

By: Bailes

H.B. No. 4341

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Liberty County Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, or taxes.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3795 to read as follows:

CHAPTER 3795. LIBERTY COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3795.001. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Plum Grove, Texas.

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

(4) "County" means Liberty County.

(5) "Director" means a board member.

(6) "District" means the Liberty County Municipal Management District No. 1.

Sec. 3795.002. CREATION AND NATURE OF DISTRICT. The district is a special district created under Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution.

Sec. 3795.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI,

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

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

11 (c) This chapter and the creation of the district may not be  
12 interpreted to relieve the city or the county from providing the  
13 level of services provided as of the effective date of the Act  
14 enacting this chapter to the area in the district. The district is  
15 created to supplement and not to supplant city or county services  
16 provided in the district.

17 Sec. 3795.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)  
18 The district is created to serve a public use and benefit.

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

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

1       (d) The creation of the district is in the public interest  
2 and is essential to further the public purposes of:

3           (1) developing and diversifying the economy of the  
4 state;

5           (2) eliminating unemployment and underemployment; and

6           (3) developing or expanding transportation and  
7 commerce.

8       (e) The district will:

9           (1) promote the health, safety, and general welfare of  
10 residents, employers, potential employees, employees, visitors,  
11 and consumers in the district, and of the public;

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

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

19       (f) Pedestrian ways along or across a street, whether at  
20 grade or above or below the surface, and street lighting, street  
21 landscaping, parking, and street art objects are parts of and  
22 necessary components of a street and are considered to be a street  
23 or road improvement.

24       (g) The district will not act as the agent or  
25 instrumentality of any private interest even though the district  
26 will benefit many private interests as well as the public.

27       Sec. 3795.005. INITIAL DISTRICT TERRITORY. (a) The

1 district is initially composed of the territory described by  
2 Section 2 of the Act enacting this chapter.

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

7 (1) organization, existence, or validity;

8 (2) right to contract;

9 (3) authority to borrow money or issue bonds or other  
10 obligations described by Section 3795.204 or to pay the principal  
11 and interest of the bonds or other obligations;

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

14 (5) legality or operation.

15 Sec. 3795.006. APPLICABILITY OF MUNICIPAL MANAGEMENT  
16 DISTRICT LAW. Except as provided by this chapter, Chapter 375,  
17 Local Government Code, applies to the district.

18 Sec. 3795.007. CONSTRUCTION OF CHAPTER. This chapter shall  
19 be liberally construed in conformity with the findings and purposes  
20 stated in this chapter.

21 SUBCHAPTER B. BOARD OF DIRECTORS

22 Sec. 3795.051. GOVERNING BODY; TERMS. (a) The district is  
23 governed by a board of five voting directors who must be qualified  
24 under Section 375.063, Local Government Code.

25 (b) The directors serve staggered terms of four years with  
26 two or three directors' terms expiring June 1 of each odd-numbered  
27 year.

1       Sec. 3795.052. APPOINTMENT OF DIRECTORS. The commission  
2 shall appoint directors from persons recommended by the board.

3       Sec. 3795.053. VACANCY. If a vacancy occurs on the board,  
4 the remaining directors shall appoint a director for the remainder  
5 of the unexpired term.

6       Sec. 3795.054. COMPENSATION; EXPENSES. (a) The district  
7 may compensate each director in an amount not to exceed \$50 for each  
8 board meeting. The total amount of compensation a director may  
9 receive each year may not exceed \$2,000.

10       (b) A director is entitled to reimbursement for necessary  
11 and reasonable expenses incurred in carrying out the duties and  
12 responsibilities of the board.

13       Sec. 3795.055. INITIAL DIRECTORS. (a) The initial board  
14 consists of:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>William Harris III</u>
<u>2</u>	<u>Damaris Watson</u>
<u>3</u>	<u>Brent A. Lane</u>
<u>4</u>	<u>Clifton C. Cadle</u>
<u>5</u>	<u>Savannah Carihfield</u>

21       (b) The terms of the initial directors expire June 1, 2019.

22       (c) Of the directors who replace an initial director, the  
23 terms of directors serving in positions 1 through 3 expire June 1,  
24 2021, and the terms of directors serving in positions 4 and 5 expire  
25 June 1, 2023.

26       (d) Section 3795.052 does not apply to initial directors  
27 under this section.

1 (e) This section expires September 1, 2023.

2 SUBCHAPTER C. POWERS AND DUTIES

3 Sec. 3795.101. GENERAL POWERS AND DUTIES. The district has  
4 the powers and duties necessary to accomplish the purposes for  
5 which the district is created.

6 Sec. 3795.102. IMPROVEMENT PROJECTS AND SERVICES. The  
7 district may provide, design, construct, acquire, improve,  
8 relocate, operate, maintain, or finance an improvement project or  
9 service authorized under this chapter or Chapter 375, Local  
10 Government Code, using any money available to the district, or  
11 contract with a governmental or private entity to provide, design,  
12 construct, acquire, improve, relocate, operate, maintain, or  
13 finance an improvement project or service authorized under this  
14 chapter or Chapter 375, Local Government Code.

15 Sec. 3795.103. ECONOMIC DEVELOPMENT. (a) The district may  
16 engage in activities that accomplish the economic development  
17 purposes of the district.

18 (b) The district may establish and provide for the  
19 administration of one or more programs to promote state or local  
20 economic development and to stimulate business and commercial  
21 activity in the district, including programs to:

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

23 (2) provide district personnel and services.

24 (c) The district may create economic development programs  
25 and exercise the economic development powers provided to  
26 municipalities by:

27 (1) Chapter 380, Local Government Code; and

1           (2) Subchapter A, Chapter 1509, Government Code.

2           Sec. 3795.104. FIREFIGHTING SERVICES. Notwithstanding  
3 Section 49.351(a), Water Code, the district may, as authorized by  
4 Section 59(f), Article XVI, Texas Constitution, and Section 49.351,  
5 Water Code:

6           (1) establish, operate, and maintain a fire  
7 department;

8           (2) contract with another political subdivision for  
9 the joint operation of a fire department; or

10           (3) contract with any other person to perform  
11 firefighting services in the district and may issue bonds and  
12 impose taxes to pay for the department and the activities.

13           Sec. 3795.105. FEES AND CHARGES. (a) The district may  
14 adopt and enforce all necessary charges, mandatory fees, or  
15 rentals, in addition to taxes, for providing or making available  
16 any district facility or service, including firefighting  
17 activities provided under Section 3795.104.

18           (b) To enforce payment of an unpaid fee or charge due to the  
19 district, on the request of the district, a retail public utility,  
20 as defined by Section 13.002, Water Code, providing water or sewer  
21 service to a customer in the district shall terminate the service.

22           Sec. 3795.106. NO EMINENT DOMAIN POWER. The district may  
23 not exercise the power of eminent domain.

24           SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

25           Sec. 3795.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
26 board by resolution shall establish the number of signatures and  
27 the procedure required for a disbursement or transfer of the

1 district's money.

2 Sec. 3795.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.

3 The district may acquire, construct, finance, operate, or maintain  
4 an improvement project or service authorized under this chapter or  
5 Chapter 375, Local Government Code, using any money available to  
6 the district.

7 Sec. 3795.153. PETITION REQUIRED FOR FINANCING SERVICES AND  
8 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a

9 service or improvement project with assessments under this chapter  
10 unless a written petition requesting that service or improvement  
11 has been filed with the board.

12 (b) A petition filed under Subsection (a) must be signed by  
13 the owners of a majority of the assessed value of real property in  
14 the district subject to assessment according to the most recent  
15 certified tax appraisal roll for the county.

16 Sec. 3795.154. METHOD OF NOTICE OF HEARING. The district  
17 may mail the notice required by Section 375.115(c), Local  
18 Government Code, by certified or first class United States mail.  
19 The board shall determine the method of mailing notice.

20 Sec. 3795.155. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
21 The board by resolution may impose and collect an assessment for any  
22 purpose authorized by this chapter in all or any part of the  
23 district.

24 (b) An assessment, a reassessment, or an assessment  
25 resulting from an addition to or correction of the assessment roll  
26 by the district, penalties and interest on an assessment or  
27 reassessment, an expense of collection, and reasonable attorney's



1 fees incurred by the district:

2 (1) are a first and prior lien against the property  
3 assessed;

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

7 (3) are the personal liability of and a charge against  
8 the owners of the property even if the owners are not named in the  
9 assessment proceedings.

10 (c) The lien is effective from the date of the board's  
11 resolution imposing the assessment until the date the assessment is  
12 paid. The board may enforce the lien in the same manner that the  
13 board may enforce an ad valorem tax lien against real property.

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

18 SUBCHAPTER E. TAXES AND BONDS

19 Sec. 3795.201. ELECTIONS REGARDING TAXES AND BONDS. (a)  
20 The district may issue, without an election, bonds, notes, and  
21 other obligations secured by revenue other than ad valorem taxes.

22 (b) The district must hold an election in the manner  
23 provided by Subchapter L, Chapter 375, Local Government Code, to  
24 obtain voter approval before the district may impose an ad valorem  
25 tax or issue bonds payable from ad valorem taxes.

26 (c) The district may not issue bonds payable from ad valorem  
27 taxes to finance a road project unless the issuance is approved by a

1 vote of a two-thirds majority of the district voters voting at an  
2 election held for that purpose.

3 Sec. 3795.202. OPERATION AND MAINTENANCE TAX. (a) If  
4 authorized by a majority of the district voters voting at an  
5 election held in accordance with Section 3795.201, the district may  
6 impose an operation and maintenance tax on taxable property in the  
7 district in accordance with Section 49.107, Water Code, for  
8 operation and maintenance purposes, including for:

9 (1) maintaining and operating the district;

10 (2) planning, constructing, acquiring, maintaining,  
11 repairing, and operating all improvement projects, including land,  
12 plants, works, facilities, improvements, appliances, and equipment  
13 of the district; or

14 (3) paying costs of services, engineering and legal  
15 fees, and organization and administrative expenses.

16 (b) The board shall determine the tax rate. The rate may not  
17 exceed the rate approved at the election.

18 Sec. 3795.203. SALES AND USE TAX. (a) The district may  
19 impose a sales and use tax if authorized by a majority of the voters  
20 of the district voting at an election called for that purpose.  
21 Revenue from the tax may be used for any purpose for which ad  
22 valorem tax revenue of the district may be used.

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

1        (c) If the voters of the district approve the adoption of a  
2 sales and use tax at an election held on the same election date on  
3 which another political subdivision adopts a sales and use tax or  
4 approves an increase in the rate of its sales and use tax and as a  
5 result the combined rate of all sales and use taxes imposed by the  
6 district and other political subdivisions of this state having  
7 territory in the district would exceed two percent at any location  
8 in the district, the election to adopt a sales and use tax under  
9 this chapter has no effect.

10        (d) Chapter 321, Tax Code, applies to the imposition,  
11 computation, administration, enforcement, and collection of the  
12 sales and use tax imposed by this section except to the extent it is  
13 inconsistent with this chapter.

14        Sec. 3795.204. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS  
15 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms  
16 determined by the board.

17        (b) The district may issue bonds, notes, or other  
18 obligations payable wholly or partly from ad valorem taxes,  
19 assessments, impact fees, revenue, contract payments, grants, or  
20 other district money, or any combination of those sources of money,  
21 to pay for any authorized district purpose.

22        Sec. 3795.205. TAXES FOR BONDS. At the time the district  
23 issues bonds payable wholly or partly from ad valorem taxes, the  
24 board shall provide for the annual imposition of a continuing  
25 direct annual ad valorem tax, without limit as to rate or amount,  
26 for each year that all or part of the bonds are outstanding as  
27 required and in the manner provided by Sections 54.601 and 54.602,

1 Water Code.

2 Sec. 3795.206. BONDS FOR ROAD PROJECTS. At the time of  
3 issuance, the total principal amount of bonds or other obligations  
4 issued or incurred to finance road projects and payable from ad  
5 valorem taxes may not exceed one-fourth of the assessed value of the  
6 real property in the district.

7 SUBCHAPTER F. SPECIAL BOND PROVISIONS

8 Sec. 3795.251. APPLICABILITY. This subchapter applies to  
9 bonds payable wholly or partly from revenue derived from  
10 assessments on real property in the district.

11 Sec. 3795.252. CONFLICT OF LAWS. In the event of a conflict  
12 between this subchapter and any other law, this subchapter  
13 prevails.

14 Sec. 3795.253. WRITTEN AGREEMENT REGARDING SPECIAL  
15 APPRAISALS. Before an election may be held on the question of  
16 issuing bonds, including an election that combines the question of  
17 confirming the creation of the district with the question of  
18 authorizing the district to issue bonds, the district and any  
19 person to whom the board intends that proceeds of the bonds be  
20 distributed, including the developer, another owner of land in the  
21 district, and any entity acting as a lender to the developer or  
22 other landowner for the purpose of a project relating to the  
23 district, must enter into a written agreement that:

24 (1) waives for the term of the agreement the right to a  
25 special appraisal with respect to taxation by the district under  
26 Subchapters B, C, D, E, F, and H, Chapter 23, Tax Code; and

27 (2) remains in effect for 30 years and is binding on

1 the parties, on entities related to or affiliated with the parties,  
2 and on their successors and assignees.

3 Sec. 3795.254. REQUIREMENTS FOR ADVERTISING BOND ISSUE. A  
4 district may not advertise for an issuance of bonds until the  
5 completion of at least 25 percent of the projected value of the  
6 improvements, including houses and other buildings, that are liable  
7 for district assessments and necessary to support the district  
8 bonds.

9 Sec. 3795.255. REQUIREMENTS FOR BOND ISSUE. The district  
10 may not issue bonds until:

11 (1) the district submits to the commission:

12 (A) an engineer's report describing the project  
13 for which the bonds will provide funding, including data, profiles,  
14 maps, plans, and specifications related to the project; and

15 (B) a cash flow analysis to determine the  
16 projected rate of assessment, which includes the following  
17 assumptions:

18 (i) each ending balance for debt service in  
19 the analysis is not less than 25 percent of the following year's  
20 debt service requirement;

21 (ii) interest income is only shown on the  
22 ending balance for debt service for the first two years; and

23 (iii) the projected rate of assessment is  
24 level or decreasing for the life of the bonds issued by the  
25 district;

26 (2) the completion of at least 75 percent of the  
27 projected value of the improvements, including houses and other

1 buildings, that are liable for district assessments and necessary  
2 to support the district bonds; and

3 (3) the district has obtained an independent market  
4 study from a firm recognized in the area of real estate market  
5 analysis supporting the development projects for the real property  
6 that is liable for district assessments and necessary to support  
7 the district bonds.

8 Sec. 3795.256. REQUIREMENTS FOR COLLECTION OF REVENUE TO  
9 PAY BONDS. The district may not collect an assessment to be used  
10 for the payment of bonds until:

11 (1) the completion of at least 95 percent of the  
12 underground water, wastewater, and drainage facilities financed  
13 from bond proceeds that are necessary to serve the projected  
14 build-out, as certified by the district's engineer;

15 (2) the district or other appropriate party has  
16 secured the groundwater, surface water, and water discharge permits  
17 that are necessary to secure capacity to support the projected  
18 build-out;

19 (3) the completion of at least 95 percent of lift  
20 station, water plant, and sewage treatment plant capacity  
21 sufficient to serve the connections constructed in the project for  
22 a period of not less than 18 months, as certified by the district's  
23 engineer; and

24 (4) the completion of at least 95 percent of the  
25 streets and roads that are necessary to provide access to the areas  
26 served by utilities and financed by the proceeds of bonds issued by  
27 the district, as certified by the district's engineer and

1 constructed in accordance with municipal or county standards.

2 SECTION 2. The Liberty County Municipal Management District  
3 No. 1 initially includes all territory contained in the following  
4 area:

5 BEING a 5.030 acre tract situated in the Ann Holshousen Survey,  
6 Abstract No. 208, Liberty County, Texas, being a portion of that  
7 called 552.454 acre tract described in instrument to Colony Ridge  
8 Development, LLC, recorded under Clerk's File Number 2011006320 of  
9 the Official Public Records of Liberty County, Texas  
10 (O.P.R.L.C.T.), said 5.030 acre tract being more particularly  
11 described by metes and bounds as follows:

12 BEGINNING at a 5/8 inch iron rod found for the southeast corner of  
13 the Sallas 4.15 acre tract, for the northeast corner of the herein  
14 described 5.030 acre tract;

15 THENCE South 02°39'02" East, with the west line of Montebello,  
16 Section One, as shown on the map or plat thereof, recorded under  
17 Clerk's File Number 2011-013088, O.P.R.L.C.T., at a distance of  
18 10.63 feet, pass a 1/2 inch iron rod found for reference, at a  
19 distance of 22.82 feet, pass a 5/8 inch iron rod found for  
20 reference, in all, a total distance of 266.08 feet to a 5/8 inch  
21 iron rod found for the northeast corner of a called 13.2864 acre  
22 tract described in instrument recorded under Clerk's File Number  
23 2006-002427, O.P.R.L.C.T., and the southeast corner of the herein  
24 described 5.030 acre tract;

25 THENCE South 86°13'24" West, 822.18 feet, with the north line of  
26 said 13.2864 acre tract, to a 12 inch pin oak tree found for the  
27 southeast corner of a called 1.0 acre tract described in instrument

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1 recorded under Volume 1864, Page 509 of the Liberty County Deed  
2 Records (L.C.D.R.), being the southwest corner of the herein  
3 described 5.030 acre tract;

4 THENCE North 03°05'36" West, with the east line of said 1.0 acre  
5 tract, at a distance of 226.45 feet, pass a 5/8 inch iron rod found  
6 for reference, in all, a total distance of 266.32 feet to a 5/8 inch  
7 iron rod found in a gravel drive in the south line of a called 1.8035  
8 acre tract described in instrument recorded under Clerk's File  
9 Number 2009-009011, O.P.R.L.C.T., being the northwest corner of the  
10 herein described 5.030 acre tract;

11 THENCE North 86°14'31" East, 824.24 feet, with the south line of  
12 said 1.8035 acre tract, the south line of a called 1.1499 acre tract  
13 described in instrument recorded under Clerk's File Number  
14 2004-005863, O.P.R.L.C.T., and the south line of said Sallas 4.15  
15 acre tract, to the PLACE OF BEGINNING;

16 CONTAINING a computed area of 5.030 acres of land within this Field  
17 Note Description.

18 This Field Note Description and is referenced to Survey Drawing  
19 Project No. C69-320\_5.030ac.

20 Bearings recited hereon are based on the recorded plat of said  
21 Camino Real, Section Three.

22 Being Reserve A of Santa Fe, Section 1, a plat of said subdivision  
23 recorded under Liberty County Clerk's File Number 2017-005075, of  
24 the Official Public Records of Liberty County, Texas;

25 Being Reserve B of Santa Fe, Section 1, a plat of said subdivision  
26 recorded under Liberty County Clerk's File Number 2017-005075, of  
27 the Official Public Records of Liberty County, Texas;



1 Being Reserve C of Santa Fe, Section 1, a plat of said subdivision  
2 recorded under Liberty County Clerk's File Number 2017-005075, of  
3 the Official Public Records of Liberty County, Texas;

4 Being Reserve D of Santa Fe, Section 1, a plat of said subdivision  
5 recorded under Liberty County Clerk's File Number 2017-005075, of  
6 the Official Public Records of Liberty County, Texas;

7 Being Reserve E of Santa Fe, Section 1, a plat of said subdivision  
8 recorded under Liberty County Clerk's File Number 2017-005075, of  
9 the Official Public Records of Liberty County, Texas;

10 Being Reserve F of Santa Fe, Section 1, a plat of said subdivision  
11 recorded under Liberty County Clerk's File Number 2017-005075, of  
12 the Official Public Records of Liberty County, Texas;

13 Being Reserve G of Santa Fe, Section 1, a plat of said subdivision  
14 recorded under Liberty County Clerk's File Number 2017-005075, of  
15 the Official Public Records of Liberty County, Texas;

16 Being Reserve H of Santa Fe, Section 1, a plat of said subdivision  
17 recorded under Liberty County Clerk's File Number 2017-005075, of  
18 the Official Public Records of Liberty County, Texas;

19 Being Reserve I of Santa Fe, Section 1, a plat of said subdivision  
20 recorded under Liberty County Clerk's File Number 2017-005075, of  
21 the Official Public Records of Liberty County, Texas;

22 Being Reserve J of Santa Fe, Section 1, a plat of said subdivision  
23 recorded under Liberty County Clerk's File Number 2017-005075, of  
24 the Official Public Records of Liberty County, Texas;

25 Being Reserve K of Santa Fe, Section 1, a plat of said subdivision  
26 recorded under Liberty County Clerk's File Number 2017-005075, of  
27 the Official Public Records of Liberty County, Texas;

1 Being Reserve L of Santa Fe, Section 1, a plat of said subdivision  
2 recorded under Liberty County Clerk's File Number 2017-005075, of  
3 the Official Public Records of Liberty County, Texas;

4 Being Reserve M of Santa Fe, Section 1, a plat of said subdivision  
5 recorded under Liberty County Clerk's File Number 2017-005075, of  
6 the Official Public Records of Liberty County, Texas;

7 Being Reserve N of Santa Fe, Section 1, a plat of said subdivision  
8 recorded under Liberty County Clerk's File Number 2017-005075, of  
9 the Official Public Records of Liberty County, Texas;

10 Being Reserve O of Santa Fe, Section 1, a plat of said subdivision  
11 recorded under Liberty County Clerk's File Number 2017-005075, of  
12 the Official Public Records of Liberty County, Texas;

13 Being Reserve P of Santa Fe, Section 1, a plat of said subdivision  
14 recorded under Liberty County Clerk's File Number 2017-005075, of  
15 the Official Public Records of Liberty County, Texas;

16 Being Reserve Q of Santa Fe, Section 1, a plat of said subdivision  
17 recorded under Liberty County Clerk's File Number 2017-005075, of  
18 the Official Public Records of Liberty County, Texas;

19 Being Reserve R of Santa Fe, Section 1, a plat of said subdivision  
20 recorded under Liberty County Clerk's File Number 2017-005075, of  
21 the Official Public Records of Liberty County, Texas;

22 Being Reserve S of Santa Fe, Section 1, a plat of said subdivision  
23 recorded under Liberty County Clerk's File Number 2017-005075, of  
24 the Official Public Records of Liberty County, Texas;

25 Being all of Lot 258, Block 8 of Grand San Jacinto, Section 2, a plat  
26 of said subdivision recorded under Liberty County Clerk's File  
27 Number 2013-017696, of the Official Public Records of Liberty

1 County, Texas;  
2 Being all of Lot 259, Block 8 of Grand San Jacinto, Section 2, a plat  
3 of said subdivision recorded under Liberty County Clerk's File  
4 Number 2013-017696, of the Official Public Records of Liberty  
5 County, Texas;  
6 Being all of Lot 260, Block 8 of Grand San Jacinto, Section 2, a plat  
7 of said subdivision recorded under Liberty County Clerk's File  
8 Number 2013-017696, of the Official Public Records of Liberty  
9 County, Texas;  
10 Being all of Lot 261, Block 8 of Grand San Jacinto, Section 2, a plat  
11 of said subdivision recorded under Liberty County Clerk's File  
12 Number 2013-017696, of the Official Public Records of Liberty  
13 County, Texas;  
14 Being all of Lot 262, Block 8 of Grand San Jacinto, Section 2, a plat  
15 of said subdivision recorded under Liberty County Clerk's File  
16 Number 2013-017696, of the Official Public Records of Liberty  
17 County, Texas;  
18 Being all of Lot 263, Block 8 of Grand San Jacinto, Section 2, a plat  
19 of said subdivision recorded under Liberty County Clerk's File  
20 Number 2013-017696, of the Official Public Records of Liberty  
21 County, Texas;  
22 Being all of Lot 264, Block 8 of Grand San Jacinto, Section 2, a plat  
23 of said subdivision recorded under Liberty County Clerk's File  
24 Number 2013-017696, of the Official Public Records of Liberty  
25 County, Texas;  
26 Being all of Lot 265, Block 8 of Grand San Jacinto, Section 2, a plat  
27 of said subdivision recorded under Liberty County Clerk's File

1 Number 2013-017696, of the Official Public Records of Liberty  
2 County, Texas;

3 Being all of Lot 266, Block 8 of Grand San Jacinto, Section 2, a plat  
4 of said subdivision recorded under Liberty County Clerk's File  
5 Number 2013-017696, of the Official Public Records of Liberty  
6 County, Texas;

7 Being all of Lot 267, Block 8 of Grand San Jacinto, Section 2, a plat  
8 of said subdivision recorded under Liberty County Clerk's File  
9 Number 2013-017696, of the Official Public Records of Liberty  
10 County, Texas;

11 Being all of Lot 517, Block 15 of Grand San Jacinto, Section 2, a  
12 plat of said subdivision recorded under Liberty County Clerk's File  
13 Number 2013-017696, of the Official Public Records of Liberty  
14 County, Texas;

15 Being all of Lot 519, Block 15 of Grand San Jacinto, Section 2, a  
16 plat of said subdivision recorded under Liberty County Clerk's File  
17 Number 2013-017696, of the Official Public Records of Liberty  
18 County, Texas;

19 Being all of Lot 520, Block 15 of Grand San Jacinto, Section 2, a  
20 plat of said subdivision recorded under Liberty County Clerk's File  
21 Number 2013-017696, of the Official Public Records of Liberty  
22 County, Texas;

23 Being all of Lot 521, Block 15 of Grand San Jacinto, Section 2, a  
24 plat of said subdivision recorded under Liberty County Clerk's File  
25 Number 2013-017696, of the Official Public Records of Liberty  
26 County, Texas;

27 Being all of Lot 869, Block 23 of Grand San Jacinto, Section 3, a

1 plat of said subdivision recorded under Liberty County Clerk's File  
2 Number 2014-003954, of the Official Public Records of Liberty  
3 County, Texas;

4 Being all of Lot 870, Block 23 of Grand San Jacinto, Section 3, a  
5 plat of said subdivision recorded under Liberty County Clerk's File  
6 Number 2014-003954, of the Official Public Records of Liberty  
7 County, Texas;

8 Being all of Lot 871, Block 23 of Grand San Jacinto, Section 3, a  
9 plat of said subdivision recorded under Liberty County Clerk's File  
10 Number 2014-003954, of the Official Public Records of Liberty  
11 County, Texas;

12 Being all of Lot 1186, Block 31 of Grand San Jacinto, Section 3, a  
13 plat of said subdivision recorded under Liberty County Clerk's File  
14 Number 2014-003954, of the Official Public Records of Liberty  
15 County, Texas;

16 Being all of Lot 1187, Block 31 of Grand San Jacinto, Section 3, a  
17 plat of said subdivision recorded under Liberty County Clerk's File  
18 Number 2014-003954, of the Official Public Records of Liberty  
19 County, Texas;

20 Being all of Lot 2691, Block 70 of Grand San Jacinto, Section 5, a  
21 plat of said subdivision recorded under Liberty County Clerk's File  
22 Number 2015-003710, of the Official Public Records of Liberty  
23 County, Texas;

24 Being all of Lot 2692, Block 70 of Grand San Jacinto, Section 5, a  
25 plat of said subdivision recorded under Liberty County Clerk's File  
26 Number 2015-003710, of the Official Public Records of Liberty  
27 County, Texas;

1 Being all of Lot 2693, Block 70 of Grand San Jacinto, Section 5, a  
2 plat of said subdivision recorded under Liberty County Clerk's File  
3 Number 2015-003710, of the Official Public Records of Liberty  
4 County, Texas;

5 Being all of Lot 2694, Block 70 of Grand San Jacinto, Section 5, a  
6 plat of said subdivision recorded under Liberty County Clerk's File  
7 Number 2015-003710, of the Official Public Records of Liberty  
8 County, Texas;

9 Being all of Lot 2695A, Block 70 of Grand San Jacinto, Section 5, a  
10 plat of said subdivision recorded under Liberty County Clerk's File  
11 Number 2015-003710, of the Official Public Records of Liberty  
12 County, Texas;

13 Being all of Lot 2740, Block 70 of Grand San Jacinto, Section 5, a  
14 plat of said subdivision recorded under Liberty County Clerk's File  
15 Number 2015-003710, of the Official Public Records of Liberty  
16 County, Texas;

17 Being all of Lot 3134, Block 79 of Grand San Jacinto, Section 6, a  
18 plat of said subdivision recorded under Liberty County Clerk's File  
19 Number 2014-014549, of the Official Public Records of Liberty  
20 County, Texas;

21 Being all of Lot 3135, Block 79 of Grand San Jacinto, Section 6, a  
22 plat of said subdivision recorded under Liberty County Clerk's File  
23 Number 2014-014549, of the Official Public Records of Liberty  
24 County, Texas;

25 Being all of Lot 3172, Block 80 of Grand San Jacinto, Section 6, a  
26 plat of said subdivision recorded under Liberty County Clerk's File  
27 Number 2014-014549, of the Official Public Records of Liberty

1 County, Texas;  
2 Being all of Lot 3173, Block 80 of Grand San Jacinto, Section 6, a  
3 plat of said subdivision recorded under Liberty County Clerk's File  
4 Number 2014-014549, of the Official Public Records of Liberty  
5 County, Texas;  
6 Being all of Lot 3231, Block 81 of Grand San Jacinto, Section 6, a  
7 plat of said subdivision recorded under Liberty County Clerk's File  
8 Number 2014-014549, of the Official Public Records of Liberty  
9 County, Texas;  
10 Being all of Lot 3232, Block 81 of Grand San Jacinto, Section 6, a  
11 plat of said subdivision recorded under Liberty County Clerk's File  
12 Number 2014-014549, of the Official Public Records of Liberty  
13 County, Texas;  
14 Being all of Lot 3298, Block 82 of Grand San Jacinto, Section 6, a  
15 plat of said subdivision recorded under Liberty County Clerk's File  
16 Number 2014-014549, of the Official Public Records of Liberty  
17 County, Texas;  
18 Being all of Lot 3299, Block 82 of Grand San Jacinto, Section 6, a  
19 plat of said subdivision recorded under Liberty County Clerk's File  
20 Number 2014-014549, of the Official Public Records of Liberty  
21 County, Texas;  
22 Being all of Lot 3552, Block 88 of Grand San Jacinto, Section 7, a  
23 plat of said subdivision recorded under Liberty County Clerk's File  
24 Number 2016-007933, of the Official Public Records of Liberty  
25 County, Texas;  
26 Being all of Lot 3553, Block 88 of Grand San Jacinto, Section 7, a  
27 plat of said subdivision recorded under Liberty County Clerk's File

1 Number 2016-007933, of the Official Public Records of Liberty  
2 County, Texas;

3 Being all of Lot 3554, Block 88 of Grand San Jacinto, Section 7, a  
4 plat of said subdivision recorded under Liberty County Clerk's File  
5 Number 2016-007933, of the Official Public Records of Liberty  
6 County, Texas;

7 Being all of Lot 3555, Block 88 of Grand San Jacinto, Section 7, a  
8 plat of said subdivision recorded under Liberty County Clerk's File  
9 Number 2016-007933, of the Official Public Records of Liberty  
10 County, Texas;

11 Being all of Lot 3556, Block 88 of Grand San Jacinto, Section 7, a  
12 plat of said subdivision recorded under Liberty County Clerk's File  
13 Number 2016-007933, of the Official Public Records of Liberty  
14 County, Texas;

15 Being all of Lot 3557, Block 88 of Grand San Jacinto, Section 7, a  
16 plat of said subdivision recorded under Liberty County Clerk's File  
17 Number 2016-007933, of the Official Public Records of Liberty  
18 County, Texas;

19 Being all of Lot 3558, Block 88 of Grand San Jacinto, Section 7, a  
20 plat of said subdivision recorded under Liberty County Clerk's File  
21 Number 2016-007933, of the Official Public Records of Liberty  
22 County, Texas;

23 Being all of Lot 3559, Block 88 of Grand San Jacinto, Section 7, a  
24 plat of said subdivision recorded under Liberty County Clerk's File  
25 Number 2016-007933, of the Official Public Records of Liberty  
26 County, Texas;

27 Being all of Lot 3560, Block 88 of Grand San Jacinto, Section 7, a



1 plat of said subdivision recorded under Liberty County Clerk's File  
2 Number 2016-007933, of the Official Public Records of Liberty  
3 County, Texas;

4 Being all of Lot 3561, Block 88 of Grand San Jacinto, Section 7, a  
5 plat of said subdivision recorded under Liberty County Clerk's File  
6 Number 2016-007933, of the Official Public Records of Liberty  
7 County, Texas;

8 Being all of Lot 3562, Block 88 of Grand San Jacinto, Section 7, a  
9 plat of said subdivision recorded under Liberty County Clerk's File  
10 Number 2016-007933, of the Official Public Records of Liberty  
11 County, Texas;

12 Being all of Lot 3563, Block 88 of Grand San Jacinto, Section 7, a  
13 plat of said subdivision recorded under Liberty County Clerk's File  
14 Number 2016-007933, of the Official Public Records of Liberty  
15 County, Texas;

16 Being all of Lot 3564, Block 88 of Grand San Jacinto, Section 7, a  
17 plat of said subdivision recorded under Liberty County Clerk's File  
18 Number 2016-007933, of the Official Public Records of Liberty  
19 County, Texas;

20 Being all of Lot 3565, Block 88 of Grand San Jacinto, Section 7, a  
21 plat of said subdivision recorded under Liberty County Clerk's File  
22 Number 2016-007933, of the Official Public Records of Liberty  
23 County, Texas;

24 Being all of Lot 3566, Block 88 of Grand San Jacinto, Section 7, a  
25 plat of said subdivision recorded under Liberty County Clerk's File  
26 Number 2016-007933, of the Official Public Records of Liberty  
27 County, Texas;

1 Being Reserve C of Grand San Jacinto, Section 2, a plat of said  
2 subdivision recorded under Liberty County Clerk's File Number  
3 2013-017696, of the Official Public Records of Liberty County,  
4 Texas;

5 Being Reserve D of Grand San Jacinto, Section 2, a plat of said  
6 subdivision recorded under Liberty County Clerk's File Number  
7 2013-017696, of the Official Public Records of Liberty County,  
8 Texas;

9 Being Reserve V of Grand San Jacinto, Section 6, a plat of said  
10 subdivision recorded under Liberty County Clerk's File Number  
11 2014-014549, of the Official Public Records of Liberty County,  
12 Texas;

13 Being Reserve W of Grand San Jacinto, Section 6, a plat of said  
14 subdivision recorded under Liberty County Clerk's File Number  
15 2014-014549, of the Official Public Records of Liberty County,  
16 Texas;

17 Being Reserve X of Grand San Jacinto, Section 6, a plat of said  
18 subdivision recorded under Liberty County Clerk's File Number  
19 2014-014549, of the Official Public Records of Liberty County,  
20 Texas;

21 Being Reserve Y of Grand San Jacinto, Section 6, a plat of said  
22 subdivision recorded under Liberty County Clerk's File Number  
23 2014-014549, of the Official Public Records of Liberty County,  
24 Texas;

25 Being all of Lot 893, Block 14 of Camino Real, Section 1, a plat of  
26 said subdivision recorded under Liberty County Clerk's File Number  
27 2015-004667, of the Official Public Records of Liberty County,

1 Texas;  
2 Being all of Lot 894, Block 14 of Camino Real, Section 1, a plat of  
3 said subdivision recorded under Liberty County Clerk's File Number  
4 2015-004667, of the Official Public Records of Liberty County,  
5 Texas;  
6 Being all of Lot 895, Block 14 of Camino Real, Section 1, a plat of  
7 said subdivision recorded under Liberty County Clerk's File Number  
8 2015-004667, of the Official Public Records of Liberty County,  
9 Texas;  
10 Being all of Lot 896, Block 14 of Camino Real, Section 1, a plat of  
11 said subdivision recorded under Liberty County Clerk's File Number  
12 2015-004667, of the Official Public Records of Liberty County,  
13 Texas;  
14 Being all of Lot 372, Block 8 of Camino Real, Section 2, a plat of  
15 said subdivision recorded under Liberty County Clerk's File Number  
16 2015-012997, of the Official Public Records of Liberty County,  
17 Texas;  
18 Being all of Lot 408, Block 8 of Camino Real, Section 2, a plat of  
19 said subdivision recorded under Liberty County Clerk's File Number  
20 2015-012997, of the Official Public Records of Liberty County,  
21 Texas;  
22 Being all of Lot 409, Block 8 of Camino Real, Section 2, a plat of  
23 said subdivision recorded under Liberty County Clerk's File Number  
24 2015-012997, of the Official Public Records of Liberty County,  
25 Texas;  
26 Being all of Lot 543, Block 10 of Camino Real, Section 2, a plat of  
27 said subdivision recorded under Liberty County Clerk's File Number

1 2015-012997, of the Official Public Records of Liberty County,  
2 Texas;

3 Being all of Lot 489, Block 21 of Camino Real, Section 2, a plat of  
4 said subdivision recorded under Liberty County Clerk's File Number  
5 2015-012997, of the Official Public Records of Liberty County,  
6 Texas;

7 Being all of Lot 1298, Block 22 of Camino Real, Section 2, a plat of  
8 said subdivision recorded under Liberty County Clerk's File Number  
9 2015-012997, of the Official Public Records of Liberty County,  
10 Texas;

11 Being all of Lot 1299, Block 22 of Camino Real, Section 2, a plat of  
12 said subdivision recorded under Liberty County Clerk's File Number  
13 2015-012997, of the Official Public Records of Liberty County,  
14 Texas;

15 Being all of Lot 1300, Block 22 of Camino Real, Section 2, a plat of  
16 said subdivision recorded under Liberty County Clerk's File Number  
17 2015-012997, of the Official Public Records of Liberty County,  
18 Texas;

19 Being all of Lot 1301, Block 22 of Camino Real, Section 2, a plat of  
20 said subdivision recorded under Liberty County Clerk's File Number  
21 2015-012997, of the Official Public Records of Liberty County,  
22 Texas;

23 Being all of Lot 1302, Block 22 of Camino Real, Section 2, a plat of  
24 said subdivision recorded under Liberty County Clerk's File Number  
25 2015-012997, of the Official Public Records of Liberty County,  
26 Texas;

27 Being all of Lot 1303, Block 22 of Camino Real, Section 2, a plat of

1 said subdivision recorded under Liberty County Clerk's File Number  
2 2015-012997, of the Official Public Records of Liberty County,  
3 Texas;

4 Being Reserve 1 of Partial Replat of Rancho San Vicente, a plat of  
5 said subdivision recorded under Liberty County Clerk's File Number  
6 2013-008924, of the Official Public Records of Liberty County,  
7 Texas;

8 Being Reserve 2 of Partial Replat of Rancho San Vicente, a plat of  
9 said subdivision recorded under Liberty County Clerk's File Number  
10 2013-008924, of the Official Public Records of Liberty County,  
11 Texas;

12 Being Reserve 9 of Partial Replat of Rancho San Vicente, a plat of  
13 said subdivision recorded under Liberty County Clerk's File Number  
14 2013-008924, of the Official Public Records of Liberty County,  
15 Texas;

16 Being Reserve H of Bella Vista, Section 3, a plat of said  
17 subdivision recorded under Liberty County Clerk's File Number  
18 2012-014595, of the Official Public Records of Liberty County,  
19 Texas;

20 Being Reserve L of Bella Vista, Section 4, a plat of said  
21 subdivision recorded under Liberty County Clerk's File Number  
22 2013-002215, of the Official Public Records of Liberty County,  
23 Texas; and

24 Being Reserve O of Bella Vista, Section 4, a plat of said  
25 subdivision recorded under Liberty County Clerk's File Number  
26 2013-002215, of the Official Public Records of Liberty County,  
27 Texas.

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

8           (b) The governor, one of the required recipients, has  
9 submitted the notice and Act to the Texas Commission on  
10 Environmental Quality.

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

15           (d) The general law relating to consent by political  
16 subdivisions to the creation of districts with conservation,  
17 reclamation, and road powers and the inclusion of land in those  
18 districts has been complied with.

19           (e) All requirements of the constitution and laws of this  
20 state and the rules and procedures of the legislature with respect  
21 to the notice, introduction, and passage of this Act have been  
22 fulfilled and accomplished.

23           SECTION 4. This Act takes effect immediately if it receives  
24 a vote of two-thirds of all the members elected to each house, as  
25 provided by Section 39, Article III, Texas Constitution. If this  
26 Act does not receive the vote necessary for immediate effect, this  
27 Act takes effect September 1, 2017.