

By: Zerwas

H.B. No. 1481

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Fort Bend County Improvement District No. 24; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3898 to read as follows:

CHAPTER 3898. FORT BEND COUNTY IMPROVEMENT DISTRICT NO. 24

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3898.001. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Houston.

(3) "County" means Fort Bend County.

(4) "Director" means a board member.

(5) "District" means the Fort Bend County Improvement District No. 24.

Sec. 3898.002. CREATION AND NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3898.003. PURPOSE; LEGISLATIVE FINDINGS. (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 chapter. By creating the district and in authorizing the city and

1 other political subdivisions to contract with the district, the
2 legislature has established a program to accomplish the public
3 purposes set out in Section 52-a, Article III, Texas Constitution.

4 (b) The creation of the district is necessary to promote,
5 develop, encourage, and maintain employment, commerce,
6 transportation, housing, tourism, recreation, the arts,
7 entertainment, economic development, safety, and the public
8 welfare in the district.

9 (c) The district is created to supplement and not to
10 supplant city services provided in the district.

11 Sec. 3898.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
12 The district is created to serve a public use and benefit.

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

18 (c) The creation of the district is in the public interest
19 and is essential to further the public purposes of:

20 (1) developing and diversifying the economy of the
21 state;

22 (2) eliminating unemployment and underemployment;

23 (3) developing or expanding transportation and
24 commerce; and

25 (4) providing quality residential housing.

26 (d) The district will:

27 (1) promote the health, safety, and general welfare of

1 residents, employers, potential employees, employees, visitors,
2 and consumers in the district, and of the public;

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

7 (3) promote the health, safety, welfare, and enjoyment
8 of the public by providing pedestrian ways and by landscaping,
9 removing graffiti from, and developing certain areas in the
10 district, which are necessary for the restoration, preservation,
11 and enhancement of scenic beauty.

12 (e) Pedestrian ways along or across a street, whether at
13 grade or above or below the surface, and street lighting, street
14 landscaping, vehicle parking, and street art objects are parts of
15 and necessary components of a street and are considered to be an
16 improvement project that includes a street or road improvement.

17 (f) The district will not act as the agent or
18 instrumentality of any private interest even though the district
19 will benefit many private interests as well as the public.

20 Sec. 3898.005. DISTRICT TERRITORY. (a) The district is
21 initially composed of the territory described by Section 2 of the
22 Act enacting this chapter.

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

27 (1) organization, existence, or validity;

1 (2) right to issue any type of bond for the purposes
2 for which the district is created or to pay the principal of and
3 interest on a bond;

4 (3) right to impose or collect an assessment or tax; or

5 (4) legality or operation.

6 Sec. 3898.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

7 (a) All or any part of the area of the district is eligible to be
8 included in:

9 (1) a tax increment reinvestment zone created under
10 Chapter 311, Tax Code;

11 (2) a tax abatement reinvestment zone created under
12 Chapter 312, Tax Code;

13 (3) an enterprise zone created under Chapter 2303,
14 Government Code; or

15 (4) an industrial district created under Chapter 42,
16 Local Government Code.

17 (b) If the city creates a tax increment reinvestment zone
18 described by Subsection (a), the city and the board of directors of
19 the zone, by contract with the district, may grant money deposited
20 in the tax increment fund to the district to be used by the district
21 for the purposes permitted for money granted to a corporation under
22 Section 380.002(b), Local Government Code, including the right to
23 pledge the money as security for any bonds issued by the district
24 for an improvement project. A project may not receive public funds
25 under Section 380.002(b), Local Government Code, unless the project
26 has been approved by the governing body of the city.

27 (c) A tax increment reinvestment zone created by the city in

1 the district is not subject to the limitations provided by Section
2 311.006(b), Tax Code.

3 Sec. 3898.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
4 DISTRICTS LAW. Except as otherwise provided by this chapter,
5 Chapter 375, Local Government Code, applies to the district.

6 Sec. 3898.008. LIBERAL CONSTRUCTION OF CHAPTER. This
7 chapter shall be liberally construed in conformity with the
8 findings and purposes stated in this chapter.

9 SUBCHAPTER B. BOARD OF DIRECTORS

10 Sec. 3898.051. GOVERNING BODY; TERMS. The district is
11 governed by a board of five directors who serve staggered terms of
12 four years, with two or three directors' terms expiring June 1 of
13 each odd-numbered year.

14 Sec. 3898.052. QUALIFICATIONS OF DIRECTORS APPOINTED BY
15 CITY. (a) To be qualified to serve as a director appointed by the
16 governing body of the city, a person must be:

17 (1) a resident of the district who is also a registered
18 voter of the district;

19 (2) an owner of property in the district;

20 (3) an owner of stock or a partnership or membership
21 interest, whether beneficial or otherwise, of a corporate
22 partnership, limited liability company, or other entity owner of a
23 direct or indirect interest in property in the district;

24 (4) an owner of a beneficial interest in a trust, or a
25 trustee in a trust, that directly or indirectly owns property in the
26 district;

27 (5) an agent, employee, or tenant of a person

1 described by Subdivision (2), (3), or (4); or

2 (6) an initial director under Section 3898.062.

3 (b) Section 49.052, Water Code, does not apply to the
4 district.

5 Sec. 3898.053. APPOINTMENT OF DIRECTORS. The governing
6 body of the city shall appoint directors from persons recommended
7 by the board.

8 Sec. 3898.054. VACANCY. If a vacancy occurs on the board,
9 the remaining directors shall appoint a director for the remainder
10 of the unexpired term.

11 Sec. 3898.055. DIRECTOR'S OATH OR AFFIRMATION. (a) A
12 director shall file the director's oath or affirmation of office
13 with the district, and the district shall retain the oath or
14 affirmation in the district records.

15 (b) A director shall file a copy of the director's oath or
16 affirmation with the secretary of the city.

17 Sec. 3898.056. QUORUM. A vacant director position is not
18 counted for purposes of establishing a quorum.

19 Sec. 3898.057. OFFICERS. The board shall elect from among
20 the directors a chair, a vice chair, and a secretary. The offices
21 of chair and secretary may not be held by the same person.

22 Sec. 3898.058. COMPENSATION; EXPENSES. (a) The district
23 may compensate each director in an amount not to exceed \$50 for each
24 board meeting. The total amount of compensation a director may
25 receive each year may not exceed \$2,000.

26 (b) A director is entitled to reimbursement for necessary
27 and reasonable expenses incurred in carrying out the duties and

1 responsibilities of the board.

2 Sec. 3898.059. LIABILITY INSURANCE. The district may obtain
3 and pay for comprehensive general liability insurance coverage from
4 a commercial insurance company or other source that protects and
5 insures a director against personal liability and from all claims
6 relating to:

7 (1) actions taken by the director in the director's
8 capacity as a member of the board;

9 (2) actions and activities taken by the district; or

10 (3) the actions of others acting on behalf of the
11 district.

12 Sec. 3898.060. NO EXECUTIVE COMMITTEE. The board may not
13 create an executive committee to exercise the powers of the board.

14 Sec. 3898.061. BOARD MEETINGS. The board shall hold
15 meetings at a place accessible to the public.

16 Sec. 3898.062. INITIAL DIRECTORS. (a) The initial board
17 consists of:

	<u>Pos. No.</u>	<u>Name of Director</u>
18		
19	<u>1</u>	<u>Jim Foreman</u>
20	<u>2</u>	<u>Erin Dyer</u>
21	<u>3</u>	<u>Scott Leafe</u>
22	<u>4</u>	<u>Belinda Meller</u>
23	<u>5</u>	<u>David Foor</u>

24 (b) The terms of the initial directors expire June 1, 2015.

25 (c) Of the directors who replace an initial director, the
26 terms of directors serving in positions 1, 2, and 3 expire June 1,
27 2017, and the terms of directors serving in positions 4 and 5 expire

1 June 1, 2019.

2 (d) Section 3898.052 does not apply to this section.

3 (e) This section expires September 1, 2019.

4 SUBCHAPTER C. POWERS AND DUTIES

5 Sec. 3898.101. GENERAL POWERS AND DUTIES. The district has
6 the powers and duties necessary to accomplish the purposes for
7 which the district is created.

8 Sec. 3898.102. IMPROVEMENT PROJECTS AND SERVICES. The
9 district may provide, design, construct, acquire, improve,
10 relocate, operate, maintain, or finance an improvement project or
11 service using money available to the district, or contract with a
12 governmental or private entity to provide, design, construct,
13 acquire, improve, relocate, operate, maintain, or finance an
14 improvement project or service authorized under this chapter or
15 Chapter 375, Local Government Code.

16 Sec. 3898.103. LOCATION OF IMPROVEMENT PROJECT. An
17 improvement project described by Section 3898.102 may be located:

18 (1) in the district; or

19 (2) in an area outside but adjacent to the district if
20 the project is for the purpose of extending a public infrastructure
21 improvement beyond the district's boundaries to a logical terminus.

22 Sec. 3898.104. DEVELOPMENT CORPORATION POWERS. The
23 district, using money available to the district, may exercise the
24 powers given to a development corporation under Chapter 505, Local
25 Government Code, including the power to own, operate, acquire,
26 construct, lease, improve, or maintain a project under that
27 chapter.

1 Sec. 3898.105. NONPROFIT CORPORATION. (a) The board by
2 resolution may authorize the creation of a nonprofit corporation to
3 assist and act for the district in implementing a project or
4 providing a service authorized by this chapter.

5 (b) The nonprofit corporation:

6 (1) has each power of and is considered to be a local
7 government corporation created under Subchapter D, Chapter 431,
8 Transportation Code; and

9 (2) may implement any project and provide any service
10 authorized by this chapter.

11 (c) The board shall appoint the board of directors of the
12 nonprofit corporation. The board of directors of the nonprofit
13 corporation shall serve in the same manner as the board of directors
14 of a local government corporation created under Subchapter D,
15 Chapter 431, Transportation Code, except that a board member is not
16 required to reside in the district.

17 Sec. 3898.106. AGREEMENTS; GRANTS. (a) As provided by
18 Chapter 375, Local Government Code, the district may make an
19 agreement with or accept a gift, grant, or loan from any person.

20 (b) The implementation of a project is a governmental
21 function or service for the purposes of Chapter 791, Government
22 Code.

23 Sec. 3898.107. LAW ENFORCEMENT SERVICES. To protect the
24 public interest, the district may contract with a qualified party,
25 including the county or the city, to provide law enforcement
26 services in the district for a fee.

27 Sec. 3898.108. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The

1 district may join and pay dues to a charitable or nonprofit
2 organization that performs a service or provides an activity
3 consistent with the furtherance of a district purpose.

4 Sec. 3898.109. ECONOMIC DEVELOPMENT. (a) The district may
5 engage in activities that accomplish the economic development
6 purposes of the district.

7 (b) The district may establish and provide for the
8 administration of one or more programs to promote state or local
9 economic development and to stimulate business and commercial
10 activity in the district, including programs to:

11 (1) make loans and grants of public money; and

12 (2) provide district personnel and services.

13 (c) The district may create economic development programs
14 and exercise the economic development powers that:

15 (1) Chapter 380, Local Government Code, provides to a
16 municipality; and

17 (2) Subchapter A, Chapter 1509, Government Code,
18 provides to a municipality.

19 Sec. 3898.110. NO EMINENT DOMAIN POWER. The district may
20 not exercise the power of eminent domain.

21 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

22 Sec. 3898.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
23 board by resolution shall establish the number of signatures and
24 the procedure required for a disbursement or transfer of the
25 district's money.

26 Sec. 3898.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.

27 The district may acquire, construct, finance, operate, or maintain

1 an improvement project or service authorized under this chapter or
2 Chapter 375, Local Government Code, using any money available to
3 the district.

4 Sec. 3898.153. GENERAL POWERS REGARDING PAYMENT OF DISTRICT
5 BONDS, OBLIGATIONS, OR OTHER COSTS. The district may provide or
6 secure the payment or repayment of any bond, note, or other
7 temporary or permanent obligation or reimbursement or other
8 contract with any person and the costs and expenses of the
9 establishment, administration, and operation of the district and
10 the district's costs or share of the costs or revenue of an
11 improvement project or district contractual obligation or
12 indebtedness by:

13 (1) the imposition of an ad valorem tax or sales and
14 use tax or an assessment, user fee, concession fee, or rental
15 charge; or

16 (2) any other revenue or resources of the district, or
17 other revenue authorized by the city, including revenues from a tax
18 increment reinvestment zone created by the city under applicable
19 law.

20 Sec. 3898.154. PETITION REQUIRED FOR FINANCING SERVICES AND
21 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
22 service or improvement project with assessments under this chapter
23 unless a written petition requesting that service or improvement
24 has been filed with the board.

25 (b) The petition must be signed by:

26 (1) the owners of a majority of the assessed value of
27 real property in the district subject to assessment according to

1 the most recent certified tax appraisal roll for the county; or
2 (2) at least 25 persons who own real property in the
3 district subject to assessment, if more than 25 persons own real
4 property in the district subject to assessment as determined by the
5 most recent certified tax appraisal roll for the county.

6 Sec. 3898.155. METHOD OF NOTICE FOR HEARING. The district
7 may mail the notice required by Section 375.115(c), Local
8 Government Code, by certified or first class United States mail.
9 The board shall determine the method of notice.

10 Sec. 3898.156. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
11 The board by resolution may impose and collect an assessment for any
12 purpose authorized by this chapter in all or any part of the
13 district.

14 (b) An assessment, a reassessment, or an assessment
15 resulting from an addition to or correction of the assessment roll
16 by the district, penalties and interest on an assessment or
17 reassessment, an expense of collection, and reasonable attorney's
18 fees incurred by the district:

19 (1) are a first and prior lien against the property
20 assessed;

21 (2) are superior to any other lien or claim other than
22 a lien or claim for county, school district, or municipal ad valorem
23 taxes; and

24 (3) are the personal liability of and a charge against
25 the owners of the property even if the owners are not named in the
26 assessment proceedings.

27 (c) The lien is effective from the date of the board's

1 resolution imposing the assessment until the date the assessment is
2 paid. The board may enforce the lien in the same manner that the
3 board may enforce an ad valorem tax lien against real property.

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

8 Sec. 3898.157. STORM WATER USER CHARGES. The district may
9 establish user charges related to the operation of storm water
10 facilities, including the regulation of storm water for the
11 protection of water quality in the district.

12 Sec. 3898.158. NONPOTABLE WATER USER CHARGES. The district
13 may establish user charges for the use of nonpotable water for
14 irrigation purposes, subject to approval of the governing body of
15 the city.

16 Sec. 3898.159. COSTS FOR IMPROVEMENT PROJECTS. The
17 district may undertake separately or jointly with other persons,
18 including the city or county, all or part of the cost of an
19 improvement project, including an improvement project:

20 (1) for improving, enhancing, and supporting public
21 safety and security, fire protection and emergency medical
22 services, and law enforcement in or adjacent to the district; or

23 (2) that confers a general benefit on the entire
24 district or a special benefit on a definable part of the district.

25 Sec. 3898.160. TAX AND ASSESSMENT ABATEMENTS. The district
26 may designate reinvestment zones and may grant abatements of a tax
27 or assessment on property in the zones.

1 SUBCHAPTER E. TAXES AND BONDS

2 Sec. 3898.201. TAX ABATEMENT. The district may enter into a
3 tax abatement agreement in accordance with the general laws of this
4 state authorizing and applicable to a tax abatement agreement by a
5 municipality.

6 Sec. 3898.202. PROPERTY TAX AUTHORIZED. (a) The district
7 may impose an ad valorem tax on all taxable property in the district
8 to:

9 (1) pay for an improvement project of the types
10 authorized by Section 52(b), Article III, and Section 59, Article
11 XVI, Texas Constitution; or

12 (2) secure the payment of bonds issued for a purpose
13 described by Subdivision (1).

14 (b) The district may not impose an ad valorem tax to pay for
15 an improvement project under this chapter unless the imposition is
16 approved by the voters of the district voting at an election held
17 for that purpose. The board may call an election to approve the
18 imposition of an ad valorem tax to pay for an improvement project
19 under this chapter only if the board receives a petition requesting
20 the election signed by:

21 (1) more than 51 percent of the record owners of real
22 property in the district subject to taxation; or

23 (2) owners representing more than 51 percent of the
24 appraised value of real property in the district subject to
25 taxation, as determined by the tax rolls of the appraisal district.

26 Sec. 3898.203. SALES AND USE TAX. (a) The district may
27 impose a sales and use tax if authorized by a majority of the voters

1 of the district voting at an election called for that purpose.
2 Revenue from the tax may be used for any purpose for which ad
3 valorem tax revenue of the district may be used.

4 (b) The district may not adopt a sales and use tax if as a
5 result of the adoption of the tax the combined rate of all sales and
6 use taxes imposed by the district and other political subdivisions
7 of this state having territory in the district would exceed two
8 percent at any location in the district.

9 (c) If the voters of the district approve the adoption of
10 the tax at an election held on the same election date on which
11 another political subdivision adopts a sales and use tax or
12 approves an increase in the rate of its sales and use tax and as a
13 result the combined rate of all sales and use taxes imposed by the
14 district and other political subdivisions of this state having
15 territory in the district would exceed two percent at any location
16 in the district, the election to adopt a sales and use tax under
17 this chapter has no effect.

18 Sec. 3898.204. BONDS AND OTHER OBLIGATIONS. (a) The
19 district may issue, by public or private sale, bonds, notes, or
20 other obligations payable wholly or partly from ad valorem taxes,
21 sales and use taxes, or assessments in the manner provided by
22 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local
23 Government Code.

24 (b) In exercising the district's borrowing power, the
25 district may issue a bond or other obligation in the form of a bond,
26 note, certificate of participation or other instrument evidencing a
27 proportionate interest in payments to be made by the district, or

1 other type of obligation.

2 (c) In addition to the sources of money described by
3 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local
4 Government Code, district bonds may be secured and made payable
5 wholly or partly by a pledge of any part of the money the district
6 receives from improvement revenue or from any other source.

7 Sec. 3898.205. BOND MATURITY. Bonds may mature not more
8 than 40 years from their date of issue.

9 Sec. 3898.206. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
10 the time bonds or other obligations payable wholly or partly from ad
11 valorem taxes are issued:

12 (1) the board shall impose a continuing direct annual
13 ad valorem tax for each year that all or part of the bonds are
14 outstanding; and

15 (2) the district annually shall impose an ad valorem
16 tax on all taxable property in the district in an amount sufficient
17 to:

18 (A) pay the interest on the bonds or other
19 obligations as the interest becomes due; and

20 (B) create a sinking fund for the payment of the
21 principal of the bonds or other obligations when due or the
22 redemption price at any earlier required redemption date.

23 SUBCHAPTER F. DISSOLUTION

24 Sec. 3898.251. DISSOLUTION BY CITY ORDINANCE. (a) The city
25 by ordinance may dissolve the district.

26 (b) The city may not dissolve the district until the
27 district's outstanding debt or contractual obligations that are

1 payable from ad valorem taxes have been repaid or discharged, or the
2 city has affirmatively assumed the obligation to pay the
3 outstanding debt from city revenue.

4 Sec. 3898.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

5 (a) If the dissolved district has bonds or other obligations
6 outstanding secured by and payable from assessments or other
7 revenue, other than ad valorem taxes, the city shall succeed to the
8 rights and obligations of the district regarding enforcement and
9 collection of the assessments or other revenue.

10 (b) The city shall have and exercise all district powers to
11 enforce and collect the assessments or other revenue to pay:

12 (1) the bonds or other obligations when due and
13 payable according to their terms; or

14 (2) special revenue or assessment bonds or other
15 obligations issued by the city to refund the outstanding bonds or
16 obligations.

17 Sec. 3898.253. CONCURRENCE ON ADDITIONAL POWERS. If the
18 legislature grants the district a power that is in addition to the
19 powers approved by the initial resolution of the governing body of
20 the city consenting to the creation of the district, the district
21 may not exercise that power unless the governing body of the city
22 consents to that change by resolution.

23 Sec. 3898.254. ASSUMPTION OF ASSETS AND LIABILITIES. (a)
24 After the city dissolves the district, the city assumes, subject to
25 the appropriation and availability of funds, the obligations of the
26 district, including any bonds or other debt payable from
27 assessments or other district revenue.

1 (b) If the city dissolves the district, the board shall
2 transfer ownership of all district property to the city.

3 SECTION 2. The Fort Bend County Improvement District No. 24
4 initially includes all the territory contained in the following
5 area:

6 The Fort Bend County Improvement District is comprised of 93.243
7 acres located at the northeast corner of Farm-to-Market (FM) Road
8 1093 and FM Road 1463 with the beginning point at the north
9 right-of-way (ROW) of FM 1093 and east ROW of FM 1463 and the
10 southwest corner of 8.81 ac. parcel (0274 R H KUYKENDALL, ACRES
11 8.81); Then north along east ROW of FM 1463 and coincident west
12 boundary of 8.81 ac. parcel (0274 R H KUYKENDALL, ACRES 8.81), and
13 84.013 ac. parcel (0421 T W SOUTHERLAND, ACRES 84.013) to northwest
14 corner of said 84.013 ac. parcel; Then east along north boundary of
15 said 84.013 ac. parcel to northeast corner of said parcel; Then
16 south along east boundary of said 84.013 ac. parcel, and 0.42 ac.
17 parcel (0574 JOHN FOSTER, ACRES .42) to southeast corner of said
18 0.42 ac. parcel and north ROW of FM 1093; Then west southwest along
19 south boundary of said 0.42 acre parcel, and 8.81 ac. parcel (0274 R
20 H KUYKENDALL, ACRES 8.81) to southwest corner of said 8.81 ac.
21 parcel and beginning point of 93.243 acre tract.

22 SECTION 3. (a) The legal notice of the intention to
23 introduce this Act, setting forth the general substance of this
24 Act, has been published as provided by law, and the notice and a
25 copy of this Act have been furnished to all persons, agencies,
26 officials, or entities to which they are required to be furnished
27 under Section 59, Article XVI, Texas Constitution, and Chapter 313,

1 Government Code.

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

5 (c) The Texas Commission on Environmental Quality has filed
6 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 (d) 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.

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

17 SECTION 4. This Act takes effect immediately if it receives
18 a vote of two-thirds of all the members elected to each house, as
19 provided by Section 39, Article III, Texas Constitution. If this
20 Act does not receive the vote necessary for immediate effect, this
21 Act takes effect September 1, 2013.