

1-1 By: Kolkhorst S.B. No. 2013  
 1-2 (In the Senate - Filed March 23, 2015; March 30, 2015, read  
 1-3 first time and referred to Committee on Intergovernmental  
 1-4 Relations; April 29, 2015, reported favorably by the following  
 1-5 vote: Yeas 7, Nays 0; April 29, 2015, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7	X			
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			

1-15 A BILL TO BE ENTITLED  
 1-16 AN ACT

1-17 relating to the creation of the Harris County Municipal Utility  
 1-18 District No. 538; granting a limited power of eminent domain;  
 1-19 providing authority to issue bonds; providing authority to impose  
 1-20 assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-22 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-23 Code, is amended by adding Chapter 7903 to read as follows:

1-24 CHAPTER 7903. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 538

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 7903.001. DEFINITIONS. In this chapter:

1-27 (1) "Board" means the district's board of directors.

1-28 (2) "Commission" means the Texas Commission on  
 1-29 Environmental Quality.

1-30 (3) "Director" means a board member.

1-31 (4) "District" means the Harris County Municipal  
 1-32 Utility District No. 538.

1-33 Sec. 7903.002. NATURE OF DISTRICT. The district is a  
 1-34 municipal utility district created under Section 59, Article XVI,  
 1-35 Texas Constitution.

1-36 Sec. 7903.003. CONFIRMATION AND DIRECTORS' ELECTION  
 1-37 REQUIRED. The temporary directors shall hold an election to  
 1-38 confirm the creation of the district and to elect five permanent  
 1-39 directors as provided by Section 49.102, Water Code.

1-40 Sec. 7903.004. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-41 temporary directors may not hold an election under Section 7903.003  
 1-42 until each municipality in whose corporate limits or  
 1-43 extraterritorial jurisdiction the district is located has  
 1-44 consented by ordinance or resolution to the creation of the  
 1-45 district and to the inclusion of land in the district.

1-46 Sec. 7903.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-47 (a) The district is created to serve a public purpose and benefit.

1-48 (b) The district is created to accomplish the purposes of:

1-49 (1) a municipal utility district as provided by  
 1-50 general law and Section 59, Article XVI, Texas Constitution; and

1-51 (2) Section 52, Article III, Texas Constitution, that  
 1-52 relate to the construction, acquisition, improvement, operation,  
 1-53 or maintenance of macadamized, graveled, or paved roads, or  
 1-54 improvements, including storm drainage, in aid of those roads.

1-55 Sec. 7903.006. INITIAL DISTRICT TERRITORY. (a) The  
 1-56 district is initially composed of the territory described by  
 1-57 Section 2 of the Act enacting this chapter.

1-58 (b) The boundaries and field notes contained in Section 2 of  
 1-59 the Act enacting this chapter form a closure. A mistake made in the  
 1-60 field notes or in copying the field notes in the legislative process  
 1-61 does not affect the district's:

- 2-1 (1) organization, existence, or validity;
- 2-2 (2) right to issue any type of bond for the purposes
- 2-3 for which the district is created or to pay the principal of and
- 2-4 interest on a bond;
- 2-5 (3) right to impose a tax; or
- 2-6 (4) legality or operation.

SUBCHAPTER B. BOARD OF DIRECTORS

2-8 Sec. 7903.051. GOVERNING BODY; TERMS. (a) The district is  
 2-9 governed by a board of five elected directors.  
 2-10 (b) Except as provided by Section 7903.052, directors serve  
 2-11 staggered four-year terms.

2-12 Sec. 7903.052. TEMPORARY DIRECTORS. (a) The temporary  
 2-13 board consists of:

- 2-14 (1) Garner P. Strickland, IV;
- 2-15 (2) Cameron Franz;
- 2-16 (3) Jacob Baker;
- 2-17 (4) Andrew J. Clark, IV; and
- 2-18 (5) William R. Murphy, Jr.

2-19 (b) Temporary directors serve until the earlier of:  
 2-20 (1) the date permanent directors are elected under  
 2-21 Section 7903.003; or  
 2-22 (2) the fourth anniversary of the effective date of  
 2-23 the Act enacting this chapter.

2-24 (c) If permanent directors have not been elected under  
 2-25 Section 7903.003 and the terms of the temporary directors have  
 2-26 expired, successor temporary directors shall be appointed or  
 2-27 reappointed as provided by Subsection (d) to serve terms that  
 2-28 expire on the earlier of:

- 2-29 (1) the date permanent directors are elected under  
 2-30 Section 7903.003; or
- 2-31 (2) the fourth anniversary of the date of the  
 2-32 appointment or reappointment.

2-33 (d) If Subsection (c) applies, the owner or owners of a  
 2-34 majority of the assessed value of the real property in the district  
 2-35 may submit a petition to the commission requesting that the  
 2-36 commission appoint as successor temporary directors the five  
 2-37 persons named in the petition. The commission shall appoint as  
 2-38 successor temporary directors the five persons named in the  
 2-39 petition.

SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 7903.101. GENERAL POWERS AND DUTIES. The district has  
 2-42 the powers and duties necessary to accomplish the purposes for  
 2-43 which the district is created.

2-44 Sec. 7903.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-45 DUTIES. The district has the powers and duties provided by the  
 2-46 general law of this state, including Chapters 49 and 54, Water Code,  
 2-47 applicable to municipal utility districts created under Section 59,  
 2-48 Article XVI, Texas Constitution.

2-49 Sec. 7903.103. AUTHORITY FOR ROAD PROJECTS. Under Section  
 2-50 52, Article III, Texas Constitution, the district may design,  
 2-51 acquire, construct, finance, issue bonds for, improve, operate,  
 2-52 maintain, and convey to this state, a county, or a municipality for  
 2-53 operation and maintenance macadamized, graveled, or paved roads, or  
 2-54 improvements, including storm drainage, in aid of those roads.

2-55 Sec. 7903.104. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-56 road project must meet all applicable construction standards,  
 2-57 zoning and subdivision requirements, and regulations of each  
 2-58 municipality in whose corporate limits or extraterritorial  
 2-59 jurisdiction the road project is located.

2-60 (b) If a road project is not located in the corporate limits  
 2-61 or extraterritorial jurisdiction of a municipality, the road  
 2-62 project must meet all applicable construction standards,  
 2-63 subdivision requirements, and regulations of each county in which  
 2-64 the road project is located.

2-65 (c) If the state will maintain and operate the road, the  
 2-66 Texas Transportation Commission must approve the plans and  
 2-67 specifications of the road project.

2-68 Sec. 7903.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
 2-69 OR RESOLUTION. The district shall comply with all applicable

3-1 requirements of any ordinance or resolution that is adopted under  
3-2 Section 54.016 or 54.0165, Water Code, and that consents to the  
3-3 creation of the district or to the inclusion of land in the  
3-4 district.

3-5 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-6 Sec. 7903.151. ELECTIONS REGARDING TAXES OR BONDS.

3-7 (a) The district may issue, without an election, bonds and other  
3-8 obligations secured by:

- 3-9 (1) revenue other than ad valorem taxes; or
- 3-10 (2) contract payments described by Section 7903.153.

3-11 (b) The district must hold an election in the manner  
3-12 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
3-13 before the district may impose an ad valorem tax or issue bonds  
3-14 payable from ad valorem taxes.

3-15 (c) The district may not issue bonds payable from ad valorem  
3-16 taxes to finance a road project unless the issuance is approved by a  
3-17 vote of a two-thirds majority of the district voters voting at an  
3-18 election held for that purpose.

3-19 Sec. 7903.152. OPERATION AND MAINTENANCE TAX. (a) If  
3-20 authorized at an election held under Section 7903.151, the district  
3-21 may impose an operation and maintenance tax on taxable property in  
3-22 the district in accordance with Section 49.107, Water Code.

3-23 (b) The board shall determine the tax rate. The rate may not  
3-24 exceed the rate approved at the election.

3-25 Sec. 7903.153. CONTRACT TAXES. (a) In accordance with  
3-26 Section 49.108, Water Code, the district may impose a tax other than  
3-27 an operation and maintenance tax and use the revenue derived from  
3-28 the tax to make payments under a contract after the provisions of  
3-29 the contract have been approved by a majority of the district voters  
3-30 voting at an election held for that purpose.

3-31 (b) A contract approved by the district voters may contain a  
3-32 provision stating that the contract may be modified or amended by  
3-33 the board without further voter approval.

3-34 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-35 Sec. 7903.201. AUTHORITY TO ISSUE BONDS AND OTHER  
3-36 OBLIGATIONS. The district may issue bonds or other obligations  
3-37 payable wholly or partly from ad valorem taxes, impact fees,  
3-38 revenue, contract payments, grants, or other district money, or any  
3-39 combination of those sources, to pay for any authorized district  
3-40 purpose.

3-41 Sec. 7903.202. TAXES FOR BONDS. At the time the district  
3-42 issues bonds payable wholly or partly from ad valorem taxes, the  
3-43 board shall provide for the annual imposition of a continuing  
3-44 direct ad valorem tax, without limit as to rate or amount, while all  
3-45 or part of the bonds are outstanding as required and in the manner  
3-46 provided by Sections 54.601 and 54.602, Water Code.

3-47 Sec. 7903.203. BONDS FOR ROAD PROJECTS. At the time of  
3-48 issuance, the total principal amount of bonds or other obligations  
3-49 issued or incurred to finance road projects and payable from ad  
3-50 valorem taxes may not exceed one-fourth of the assessed value of the  
3-51 real property in the district.

3-52 SECTION 2. The Harris County Municipal Utility District  
3-53 No. 538 initially includes all the territory contained in the  
3-54 following area:

3-55 A METES & BOUNDS description of a 395.96 acre tract of land in  
3-56 the William Salyars Survey, Abstract 1532, and the H. & T. C.  
3-57 Railroad Company Survey Section 59, Abstract 444, Harris County,  
3-58 Texas, being comprised of that certain called 80.031 acre tract and  
3-59 the residue of that certain called 159.912 acre tract and recorded  
3-60 under County Clerk's File Number Z418073, Official Public Records  
3-61 of Real Property, Harris County, Texas, and that certain called  
3-62 157.727 acre tract recorded under County Clerk's File Number  
3-63 20140061554, Official Public Records of Real Property, Harris  
3-64 County, Texas with all bearings based upon the south line of said  
3-65 called 157.727 acre tract as being South 87 degrees 53 minutes 07  
3-66 seconds West (called South 87 degrees 53 minutes 07 seconds West).

3-67 Beginning at the southwest corner of said H. & T. C. Railroad  
3-68 Company Survey Section 59, Abstract 444, being the northwest corner  
3-69 of the Lafayette Shirar Survey, Abstract 1489, the northeast corner

4-1 of the H. & T. C. Railroad Company Survey Section 67, Abstract 453,  
 4-2 and the southeast corner of the Chancey Lowery Survey, Abstract  
 4-3 1551, said point also being the southwest corner of said called  
 4-4 80.031 acre tract, same being the northwest corner of an adjoining  
 4-5 called 14 acre tract described in deed recorded in Volume 2936, Page  
 4-6 109, Deed Records, Harris County, Texas, the northeast corner of an  
 4-7 adjoining called 125 acre tract described in deed recorded under  
 4-8 County Clerk's File Number H729514, Official Public Records of Real  
 4-9 Property, Harris County, Texas, and the southeast corner of an  
 4-10 adjoining residue of a called 80.2830 acre tract described in deed  
 4-11 recorded under County Clerk's File Number P705419, Official Public  
 4-12 Records of Real Property, Harris County, Texas, for the upper  
 4-13 southwest corner and Place of Beginning of the herein described  
 4-14 395.96 acre tract of land, said point also being at the intersection  
 4-15 of Katy Hockley Cut-Off Road (60-foot wide) with Beckendorff Road  
 4-16 (60-foot wide);

4-17 Thence North 02 degrees 06 minutes 27 seconds West along a  
 4-18 west line of the herein described tract, the west line of said  
 4-19 called 80.031 acre tract, and the west line of said H. & T. C.  
 4-20 Railroad Company Survey Section 59, Abstract 444, same being the  
 4-21 east line of said adjoining residue of a called 80.2830 acre tract,  
 4-22 the east line of said Chancey Lowery Survey, Abstract 1551, and  
 4-23 along the east line of an adjoining called 1.2638 acre tract  
 4-24 recorded under County Clerk's File Number V036128, Official Public  
 4-25 Records of Real Property, Harris County, Texas, as located in Katy  
 4-26 Hockley Cut-Off Road, 1,321.69 feet to the lower northwest corner  
 4-27 of the herein described tract and the northwest corner of said  
 4-28 called 80.031 acre tract;

4-29 Thence North 87 degrees 54 minutes 05 seconds East along a  
 4-30 north line of the herein described tract and the north line of said  
 4-31 called 80.031 acre tract, same being the south line of the adjoining  
 4-32 Hidden Forest Estates Subdivision according to map or plat thereof  
 4-33 recorded in Volume 410, Page 35, Map Records, Harris County, Texas,  
 4-34 2,639.09 feet to a reentry corner to the herein described tract,  
 4-35 being the northeast corner of said called 80.031 acre tract, same  
 4-36 being the southeast corner of said adjoining Hidden Forest Estates  
 4-37 Subdivision, and being in the west line of said called 157.727 acre  
 4-38 tract;

4-39 Thence North 02 degrees 04 minutes 34 seconds West along the  
 4-40 upper west line of the herein described tract and the west line of  
 4-41 said called 157.727 acre tract, same being the east line of said  
 4-42 adjoining Hidden Forest Estates Subdivision, 1,314.42 feet to the  
 4-43 northeast corner of said adjoining Hidden Forest Estates  
 4-44 Subdivision for angle point, being the southeast corner of an  
 4-45 adjoining called 54.245 acre tract recorded under County Clerk's  
 4-46 File Number J047965, Official Public Records of Real Property,  
 4-47 Harris County, Texas;

4-48 Thence North 02 degrees 22 minutes 20 seconds West continuing  
 4-49 along the upper west line of the herein described tract and the west  
 4-50 line of said called 157.727 acre tract, 2,590.05 feet to the upper  
 4-51 northwest corner of the herein described tract and the northwest  
 4-52 corner of said called 157.727 acre tract, same being the northeast  
 4-53 corner of an adjoining called 100.000 acre tract recorded under  
 4-54 County Clerk's File Number H541658, Official Public Records of Real  
 4-55 Property, Harris County, Texas, said point being in the south  
 4-56 right-of-way line of F. M. Highway 529 (120-foot wide);

4-57 Thence North 87 degrees 54 minutes 43 seconds East along the  
 4-58 upper north line of the herein described tract and the north line of  
 4-59 said called 157.727 acre tract, same being the south right-of-way  
 4-60 line of F. M. Highway 529, 678.60 feet to an angle point;

4-61 Thence North 88 degrees 19 minutes 43 seconds East continuing  
 4-62 along said line, 645.41 feet to the upper northeast corner of the  
 4-63 herein described tract and the northeast corner of said called  
 4-64 157.727 acre tract, same being the northwest corner of an adjoining  
 4-65 called 158.039 acre tract recorded under County Clerk's File Number  
 4-66 W268492, Official Public Records of Real Property, Harris County,  
 4-67 Texas;

4-68 Thence South 02 degrees 06 minutes 31 seconds East along the  
 4-69 upper east line of the herein described tract and the east line of

5-1 said called 157.727 acre tract, same being the west line of said  
 5-2 adjoining called 158.039 acre tract, 5,219.35 feet to a reentry  
 5-3 corner to the herein described tract, being the southeast corner of  
 5-4 said called 157.727 acre tract, same being the southwest corner of  
 5-5 said adjoining called 158.039 acre tract, and being in the south  
 5-6 line of said H. & T. C. Railroad Company Survey Section 59, Abstract  
 5-7 444, same being the north line of the aforementioned William  
 5-8 Salyars Survey, Abstract 1532, and the north line of the  
 5-9 aforementioned called 159.912 acre tract;

5-10 Thence North 87 degrees 53 minutes 06 seconds East along the  
 5-11 lower north line of the herein described tract, the north line of  
 5-12 said called 159.912 acre tract, and the north line of said William  
 5-13 Salyars Survey, Abstract 1532, same being the south line of said H.  
 5-14 & T. C. Railroad Company Survey Section 59, Abstract 444, and the  
 5-15 south line of said adjoining called 158.039 acre tract, 1,326.98  
 5-16 feet to the lower northeast corner of the herein described tract,  
 5-17 the northeast corner of said called 159.912 acre tract, and the  
 5-18 northeast corner of said William Salyars Survey, Abstract 1532,  
 5-19 being the southeast corner of said H. & T. C. Railroad Company  
 5-20 Survey Section 59, Abstract 444, and the southeast corner of said  
 5-21 adjoining called 158.039 acre tract, same being the southwest  
 5-22 corner of the A. R. Connell Survey, Abstract 1387, and the southwest  
 5-23 corner of an adjoining called 640 acre tract (Tract Three) recorded  
 5-24 under County Clerk's File Number J796831, Official Public Records  
 5-25 of Real Property, Harris County, Texas, and being the northwest  
 5-26 corner of the H. & T. C. Railroad Company Survey Section 47,  
 5-27 Abstract 440, and the northwest corner of an adjoining called  
 5-28 73.8972 acre tract described in deed recorded under County Clerk's  
 5-29 File Number R710831, Official Public Records of Real Property,  
 5-30 Harris County, Texas;

5-31 Thence South 02 degrees 10 minutes 48 seconds East along the  
 5-32 lower east line of the herein described tract, the east line of said  
 5-33 called 159.912 acre tract, and the east line of said William Salyars  
 5-34 Survey, Abstract 1532, same being the west line of said adjoining H.  
 5-35 & T. C. Railroad Company Survey Section 47, Abstract 440, 2,640.00  
 5-36 feet to the southeast corner of the herein described tract and the  
 5-37 southeast corner of said called 159.912 acre tract, same being the  
 5-38 northeast corner of an adjoining called 320.1964 acre tract  
 5-39 recorded under County Clerk's File Number 20060134384, Official  
 5-40 Public Records of Real Property, Harris County, Texas, and being in  
 5-41 the west line of an adjoining called 4.8079 acre tract recorded  
 5-42 under County Clerk's File Number 20070428121, Official Public  
 5-43 Records of Real Property, Harris County, Texas;

5-44 Thence South 87 degrees 53 minutes 00 seconds West along the  
 5-45 lower south line of the herein described tract and the south line of  
 5-46 said called 159.912 acre tract, same being the north line of said  
 5-47 adjoining called 320.1964 acre tract, 16.01 feet to a point for  
 5-48 corner, said point being the southeast corner of an adjoining  
 5-49 called 1.700 acre tract recorded under County Clerk's File Number  
 5-50 20140251357, Official Public Records of Real Property, Harris  
 5-51 County, Texas, said point in a non-tangent curve to the left;

5-52 Thence along the common line of the herein described tract  
 5-53 and said adjoining called 1.700 acre tract with the following  
 5-54 courses and distances:

5-55 Thence along said non-tangent curve to the left, having  
 5-56 a radius of 150.00 feet, a central angle of 22 degrees 26 minutes 42  
 5-57 seconds, an arc length of 58.76 feet, and a chord bearing North 31  
 5-58 degrees 49 minutes 43 seconds West, 58.39 feet to a point in a  
 5-59 non-tangent curve to the left;

5-60 Thence along said non-tangent curve to the left, having  
 5-61 a radius of 150.00 feet, a central angle of 50 degrees 43 minutes 56  
 5-62 seconds, an arc length of 132.82 feet, and a chord bearing North 57  
 5-63 degrees 44 minutes 32 seconds West, 128.52 feet;

5-64 Thence North 42 degrees 33 minutes 53 seconds East,  
 5-65 88.87 feet;

5-66 Thence North 47 degrees 26 minutes 07 seconds West,  
 5-67 66.25 feet;

5-68 Thence South 20 degrees 37 minutes 06 seconds West,  
 5-69 51.23 feet to the beginning point of a curve to the right;

6-1                   Thence along said curve to the right, having a radius of  
6-2 95.00 feet, a central angle of 80 degrees 09 minutes 28 seconds, an  
6-3 arc length of 132.91 feet, and a chord bearing South 60 degrees 41  
6-4 minutes 44 seconds West, 122.33 feet;  
6-5                   Thence North 79 degrees 13 minutes 39 seconds West,  
6-6 81.88 feet;  
6-7                   Thence South 60 degrees 56 minutes 12 seconds West,  
6-8 161.46 feet;  
6-9                   Thence South 87 degrees 53 minutes 00 seconds West,  
6-10 212.00 feet;  
6-11                  Thence South 02 degrees 07 minutes 00 seconds East,  
6-12 75.00 feet to a point for corner, said point being in the south line  
6-13 of the aforementioned called 159.912 acre tract, same being the  
6-14 north line of the aforementioned adjoining called 320.1964 acre  
6-15 tract;  
6-16                  Thence South 87 degrees 53 minutes 00 seconds West along the  
6-17 lower south line of the herein described tract and the south line of  
6-18 said called 159.912 acre tract, same being the north line of said  
6-19 adjoining called 320.1964 acre tract, 1,940.00 feet to the lower  
6-20 southwest corner of the herein described tract and the southwest  
6-21 corner of said called 159.912 acre tract, being an angle point in  
6-22 the north line of said adjoining called 320.1964 acre tract, said  
6-23 point also being the northeast corner of the S. Post Survey,  
6-24 Abstract 1422, same being the southeast corner of an adjoining  
6-25 called 17.00 acre tract described in deed recorded under County  
6-26 Clerk's File Number S147734, Official Public Records of Real  
6-27 Property, Harris County, Texas, and the southeast corner of the  
6-28 aforementioned Lafayette Shirar Survey, Abstract 1489;  
6-29                  Thence North 02 degrees 02 minutes 01 seconds West along the  
6-30 lower west line of the herein described tract, the west line of said  
6-31 called 159.912 acre tract, and the west line of said William Salyars  
6-32 Survey, Abstract 1532, same being the east line of said adjoining  
6-33 called 17.00 acre tract and the east line of said Lafayette Shirar  
6-34 Survey, Abstract 1489, 1,121.79 feet to an angle point, being the  
6-35 northeast corner of an adjoining 17.00 acre tract described in deed  
6-36 recorded under County Clerk's File Number X776653, Official Public  
6-37 Records of Real Property, Harris County, Texas, same being the  
6-38 southeast corner of an adjoining called 78 acre tract recorded  
6-39 under County Clerk's File Number P955853, Official Public Records  
6-40 of Real Property, Harris County, Texas;  
6-41                  Thence North 02 degrees 16 minutes 50 seconds West continuing  
6-42 along the lower west line of the herein described tract, the west  
6-43 line of said called 159.912 acre tract, and the west line of said  
6-44 William Salyars Survey, Abstract 1532, same being the east line of  
6-45 said adjoining called 78 acre tract and the east line of said  
6-46 Lafayette Shirar Survey, Abstract 1489, 1,518.30 feet to a reentry  
6-47 corner to the herein described tract, being the northwest corner of  
6-48 said called 159.912 acre tract, the northeast corner of said  
6-49 adjoining called 78 acre tract, the southeast corner of the  
6-50 aforementioned called 80.031 acre tract, and the southwest corner  
6-51 of the aforementioned called 157.727 acre tract, said point also  
6-52 being the northwest corner of the William Salyars Survey, Abstract  
6-53 1532, same being the northeast corner of the said Lafayette Shirar  
6-54 Survey, Abstract 1489, and being in the south line of the  
6-55 aforementioned H. & T. C. Railroad Company Survey Section 59,  
6-56 Abstract 444;  
6-57                  Thence South 87 degrees 52 minutes 10 seconds West along the  
6-58 upper south line of the herein described tract, the south line of  
6-59 said called 80.031 acre tract, and the south line of said H. & T. C.  
6-60 Railroad Company Survey Section 59, Abstract 444, same being the  
6-61 north line of said adjoining called 78 acre tract and the north line  
6-62 of said Lafayette Shirar Survey, Abstract 1489, and along the north  
6-63 line of the aforementioned adjoining called 14 acre tract, 2,639.13  
6-64 feet to the Place of Beginning and containing 395.96 acres of land,  
6-65 more or less.  
6-66                  SECTION 3. (a) The legal notice of the intention to  
6-67 introduce this Act, setting forth the general substance of this  
6-68 Act, has been published as provided by law, and the notice and a  
6-69 copy of this Act have been furnished to all persons, agencies,

7-1 officials, or entities to which they are required to be furnished  
7-2 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7-3 Government Code.

7-4 (b) The governor, one of the required recipients, has  
7-5 submitted the notice and Act to the Texas Commission on  
7-6 Environmental Quality.

7-7 (c) The Texas Commission on Environmental Quality has filed  
7-8 its recommendations relating to this Act with the governor, the  
7-9 lieutenant governor, and the speaker of the house of  
7-10 representatives within the required time.

7-11 (d) All requirements of the constitution and laws of this  
7-12 state and the rules and procedures of the legislature with respect  
7-13 to the notice, introduction, and passage of this Act are fulfilled  
7-14 and accomplished.

7-15 SECTION 4. (a) If this Act does not receive a two-thirds  
7-16 vote of all the members elected to each house, Subchapter C, Chapter  
7-17 7903, Special District Local Laws Code, as added by Section 1 of  
7-18 this Act, is amended by adding Section 7903.106 to read as follows:

7-19 Sec. 7903.106. NO EMINENT DOMAIN POWER. The district may  
7-20 not exercise the power of eminent domain.

7-21 (b) This section is not intended to be an expression of a  
7-22 legislative interpretation of the requirements of Section 17(c),  
7-23 Article I, Texas Constitution.

7-24 SECTION 5. This Act takes effect immediately if it receives  
7-25 a vote of two-thirds of all the members elected to each house, as  
7-26 provided by Section 39, Article III, Texas Constitution. If this  
7-27 Act does not receive the vote necessary for immediate effect, this  
7-28 Act takes effect September 1, 2015.

7-29

\* \* \* \* \*