distance of 500.76 feet to the point of tangency;

6-51 THENCE North 11°42'32" West a distance of 187.14 feet to a
6-52 point for corner;

6-53 THENCE North 78°17'28" East a distance of 230.07 feet to a
6-54 point for corner;

6-55 THENCE South 52°35'28" East a distance of 295.90 feet to a
6-56 point for corner;

6-57 THENCE North 37°24'32" East a distance of 257.44 feet to a
6-58 point of curvature to the right;

6-59 THENCE in a northeasterly direction along said curve to the
6-60 right, having a radius of 25.00 feet, a central angle of 49°46'30",
6-61 an arc length of 21.72 feet, and a chord bearing of North 62°17'47"
6-62 East, a distance of 21.04 feet to the point of tangency;

6-63 THENCE North 87°11'02" East a distance of 473.95 feet to a
6-64 point for corner, being in the said westerly right-of-way of
6-65 Barker-Cypress Road;

6-66 THENCE South 02°48'58" East, with the said westerly
6-67 right-of-way of Barker-Cypress Road, a distance of 2226.18 feet to
6-68 the POINT OF BEGINNING and containing 59.799 acres of land.

6-69 SECTION 3. LEGISLATIVE FINDINGS. The legislature finds

7-1 that:

7-2 (1) proper and legal notice of the intention to
7-3 introduce this Act, setting forth the general substance of this
7-4 Act, has been published as provided by law, and the notice and a
7-5 copy of this Act have been furnished to all persons, agencies,
7-6 officials, or entities to which they are required to be furnished by
7-7 the constitution and laws of this state, including the governor,
7-8 who has submitted the notice and Act to the Texas Commission on
7-9 Environmental Quality;

7-10 (2) the Texas Commission on Environmental Quality has
7-11 filed its recommendations relating to this Act with the governor,
7-12 lieutenant governor, and speaker of the house of representatives
7-13 within the required time;

7-14 (3) the general law relating to consent by political
7-15 subdivisions to the creation of districts with conservation,
7-16 reclamation, and road powers and the inclusion of land in those
7-17 districts has been complied with; and

7-18 (4) all requirements of the constitution and laws of
7-19 this state and the rules and procedures of the legislature with
7-20 respect to the notice, introduction, and passage of this Act have
7-21 been fulfilled and accomplished.

7-22 SECTION 4. EFFECTIVE DATE. This Act takes effect
7-23 immediately if it receives a vote of two-thirds of all the members
7-24 elected to each house, as provided by Section 39, Article III, Texas
7-25 Constitution. If this Act does not receive the vote necessary for
7-26 immediate effect, this Act takes effect September 1, 2007.

7-27

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