

1-1 By: Garcia S.B. No. 1898
1-2 (In the Senate - Filed April 16, 2013; April 17, 2013, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; April 29, 2013, reported favorably by the following
1-5 vote: Yeas 5, Nays 0; April 29, 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 dissolution of the Harris County Municipal Utility
1-16 District No. 213; the creation of the Harris County Municipal
1-17 Utility District No. 213-A; the creation of the Harris County
1-18 Municipal Utility District No. 213-B; granting a limited power of
1-19 eminent domain; providing authority to issue bonds; providing
1-20 authority to impose assessments, fees, or taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. On the effective date of this Act:

1-23 (1) the Harris County Municipal Utility District No.
1-24 213 is dissolved;

1-25 (2) the terms of the directors of the district expire;
1-26 and

1-27 (3) any assets of the district, including any tax or
1-28 assessment revenue, that remain after payment of the district's
1-29 liabilities are transferred to the Harris County Municipal Utility
1-30 District No. 213-A.

1-31 SECTION 2. Subtitle F, Title 6, Special District Local Laws
1-32 Code, is amended by adding Chapter 8478 to read as follows:

1-33 CHAPTER 8478. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 213-A

1-34 SUBCHAPTER A. GENERAL PROVISIONS

1-35 Sec. 8478.001. DEFINITIONS. In this chapter:

1-36 (1) "Board" means the district's board of directors.

1-37 (2) "Commission" means the Texas Commission on
1-38 Environmental Quality.

1-39 (3) "Director" means a board member.

1-40 (4) "District" means the Harris County Municipal
1-41 Utility District No. 213-A.

1-42 Sec. 8478.002. NATURE OF DISTRICT. The district is a
1-43 municipal utility district created under Section 59, Article XVI,
1-44 Texas Constitution.

1-45 Sec. 8478.003. CONFIRMATION AND DIRECTORS' ELECTION
1-46 REQUIRED. The temporary directors shall hold an election to
1-47 confirm the creation of the district and to elect five permanent
1-48 directors as provided by Section 49.102, Water Code.

1-49 Sec. 8478.004. CONSENT OF MUNICIPALITY REQUIRED. The
1-50 temporary directors may not hold an election under Section 8478.003
1-51 until each municipality in whose corporate limits or
1-52 extraterritorial jurisdiction the district is located has
1-53 consented by ordinance or resolution to the creation of the
1-54 district and to the inclusion of land in the district.

1-55 Sec. 8478.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-56 (a) The district is created to serve a public purpose and benefit.

1-57 (b) The district is created to accomplish the purposes of:

1-58 (1) a municipal utility district as provided by
1-59 general law and Section 59, Article XVI, Texas Constitution; and

1-60 (2) Section 52, Article III, Texas Constitution, that
1-61 relate to the construction, acquisition, improvement, operation,

2-1 or maintenance of macadamized, graveled, or paved roads, or
2-2 improvements, including storm drainage, in aid of those roads.

2-3 Sec. 8478.006. INITIAL DISTRICT TERRITORY. (a) The
2-4 district is initially composed of the territory described by
2-5 Section 3 of the Act enacting this chapter.

2-6 (b) The boundaries and field notes contained in Section 3 of
2-7 the Act enacting this chapter form a closure. A mistake made in the
2-8 field notes or in copying the field notes in the legislative process
2-9 does not affect the district's:

2-10 (1) organization, existence, or validity;

2-11 (2) right to issue any type of bond for the purposes
2-12 for which the district is created or to pay the principal of and
2-13 interest on a bond;

2-14 (3) right to impose a tax; or

2-15 (4) legality or operation.

2-16 Sec. 8478.007. ANNEXATION BY MUNICIPALITY.

2-17 Notwithstanding any other law, if all of the territory of the
2-18 district is annexed by a municipality into the corporate limits of
2-19 that municipality before the date of the election under Section
2-20 8478.003, the district may not be dissolved and shall continue
2-21 until the district is dissolved under Section 43.074, Local
2-22 Government Code.

2-23 SUBCHAPTER B. BOARD OF DIRECTORS

2-24 Sec. 8478.051. GOVERNING BODY; TERMS. (a) The district is
2-25 governed by a board of five elected directors.

2-26 (b) Except as provided by Section 8478.052, directors serve
2-27 staggered four-year terms.

2-28 Sec. 8478.052. TEMPORARY DIRECTORS. (a) The temporary
2-29 board consists of:

2-30 (1) William K. Taylor;

2-31 (2) James Coursey; and

2-32 (3) Jacob Saour.

2-33 (b) Temporary directors serve until the earlier of:

2-34 (1) the date permanent directors are elected under
2-35 Section 8478.003; or

2-36 (2) September 1, 2017.

2-37 (c) If permanent directors have not been elected under
2-38 Section 8478.003 and the terms of the temporary directors have
2-39 expired, successor temporary directors shall be appointed or
2-40 reappointed as provided by Subsection (d) to serve terms that
2-41 expire on the earlier of:

2-42 (1) the date permanent directors are elected under
2-43 Section 8478.003; or

2-44 (2) the fourth anniversary of the date of the
2-45 appointment or reappointment.

2-46 (d) If Subsection (c) applies, the owner or owners of a
2-47 majority of the assessed value of the real property in the district
2-48 may submit a petition to the commission requesting that the
2-49 commission appoint as successor temporary directors the five
2-50 persons named in the petition. The commission shall appoint as
2-51 successor temporary directors the five persons named in the
2-52 petition.

2-53 SUBCHAPTER C. POWERS AND DUTIES

2-54 Sec. 8478.101. GENERAL POWERS AND DUTIES. The district has
2-55 the powers and duties necessary to accomplish the purposes for
2-56 which the district is created.

2-57 Sec. 8478.102. MUNICIPAL UTILITY DISTRICT POWERS AND
2-58 DUTIES. The district has the powers and duties provided by the
2-59 general law of this state, including Chapters 49 and 54, Water Code,
2-60 applicable to municipal utility districts created under Section 59,
2-61 Article XVI, Texas Constitution.

2-62 Sec. 8478.103. AUTHORITY FOR ROAD PROJECTS. Under Section
2-63 52, Article III, Texas Constitution, the district may design,
2-64 acquire, construct, finance, issue bonds for, improve, operate,
2-65 maintain, and convey to this state, a county, or a municipality for
2-66 operation and maintenance macadamized, graveled, or paved roads, or
2-67 improvements, including storm drainage, in aid of those roads.

2-68 Sec. 8478.104. ROAD STANDARDS AND REQUIREMENTS. (a) A
2-69 road project must meet all applicable construction standards,

3-1 zoning and subdivision requirements, and regulations of each
 3-2 municipality in whose corporate limits or extraterritorial
 3-3 jurisdiction the road project is located.

3-4 (b) If a road project is not located in the corporate limits
 3-5 or extraterritorial jurisdiction of a municipality, the road
 3-6 project must meet all applicable construction standards,
 3-7 subdivision requirements, and regulations of each county in which
 3-8 the road project is located.

3-9 (c) If the state will maintain and operate the road, the
 3-10 Texas Transportation Commission must approve the plans and
 3-11 specifications of the road project.

3-12 Sec. 8478.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
 3-13 OR RESOLUTION. The district shall comply with all applicable
 3-14 requirements of any ordinance or resolution that is adopted under
 3-15 Section 54.016 or 54.0165, Water Code, and that consents to the
 3-16 creation of the district or to the inclusion of land in the
 3-17 district.

3-18 SUBCHAPTER D. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

3-19 Sec. 8478.151. DIVISION OF DISTRICT; PREREQUISITES. The
 3-20 district may be divided into two or more new districts only if the
 3-21 district:

- 3-22 (1) has no outstanding bonded debt; and
- 3-23 (2) is not imposing ad valorem taxes.

3-24 Sec. 8478.152. LAW APPLICABLE TO NEW DISTRICT. This
 3-25 chapter applies to any new district created by division of the
 3-26 district, and a new district has all the powers and duties of the
 3-27 district.

3-28 Sec. 8478.153. LIMITATION ON AREA OF NEW DISTRICT. A new
 3-29 district created by the division of the district may not, at the
 3-30 time the new district is created, contain any land outside the area
 3-31 described by Section 3 of the Act enacting this chapter.

3-32 Sec. 8478.154. DIVISION PROCEDURES. (a) The board, on its
 3-33 own motion or on receipt of a petition signed by the owner or owners
 3-34 of a majority of the assessed value of the real property in the
 3-35 district, may adopt an order dividing the district.

3-36 (b) The board may adopt an order dividing the district
 3-37 before or after the date the board holds an election under Section
 3-38 8478.003 to confirm the district's creation.

3-39 (c) An order dividing the district must:

- 3-40 (1) name each new district;
- 3-41 (2) include the metes and bounds description of the
 3-42 territory of each new district;
- 3-43 (3) appoint temporary directors for each new district;

3-44 and

- 3-45 (4) provide for the division of assets and liabilities
 3-46 between the new districts.

3-47 (d) On or before the 30th day after the date of adoption of
 3-48 an order dividing the district, the district shall file the order
 3-49 with the commission and record the order in the real property
 3-50 records of each county in which the district is located.

3-51 Sec. 8478.155. CONFIRMATION ELECTION FOR NEW DISTRICT.

3-52 (a) A new district created by the division of the district shall
 3-53 hold a confirmation and directors' election as required by Section
 3-54 8478.003.

3-55 (b) If the creation of the new district is confirmed, the
 3-56 new district shall provide the election date and results to the
 3-57 commission.

3-58 Sec. 8478.156. TAX OR BOND ELECTION. Before a new district
 3-59 created by the division of the district may impose a maintenance tax
 3-60 or issue bonds payable wholly or partly from ad valorem taxes, the
 3-61 new district must hold an election as required by this chapter to
 3-62 obtain voter approval.

3-63 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS

3-64 Sec. 8478.201. ELECTIONS REGARDING TAXES OR BONDS.

3-65 (a) The district may issue, without an election, bonds and other
 3-66 obligations secured by:

- 3-67 (1) revenue other than ad valorem taxes; or
- 3-68 (2) contract payments described by Section 8478.203.

3-69 (b) The district must hold an election in the manner

4-1 provided by Chapters 49 and 54, Water Code, to obtain voter approval
4-2 before the district may impose an ad valorem tax or issue bonds
4-3 payable from ad valorem taxes.

4-4 (c) The district may not issue bonds payable from ad valorem
4-5 taxes to finance a road project unless the issuance is approved by a
4-6 vote of a two-thirds majority of the district voters voting at an
4-7 election held for that purpose.

4-8 Sec. 8478.202. OPERATION AND MAINTENANCE TAX. (a) If
4-9 authorized at an election held under Section 8478.201, the district
4-10 may impose an operation and maintenance tax on taxable property in
4-11 the district in accordance with Section 49.107, Water Code.

4-12 (b) The board shall determine the tax rate. The rate may not
4-13 exceed the rate approved at the election.

4-14 Sec. 8478.203. CONTRACT TAXES. (a) In accordance with
4-15 Section 49.108, Water Code, the district may impose a tax other than
4-16 an operation and maintenance tax and use the revenue derived from
4-17 the tax to make payments under a contract after the provisions of
4-18 the contract have been approved by a majority of the district voters
4-19 voting at an election held for that purpose.

4-20 (b) A contract approved by the district voters may contain a
4-21 provision stating that the contract may be modified or amended by
4-22 the board without further voter approval.

4-23 SUBCHAPTER F. BONDS AND OTHER OBLIGATIONS

4-24 Sec. 8478.251. AUTHORITY TO ISSUE BONDS AND OTHER
4-25 OBLIGATIONS. The district may issue bonds or other obligations
4-26 payable wholly or partly from ad valorem taxes, impact fees,
4-27 revenue, contract payments, grants, or other district money, or any
4-28 combination of those sources, to pay for any authorized district
4-29 purpose.

4-30 Sec. 8478.252. TAXES FOR BONDS. At the time the district
4-31 issues bonds payable wholly or partly from ad valorem taxes, the
4-32 board shall provide for the annual imposition of a continuing
4-33 direct ad valorem tax, without limit as to rate or amount, while all
4-34 or part of the bonds are outstanding.

4-35 Sec. 8478.253. BONDS FOR ROAD PROJECTS. At the time of
4-36 issuance, the total principal amount of bonds or other obligations
4-37 issued or incurred to finance road projects and payable from ad
4-38 valorem taxes may not exceed one-fourth of the assessed value of the
4-39 real property in the district.

4-40 SECTION 3. The Harris County Municipal Utility District No.
4-41 213-A initially includes all the territory contained in the
4-42 following area:

4-43 BEING A TRACT OF LAND CONTAINING 571.898 ACRES, MORE OR LESS,
4-44 SITUATED IN THE TALCOT PATCHING SURVEY, ABSTRACT NO. 620, HARRIS
4-45 COUNTY, TEXAS, CONSISTING OF THAT CERTAIN 697.0651-ACRE TRACT
4-46 DESCRIBED BY METES AND BOUNDS BELOW, SAVE AND EXCEPT THAT CERTAIN
4-47 111.307-ACRE TRACT ("SAVE AND EXCEPT TRACT 1") DESCRIBED BY METES
4-48 AND BOUNDS BELOW, AND SAVE AND EXCEPT THAT CERTAIN 13.860-ACRE
4-49 TRACT ("SAVE AND EXCEPT TRACT 2") DESCRIBED BY METES AND BOUNDS
4-50 BELOW:

4-51 THE 697.0651-ACRE TRACT:
4-52 BEGINNING at the intersection of the westerly right-of-way line of
4-53 Garth Road (80-foot R.O.W.) and northerly right -of-way line of
4-54 Wallisville Road (60-foot R.O.W.);
4-55 THENCE, South 80°13'00" West, along said northerly line, a distance
4-56 of 1641.66 feet to a point for corner;
4-57 THENCE, North 09°47'00" West, a distance of 500.00 feet to a point
4-58 for corner;
4-59 THENCE, South 80°13'00" West, a distance of 473.58 feet to a point
4-60 for corner;
4-61 THENCE, South 23°42'00" East, a distance of 515.04 feet to a point
4-62 for corner in the aforementioned northerly line of Wallisville
4-63 Road;
4-64 THENCE, North 89°32'55" West, along said northerly line, a distance
4-65 of 2070.91 feet to a point for corner at the intersection of said
4-66 northerly line and the easterly line of Haney Road (80-foot
4-67 R.O.W.);
4-68 THENCE, North 09°27' 55" West, along said easterly line a distance
4-69 of 6843.50 feet to a point of curvature;

5-1 THENCE, in a northwesterly direction, along said easterly line,
 5-2 following a curve to the left with a central angle of 29°33'35", a
 5-3 radius distance of 919.82 feet, a long chord bearing North 24°14'43"
 5-4 West, 469.30 feet, and a total arc length of 474.55 feet to a point
 5-5 for corner;
 5-6 THENCE, North 81°03'40" East, a distance of 4420.01 feet to a point
 5-7 for corner in the aforementioned westerly line of Garth Road;
 5-8 THENCE, South 07°26' 25" East, along said westerly line a distance
 5-9 of 4640.76 feet to a point for corner;
 5-10 THENCE, South 82°33'35" West, a distance of 1002.24 feet to a point
 5-11 for corner;
 5-12 THENCE, South 04°15'35" West, a distance of 700.00 feet to a point
 5-13 for corner;
 5-14 THENCE, South 85°44'25" East, a distance of 1168.47 feet to a point
 5-15 for corner in the aforementioned westerly line of Garth Road;
 5-16 THENCE, South 07°26'25" East, along said westerly line, a distance
 5-17 of 2043.92 feet to the POINT OF BEGINNING, and CONTAINING 697.0651
 5-18 acres (30,364,155 sq. ft.) of land in Harris County, Texas.
 5-19 SAVE AND EXCEPT TRACT 1:
 5-20 Being all of the 111.307-acre tract described in the deed to Compass
 5-21 Bank recorded under Harris County Clerk's File Number 20110005202,
 5-22 being more particularly described by metes and bounds as follows
 5-23 (all bearings are based on the record bearings of the called 717.279
 5-24 acres as described in the deed to Garth-Wallisville, Limited,
 5-25 recorded under Harris County Clerk's File Number D892853):
 5-26 COMMENCING at a 1-inch iron pipe found in the west right-of-way line
 5-27 of Garth Road (width varies), recorded under Harris County Clerk's
 5-28 File Numbers D838008, W485307 and X600931 and in Volume 858, Page
 5-29 333 of the Harris County Deed Records, marking the southeast corner
 5-30 of the called 89.1 acres conveyed to George Hamman in Volume 1054,
 5-31 Page 259 of the Harris County Deed Records, common with the
 5-32 northeast corner of said called 717.279 acre tract and the
 5-33 northeast corner of the called 25,000 square feet tract conveyed to
 5-34 Charles Kipple, Trustee recorded under Harris County Clerk's File
 5-35 Number H510278;
 5-36 THENCE, South 07°26'25" East, along said west right-of-way line and
 5-37 said Garth Road, at a distance of 100.00 feet, pass the southeast
 5-38 corner of said called 25,000 square feet tract, at a distance of
 5-39 2,035.56 feet, pass a 5/8-inch iron rod with plastic cap stamped
 5-40 "Terra Surveying" set marking the northeast corner of the called
 5-41 36.93 acre tract, conveyed to Costal Industrial Water Authority
 5-42 recorded under Harris County Clerk's File Number D838008, at a
 5-43 distance of 2,364.83 feet, pass a 5/8-inch iron rod found marking
 5-44 the southeast corner of said called 36.93 acre tract, at a distance
 5-45 of 4,640.76 feet pass the northeast corner of the called 5.0000 acre
 5-46 tract, conveyed to Goose Creek Independent School District,
 5-47 recorded under Harris County Clerk's File Number G873953, at a
 5-48 distance of 4,853.40 feet, pass the southeast corner of said called
 5-49 5.0000 acre tract common with the northeast corner of a called
 5-50 15.0000 acre tract conveyed to Goose Creek Independent School
 5-51 District, recorded under Harris County Clerk's File Number G812757,
 5-52 at a distance of 5,563.16 feet pass the southeast corner of said
 5-53 called 15.0000 acre tract, in all a total distance of 5,685.71 feet
 5-54 to an angle corner in said west right-of-way line;
 5-55 THENCE, North 85°44'25" West, continuing said west right-of-way
 5-56 line, a distance of 10.27 feet, to an angle corner in said west
 5-57 right-of-way line;
 5-58 THENCE, South 07°26'25" East, continuing along said west
 5-59 right-of-way line, a distance of 25.02 feet to 5/8-inch iron rod
 5-60 with plastic cap stamped "Terra Surveying" set marking the
 5-61 northeast corner and the POINT OF BEGINNING of the herein described
 5-62 tract;
 5-63 THENCE, South 07°26'25" East, continuing along said west
 5-64 right-of-way line, a distance of 1,870.53 feet, to a 5/8-inch iron
 5-65 rod with plastic cap stamped "Terra Surveying" set marking the
 5-66 north end of the northwest right-of-way line cutback line at the
 5-67 intersection of said Garth Road and Wallisville Road (width
 5-68 varies), as described in the deeds recorded under Harris County
 5-69 Clerk's File Numbers W485307, X715895 and X600931 and in Volume

6-1 311, Page 3 of the Harris County Map Records;
6-2 THENCE, South 36°32'16" West, along said northwest right-of-way
6-3 cutback line, a distance of 21.59 feet, to a 5/8-inch iron rod with
6-4 plastic cap stamped "Terra Surveying" set marking the south end of
6-5 said right-of-way cutback line;
6-6 THENCE, South 80°30'56" West, along the north right-of-way line of
6-7 said Wallisville Road, a distance of 772.43 feet to a 5/8-inch iron
6-8 rod with plastic cap stamped "Terra Surveying" set marking an angle
6-9 corner of the herein described tract;
6-10 THENCE, South 07°18'28" East, continuing along the said north
6-11 right-of-way line, a distance of 18.57 feet to a 5/8-inch iron rod
6-12 with plastic cap stamped "Terra Surveying" set marking an angle
6-13 corner of the herein described tract;
6-14 THENCE, South 80°22'16" West, continuing along said north
6-15 right-of-way line, a distance of 844.01 feet, to an "X" in concrete
6-16 found marking the southeast corner of a called 4.727 acre tract
6-17 conveyed to Houston Lighting & Power Company in Volume 3018, Page 26
6-18 of the Harris County Deed Records, common with an angle corner of
6-19 the herein described tract;
6-20 THENCE, North 09°36'02" West, along the east line of said called
6-21 4.727 acre tract, a distance of 498.68 feet, to a 5/8-inch iron rod
6-22 found marking the northeast corner of said called 4.727 acre tract
6-23 common with an interior corner of the herein described tract;
6-24 THENCE, South 80°23'58" West, along the north line of said called
6-25 4.727 acre tract, a distance of 473.58 feet, to a 5/8-inch rod found
6-26 in the east line of a the 150-foot wide Houston Lighting & Power
6-27 Company easement recorded in Volume 3021, Page 30 of the Harris
6-28 County Deed Records, common with the east line of the 22-foot wide
6-29 Houston Lighting & Power Company easement recorded in Volume 2809,
6-30 Page 645 of the Harris County Deed Records, marking the northwest
6-31 corner of said called 4.727 acre tract common with an angle corner
6-32 of the herein described tract;
6-33 THENCE, North 23°29'12" West, along the east line of said 22-foot
6-34 wide Houston Lighting and Power easement common with the east line
6-35 of a said 150-foot Houston Lighting and Power easement, a distance
6-36 of 1,966.90 feet to a 5/8-inch iron rod with plastic cap stamped
6-37 "Terra Surveying" set in the south line of the 20-foot wide Seagull
6-38 Petrochemical Corporation pipeline easement recorded under Harris
6-39 County Clerk's File Numbers M373402 and M645320 marking the
6-40 northwest corner of the herein described tract;
6-41 THENCE, North 66°30'50" East, along the south line of said 20-foot
6-42 wide Seagull Petrochemical Corporation pipeline easement, a
6-43 distance of 26.94 feet, to a 5/8-inch iron rod with plastic cap
6-44 stamped "Terra Surveying" set marking an angle corner of the herein
6-45 described tract;
6-46 THENCE, North 79°53'08" East, continuing along said south line, a
6-47 distance of 505.26 feet, to a 5/8-inch iron rod with plastic cap
6-48 stamped "Terra Surveying" set marking an angle corner of the herein
6-49 described tract;
6-50 THENCE, South 85°44'33" East, continuing along said south line, a
6-51 distance of 2,147.85 feet, to a 5/8-inch iron rod with plastic cap
6-52 stamped "Terra Surveying" set marking an angle corner of the herein
6-53 described tract;
6-54 THENCE, North 85°52'33" East, continuing along said south line, a
6-55 distance of 32.31 feet to the POINT OF BEGINNING and containing
6-56 111.307 acres (4,848,534 square feet) of land.
6-57 SAVE AND EXCEPT TRACT 2:
6-58 Being all of the 13.860-acre tract described in the deed to Compass
6-59 Bank recorded under Harris County Clerk's File Number 20110005202
6-60 and being more particularly described by metes and bounds as
6-61 follows (all bearings are based on the record bearings of the called
6-62 717.279 acres as described in the deed to Garth-Wallisville,
6-63 Limited, recorded under Harris County Clerk's File Number D892853):
6-64 COMMENCING at a 5/8-inch iron rod with plastic cap stamped "TERRA
6-65 SURVEYING" set marking the north end of the northwest right-of-way
6-66 line cutback line at the intersection of Garth Road (width varies),
6-67 recorded under Harris County Clerk's File Numbers D838008, W485307
6-68 and X600931 and in Volume 858, Page 333 of the Harris County Deed
6-69 Records and Wallisville Road (width varies), as described in the

7-1 deeds recorded under Harris County Clerk's File Numbers W485307,
7-2 X715895 and X600931 and in Volume 311, Page 3 of the Harris County
7-3 Map Records;
7-4 THENCE, South 36°32'16" West, along said northwest right-of-way
7-5 cutback line, a distance of 21.59 feet, to a 5/8-inch iron rod with
7-6 plastic cap stamped "Terra Surveying" set marking the south end of
7-7 said right-of-way cutback line;
7-8 THENCE, South 80°30'56" West, along the north right-of-way line of
7-9 said Wallisville Road, a distance of 772.43 feet to a 5/8-inch iron
7-10 rod with plastic cap stamped "Terra Surveying" set marking an angle
7-11 corner of the herein described tract;
7-12 THENCE, South 07°18'28" East, continuing along the said north
7-13 right-of-way line, a distance of 18.57 feet to a 5/8-inch iron rod
7-14 with plastic cap stamped "Terra Surveying" set marking an angle
7-15 corner of the herein described tract;
7-16 THENCE, South 80°22'16" West, continuing along said north
7-17 right-of-way line, a distance of 1,199.32 feet, to a 5/8-inch iron
7-18 rod with plastic cap stamped "TERRA SURVEYING" set marking an angle
7-19 corner in said north right-of-way line;
7-20 THENCE, North 89°32'55" West, continuing along said north
7-21 right-of-way line, a distance of 158.75 feet to the intersection of
7-22 said north right-of-way line and the west line of the 150-foot wide
7-23 Houston Lighting & Power Company easement recorded in Volume 3021,
7-24 Page 30 of the Harris County Deed Records;
7-25 THENCE, North 23°29'10" West, along said west line, a distance of
7-26 403.68 feet to a 5/8-inch iron rod with plastic cap stamped "TERRA
7-27 SURVEYING" set marking the intersection of said west line and the
7-28 north line of the 50-foot wide Humble Oil and Refining Company
7-29 easement recorded in Volume 5296, Page 354, of the Harris County
7-30 Deed Records marking the south corner and POINT OF BEGINNING of the
7-31 herein described tract;
7-32 THENCE, North 57°51'55" West, along said north line, a distance of
7-33 1,342.79 feet to a 5/8-inch iron rod with plastic cap stamped "S & V
7-34 SURVEYING" found marking the west corner of the aforesaid 13.860
7-35 acre tract common with the west corner of the herein described
7-36 tract;
7-37 THENCE, North 51°01'12" East, along a northwesterly line of said
7-38 13.860 acre tract, a distance of 651.92 feet to a 5/8-inch iron rod
7-39 with plastic cap stamped "S & V SURVEYING" found marking an angle
7-40 corner of said 13.860 acre tract common with an angle corner of the
7-41 herein described tract;
7-42 THENCE, North 23°29'12" West, along a westerly line of said 13.860
7-43 acre tract, a distance of 832.92 feet to a 5/8-inch iron rod with
7-44 plastic cap stamped "S & V SURVEYING" found in the south line of the
7-45 called 11.46 acre San Jacinto River Authority easement marking the
7-46 northwest corner of said 13.860 acre tract common with the
7-47 northwest corner of the herein described tract;
7-48 THENCE, North 79°53'28" East, along said south line, a distance of
7-49 133.63 feet to a 5/8-inch iron rod with plastic cap stamped "S & V
7-50 SURVEYING" found marking the northeast corner of said 13.860 acre
7-51 tract common with the intersection of said south line and the
7-52 aforesaid west line of the 150-foot wide Houston Lighting & Power
7-53 Company easement and the northeast corner of the herein described
7-54 tract;
7-55 THENCE, South 23°29'10" East, along said west line, a distance of
7-56 2,084.38 feet to the POINT OF BEGINNING and containing 13.860 acres
7-57 (603,742 square feet) of land.

7-58 SECTION 4. Subtitle F, Title 6, Special District Local Laws
7-59 Code, is amended by adding Chapter 8479 to read as follows:
7-60 CHAPTER 8479. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 213-B
7-61 SUBCHAPTER A. GENERAL PROVISIONS
7-62 Sec. 8479.001. DEFINITIONS. In this chapter:
7-63 (1) "Board" means the district's board of directors.
7-64 (2) "Commission" means the Texas Commission on
7-65 Environmental Quality.
7-66 (3) "Director" means a board member.
7-67 (4) "District" means the Harris County Municipal
7-68 Utility District No. 213-B.
7-69 Sec. 8479.002. NATURE OF DISTRICT. The district is a

8-1 municipal utility district created under Section 59, Article XVI,
8-2 Texas Constitution.

8-3 Sec. 8479.003. CONFIRMATION AND DIRECTORS' ELECTION
8-4 REQUIRED. The temporary directors shall hold an election to
8-5 confirm the creation of the district and to elect five permanent
8-6 directors as provided by Section 49.102, Water Code.

8-7 Sec. 8479.004. CONSENT OF MUNICIPALITY REQUIRED. The
8-8 temporary directors may not hold an election under Section 8479.003
8-9 until each municipality in whose corporate limits or
8-10 extraterritorial jurisdiction the district is located has
8-11 consented by ordinance or resolution to the creation of the
8-12 district and to the inclusion of land in the district.

8-13 Sec. 8479.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.
8-14 (a) The district is created to serve a public purpose and benefit.

8-15 (b) The district is created to accomplish the purposes of:

8-16 (1) a municipal utility district as provided by
8-17 general law and Section 59, Article XVI, Texas Constitution; and

8-18 (2) Section 52, Article III, Texas Constitution, that
8-19 relate to the construction, acquisition, improvement, operation,
8-20 or maintenance of macadamized, graveled, or paved roads, or
8-21 improvements, including storm drainage, in aid of those roads.

8-22 Sec. 8479.006. INITIAL DISTRICT TERRITORY. (a) The
8-23 district is initially composed of the territory described by
8-24 Section 5 of the Act enacting this chapter.

8-25 (b) The boundaries and field notes contained in Section 5 of
8-26 the Act enacting this chapter form a closure. A mistake made in the
8-27 field notes or in copying the field notes in the legislative process
8-28 does not affect the district's:

8-29 (1) organization, existence, or validity;

8-30 (2) right to issue any type of bond for the purposes
8-31 for which the district is created or to pay the principal of and
8-32 interest on a bond;

8-33 (3) right to impose a tax; or

8-34 (4) legality or operation.

8-35 Sec. 8479.007. ANNEXATION BY MUNICIPALITY.
8-36 Notwithstanding any other law, if all of the territory of the
8-37 district is annexed by a municipality into the corporate limits of
8-38 that municipality before the date of the election under Section
8-39 8479.003, the district may not be dissolved and shall continue
8-40 until the district is dissolved under Section 43.074, Local
8-41 Government Code.

8-42 SUBCHAPTER B. BOARD OF DIRECTORS

8-43 Sec. 8479.051. GOVERNING BODY; TERMS. (a) The district is
8-44 governed by a board of five elected directors.

8-45 (b) Except as provided by Section 8479.052, directors serve
8-46 staggered four-year terms.

8-47 Sec. 8479.052. TEMPORARY DIRECTORS. (a) On or after
8-48 September 1, 2013, the owner or owners of a majority of the assessed
8-49 value of the real property in the district may submit a petition to
8-50 the commission requesting that the commission appoint as temporary
8-51 directors the five persons named in the petition. The commission
8-52 shall appoint as temporary directors the five persons named in the
8-53 petition.

8-54 (b) Temporary directors serve until the earlier of:

8-55 (1) the date permanent directors are elected under
8-56 Section 8479.003; or

8-57 (2) September 1, 2017.

8-58 (c) If permanent directors have not been elected under
8-59 Section 8479.003 and the terms of the temporary directors have
8-60 expired, successor temporary directors shall be appointed or
8-61 reappointed as provided by Subsection (d) to serve terms that
8-62 expire on the earlier of:

8-63 (1) the date permanent directors are elected under
8-64 Section 8479.003; or

8-65 (2) the fourth anniversary of the date of the
8-66 appointment or reappointment.

8-67 (d) If Subsection (c) applies, the owner or owners of a
8-68 majority of the assessed value of the real property in the district
8-69 may submit a petition to the commission requesting that the

9-1 commission appoint as successor temporary directors the five
9-2 persons named in the petition. The commission shall appoint as
9-3 successor temporary directors the five persons named in the
9-4 petition.

9-5 SUBCHAPTER C. POWERS AND DUTIES

9-6 Sec. 8479.101. GENERAL POWERS AND DUTIES. The district has
9-7 the powers and duties necessary to accomplish the purposes for
9-8 which the district is created.

9-9 Sec. 8479.102. MUNICIPAL UTILITY DISTRICT POWERS AND
9-10 DUTIES. The district has the powers and duties provided by the
9-11 general law of this state, including Chapters 49 and 54, Water Code,
9-12 applicable to municipal utility districts created under Section 59,
9-13 Article XVI, Texas Constitution.

9-14 Sec. 8479.103. AUTHORITY FOR ROAD PROJECTS. Under Section
9-15 52, Article III, Texas Constitution, the district may design,
9-16 acquire, construct, finance, issue bonds for, improve, operate,
9-17 maintain, and convey to this state, a county, or a municipality for
9-18 operation and maintenance macadamized, graveled, or paved roads, or
9-19 improvements, including storm drainage, in aid of those roads.

9-20 Sec. 8479.104. ROAD STANDARDS AND REQUIREMENTS. (a) A
9-21 road project must meet all applicable construction standards,
9-22 zoning and subdivision requirements, and regulations of each
9-23 municipality in whose corporate limits or extraterritorial
9-24 jurisdiction the road project is located.

9-25 (b) If a road project is not located in the corporate limits
9-26 or extraterritorial jurisdiction of a municipality, the road
9-27 project must meet all applicable construction standards,
9-28 subdivision requirements, and regulations of each county in which
9-29 the road project is located.

9-30 (c) If the state will maintain and operate the road, the
9-31 Texas Transportation Commission must approve the plans and
9-32 specifications of the road project.

9-33 Sec. 8479.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
9-34 OR RESOLUTION. The district shall comply with all applicable
9-35 requirements of any ordinance or resolution that is adopted under
9-36 Section 54.016 or 54.0165, Water Code, and that consents to the
9-37 creation of the district or to the inclusion of land in the
9-38 district.

9-39 SUBCHAPTER D. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

9-40 Sec. 8479.151. DIVISION OF DISTRICT; PREREQUISITES. The
9-41 district may be divided into two or more new districts only if the
9-42 district:

- 9-43 (1) has no outstanding bonded debt; and
- 9-44 (2) is not imposing ad valorem taxes.

9-45 Sec. 8479.152. LAW APPLICABLE TO NEW DISTRICT. This
9-46 chapter applies to any new district created by division of the
9-47 district, and a new district has all the powers and duties of the
9-48 district.

9-49 Sec. 8479.153. LIMITATION ON AREA OF NEW DISTRICT. A new
9-50 district created by the division of the district may not, at the
9-51 time the new district is created, contain any land outside the area
9-52 described by Section 5 of the Act enacting this chapter.

9-53 Sec. 8479.154. DIVISION PROCEDURES. (a) The board, on its
9-54 own motion or on receipt of a petition signed by the owner or owners
9-55 of a majority of the assessed value of the real property in the
9-56 district, may adopt an order dividing the district.

9-57 (b) The board may adopt an order dividing the district
9-58 before or after the date the board holds an election under Section
9-59 8479.003 to confirm the district's creation.

9-60 (c) An order dividing the district must:

- 9-61 (1) name each new district;
- 9-62 (2) include the metes and bounds description of the
9-63 territory of each new district;
- 9-64 (3) appoint temporary directors for each new district;
9-65 and

9-66 (4) provide for the division of assets and liabilities
9-67 between the new districts.

9-68 (d) On or before the 30th day after the date of adoption of
9-69 an order dividing the district, the district shall file the order

10-1 with the commission and record the order in the real property
10-2 records of each county in which the district is located.

10-3 Sec. 8479.155. CONFIRMATION ELECTION FOR NEW DISTRICT.

10-4 (a) A new district created by the division of the district shall
10-5 hold a confirmation and directors' election as required by Section
10-6 8479.003.

10-7 (b) If the creation of the new district is confirmed, the
10-8 new district shall provide the election date and results to the
10-9 commission.

10-10 Sec. 8479.156. TAX OR BOND ELECTION. Before a new district
10-11 created by the division of the district may impose a maintenance tax
10-12 or issue bonds payable wholly or partly from ad valorem taxes, the
10-13 new district must hold an election as required by this chapter to
10-14 obtain voter approval.

10-15 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS

10-16 Sec. 8479.201. ELECTIONS REGARDING TAXES OR BONDS.

10-17 (a) The district may issue, without an election, bonds and other
10-18 obligations secured by:

10-19 (1) revenue other than ad valorem taxes; or

10-20 (2) contract payments described by Section 8479.203.

10-21 (b) The district must hold an election in the manner
10-22 provided by Chapters 49 and 54, Water Code, to obtain voter approval
10-23 before the district may impose an ad valorem tax or issue bonds
10-24 payable from ad valorem taxes.

10-25 (c) The district may not issue bonds payable from ad valorem
10-26 taxes to finance a road project unless the issuance is approved by a
10-27 vote of a two-thirds majority of the district voters voting at an
10-28 election held for that purpose.

10-29 Sec. 8479.202. OPERATION AND MAINTENANCE TAX. (a) If
10-30 authorized at an election held under Section 8479.201, the district
10-31 may impose an operation and maintenance tax on taxable property in
10-32 the district in accordance with Section 49.107, Water Code.

10-33 (b) The board shall determine the tax rate. The rate may not
10-34 exceed the rate approved at the election.

10-35 Sec. 8479.203. CONTRACT TAXES. (a) In accordance with
10-36 Section 49.108, Water Code, the district may impose a tax other than
10-37 an operation and maintenance tax and use the revenue derived from
10-38 the tax to make payments under a contract after the provisions of
10-39 the contract have been approved by a majority of the district voters
10-40 voting at an election held for that purpose.

10-41 (b) A contract approved by the district voters may contain a
10-42 provision stating that the contract may be modified or amended by
10-43 the board without further voter approval.

10-44 SUBCHAPTER F. BONDS AND OTHER OBLIGATIONS

10-45 Sec. 8479.251. AUTHORITY TO ISSUE BONDS AND OTHER
10-46 OBLIGATIONS. The district may issue bonds or other obligations
10-47 payable wholly or partly from ad valorem taxes, impact fees,
10-48 revenue, contract payments, grants, or other district money, or any
10-49 combination of those sources, to pay for any authorized district
10-50 purpose.

10-51 Sec. 8479.252. TAXES FOR BONDS. At the time the district
10-52 issues bonds payable wholly or partly from ad valorem taxes, the
10-53 board shall provide for the annual imposition of a continuing
10-54 direct ad valorem tax, without limit as to rate or amount, while all
10-55 or part of the bonds are outstanding.

10-56 Sec. 8479.253. BONDS FOR ROAD PROJECTS. At the time of
10-57 issuance, the total principal amount of bonds or other obligations
10-58 issued or incurred to finance road projects and payable from ad
10-59 valorem taxes may not exceed one-fourth of the assessed value of the
10-60 real property in the district.

10-61 SECTION 5. The Harris County Municipal Utility District
10-62 No. 213-B initially includes all the territory contained in the
10-63 following area:

10-64 Tract 1 and Tract 2 collectively containing 125.167 acres
10-65 (5,452,276 square feet) of land situated in the Talcott Patching
10-66 Survey, Abstract Number 620, Harris County, Texas, and being all of
10-67 the 111.307 acre tract and all of the 13.860 acre tract described in
10-68 the deed to Compass Bank, recorded under Harris County Clerk's File
10-69 Number 20110005202; said 125.167 acres being more particularly

11-1 described in two tracts by metes and bounds as follows (all bearings
11-2 are based on the record bearings of the called 717.279 acres as
11-3 described in the deed to Garth-Wallisville, Limited, recorded under
11-4 Harris County Clerk's File Number D892853):

11-5 Tract 1:

11-6 COMMENCING at a 1-inch iron pipe found in the west right-of-way line
11-7 of Garth Road (width varies), recorded under Harris County Clerk's
11-8 File Numbers D838008, W485307 and X600931 and in Volume 858, Page
11-9 333 of the Harris County Deed Records, marking the southeast corner
11-10 of the called 89.1 acres conveyed to George Hamman in Volume 1054,
11-11 Page 259 of the Harris County Deed Records, common with the
11-12 northeast corner of said called 717.279 acre tract and the
11-13 northeast corner of the called 25,000 square feet tract conveyed to
11-14 Charles Kipple, Trustee recorded under Harris County Clerk's File
11-15 Number H510278;

11-16 THENCE, South 07°26'25" East, along said west right-of-way line and
11-17 said Garth Road, at a distance of 100.00 feet, pass the southeast
11-18 corner of said called 25,000 square feet tract, at a distance of
11-19 2,035.56 feet, pass a 5/8-inch iron rod with plastic cap stamped
11-20 "Terra Surveying" set marking the northeast corner of the called
11-21 36.93 acre tract, conveyed to Costal Industrial Water Authority
11-22 recorded under Harris County Clerk's File Number D838008, at a
11-23 distance of 2,364.83 feet, pass a 5/8-inch iron rod found marking
11-24 the southeast corner of said called 36.93 acre tract, at a distance
11-25 of 4,640.76 feet pass the northeast corner of the called 5.0000 acre
11-26 tract, conveyed to Goose Creek Independent School District,
11-27 recorded under Harris County Clerk's File Number G873953, at a
11-28 distance of 4,853.40 feet, pass the southeast corner of said called
11-29 5.0000 acre tract common with the northeast corner of a called
11-30 15.0000 acre tract conveyed to Goose Creek Independent School
11-31 District, recorded under Harris County Clerk's File Number G812757,
11-32 at a distance of 5,563.16 feet pass the southeast corner of said
11-33 called 15.0000 acre tract, in all a total distance of 5,685.71 feet
11-34 to an angle corner in said west right-of-way line;

11-35 THENCE, North 85°44'25" West, continuing said west right-of-way
11-36 line, a distance of 10.27 feet, to an angle corner in said west
11-37 right-of-way line;

11-38 THENCE, South 07°26'25" East, continuing along said west
11-39 right-of-way line, a distance of 25.02 feet to 5/8-inch iron rod
11-40 with plastic cap stamped "Terra Surveying" set marking the
11-41 northeast corner and the POINT OF BEGINNING of the herein described
11-42 tract;

11-43 THENCE, South 07°26'25" East, continuing along said west
11-44 right-of-way line, a distance of 1,870.53 feet, to a 5/8-inch iron
11-45 rod with plastic cap stamped "Terra Surveying" set marking the
11-46 north end of the northwest right-of-way line cutback line at the
11-47 intersection of said Garth Road and Wallisville Road (width
11-48 varies), as described in the deeds recorded under Harris County
11-49 Clerk's File Numbers W485307, X715895 and X600931 and in Volume
11-50 311, Page 3 of the Harris County Map Records;

11-51 THENCE, South 36°32'16" West, along said northwest right-of-way
11-52 cutback line, a distance of 21.59 feet, to a 5/8-inch iron rod with
11-53 plastic cap stamped "Terra Surveying" set marking the south end of
11-54 said right-of-way cutback line;

11-55 THENCE, South 80°30'56" West, along the north right-of-way line of
11-56 said Wallisville Road, a distance of 772.43 feet to a 5/8-inch iron
11-57 rod with plastic cap stamped "Terra Surveying" set marking an angle
11-58 corner of the herein described tract;

11-59 THENCE, South 07°18'28" East, continuing along the said north
11-60 right-of-way line, a distance of 18.57 feet to a 5/8-inch iron rod
11-61 with plastic cap stamped "Terra Surveying" set marking an angle
11-62 corner of the herein described tract;

11-63 THENCE, South 80°22'16" West, continuing along said north
11-64 right-of-way line, a distance of 844.01 feet, to an "X" in concrete
11-65 found marking the southeast corner of a called 4.727 acre tract
11-66 conveyed to Houston Lighting & Power Company in Volume 3018, Page 26
11-67 of the Harris County Deed Records, common with an angle corner of
11-68 the herein described tract;

11-69 THENCE, North 09°36'02" West, along the east line of said called

12-1 4.727 acre tract, a distance of 498.68 feet, to a 5/8-inch iron rod
 12-2 found marking the northeast corner of said called 4.727 acre tract
 12-3 common with an interior corner of the herein described tract;
 12-4 THENCE, South 80°23'58" West, along the north line of said called
 12-5 4.727 acre tract, a distance of 473.58 feet, to a 5/8-inch rod found
 12-6 in the east line of a the 150-foot wide Houston Lighting & Power
 12-7 Company easement recorded in Volume 3021, Page 30 of the Harris
 12-8 County Deed Records, common with the east line of the 22-foot wide
 12-9 Houston Lighting & Power Company easement recorded in Volume 2809,
 12-10 Page 645 of the Harris County Deed Records, marking the northwest
 12-11 corner of said called 4.727 acre tract common with an angle corner
 12-12 of the herein described tract;
 12-13 THENCE, North 23°29'12" West, along the east line of said 22-foot
 12-14 wide Houston Lighting and Power easement common with the east line
 12-15 of a said 150-foot Houston Lighting and Power easement, a distance
 12-16 of 1,966.90 feet to a 5/8-inch iron rod with plastic cap stamped
 12-17 "Terra Surveying" set in the south line of the 20-foot wide Seagull
 12-18 Petrochemical Corporation pipeline easement recorded under Harris
 12-19 County Clerk's File Numbers M373402 and M645320 marking the
 12-20 northwest corner of the herein described tract;
 12-21 THENCE, North 66°30'50" East, along the south line of said 20-foot
 12-22 wide Seagull Petrochemical Corporation pipeline easement, a
 12-23 distance of 26.94 feet, to a 5/8-inch iron rod with plastic cap
 12-24 stamped "Terra Surveying" set marking an angle corner of the herein
 12-25 described tract;
 12-26 THENCE, North 79°53'08" East, continuing along said south line, a
 12-27 distance of 505.26 feet, to a 5/8-inch iron rod with plastic cap
 12-28 stamped "Terra Surveying" set marking an angle corner of the herein
 12-29 described tract;
 12-30 THENCE, South 85°44'33" East, continuing along said south line, a
 12-31 distance of 2,147.85 feet, to a 5/8-inch iron rod with plastic cap
 12-32 stamped "Terra Surveying" set marking an angle corner of the herein
 12-33 described tract;
 12-34 THENCE, North 85°52'33" East, continuing along said south line, a
 12-35 distance of 32.31 feet to the POINT OF BEGINNING and containing
 12-36 111.307 acres (4,848,534 square feet) of land.
 12-37 Tract 2:
 12-38 COMMENCING at a 5/8-inch iron rod with plastic cap stamped "TERRA
 12-39 SURVEYING" set marking the north end of the northwest right-of-way
 12-40 line cutback line at the intersection of Garth Road (width varies),
 12-41 recorded under Harris County Clerk's File Numbers D838008, W485307
 12-42 and X600931 and in Volume 858, Page 333 of the Harris County Deed
 12-43 Records and Wallisville Road (width varies), as described in the
 12-44 deeds recorded under Harris County Clerk's File Numbers W485307,
 12-45 X715895 and X600931 and in Volume 311, Page 3 of the Harris County
 12-46 Map Records;
 12-47 THENCE, South 36°32'16" West, along said northwest right-of-way
 12-48 cutback line, a distance of 21.59 feet, to a 5/8-inch iron rod with
 12-49 plastic cap stamped "Terra Surveying" set marking the south end of
 12-50 said right-of-way cutback line;
 12-51 THENCE, South 80°30'56" West, along the north right-of-way line of
 12-52 said Wallisville Road, a distance of 772.43 feet to a 5/8-inch iron
 12-53 rod with plastic cap stamped "Terra Surveying" set marking an angle
 12-54 corner of the herein described tract;
 12-55 THENCE, South 07°18'28" East, continuing along the said north
 12-56 right-of-way line, a distance of 18.57 feet to a 5/8-inch iron rod
 12-57 with plastic cap stamped "Terra Surveying" set marking an angle
 12-58 corner of the herein described tract;
 12-59 THENCE, South 80°22'16" West, continuing along said north
 12-60 right-of-way line, a distance of 1,199.32 feet, to a 5/8-inch iron
 12-61 rod with plastic cap stamped "TERRA SURVEYING" set marking an angle
 12-62 corner in said north right-of-way line;
 12-63 THENCE, North 89°32'55" West, continuing along said north
 12-64 right-of-way line, a distance of 158.75 feet to the intersection of
 12-65 said north right-of-way line and the west line of the 150-foot wide
 12-66 Houston Lighting & Power Company easement recorded in Volume 3021,
 12-67 Page 30 of the Harris County Deed Records;
 12-68 THENCE, North 23°29'10" West, along said west line, a distance of
 12-69 403.68 feet to a 5/8-inch iron rod with plastic cap stamped "TERRA

13-1 SURVEYING" set marking the intersection of said west line and the
 13-2 north line of the 50-foot wide Humble Oil and Refining Company
 13-3 easement recorded in Volume 5296, Page 354, of the Harris County
 13-4 Deed Records marking the south corner and POINT OF BEGINNING of the
 13-5 herein described tract;
 13-6 THENCE, North 57°51'55" West, along said north line, a distance of
 13-7 1,342.79 feet to a 5/8-inch iron rod with plastic cap stamped "S & V
 13-8 SURVEYING" found marking the west corner of the aforesaid 13.860
 13-9 acre tract common with the west corner of the herein described
 13-10 tract;
 13-11 THENCE, North 51°01'12" East, along a northwesterly line of said
 13-12 13.860 acre tract, a distance of 651.92 feet to a 5/8-inch iron rod
 13-13 with plastic cap stamped "S & V SURVEYING" found marking an angle
 13-14 corner of said 13.860 acre tract common with an angle corner of the
 13-15 herein described tract;
 13-16 THENCE, North 23°29'12" West, along a westerly line of said 13.860
 13-17 acre tract, a distance of 832.92 feet to a 5/8-inch iron rod with
 13-18 plastic cap stamped "S & V SURVEYING" found in the south line of the
 13-19 called 11.46 acre San Jacinto River Authority easement marking the
 13-20 northwest corner of said 13.860 acre tract common with the
 13-21 northwest corner of the herein described tract;
 13-22 THENCE, North 79°53'28" East, along said south line, a distance of
 13-23 133.63 feet to a 5/8-inch iron rod with plastic cap stamped "S & V
 13-24 SURVEYING" found marking the northeast corner of said 13.860 acre
 13-25 tract common with the intersection of said south line and the
 13-26 aforesaid west line of the 150-foot wide Houston Lighting & Power
 13-27 Company easement and the northeast corner of the herein described
 13-28 tract;
 13-29 THENCE, South 23°29'10" East, along said west line, a distance of
 13-30 2,084.38 feet to the POINT OF BEGINNING and containing 13.860 acres
 13-31 (603,742 square feet) of land.

13-32 SECTION 6. (a) The legal notice of the intention to
 13-33 introduce this Act, setting forth the general substance of this
 13-34 Act, has been published as provided by law, and the notice and a
 13-35 copy of this Act have been furnished to all persons, agencies,
 13-36 officials, or entities to which they are required to be furnished
 13-37 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 13-38 Government Code.

13-39 (b) The governor, one of the required recipients, has
 13-40 submitted the notice and Act to the Texas Commission on
 13-41 Environmental Quality.

13-42 (c) The Texas Commission on Environmental Quality has filed
 13-43 its recommendations relating to this Act with the governor, the
 13-44 lieutenant governor, and the speaker of the house of
 13-45 representatives within the required time.

13-46 (d) All requirements of the constitution and laws of this
 13-47 state and the rules and procedures of the legislature with respect
 13-48 to the notice, introduction, and passage of this Act are fulfilled
 13-49 and accomplished.

13-50 SECTION 7. (a) If this Act does not receive a two-thirds
 13-51 vote of all the members elected to each house, Subchapter C, Chapter
 13-52 8478, Special District Local Laws Code, as added by Section 2 of
 13-53 this Act, is amended by adding Section 8478.106 to read as follows:

13-54 Sec. 8478.106. NO EMINENT DOMAIN POWER. The district may
 13-55 not exercise the power of eminent domain.

13-56 (b) This section is not intended to be an expression of a
 13-57 legislative interpretation of the requirements of Subsection (c),
 13-58 Section 17, Article I, Texas Constitution.

13-59 SECTION 8. (a) If this Act does not receive a two-thirds
 13-60 vote of all the members elected to each house, Subchapter C, Chapter
 13-61 8479, Special District Local Laws Code, as added by Section 4 of
 13-62 this Act, is amended by adding Section 8479.106 to read as follows:

13-63 Sec. 8479.106. NO EMINENT DOMAIN POWER. The district may
 13-64 not exercise the power of eminent domain.

13-65 (b) This section is not intended to be an expression of a
 13-66 legislative interpretation of the requirements of Subsection (c),
 13-67 Section 17, Article I, Texas Constitution.

14-1 SECTION 9. This Act takes effect September 1, 2013.

14-2 * * * * *