

1-1 By: Patrick S.B. No. 751
1-2 (In the Senate - Filed February 22, 2013; February 26, 2013,
1-3 read first time and referred to Committee on Intergovernmental
1-4 Relations; March 25, 2013, reported favorably by the following
1-5 vote: Yeas 5, Nays 0; March 25, 2013, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			

1-13 A BILL TO BE ENTITLED
1-14 AN ACT

1-15 relating to the creation of the Harris County Municipal Utility
1-16 District No. 531; providing authority to impose a tax and issue
1-17 bonds; granting a limited power of eminent domain.

1-18 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
1-19 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-20 Code, is amended by adding Chapter 8452 to read as follows:

1-21 CHAPTER 8452. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 531

1-22 SUBCHAPTER A. GENERAL PROVISIONS

1-23 Sec. 8452.001. DEFINITIONS. In this chapter:

1-24 (1) "Board" means the district's board of directors.

1-25 (2) "Commission" means the Texas Commission on
1-26 Environmental Quality.

1-27 (3) "Director" means a board member.

1-28 (4) "District" means the Harris County Municipal
1-29 Utility District No. 531.

1-30 Sec. 8452.002. NATURE OF DISTRICT. The district is a
1-31 municipal utility district created under Section 59, Article XVI,
1-32 Texas Constitution.

1-33 Sec. 8452.003. CONFIRMATION AND DIRECTORS' ELECTION
1-34 REQUIRED. The temporary directors shall hold an election to
1-35 confirm the creation of the district and to elect five permanent
1-36 directors as provided by Section 49.102, Water Code.

1-37 Sec. 8452.004. CONSENT OF MUNICIPALITY REQUIRED. The
1-38 temporary directors may not hold an election under Section 8452.003
1-39 until each municipality in whose corporate limits or
1-40 extraterritorial jurisdiction the district is located has
1-41 consented by ordinance or resolution to the creation of the
1-42 district and to the inclusion of land in the district.

1-43 Sec. 8452.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-44 (a) The district is created to serve a public purpose and benefit.

1-45 (b) The district is created to accomplish the purposes of:

1-46 (1) a municipal utility district as provided by
1-47 general law and Section 59, Article XVI, Texas Constitution; and

1-48 (2) Section 52, Article III, Texas Constitution, that
1-49 relate to the construction, acquisition, improvement, operation,
1-50 or maintenance of macadamized, graveled, or paved roads, or
1-51 improvements, including storm drainage, in aid of those roads.

1-52 Sec. 8452.006. INITIAL DISTRICT TERRITORY. (a) The
1-53 district is initially composed of the territory described by
1-54 Section 2 of the Act enacting this chapter.

1-55 (b) The boundaries and field notes contained in Section 2 of
1-56 the Act enacting this chapter form a closure. A mistake made in the
1-57 field notes or in copying the field notes in the legislative process
1-58 does not affect the district's:

1-59 (1) organization, existence, or validity;

1-60 (2) right to issue any type of bond for the purposes
1-61 for which the district is created or to pay the principal of and

2-1 interest on a bond;

2-2 (3) right to impose a tax; or

2-3 (4) legality or operation.

2-4 SUBCHAPTER B. BOARD OF DIRECTORS

2-5 Sec. 8452.051. GOVERNING BODY; TERMS. (a) The district is
 2-6 governed by a board of five elected directors.

2-7 (b) Except as provided by Section 8452.052, directors serve
 2-8 staggered four-year terms.

2-9 Sec. 8452.052. TEMPORARY DIRECTORS. (a) The temporary
 2-10 board consists of:

2-11 (1) J. T. Hall;

2-12 (2) Paul White;

2-13 (3) Christopher Thomas;

2-14 (4) Antoinette Hanson; and

2-15 (5) Shane Herzog.

2-16 (b) Temporary directors serve until the earlier of:

2-17 (1) the date permanent directors are elected under
 2-18 Section 8452.003; or

2-19 (2) the fourth anniversary of the effective date of
 2-20 the Act enacting this chapter.

2-21 (c) If permanent directors have not been elected under
 2-22 Section 8452.003 and the terms of the temporary directors have
 2-23 expired, successor temporary directors shall be appointed or
 2-24 reappointed as provided by Subsection (d) to serve terms that
 2-25 expire on the earlier of:

2-26 (1) the date permanent directors are elected under
 2-27 Section 8452.003; or

2-28 (2) the fourth anniversary of the date of the
 2-29 appointment or reappointment.

2-30 (d) If Subsection (c) applies, the owner or owners of a
 2-31 majority of the assessed value of the real property in the district
 2-32 may submit a petition to the commission requesting that the
 2-33 commission appoint as successor temporary directors the five
 2-34 persons named in the petition. The commission shall appoint as
 2-35 successor temporary directors the five persons named in the
 2-36 petition.

2-37 SUBCHAPTER C. POWERS AND DUTIES

2-38 Sec. 8452.101. GENERAL POWERS AND DUTIES. The district has
 2-39 the powers and duties necessary to accomplish the purposes for
 2-40 which the district is created.

2-41 Sec. 8452.102. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-42 DUTIES. The district has the powers and duties provided by the
 2-43 general law of this state, including Chapters 49 and 54, Water Code,
 2-44 applicable to municipal utility districts created under Section 59,
 2-45 Article XVI, Texas Constitution.

2-46 Sec. 8452.103. AUTHORITY FOR ROAD PROJECTS. Under Section
 2-47 52, Article III, Texas Constitution, the district may design,
 2-48 acquire, construct, finance, issue bonds for, improve, operate,
 2-49 maintain, and convey to this state, a county, or a municipality for
 2-50 operation and maintenance macadamized, graveled, or paved roads, or
 2-51 improvements, including storm drainage, in aid of those roads.

2-52 Sec. 8452.104. ROAD STANDARDS AND REQUIREMENTS. (a) A
 2-53 road project must meet all applicable construction standards,
 2-54 zoning and subdivision requirements, and regulations of each
 2-55 municipality in whose corporate limits or extraterritorial
 2-56 jurisdiction the road project is located.

2-57 (b) If a road project is not located in the corporate limits
 2-58 or extraterritorial jurisdiction of a municipality, the road
 2-59 project must meet all applicable construction standards,
 2-60 subdivision requirements, and regulations of each county in which
 2-61 the road project is located.

2-62 (c) If the state will maintain and operate the road, the
 2-63 Texas Transportation Commission must approve the plans and
 2-64 specifications of the road project.

2-65 Sec. 8452.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
 2-66 OR RESOLUTION. The district shall comply with all applicable
 2-67 requirements of any ordinance or resolution that is adopted under
 2-68 Section 54.016 or 54.0165, Water Code, and that consents to the
 2-69 creation of the district or to the inclusion of land in the

3-1 district.

3-2 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-3 Sec. 8452.151. ELECTIONS REGARDING TAXES OR BONDS.

3-4 (a) The district may issue, without an election, bonds and other
3-5 obligations secured by:

3-6 (1) revenue other than ad valorem taxes; or

3-7 (2) contract payments described by Section 8452.153.

3-8 (b) The district must hold an election in the manner
3-9 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-10 before the district may impose an ad valorem tax or issue bonds
3-11 payable from ad valorem taxes.

3-12 (c) The district may not issue bonds payable from ad valorem
3-13 taxes to finance a road project unless the issuance is approved by a
3-14 vote of a two-thirds majority of the district voters voting at an
3-15 election held for that purpose.

3-16 Sec. 8452.152. OPERATION AND MAINTENANCE TAX. (a) If
3-17 authorized at an election held under Section 8452.151, the district
3-18 may impose an operation and maintenance tax on taxable property in
3-19 the district in accordance with Section 49.107, Water Code.

3-20 (b) The board shall determine the tax rate. The rate may not
3-21 exceed the rate approved at the election.

3-22 Sec. 8452.153. CONTRACT TAXES. (a) In accordance with
3-23 Section 49.108, Water Code, the district may impose a tax other than
3-24 an operation and maintenance tax and use the revenue derived from
3-25 the tax to make payments under a contract after the provisions of
3-26 the contract have been approved by a majority of the district voters
3-27 voting at an election held for that purpose.

3-28 (b) A contract approved by the district voters may contain a
3-29 provision stating that the contract may be modified or amended by
3-30 the board without further voter approval.

3-31 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-32 Sec. 8452.201. AUTHORITY TO ISSUE BONDS AND OTHER
3-33 OBLIGATIONS. The district may issue bonds or other obligations
3-34 payable wholly or partly from ad valorem taxes, impact fees,
3-35 revenue, contract payments, grants, or other district money, or any
3-36 combination of those sources, to pay for any authorized district
3-37 purpose.

3-38 Sec. 8452.202. TAXES FOR BONDS. At the time the district
3-39 issues bonds payable wholly or partly from ad valorem taxes, the
3-40 board shall provide for the annual imposition of a continuing
3-41 direct ad valorem tax, without limit as to rate or amount, while all
3-42 or part of the bonds are outstanding as required and in the manner
3-43 provided by Sections 54.601 and 54.602, Water Code.

3-44 Sec. 8452.203. BONDS FOR ROAD PROJECTS. At the time of
3-45 issuance, the total principal amount of bonds or other obligations
3-46 issued or incurred to finance road projects and payable from ad
3-47 valorem taxes may not exceed one-fourth of the assessed value of the
3-48 real property in the district.

3-49 SECTION 2. The Harris County Municipal Utility District
3-50 No. 531 initially includes all the territory contained in the
3-51 following area:

3-52 Being 264.723 acres of land located in the Jacob Duckworth
3-53 Survey, Abstract 227, the George Haig (A.K.A. J.P. Douglas) Survey,
3-54 Abstract 338, and the R.H. Barrow Survey, Abstract 1624, Harris
3-55 County, Texas, more particularly being a portion of the residue of
3-56 that certain called 75.81 acre tract conveyed to Louis Niklas and
3-57 Julia Rydel by an instrument of record under File Number K252127, of
3-58 the Official Public Records of Real Property, of said Harris
3-59 County, Texas (H.C.O.P.R.R.P.), all of the residue of that certain
3-60 called 34.507 acre tract conveyed to Barbara White by an instrument
3-61 of record under File Number S646489, H.C.O.P.R.R.P., a portion of
3-62 that certain called 44.1682 acre tract conveyed to Julia Niklas
3-63 Rydel by an instrument of record under File Number G737799,
3-64 H.C.O.P.R.R.P., a portion of that certain called 1.9926 acre tract
3-65 conveyed to Clayton L. Kitzmann and Janice L. Kitzmann by an
3-66 instrument of record under File Number J023156, H.C.O.P.R.R.P., a
3-67 portion of the residue of that certain called 81.99 acre tract
3-68 conveyed to Irene Sanders Newberry by an instrument of record under
3-69 File Number L075748, H.C.O.P.R.R.P., all of the residue of those

4-1 certain tracts called 78.36 acres (referred to as Tract 1) and 4.747
 4-2 acres (referred to as Tract 2) conveyed to Irene Marguerite
 4-3 Newberry and R. A. Newberry by an instrument of record under File
 4-4 Number K252128, H.C.O.P.R.R.P., and all of that certain called
 4-5 2.00049 acre tract conveyed to R. A. Newberry, Jr. by an instrument
 4-6 of record under File Number G637606, H.C.O.P.R.R.P., said 264.723
 4-7 acre tract being more particularly described by metes and bounds as
 4-8 follows (all bearings referenced to the Texas State Plane
 4-9 Coordinate System, South Central Zone, NAD83, 2001 adjustment);

4-10 BEGINNING at a 1-3/4-inch aluminum cap stamped "RODS
 4-11 SURVEYING" found in concrete at the southerly end of a cut-back
 4-12 corner at the intersection of the north right-of-way line of Schiel
 4-13 Road (100 feet wide) and the west right-of-way line of Mueschke Road
 4-14 (width varies) as described in the easement of record under File
 4-15 Number 20090575159, H.C.O.P.R.R.P.;

4-16 Thence, South 87° 48' 42" West, along the north right-of-way
 4-17 line of said Schiel Road; 1,055.30 feet to a 1-3/4-inch aluminum cap
 4-18 stamped "RODS SURVEYING" found in concrete for corner on the west
 4-19 line of the aforementioned 75.81 acre tract and the east line of
 4-20 that certain called 0.517 acre tract conveyed to Curtis E. White and
 4-21 Barbara White by an instrument of record under File Number S646490,
 4-22 H.C.O.P.R.R.P., said point being on the common survey line of said
 4-23 Jacob Duckworth Survey and said R. H. Barrow Survey;

4-24 Thence, North 03° 33' 05" West, along the common line of said
 4-25 0.517 and 75.81 acre tracts and said common survey line, 379.99 feet
 4-26 to a 5/8-inch iron rod found for the northeast corner of said 0.517
 4-27 acre tract;

4-28 Thence, South 87° 49' 48" West, departing said common survey
 4-29 line and along the north line of said 0.517 acre tract and that
 4-30 certain tract conveyed to Barbara Schiel White by an instrument of
 4-31 record under Volume 7943, Page 25, of the Deed Records of said
 4-32 Harris County (H.C.D.R.), 351.93 feet to a 5/8-inch iron rod found
 4-33 for the northeast corner of that certain called 2.000 acre tract
 4-34 conveyed to Teresa G. O'Hara Marsh and Michael O'Hara Marsh by an
 4-35 instrument of record under File Number U549558, H.C.O.P.R.R.P.;

4-36 Thence, South 87° 41' 17" West, along the north line of said
 4-37 2.000 acre tract, 217.58 feet to a 5/8-inch iron rod found for the
 4-38 common north corner of said 2.000 acre tract and that certain called
 4-39 0.552 acre tract conveyed to Curtis E. White and Barbara White by an
 4-40 instrument of record under File Number S646491, H.C.O.P.R.R.P.;

4-41 Thence, South 88° 15' 25" West, along the north line of said
 4-42 0.552 acre tract, 68.05 feet to a 1-inch pipe found for the common
 4-43 north corner of said 0.552 acre tract and that certain called 3.524
 4-44 acre tract conveyed to Norman Miller Hubbard, Jr. by an instrument
 4-45 of record under File Number W304407, H.C.O.P.R.R.P.;

4-46 Thence, South 87° 45' 25" West, along the north line of said
 4-47 3.524 acre tract 392.42 feet to a 1-inch pipe found for the common
 4-48 north corner of said 3.524 acre tract and the aforementioned 1.9926
 4-49 acre tract;

4-50 Thence, South 02° 13' 01" East, along the west line of said
 4-51 3.524 acre tract and the east line of said 1.9926 acre tract, 379.68
 4-52 feet to a point for corner on the north right-of-way line of Schiel
 4-53 Road (100 feet wide) as described under File Numbers 20100388058,
 4-54 20100471263, 20100513706 and 20110361248, H.C.O.P.R.R.P.;

4-55 Thence, South 87° 48' 37" West, along the north right-of-way
 4-56 line of said Schiel Road, 1,119.11 feet to a 5/8-inch iron rod found
 4-57 for the southeast corner of that certain called 3.0560 acre tract
 4-58 conveyed to County of Harris by an instrument of record under File
 4-59 Number 20100471263, H.C.O.P.R.R.P.;

4-60 Thence, North 01° 46' 26" West, along the east line of said
 4-61 3.0560 acre tract, 497.02 feet to a 5/8-inch iron rod with cap
 4-62 stamped "TERRA-SURVEYING" found for corner;

4-63 Thence, South 87° 48' 02" West, along the north line of said
 4-64 3.0560 acre tract, 269.85 feet to a 5/8-inch iron rod with cap
 4-65 stamped "TERRA-SURVEYING" found for corner on the west line of the
 4-66 aforementioned 81.99 acre tract;

4-67 Thence, North 02° 27' 08" West, along the west line of said
 4-68 81.99 acre tract, at 2,596.29 feet pass a 1/2-inch iron found on the
 4-69 south line of that certain called 60 foot wide easement of record

5-1 under Volume 2921, Page, 518, H.C.D.R., continuing in all a total
 5-2 distance of 2,626.29 feet to a 5/8-inch iron rod with cap stamped
 5-3 "EIC" found for the west corner of said 81.99 acre tract and that
 5-4 certain called 10.158 acre tract conveyed to Jeffrey J. Gulley by an
 5-5 instrument of record under File Number V852607, H.C.O.P.R.R.P.,
 5-6 said point also being on the centerline of said 60 foot wide
 5-7 easement;

5-8 Thence, North 87° 45' 39" East, along the north line of said
 5-9 81.99 acre tract and the south line of said 10.158 acre tract and
 5-10 the centerline of said 60 foot wide easement, 968.92 feet to a
 5-11 3/4-inch iron pipe found for the common south corner of said 10.158
 5-12 acre tract and that certain called 21.2106 acre tract conveyed to
 5-13 Jeffrey J. Gulley by an instrument of record under File Number
 5-14 20100506999, H.C.O.P.R.R.P.;

5-15 Thence, North 87° 47' 31" East, continuing along the north
 5-16 line of said 81.99 acre tract, the centerline of said 60 foot wide
 5-17 easement, and along the south line of said 21.2106 acre tract and
 5-18 the north line of the aforementioned 44.1682 acre tract, 791.87
 5-19 feet to a 1/2-inch iron pipe with a PK nail found for an angle point
 5-20 on the north line of said 44.1682 acre tract, the southeast corner
 5-21 of said 21.2106 acre tract and the southwest corner of the
 5-22 aforementioned 78.36 acre tract, from which a 3/4-inch iron pipe
 5-23 found for an angle point on the southerly line of said 60-foot wide
 5-24 easement bears South 01° 55' 59" East, 30.00 feet;

5-25 Thence, North 02° 33' 10" West, along the west line of said
 5-26 78.36 acre tract, 3,886.82 feet to a point for the southeast corner
 5-27 of that certain called 2.00049 acre tract conveyed to R. A.
 5-28 Newberry, Jr. by an instrument of record under File Number G637606,
 5-29 H.C.O.P.R.R.P.;

5-30 Thence, South 87° 37' 50" West, along the south line of said
 5-31 2.00049 acre tract, 319.97 feet to a point for the southwest corner
 5-32 of said 2.00049 acre tract;

5-33 Thence, North 01° 57' 05" East, along the west line of said
 5-34 2.00049 acre tract, 283.02 feet to a point for the northwest corner
 5-35 of said 2.00049 acre tract, same being the southwest corner of that
 5-36 certain called 3.047 acre tract conveyed to Ronald G. Wood and Glenna
 5-37 Wood by an instrument of record under File Number P047906,
 5-38 H.C.O.P.R.R.P.;

5-39 Thence, North 87° 37' 30" East, at 297.74 feet pass a 1-inch
 5-40 pinched top pipe found for the northeast corner of said 2.00049 acre
 5-41 tract, same being the northwest corner of that certain called 78.36
 5-42 acre tract, continuing along the south line of said 3.047 acre tract
 5-43 and the north line of said 78.36 acre, 691.90 feet to a 5/8-inch
 5-44 iron rod found for the common east corner of said 3.047 and 78.36
 5-45 acre tracts, said point being on the common survey line of the
 5-46 aforementioned George Haig Survey and the William Settle Survey,
 5-47 Abstract 705;

5-48 Thence, South 01° 45' 16" East, along said common survey line
 5-49 and the east line of said 78.36 acre tract, 1,265.31 feet to a
 5-50 1-inch iron pipe found for a re-entrant corner on the east line of
 5-51 said 78.36 acre tract, same being the southwest corner of that
 5-52 certain called 18.1828 acre tract (Tract A) conveyed to Loretta
 5-53 Lois Froehlich Schlobohm by an instrument of record under File
 5-54 Number W270309, H.C.O.P.R.R.P., and described in W270310,
 5-55 H.C.O.P.R.R.P.;

5-56 Thence, North 87° 15' 43" East, along the south line of said
 5-57 18.1828 acre tract and a north line of said 78.36 acre tract, 549.20
 5-58 feet to a 1-1/4-inch iron pipe found for a northeast corner of said
 5-59 78.36 acre tract, same being the northwest corner of that certain
 5-60 called 3.707 acre tract (First Tract) conveyed to Lydia Louise
 5-61 Froehlich Jordy and husband Luke M. Jordy by an instrument of record
 5-62 under Volume 7078, Page 109, H.C.D.R.;

5-63 Thence, South 02° 01' 19" East, along a east line of said 78.36
 5-64 acre tract passing at 2,602.33 feet a 1-3/4-inch iron pipe found for
 5-65 reference, continuing in all a total distance of 2,632.00 feet to a
 5-66 point for corner in the centerline of Little Cypress Creek;

5-67 Thence, along the centerline of Little Cypress Creek the
 5-68 following five (5) courses:

5-69 1) North 87° 58' 41" East, 237.00 feet to a point for corner;

- 6-1 2) South 42° 44' 19" East, 159.00 feet to a point for corner;
 6-2 3) South 68° 19' 19" East, 175.00 feet to a point for corner;
 6-3 4) North 62° 03' 41" East, 133.50 feet to a point for corner;
 6-4 5) North 70° 50' 40" East, 166.09 feet to a point for corner

6-5 on the westerly right-of-way line of Mueschke Road (width varies)
 6-6 as described in the easement of record under File Number
 6-7 20090505548, H.C.O.P.R.R.P.;

6-8 Thence, South 00° 53' 26" West, along said westerly
 6-9 right-of-way line, 203.65 feet to a point for corner;

6-10 Thence, South 07° 27' 36" East, continuing along said westerly
 6-11 right-of-way line, 126.48 feet to a point for corner on the
 6-12 southerly line of the aforementioned 78.36 acre tract, same being
 6-13 the centerline of that certain called 60 foot wide easement of
 6-14 record under Volume 2921, Page 518, H.C.D.R. ;

6-15 Thence, North 87° 31' 51" West, along said southerly line and
 6-16 along said centerline, 1,080.38 feet to a point for the northeast
 6-17 corner of the aforementioned 34.507 acre tract, said point being on
 6-18 the common survey line of said Jacob Duckworth Survey and said R. H.
 6-19 Barrow Survey;

6-20 Thence, South 03° 32' 23" East, along the east line of said
 6-21 34.507 acre tract and said common survey line, passing at 30.17 feet
 6-22 a 5/8-inch iron rod found on the southerly line of said 60-foot wide
 6-23 easement, continuing in all a distance of 1,970.98 feet to a point
 6-24 for the southwest corner of that certain called 5.0000 acre tract
 6-25 conveyed to Llewellyn Harkness, IV and Julie McGee Harkness by an
 6-26 instrument of record under File Number S588883, H.C.O.P.R.R.P.;

6-27 Thence, South 85° 45' 57" East, along the south line of said
 6-28 5.0000 acre tract, 722.02 feet to a 5/8-inch iron rod found for the
 6-29 southwest corner of that certain called 1.876 acre tract of land
 6-30 conveyed to John R. Kaleh by an instrument of record under File
 6-31 Number T623472, H.C.O.P.R.R.P.;

6-32 Thence, South 86° 02' 16" East, along the south line of said
 6-33 1.876 acre tract, 343.94 feet to a 5/8-inch iron rod with cap
 6-34 stamped "RODS SURVEYING" found for corner on the west right-of-way
 6-35 line of Mueschke Road (called 100 feet wide at this point) as
 6-36 described in the easement of record under File Numbers 2010002193
 6-37 and 20090575159, H.C.O.P.R.R.P., the beginning of a curve;

6-38 Thence, 58.79 feet along said west right-of-way line and
 6-39 along the arc of a non-tangent curve to the left having a radius of
 6-40 2,050.00 feet, a central angle of 01° 38' 35", and a chord that bears
 6-41 South 03° 33' 24" East, 58.79 feet to a point for corner, from which
 6-42 a found 5/8-inch iron rod with cap stamped "RODS SURVEYING" bears
 6-43 South 10° 55' 31" East, 0.24 feet;

6-44 Thence, South 04° 22' 42" East, continuing along said west
 6-45 right-of-way line, 914.05 feet to a 1-3/4-inch aluminum cap stamped
 6-46 "RODS SURVEYING" found in concrete at the northerly end of a
 6-47 cut-back corner on the west right-of-way line of Mueschke Road;

6-48 Thence, South 41° 43' 00" West, continuing along said west
 6-49 right-of-way line, 20.80 feet to the POINT OF BEGINNING and
 6-50 containing 264.723 acres of land.

6-51 SECTION 3. (a) The legal notice of the intention to
 6-52 introduce this Act, setting forth the general substance of this
 6-53 Act, has been published as provided by law, and the notice and a
 6-54 copy of this Act have been furnished to all persons, agencies,
 6-55 officials, or entities to which they are required to be furnished
 6-56 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 6-57 Government Code.

6-58 (b) The governor, one of the required recipients, has
 6-59 submitted the notice and Act to the Texas Commission on
 6-60 Environmental Quality.

6-61 (c) The Texas Commission on Environmental Quality has filed
 6-62 its recommendations relating to this Act with the governor, the
 6-63 lieutenant governor, and the speaker of the house of
 6-64 representatives within the required time.

6-65 (d) All requirements of the constitution and laws of this
 6-66 state and the rules and procedures of the legislature with respect
 6-67 to the notice, introduction, and passage of this Act are fulfilled
 6-68 and accomplished.

6-69 SECTION 4. (a) If this Act does not receive a two-thirds

7-1 vote of all the members elected to each house, Subchapter C, Chapter
7-2 8452, Special District Local Laws Code, as added by Section 1 of
7-3 this Act, is amended by adding Section 8452.106 to read as follows:

7-4 Sec. 8452.106. NO EMINENT DOMAIN POWER. The district may
7-5 not exercise the power of eminent domain.

7-6 (b) This section is not intended to be an expression of a
7-7 legislative interpretation of the requirements of Subsection (c),
7-8 Section 17, Article I, Texas Constitution.

7-9 SECTION 5. This Act takes effect immediately if it receives
7-10 a vote of two-thirds of all the members elected to each house, as
7-11 provided by Section 39, Article III, Texas Constitution. If this
7-12 Act does not receive the vote necessary for immediate effect, this
7-13 Act takes effect September 1, 2013.

7-14

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