

By: Burns

H.B. No. 3605

Substitute the following for H.B. No. 3605:

By: Faircloth

C.S.H.B. No. 3605

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the creation of the Joshua Farms Municipal Management
3 District No. 2; granting a limited power of eminent domain;
4 providing authority to issue bonds; providing authority to impose
5 assessments or fees.

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

7 SECTION 1. Subtitle C, Title 4, Special District Local Laws
8 Code, is amended by adding Chapter 3929 to read as follows:

9 CHAPTER 3929. JOSHUA FARMS MUNICIPAL MANAGEMENT DISTRICT NO. 2

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 3929.001. DEFINITIONS. In this chapter:

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

13 (2) "City" means the City of Cleburne, Texas.

14 (3) "Commission" means the Texas Commission on
15 Environmental Quality.

16 (4) "County" means Johnson County, Texas.

17 (5) "Director" means a board member.

18 (6) "District" means the Joshua Farms Municipal
19 Management District No. 2.

20 Sec. 3929.002. CREATION AND NATURE OF DISTRICT. The Joshua
21 Farms Municipal Management District No. 2 is a special district
22 created under Sections 52 and 52-a, Article III, and Section 59,
23 Article XVI, Texas Constitution.

24 Sec. 3929.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The

1 creation of the district is essential to accomplish the purposes of
2 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
3 Texas Constitution, and other public purposes stated in this
4 chapter. By creating the district and in authorizing the city and
5 other political subdivisions to contract with the district, the
6 legislature has established a program to accomplish the public
7 purposes set out in Section 52-a, Article III, Texas Constitution.

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

13 Sec. 3929.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
14 The district is created to serve a public use and benefit.

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

20 (c) The district is created to accomplish the purposes of a
21 municipal management district as provided by general law and
22 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
23 Texas Constitution.

24 (d) The creation of the district is in the public interest
25 and is essential to:

26 (1) further the public purposes of developing and
27 diversifying the economy of the state;

1 (2) eliminate unemployment and underemployment; and

2 (3) develop or expand transportation and commerce.

3 (e) The district will:

4 (1) promote the health, safety, and general welfare of
5 residents, employers, potential employees, employees, visitors,
6 and consumers in the district, and of the public;

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

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

14 (f) Pedestrian ways along or across a street, whether at
15 grade or above or below the surface, and street lighting, street
16 landscaping, parking, and street art objects are parts of and
17 necessary components of a street and are considered to be a street
18 or road improvement.

19 Sec. 3929.005. INITIAL DISTRICT TERRITORY. (a) The
20 district is initially composed of the territory described by
21 Section 2 of the Act enacting this chapter.

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

26 (1) organization, existence, or validity;

27 (2) right to contract;

1 (3) authority to borrow money or issue bonds or other
2 obligations described by Section 3929.253 or to pay the principal
3 and interest of the bonds or other obligations;

4 (4) right to impose or collect an assessment or
5 collect other revenue; or

6 (5) legality or operation.

7 Sec. 3929.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

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

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

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

14 (3) an enterprise zone created under Chapter 2303,
15 Government Code.

16 (b) If the city creates a tax increment reinvestment zone
17 described by Subsection (a), the city and the board of directors of
18 the zone, by contract with the district, may grant money deposited
19 in the tax increment fund to the district to be used by the district
20 for:

21 (1) the purposes permitted for money granted to a
22 corporation under Section 380.002(b), Local Government Code; and

23 (2) any other district purpose, including the right to
24 pledge the money as security for any bonds or other obligations
25 issued by the district under Section 3929.253.

26 (c) If the city creates a tax increment reinvestment zone
27 described by Subsection (a), the city may determine the percentage

1 of the property in the zone that may be used for residential
2 purposes and is not subject to the limitations provided by Section
3 311.006, Tax Code.

4 Sec. 3929.007. CONFIRMATION AND DIRECTORS' ELECTION
5 REQUIRED. The initial directors shall hold an election to confirm
6 the creation of the district and to elect five permanent directors
7 as provided by Section 49.102, Water Code.

8 Sec. 3929.008. DEVELOPMENT AND OPERATING AGREEMENT
9 EXECUTION REQUIRED. (a) The initial directors may not hold an
10 election under Section 3929.007 until the city has entered into a
11 development and operating agreement under Section 3929.156.

12 (b) The district is dissolved and this chapter expires March
13 1, 2018, if the development and operating agreement is not entered
14 into before that date.

15 Sec. 3929.009. APPLICABILITY OF MUNICIPAL MANAGEMENT
16 DISTRICT LAW. (a) Except as provided by this chapter, Chapter 375,
17 Local Government Code, including Subchapters E and F, applies to
18 the district.

19 (b) The following provisions of Chapter 375, Local
20 Government Code, do not apply to the district:

21 (1) Sections 375.164 and 375.262; and

22 (2) Subchapters B and O.

23 Sec. 3929.010. CONSTRUCTION OF CHAPTER. This chapter shall
24 be construed in conformity with the findings and purposes stated in
25 this chapter.

26 Sec. 3929.011. CONCURRENCE ON ADDITIONAL POWERS. If the
27 legislature grants the district a power that is in addition to the

1 powers approved by the initial resolution of the governing body of
2 the city consenting to the creation of the district, the district
3 may not exercise that power unless the governing body of the city
4 consents to that change by ordinance or resolution.

5 Sec. 3929.012. CITY CONSENT TO CREATION OF DISTRICT. The
6 city's consent to the creation of the district is not subject to the
7 limitations on the conditions or other restrictions the city may
8 place on its consent under Section 42.042, Local Government Code.

9 SUBCHAPTER B. BOARD OF DIRECTORS

10 Sec. 3929.051. GOVERNING BODY; TERMS. (a) The district is
11 governed by a board of five elected directors.

12 (b) Except as provided by Section 3929.054, directors serve
13 staggered four-year terms, with two or three directors' terms
14 expiring June 1 of each odd-numbered year.

15 Sec. 3929.052. BOARD MEETINGS. The board shall hold
16 meetings at a place accessible to the public.

17 Sec. 3929.053. REMOVAL OF DIRECTORS. (a) The board may
18 remove a director by unanimous vote of the other directors if the
19 director has missed at least half of the meetings scheduled during
20 the preceding 12 months.

21 (b) A director removed under this section may file a written
22 appeal with the commission not later than the 30th day after the
23 date the director receives written notice of the board action. The
24 commission may reinstate the director if the commission finds that
25 the removal was unwarranted under the circumstances after
26 considering the reasons for the absences, the time and place of the
27 meetings, the business conducted at the meetings missed, and any

1 other relevant circumstances.

2 Sec. 3929.054. INITIAL DIRECTORS. (a) The initial board
3 consists of:

4	<u>Pos. No.</u>	<u>Name of Director</u>
5	<u>1</u>	<u>David Rex</u>
6	<u>2</u>	<u>Barb Levis</u>
7	<u>3</u>	<u>John Tatum</u>
8	<u>4</u>	<u>Charles Collie</u>
9	<u>5</u>	<u>Stephanie Fine</u>

10 (b) Initial directors serve until the earlier of:

11 (1) the date permanent directors are elected under
12 Section 3929.007; or

13 (2) the fourth anniversary of the effective date of
14 the Act enacting this chapter.

15 (c) If permanent directors have not been elected under
16 Section 3929.007 and the terms of the initial directors have
17 expired, successor initial directors shall be appointed or
18 reappointed as provided by Subsection (d) to serve terms that
19 expire on the earlier of:

20 (1) the date permanent directors are elected under
21 Section 3929.007; or

22 (2) the fourth anniversary of the date of the
23 appointment or reappointment.

24 (d) If Subsection (c) applies, the owner or owners of a
25 majority of the assessed value of the real property in the district
26 according to the most recent certified tax appraisal rolls for the
27 county may submit a petition to the commission requesting that the

1 commission appoint as successor initial directors the five persons
2 named in the petition. The commission shall appoint as successor
3 initial directors the five persons named in the petition.

4 SUBCHAPTER C. POWERS AND DUTIES

5 Sec. 3929.101. 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. 3929.102. IMPROVEMENT PROJECTS. The district may
9 provide, or it may enter into contracts with a governmental or
10 private entity to provide, the improvement projects described by
11 Subchapter C-1 or activities in support of or incidental to those
12 projects.

13 Sec. 3929.103. WATER DISTRICT POWERS. The district has the
14 powers provided by the general laws relating to conservation and
15 reclamation districts created under Section 59, Article XVI, Texas
16 Constitution, including Chapters 49 and 54, Water Code.

17 Sec. 3929.104. AUTHORITY FOR ROAD PROJECTS. Under Section
18 52, Article III, Texas Constitution, the district may design,
19 acquire, construct, finance, issue bonds for, improve, operate,
20 maintain, and convey to this state, a county, or a municipality for
21 operation and maintenance macadamized, graveled, or paved roads or
22 improvements, including storm drainage, in aid of those roads.

23 Sec. 3929.105. PUBLIC IMPROVEMENT DISTRICT POWERS. The
24 district has the powers provided by Chapter 372, Local Government
25 Code, to a municipality or county.

26 Sec. 3929.106. CONTRACT POWERS. The district may contract
27 with a governmental or private entity, on terms determined by the

1 board, to carry out a power or duty authorized by this chapter or to
2 accomplish a purpose for which the district is created.

3 Sec. 3929.107. AD VALOREM TAXATION. The district may not
4 impose an ad valorem tax.

5 Sec. 3929.108. LIMITATIONS ON EMERGENCY SERVICES POWERS.
6 The district may not establish, operate, maintain, or finance a
7 police or fire department without the consent of the city by
8 ordinance or resolution.

9 Sec. 3929.109. ADDING OR REMOVING TERRITORY. As provided
10 by Subchapter J, Chapter 49, Water Code, the board may add territory
11 inside the extraterritorial jurisdiction of the city to the
12 district or remove territory inside the extraterritorial
13 jurisdiction of the city from the district, except that:

14 (1) the addition or removal of the territory must be
15 approved by the city;

16 (2) the addition or removal may not occur without
17 petition by the owners of the territory being added or removed; and

18 (3) territory may not be removed from the district if
19 bonds or other obligations of the district payable wholly or partly
20 from assessments assessed on the territory are outstanding.

21 Sec. 3929.110. NO TOLL ROADS. The district may not
22 construct, acquire, maintain, or operate a toll road.

23 Sec. 3929.111. EMINENT DOMAIN. (a) Section [375.094](#), Local
24 Government Code, does not apply to the district.

25 (b) Subject to the consent of the city by ordinance or
26 resolution, the district may exercise the right of eminent domain
27 in the manner provided by Section [49.222](#), Water Code. The city may

1 not unreasonably withhold consent under this section.

2 Sec. 3929.112. ENFORCEMENT OF REAL PROPERTY RESTRICTIONS.

3 The district may enforce a real property restriction in the manner
4 provided by Section 54.237, Water Code, if, in the reasonable
5 judgment of the board, the enforcement of the restriction is
6 necessary.

7 Sec. 3929.113. POWERS SUBJECT TO DEVELOPMENT AND OPERATING

8 AGREEMENT. In addition to the other limitations provided by this
9 chapter, the district's authority to exercise its powers is subject
10 to the terms of the development and operating agreement required
11 under Section 3929.156.

12 SUBCHAPTER C-1. IMPROVEMENT PROJECTS AND SERVICES

13 Sec. 3929.151. IMPROVEMENT PROJECTS AND SERVICES. The
14 district may provide, design, construct, acquire, improve,
15 relocate, operate, maintain, or finance an improvement project or
16 service, including water, wastewater, drainage, and roadway
17 projects or services, using any money available to the district, or
18 contract with a governmental or private entity and reimburse that
19 entity for the provision, design, construction, acquisition,
20 improvement, relocation, operation, maintenance, or financing of
21 an improvement project, service, or cost, for the provision of
22 credit enhancement, or for any cost of operating or maintaining the
23 district or the issuance of district obligations authorized under
24 this chapter, Chapter 372 or 375, Local Government Code, or Chapter
25 49 or 54, Water Code.

26 Sec. 3929.152. BOARD DETERMINATION REQUIRED. The district
27 may not undertake an improvement project unless the board

1 determines the project is necessary to accomplish a public purpose
2 of the district.

3 Sec. 3929.153. LOCATION OF IMPROVEMENT PROJECT. An
4 improvement project may be located or provide service inside or
5 outside the district.

6 Sec. 3929.154. CITY REQUIREMENTS. An improvement project
7 in the district must comply with any applicable requirements of the
8 city, including codes and ordinances, unless specifically waived or
9 superseded by the development and operating agreement entered into
10 under Section 3929.156 or another agreement with the city.

11 Sec. 3929.155. IMPROVEMENT PROJECT AND SERVICE IN DEFINABLE
12 AREA; BENEFIT BASIS. The district may undertake an improvement
13 project or service that confers a special benefit on a definable
14 area in the district and levy and collect a special assessment on
15 benefited property in the district in accordance with:

16 (1) Chapter 372, Local Government Code; or

17 (2) Chapter 375, Local Government Code.

18 Sec. 3929.156. DEVELOPMENT AND OPERATING AGREEMENT
19 REQUIRED. (a) After the district's board is organized, but before
20 the district may undertake any improvement project, issue bonds,
21 levy assessments or fees, or borrow money, the district, the city,
22 and the owner of a majority of the assessed value of real property
23 in the district according to the most recent certified tax rolls of
24 the central appraisal district of the county must negotiate and
25 execute a mutually approved and accepted development and operating
26 agreement, including any limitations imposed by the city.

27 (b) An agreement authorized by this section is not effective

1 until its terms and execution are approved by the board, the
2 governing body of the city by ordinance or resolution, and the owner
3 described by Subsection (a).

4 SUBCHAPTER D. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

5 Sec. 3929.201. DIVISION OF DISTRICT; PREREQUISITES. (a)
6 Subject to Subsection (b), the district, including territory added
7 to the district under Section 3929.109, may be divided into two or
8 more new districts only if the district has no outstanding bonded
9 debt. Territory previously added to the district under Section
10 3929.109 may be included in a new district.

11 (b) If the board adds territory inside the extraterritorial
12 jurisdiction of the city or any other municipality to the district
13 under Section 3929.109, the district may be divided under
14 Subsection (a) only with the consent by ordinance or resolution of
15 the city and any other municipality whose extraterritorial
16 jurisdiction is included in the district.

17 Sec. 3929.202. LAW APPLICABLE TO NEW DISTRICT. This
18 chapter applies to any new district created by division of the
19 district, and a new district has all the powers and duties of the
20 district.

21 Sec. 3929.203. DIVISION PROCEDURES. (a) The board, on its
22 own motion or on receipt of a petition signed by an owner of real
23 property in the district, may adopt an order proposing to divide the
24 district.

25 (b) If the board decides to divide the district, the board
26 shall:

27 (1) set the terms of the division, including names for

1 the new districts and a plan for the payment or performance of any
2 outstanding district obligations;

3 (2) prepare a metes and bounds description for each
4 proposed district; and

5 (3) appoint initial directors for each new district.

6 Sec. 3929.204. NOTICE AND RECORDING OF ORDER. Not later
7 than the 30th day after the date of an order dividing the district,
8 the district shall:

9 (1) file the order with the commission; and

10 (2) record the order in the real property records of
11 the county.

12 Sec. 3929.205. CONTRACT AUTHORITY OF NEW DISTRICTS. (a)
13 Except as provided by Subsection (b), the new districts may
14 contract with each other for any matter the boards of the new
15 districts consider appropriate, including the joint construction
16 or financing of a utility or roadway improvement and the joint
17 financing of a maintenance obligation.

18 (b) The new districts may not contract with each other for
19 water and wastewater services. This subsection does not affect the
20 right to contract described by Subsection (a).

21 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

22 Sec. 3929.251. DISBURSEMENTS AND TRANSFERS OF MONEY. The
23 board by resolution shall establish the number of directors'
24 signatures and the procedure required for a disbursement or
25 transfer of the district's money.

26 Sec. 3929.252. MONEY USED FOR IMPROVEMENTS OR SERVICES.
27 The district may undertake and provide an improvement project or

1 service authorized by this chapter using any money available to the
2 district.

3 Sec. 3929.253. BORROWING MONEY; OBLIGATIONS. (a) Subject
4 to the terms of the development and operating agreement required
5 under Section 3929.156, the district may borrow money for a
6 district purpose, including the acquisition or construction of
7 improvement projects authorized by this chapter and the
8 reimbursement of a person who develops or owns an improvement
9 project authorized by this chapter, by issuing bonds, notes, time
10 warrants, or other obligations, or by entering into a contract or
11 other agreement payable wholly or partly from an assessment, a
12 contract payment, a grant, revenue from a zone created under
13 Chapter 311 or 312, Tax Code, other district revenue, or a
14 combination of these sources.

15 (b) An obligation described by Subsection (a):

16 (1) may bear interest at a rate determined by the
17 board; and

18 (2) may include a term or condition as determined by
19 the board.

20 (c) The board may issue an obligation under this section
21 without an election.

22 Sec. 3929.254. CERTAIN OBLIGATIONS NOT SUBJECT TO APPROVAL
23 OF COMMISSION. Section 375.208, Local Government Code, and Section
24 49.181, Water Code, do not apply to the district.

25 Sec. 3929.255. ASSESSMENTS. (a) Except as provided by
26 Subsection (b), the district may impose an assessment on property
27 in the district to pay for an obligation described by Section

1 3929.253 or an improvement project authorized by Section 3929.151
2 in the manner provided for:

3 (1) a district under Subchapters A, E, and F, Chapter
4 375, Local Government Code; or

5 (2) a municipality or county under Subchapter A,
6 Chapter 372, Local Government Code.

7 (b) The district may not impose an assessment on a
8 municipality, county, or other political subdivision.

9 Sec. 3929.256. RESIDENTIAL PROPERTY NOT EXEMPT. Section
10 375.161, Local Government Code, does not apply to the district.

11 Sec. 3929.257. NO IMPACT FEES. The district may not impose
12 an impact fee.

13 Sec. 3929.258. COLLECTION OF ASSESSMENTS. The district may
14 contract as provided by Chapter 791, Government Code, with the
15 commissioners court of the county for the assessment and collection
16 of assessments imposed under this subchapter.

17 SUBCHAPTER F. DISSOLUTION

18 Sec. 3929.301. DISSOLUTION BY BOARD. The board may
19 dissolve the district in the manner provided by Section 375.261,
20 Local Government Code, subject to Section 375.264, Local Government
21 Code.

22 Sec. 3929.302. DISSOLUTION BY CITY. (a) The city may
23 dissolve the district by ordinance.

24 (b) The city may not dissolve the district until:

25 (1) the district's outstanding debt or contractual
26 obligations have been repaid or discharged; or

27 (2) the city agrees to succeed to the rights and

1 obligations of the district, including an obligation described by
2 Section 3929.304.

3 Sec. 3929.303. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

4 (a) If the dissolved district has bonds or other obligations
5 outstanding secured by and payable from assessments or other
6 revenue, the city succeeds to the rights and obligations of the
7 district regarding enforcement and collection of the assessments or
8 other revenue.

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

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

13 (2) revenue or assessment bonds or other obligations
14 issued by the city to refund the outstanding bonds or obligations of
15 the district.

16 Sec. 3929.304. ASSUMPTION OF ASSETS AND LIABILITIES. (a)
17 After the city dissolves the district, the city assumes the
18 obligations of the district, including any contractual obligations
19 or bonds or other debt payable from assessments or other district
20 revenue.

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

23 SECTION 2. The Joshua Farms Municipal Management District
24 No. 2 initially includes all the territory contained in the
25 following area:

26 BEING a tract of land situated in the B.B.B. & C.R.R. Co. Survey,
27 Abstract Number 103, the A.J. Tucker Survey, Abstract Number 833,

1 and the William P. King Survey, Abstract Number 489, Johnson
2 County, Texas and being a portion of that tract of land described by
3 deed Joshua Land Farm LLC., recorded in Instrument Number 22522,
4 County Records, Johnson County, Texas:

5 BEGINNING at the northwest corner of said Joshua Land Farm tract, in
6 the south right-of-way line of FM 917 (a 80 foot right-of-way);
7 THENCE N 89°58'32"E, 1768.76 feet with said south right-of-way;
8 THENCE S 01°19'08"E, 1991.93 feet;
9 THENCE N 89°05'57"E, 3989.06 feet;
10 THENCE N 89°16'48"E, 830.50 feet to the east line of said Joshua Land
11 Farm tract;
12 THENCE S 00°04'27"W, 1665.41 feet with said east line;
13 THENCE S 89°28'44"W, 3093.70 feet with said east line;
14 THENCE S 00°03'03"W, 1465.70 feet with said east line;
15 THENCE S 68°17'01"W, 1321.19 feet departing said east line;
16 THENCE N 56°14'59"W, 442.41 feet;
17 THENCE N 33°45'00"W, 3383.50 feet to the west line of said Joshua
18 Land Farm tract;
19 THENCE N 01°24'23"W, 2507.29 feet with said west line to the Point of
20 Beginning and containing 17,649,096 square feet or 405 acres of
21 land more or less.

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) All requirements of the constitution and laws of this
10 state and the rules and procedures of the legislature with respect
11 to the notice, introduction, and passage of this Act have been
12 fulfilled and accomplished.

13 SECTION 4. (a) Section 3929.111, Special District Local
14 Laws Code, as added by Section 1 of this Act, takes effect only if
15 this Act receives a two-thirds vote of all the members elected to
16 each house.

17 (b) If this Act does not receive a two-thirds vote of all the
18 members elected to each house, Subchapter C, Chapter 3929, Special
19 District Local Laws Code, as added by Section 1 of this Act, is
20 amended by adding Section 3929.111 to read as follows:

21 Sec. 3929.111. NO EMINENT DOMAIN POWER. The district may
22 not exercise the power of eminent domain.

23 (c) This section is not intended to be an expression of a
24 legislative interpretation of the requirements of Section 17(c),
25 Article I, Texas Constitution.

26 SECTION 5. This Act takes effect September 1, 2015.