

By: Jackson, Mike

S.B. No. 1998

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the creation of the Harris County Municipal Utility  
3 District No. 509; providing authority to impose a tax and issue  
4 bonds.

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

6 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
7 Code, is amended by adding Chapter 8217 to read as follows:

8 CHAPTER 8217. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 509

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 8217.001. DEFINITIONS. In this chapter:

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

12 (2) "Director" means a board member.

13 (3) "District" means the Harris County Municipal  
14 Utility District No. 509.

15 Sec. 8217.002. NATURE OF DISTRICT. (a) The district is a  
16 municipal utility district created under and essential to  
17 accomplish the purposes of Section 59, Article XVI, Texas  
18 Constitution.

19 (b) The district, to the extent authorized by Section  
20 8217.103 and Section 52, Article III, Texas Constitution, has road  
21 powers.

22 Sec. 8217.003. CONFIRMATION ELECTION REQUIRED. The board  
23 shall hold an election to confirm the creation of the district as  
24 provided by Section 49.102, Water Code.

1       Sec. 8217.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. All  
2 land and other property in the district will benefit from the  
3 improvements and services to be provided by the district.

4       Sec. 8217.005. INITIAL DISTRICT TERRITORY. (a) The  
5 district is initially composed of the territory described by  
6 Section 2 of the Act creating this chapter.

7       (b) The boundaries and field notes contained in Section 2 of  
8 the Act creating this chapter form a closure. A mistake in the  
9 field notes or in copying the field notes in the legislative process  
10 does not affect the district's:

11           (1) organization, existence, or validity;

12           (2) right to issue any type of bond for a purpose for  
13 which the district is created or to pay the principal of and  
14 interest on the bond;

15           (3) right to impose an assessment or tax; or

16           (4) legality or operation.

17       [Sections 8217.006-8217.050 reserved for expansion]

18                   SUBCHAPTER B. BOARD OF DIRECTORS

19       Sec. 8217.051. GOVERNING BODY; TERMS. (a) The district is  
20 governed by a board of five elected directors.

21       (b) Directors serve staggered four-year terms.

22       Sec. 8217.052. INITIAL DIRECTORS. (a) The initial board  
23 consists of:

24           (1) Alan Mueller;

25           (2) Wesley Christensen;

26           (3) Frederick W. Graney;

27           (4) Joseph Perillo; and

1           (5) Paul M. Merriman.

2           (b) Unless the initial board agrees otherwise, the initial  
3 directors shall draw lots to determine which two shall serve until  
4 the first regularly scheduled election of directors and which three  
5 shall serve until the second regularly scheduled election of  
6 directors.

7           (c) This section expires September 1, 2014.

8           [Sections 8217.053-8217.100 reserved for expansion]

9                           SUBCHAPTER C. POWERS AND DUTIES

10           Sec. 8217.101. GENERAL POWERS AND DUTIES. The district has  
11 the powers and duties necessary to accomplish the purposes for  
12 which the district is created.

13           Sec. 8217.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
14 DUTIES. The district has the powers and duties provided by the  
15 general law of this state, including Chapters 49 and 54, Water Code,  
16 applicable to municipal utility districts created under Section 59,  
17 Article XVI, Texas Constitution.

18           Sec. 8217.103. ROAD PROJECTS. (a) Under Section 52,  
19 Article III, Texas Constitution, the district may finance,  
20 construct, or acquire a road project as provided by this section.

21           (b) The district shall employ or contract with a licensed  
22 engineer to certify whether a proposed road project meets the  
23 criteria for a thoroughfare, arterial, or collector road of:

24                   (1) a county in whose jurisdiction the proposed road  
25 project is located; or

26                   (2) a municipality in whose corporate limits or  
27 extraterritorial jurisdiction the proposed road project is

1 located.

2 (c) The district may finance, construct, or acquire a road  
3 that has been certified by the licensed engineer as a thoroughfare,  
4 arterial, or collector road, or any improvements in aid of the  
5 certified road.

6 (d) A road project must meet all applicable standards,  
7 regulations, ordinances, or orders of:

8 (1) each municipality in whose corporate limits or  
9 extraterritorial jurisdiction the road project is located; and

10 (2) each county in which the road project is located if  
11 the road project is not located in the corporate limits of a  
12 municipality.

13 (e) The district may, with the consent of the municipality  
14 or county, convey a completed road project to:

15 (1) a municipality in whose corporate limits or  
16 extraterritorial jurisdiction the road project is located; or

17 (2) a county in which the road project is located.

18 Sec. 8217.104. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
19 OR RESOLUTION. The district shall comply with all applicable  
20 requirements of any ordinance or resolution, adopted by the  
21 governing body of a municipality under Section 54.016, Water Code,  
22 that consents to the creation of the district or to the inclusion of  
23 land in the district.

24 Sec. 8217.105. NO EMINENT DOMAIN POWER. The district may  
25 not exercise the power of eminent domain.

26 [Sections 8217.106-8217.150 reserved for expansion]

27 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

1       Sec. 8217.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
2 district may issue, without an election, bonds and other  
3 obligations secured by revenue or contract payments from a source  
4 other than ad valorem taxation.

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

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

13       Sec. 8217.152. OPERATION AND MAINTENANCE TAX. (a) If  
14 authorized at an election held under Section 8217.151, the district  
15 may impose an operation and maintenance tax on taxable property in  
16 the district as provided by Section 49.107, Water Code.

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

19       Sec. 8217.153. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND  
20 ASSESSMENTS. The district may not impose an impact fee or  
21 assessment on the property, including the equipment,  
22 rights-of-way, facilities, or improvements, of:

23           (1) an electric utility as defined by Section 31.002,  
24 Utilities Code;

25           (2) a gas utility as defined by Section 101.003 or  
26 121.001, Utilities Code;

27           (3) a telecommunications provider as defined by

1 Section 51.002, Utilities Code; or

2 (4) a cable operator as defined by 47 U.S.C. Section  
3 522.

4 [Sections 8217.154-8217.200 reserved for expansion]

5 SUBCHAPTER E. BONDS

6 Sec. 8217.201. AUTHORITY TO ISSUE BONDS AND OTHER  
7 OBLIGATIONS. The district may issue bonds or other obligations  
8 payable wholly or partly from ad valorem taxes, impact fees,  
9 revenue, grants, or other district money, or any combination of  
10 those sources, to pay for any authorized district purpose.

11 Sec. 8217.202. BONDS FOR ROAD PROJECTS. At the time of  
12 issuance, the total principal amount of a bond, note, or other  
13 obligation issued or incurred to finance a road project may not  
14 exceed one-fourth of the assessed value of real property in the  
15 district according to the most recent certified tax appraisal roll  
16 for Harris County.

17 Sec. 8217.203. TAXES FOR BONDS AND OTHER OBLIGATIONS. At  
18 the time bonds or other obligations payable wholly or partly from ad  
19 valorem taxes are issued:

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

23 (2) the district annually shall impose an ad valorem  
24 tax on all taxable property in the district in an amount sufficient  
25 to:

26 (A) pay the interest on the bonds or other  
27 obligations as the interest becomes due;

1                   (B) create a sinking fund for the payment of the  
2 principal of the bonds or other obligations when due or the  
3 redemption price at any earlier required redemption date; and

4                   (C) pay the expenses of imposing the taxes.

5           SECTION 2. The Harris County Municipal Utility District No.  
6 509 initially includes all the territory contained in the following  
7 area:

8 All that certain tract or parcel containing 387.912 acres of land in  
9 the Thomas J. Green Survey, A-290, Harris County, Texas, being all  
10 or parts of Lots 2, 3, 4 and 5; Lots 7, 8, 9 and 10; Lots 18, 19, 20  
11 and 21; Lots 28, 29, 30, 32, 33, 34, 35, 38, 39, 40, 41, 42, 43, 44,  
12 45, 46, 47, 48, 50 and 53; Lots 54, 55, 56, 57, 58, 59, 60, 61, 62,  
13 65, 66, 68 and 69; Lots 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82  
14 and 83; Lots 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 99, 100 and  
15 101; Lots 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and  
16 119 of the Allison Richey Gulf Coast Home Company Subdivision,  
17 Section G, a subdivision of record on Volume 4, Page 48 of the Map  
18 Records of said Harris County (H.C.M.R.) and being more  
19 particularly described by metes and bounds as follows, all bearings  
20 referenced to the Texas State Plane Coordinate System, South  
21 Central Zone (NAD 83);

22 BEGINNING at the southerly corner of Green Tee Terrace Section  
23 Seven, a subdivision of record on Film Code No. 352062 of said  
24 H.C.M.R., same being on a northerly line of that certain 80.0 foot  
25 wide tract called 3.636 acres conveyed to Houston Lighting & Power  
26 Company by an instrument of record in File No. E131167 of the  
27 Official Public Records Of Real Property of said Harris County

1 (H.C.O.P.R.O.R.P.);  
2 Thence South  $42^{\circ} 08' 06''$  West, 3957.07 feet with said north line and  
3 with the north line of those certain 80.0 foot wide tracts conveyed  
4 to said Houston Lighting & Power Company in File No.'s D494447,  
5 D502503, D478952 and D508832 of the H.C.O.P.R.O.R.P. to a point for  
6 corner on the common line between Lot 119 and Lot 120 of the  
7 aforesaid subdivision;  
8 Thence North  $48^{\circ} 19' 44''$  West, 566.86 feet with the common line  
9 between said Lot 119 and 120 to a point for corner, the common  
10 corner of Lots 102 and 103 and Lots 119 and 120 of said subdivision;  
11 Thence North  $42^{\circ} 07' 56''$  East, 330.00 feet with the common line  
12 between Lot 102 and 119 to a point for corner, the common corner of  
13 Lots 101 and 102 and Lots 118 and 119 of said subdivision;  
14 Thence North  $48^{\circ} 19' 44''$  West, 647.11 feet (called 660.0 feet) with  
15 the common line between Lot 101 and Lot 102 to a point for corner,  
16 the common corner of Lots 84 and 85 and Lots 101 and 102 of said  
17 subdivision;  
18 Thence North  $42^{\circ} 07' 56''$  East, 330.00 feet with the common line  
19 between Lot 84 and Lot 101 to a point for corner, the common corner  
20 of Lots 83 and 84 and Lots 100 and 101 of said subdivision;  
21 Thence North  $48^{\circ} 19' 44''$  West, 647.11 feet (called 660.00 feet) with  
22 the common line between Lot 83 and 84 to a point for corner, the  
23 common corner of Lot 67 and 68 and Lots 83 and 84 of said  
24 subdivision;  
25 Thence South  $42^{\circ} 07' 56''$  West, 877.28 feet with the common line  
26 between Lots 68 and 69 and Lots 84, 85 and 86 to a point for corner,  
27 the easterly corner of that certain 210.0 foot wide strip of land



1 recorded in Volume 2314, Page 127 of the Deed Records of said Harris  
2 County (H.C.D.R.);

3 Thence with the easterly lines of said 210.0 foot wide strip the  
4 following five (5) courses;

- 5 1) North 57° 18' 18" West, 180.49 feet to a point for corner;
- 6 2) North 26° 50' 46" West, 51.04 feet to a point for corner;
- 7 3) North 17° 28' 08" West, 74.50 feet to a point for corner;
- 8 4) North 13° 24' 13" West, 217.19 feet to a point for corner;
- 9 5) North 27° 01' 02" West, 190.55 feet to a point for corner

10 on the common line between Lot 69 and Lot 53 of the aforesaid  
11 subdivision;

12 Thence South 42° 07' 56" West, 206.43 feet with the common line  
13 between said Lot 53 and Lot 69 to a point for corner on the  
14 centerline of Clear Creek, same being the common west corner of said  
15 Lot 53 and Lot 69;

16 Thence upstream with the centerline of Clear Creek and with the  
17 westerly lines of Lot No. 53 the following eight (8) courses;

- 18 1) North 28° 13' 31" West, 143.02 feet to a point for corner;
- 19 2) North 23° 23' 07" West, 48.31 feet to a point for corner;
- 20 3) North 10° 53' 08" West, 63.46 feet to a point for corner;
- 21 4) North 02° 14' 45" East, 122.33 feet to a point for corner;
- 22 5) North 07° 56' 37" East, 104.06 feet to a point for corner;
- 23 6) North 16° 35' 53" East, 260.10 feet to a point for corner;
- 24 7) North 14° 33' 10" West, 63.63 feet to a point for corner;
- 25 8) North 31° 21' 48" West, 120.50 feet to a point for corner,

26 the common west corner of Lot 53 and Lot 38 of said subdivision;

27 Thence continuing upstream with the centerline of said Clear Creek

1 and with the westerly lines of said Lot 38 the following eight (8)  
2 courses;

- 3 1) North 31° 53' 45" West, 50.27 feet to a point for corner;
- 4 2) North 25° 54' 16" West, 80.45 feet to a point for corner;
- 5 3) North 21° 23' 03" West, 81.24 feet to a point for corner;
- 6 4) North 37° 23' 51" West, 68.61 feet to a point for corner;
- 7 5) North 54° 27' 29" West, 96.35 feet to a point for corner;
- 8 6) North 66° 17' 03" West, 136.22 feet to a point for corner;
- 9 7) North 08° 30' 00" West, 227.09 feet to a point for corner;
- 10 8) North 35° 21' 42" West, 221.02 feet to a point for corner,

11 the northwesterly corner of said Lot 38;

12 Thence North 73° 27' 51" East, 422.00 feet with the north line of  
13 said Lot 38 to a point for corner, the northeast corner of Lot 38,  
14 same being the common north corner of Lot 38 and 37 of said  
15 subdivision;

16 Thence South 48° 19' 44" East, 660.00 feet with the common line  
17 between said Lot 38 and Lot 37 to a point for corner, the common  
18 corner of Lots 37 and 38 and Lots 51 and 52 of said subdivision;

19 Thence South 42° 07' 56" West, 330.00 feet with the common line  
20 between Lots 38 and 52 to a point for corner, the common corner of  
21 Lots 52 and 53;

22 Thence South 48° 19' 24" East, 1294.22 feet (called 1320.00 feet )  
23 with the common line between Lots 52 and 53 and Lots 67 and 68 to a  
24 point for corner, the common corner of Lots 67 and 68 and Lots 83 and  
25 84;

26 Thence North 42° 07' 56" East, 330.12 feet with the common line  
27 between Lots 67 and 83 to a point for corner, the common corner of

1 Lots 66 and 67 and Lots 82 and 83 of said subdivision;  
2 Thence North  $48^{\circ} 19' 44''$  West, 647.11 feet (called 660.00 feet) with  
3 the common line between Lots 66 and 67 to a point for corner, the  
4 common corner of Lots 51 and 52 and Lots 66 and 67 of said  
5 subdivision;  
6 Thence North  $42^{\circ} 07' 56''$  East, 330.00 feet with the common line  
7 between Lots 51 and 66 to a point for corner, the common corner of  
8 Lots 50 and 51 and Lots 65 and 66 of said subdivision;  
9 Thence North  $48^{\circ} 19' 44''$  West, 647.11 feet (called 660.00 feet) with  
10 the common line between Lots 50 and 51 to a point for corner on the  
11 southerly line of Lot 37 and the common corner of Lots 50 and 51 of  
12 said subdivision;  
13 Thence North  $42^{\circ} 07' 56''$  East, 330.00 feet with the common line  
14 between Lots 37 and 50 to a point for corner, the common corner of  
15 Lots 36 and 37 and Lots 49 and 50 of said subdivision;  
16 Thence South  $48^{\circ} 19' 44''$  East, 1294.22 (called 1320.00) feet with  
17 the common line between Lots 49 and 50, and Lots 64 and 65 to a point  
18 for corner, the common corner of Lots 64 and 65 and Lots 80 and 81 of  
19 said subdivision;  
20 Thence South  $42^{\circ} 07' 56''$  West, 330.22 feet with the common line  
21 between Lots 65 and 81 to a point for corner, the common corner of  
22 Lots 65 and 66 and Lots 81 and 82 of said subdivision;  
23 Thence South  $48^{\circ} 19' 44''$  East, 1294.22 feet (called 1320.00 feet)  
24 with the common line between Lots 81 and 82 and Lots 98 and 99 to a  
25 point for corner, the common corner of Lots 98 and 99 and Lots 115  
26 and 116 of said subdivision;  
27 Thence North  $42^{\circ} 07' 56''$  East, 330.22 feet (called 330.00 feet) with

1 the common line between Lots 98 and 115 to a point for corner, the  
2 common corner of Lots 97 and 98 and Lots 114 and 115 of said  
3 subdivision;

4 Thence North 48° 19' 44" West, 1294.22 feet with the common line  
5 between Lots 80 and 81 and Lots 97 and 98 to a point for corner, the  
6 common corner of Lots 64 and 65 and Lots 80 and 81 of said  
7 subdivision;

8 Thence North 42° 07' 56" East, 660.00 feet with the common line  
9 between Lots 63 and 64 and Lots 79 and 80 to a point for corner, the  
10 common corner of Lots 62 and 63 and Lots 78 and 79 of said  
11 subdivision;

12 Thence North 48° 19' 44" West, 647.11 feet (called 660.00 feet) with  
13 the common line between Lots 62 and 63 to a point for corner, the  
14 common corner of Lots 47 and 48 and Lots 62 and 63 of said  
15 subdivision;

16 Thence South 42° 07' 56" West, 330.00 feet with the common line  
17 between Lots 48 and 63 to a point for corner, the common corner of  
18 Lots 48 and 49 and Lots 63 and 64 of said subdivision;

19 Thence North 48° 19' 44" West, 977.11 feet with the common line  
20 between Lots 48 and 49 and Lots 35 and 36 to a point for corner, the  
21 westerly corner of the south one-half of Lot 35 of said subdivision;

22 Thence North 42° 07' 56" East, 660.00 feet with the northerly line of  
23 the south one-half of Lots 34 and 35 to a point for corner, the  
24 easterly corner of the south one half of Lot 34 and on the common  
25 line between Lots 33 and 34 of said subdivision;

26 Thence North 48° 19' 44" West, 330.00 feet with the common line  
27 between Lots 33 and 34 to a point for corner, the common corner of

1 Lots 23 and 24 and Lots 33 and 34 of said subdivision;  
2 Thence North  $42^{\circ} 07' 56''$  East, 660.00 feet with the common line  
3 between Lots 22 and 23 and Lots 32 and 33 to a point for corner, the  
4 common corner of Lots 21 and 22 and Lots 31 and 32 of said  
5 subdivision;  
6 Thence South  $48^{\circ} 14' 43''$  East, 660.29 feet (called 660.00 feet) with  
7 the common line between Lots 31 and 32 to a point for corner, the  
8 common corner of Lots 31 and 32 and Lots 44 and 45 of said  
9 subdivision;  
10 Thence North  $42^{\circ} 07' 37''$  East, 330.00 feet with the common line  
11 between Lots 31 and 44 to a point for corner, the common corner of  
12 Lots 30 and 31 and Lots 43 and 44 of said subdivision;  
13 Thence North  $48^{\circ} 14' 43''$  West, 660.26 feet (called 660.00 feet) with  
14 the common line between Lots 30 and 31 to a point for corner, the  
15 common corner of Lots 20 and 21 and Lots 30 and 31 of said  
16 subdivision;  
17 Thence South  $42^{\circ} 07' 56''$  West, 330.00 feet with the common line  
18 between Lots 21 and 31 to a point for corner, the common corner of  
19 Lots 21 and 22 and Lots 31 and 32 of said subdivision;  
20 Thence North  $48^{\circ} 19' 44''$  West, 660.00 feet with the common line  
21 between Lots 21 and 22 to a point for corner, the common corner of  
22 Lots 12 and 13 and Lots 21 and 22 of said subdivision;  
23 Thence North  $42^{\circ} 07' 56''$  East, 660.00 feet with the common line  
24 between Lots 11 and 12 and Lots 20 and 21 to a point for corner, the  
25 common corner of Lots 10 and 11 and Lots 19 and 20 of said  
26 subdivision;  
27 Thence North  $48^{\circ} 19' 44''$  West, 660.00 feet with the common line

1 between Lots 10 and 11 to a point for corner on the southerly line of  
2 Lot 3 of said subdivision and the common corner of Lots 10 and 11 of  
3 said subdivision;  
4 Thence South  $42^{\circ} 07' 56''$  West, 1320.00 feet with the southerly lines  
5 of Lot 3, 4 and 5 and with the northerly lines of Lots 11, 12, 13 and  
6 14 to a point for corner, the common corner of Lots 5 and 6 and Lots  
7 14 and 15 of said subdivision;  
8 Thence North  $47^{\circ} 52' 04''$  West, 267.53 feet with the common line  
9 between Lot 5 and Lot 6 to a point for corner;  
10 Thence North  $41^{\circ} 56' 38''$  East, 2156.78 feet to a point for corner on  
11 the common line of Lot 1 and Lot 2 of said subdivision; Thence South  
12  $47^{\circ} 51' 23''$  East, 274.62 feet with the common line between said Lot 1  
13 and Lot 2 to a point for corner on the northerly line of Lot 8 of  
14 said subdivision;  
15 Thence North  $42^{\circ} 07' 56''$  East, 480.60 feet with the common line  
16 between Lot 1 and Lot 7 and Lot 8 to a point for corner, the easterly  
17 corner of Lot 1, the northerly corner of lot 7 of said subdivision,  
18 on an easterly line of said subdivision and on an easterly line of  
19 said Green Survey; Thence South  $48^{\circ} 18' 49''$  East, 660.00 feet with  
20 the easterly line of Lot 7 of said subdivision and with the common  
21 line between said subdivision and survey line to a point for corner  
22 on the common line between Lot 7 and Lot 16 of said subdivision;  
23 Thence South  $42^{\circ} 07' 56''$  West, 657.14 feet (called 660.00 feet)  
24 departing said easterly lines and with the common line between Lots  
25 7 and 8 and Lots 16 and 17 to a point for corner, the common corner  
26 of Lots 8 and 9 and Lots 17 and 18 of said subdivision;  
27 Thence South  $48^{\circ} 19' 44''$  East, 1406.86 feet with the common line

1 between Lots 17 and 18 and Lots 27 and 28 and with a southeasterly  
2 extension of said common line to a point for corner on a northerly  
3 line of that certain tract called 15.00 acres conveyed to the  
4 Pasadena Independent School District by an instrument of record in  
5 File No. X972393 of the H.C.O.P.R.O.R.P. and on the arc of a curve  
6 whose center bears South 48° 41' 31" East;

7 Thence with the northerly lines of said 15.00 acre tract the  
8 following two (2) courses;

9 1) 412.29 feet along the arc of a non-tangent curve to the  
10 left, having a central angle of 27° 09' 07", a radius of 870.00 feet  
11 and a chord which bears South 27° 43' 56" West, 408.44 feet to a  
12 point for corner, a point of compound curve;

13 2) 40.90 feet along the arc of a curve to the left, having a  
14 central angle of 93° 44' 34", a radius of 25.00 feet and a chord  
15 which bears South 32° 42' 37" East, 36.49 feet to a point for corner  
16 at the end of said curve;

17 Thence with the westerly lines of said 15.00 acre tract the  
18 following two (2) courses;

19 1) South 79° 34' 34" East, 78.55 feet to a point for corner,  
20 the beginning of a curve;

21 2) 526.73 feet along the arc of a curve to the right, having  
22 a central angle of 24° 32' 10", a radius of 1230.00 feet and a chord  
23 which bears South 67° 18' 29" East, 522.71 feet to a point for  
24 corner;

25 Thence North 41° 35' 56" East, 852.05 feet to a point for corner on  
26 the westerly line of the aforesaid Houston Lighting & Power Company  
27 5.721 acre tract;

1 Thence South 48° 18' 49" East, 1803.20 feet with the westerly line of  
2 said 5.721 acre tract and with a westerly line of that certain tract  
3 called 1.938 acres conveyed to Houston Lighting & Power Company by  
4 an instrument of record in File No. D482104 of the H.C.O.P.R.O.R.P.  
5 to a point for corner on the northerly line of the aforesaid Green  
6 Tee Terrace Section Seven;

7 Thence South 42° 14' 25" West, 1318.98 feet with a northerly line of  
8 said Green Tee Terrace to a point for corner, the westerly corner of  
9 said Green Tee Terrace;

10 Thence South 48° 18' 35" East, 579.30 feet with the westerly line of  
11 said Green Tee Terrace to the POINT OF BEGINNING and containing  
12 387.912 acres of land.

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

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

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

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



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

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