

1-1 By: Bailes (Senate Sponsor - Nichols) H.B. No. 4341
 1-2 (In the Senate - Received from the House May 19, 2017;
 1-3 May 19, 2017, read first time and referred to Committee on
 1-4 Administration; May 23, 2017, reported favorably by the following
 1-5 vote: Yeas 7, Nays 0; May 23, 2017, sent to printer.)

1-6 COMMITTEE VOTE

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

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

1-17 relating to the creation of the Liberty County Municipal Management
 1-18 District No. 1; providing authority to issue bonds; providing
 1-19 authority to impose assessments, fees, or taxes.

1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-21 SECTION 1. Subtitle C, Title 4, Special District Local Laws
 1-22 Code, is amended by adding Chapter 3795 to read as follows:

1-23 CHAPTER 3795. LIBERTY COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

1-24 SUBCHAPTER A. GENERAL PROVISIONS

1-25 Sec. 3795.001. DEFINITIONS. In this chapter:

1-26 (1) "Board" means the district's board of directors.

1-27 (2) "City" means the City of Plum Grove, Texas.

1-28 (3) "Commission" means the Texas Commission on
 1-29 Environmental Quality.

1-30 (4) "County" means Liberty County.

1-31 (5) "Director" means a board member.

1-32 (6) "District" means the Liberty County Municipal
 1-33 Management District No. 1.

1-34 Sec. 3795.002. CREATION AND NATURE OF DISTRICT. The
 1-35 district is a special district created under Sections 52 and 52-a,
 1-36 Article III, and Section 59, Article XVI, Texas Constitution.

1-37 Sec. 3795.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The
 1-38 creation of the district is essential to accomplish the purposes of
 1-39 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-40 Texas Constitution, and other public purposes stated in this
 1-41 chapter. By creating the district and in authorizing the city and
 1-42 other political subdivisions to contract with the district, the
 1-43 legislature has established a program to accomplish the public
 1-44 purposes set out in Section 52-a, Article III, Texas Constitution.

1-45 (b) The creation of the district is necessary to promote,
 1-46 develop, encourage, and maintain employment, commerce,
 1-47 transportation, housing, tourism, recreation, the arts,
 1-48 entertainment, economic development, safety, and the public
 1-49 welfare in the district.

1-50 (c) This chapter and the creation of the district may not be
 1-51 interpreted to relieve the city or the county from providing the
 1-52 level of services provided as of the effective date of the Act
 1-53 enacting this chapter to the area in the district. The district is
 1-54 created to supplement and not to supplant city or county services
 1-55 provided in the district.

1-56 Sec. 3795.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
 1-57 The district is created to serve a public use and benefit.

1-58 (b) All land and other property included in the district
 1-59 will benefit from the improvements and services to be provided by
 1-60 the district under powers conferred by Sections 52 and 52-a,
 1-61 Article III, and Section 59, Article XVI, Texas Constitution, and

2-1 other powers granted under this chapter.

2-2 (c) The district is created to accomplish the purposes of a
 2-3 municipal management district as provided by general law and
 2-4 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 2-5 Texas Constitution.

2-6 (d) The creation of the district is in the public interest
 2-7 and is essential to further the public purposes of:

2-8 (1) developing and diversifying the economy of the
 2-9 state;

2-10 (2) eliminating unemployment and underemployment; and

2-11 (3) developing or expanding transportation and
 2-12 commerce.

2-13 (e) The district will:

2-14 (1) promote the health, safety, and general welfare of
 2-15 residents, employers, potential employees, employees, visitors,
 2-16 and consumers in the district, and of the public;

2-17 (2) provide needed funding for the district to
 2-18 preserve, maintain, and enhance the economic health and vitality of
 2-19 the district territory as a community and business center; and

2-20 (3) promote the health, safety, welfare, and enjoyment
 2-21 of the public by providing pedestrian ways and by landscaping and
 2-22 developing certain areas in the district, which are necessary for
 2-23 the restoration, preservation, and enhancement of scenic beauty.

2-24 (f) Pedestrian ways along or across a street, whether at
 2-25 grade or above or below the surface, and street lighting, street
 2-26 landscaping, parking, and street art objects are parts of and
 2-27 necessary components of a street and are considered to be a street
 2-28 or road improvement.

2-29 (g) The district will not act as the agent or
 2-30 instrumentality of any private interest even though the district
 2-31 will benefit many private interests as well as the public.

2-32 Sec. 3795.005. INITIAL DISTRICT TERRITORY. (a) The
 2-33 district is initially composed of the territory described by
 2-34 Section 2 of the Act enacting this chapter.

2-35 (b) The boundaries and field notes contained in Section 2 of
 2-36 the Act enacting this chapter form a closure. A mistake in the
 2-37 field notes or in copying the field notes in the legislative process
 2-38 does not affect the district's:

2-39 (1) organization, existence, or validity;

2-40 (2) right to contract;

2-41 (3) authority to borrow money or issue bonds or other
 2-42 obligations described by Section 3795.205 or to pay the principal
 2-43 and interest of the bonds or other obligations;

2-44 (4) right to impose or collect an assessment or
 2-45 collect other revenue; or

2-46 (5) legality or operation.

2-47 Sec. 3795.006. APPLICABILITY OF MUNICIPAL MANAGEMENT
 2-48 DISTRICT LAW. Except as provided by this chapter, Chapter 375,
 2-49 Local Government Code, applies to the district.

2-50 Sec. 3795.007. CONSTRUCTION OF CHAPTER. This chapter shall
 2-51 be liberally construed in conformity with the findings and purposes
 2-52 stated in this chapter.

2-53 SUBCHAPTER B. BOARD OF DIRECTORS

2-54 Sec. 3795.051. GOVERNING BODY; TERMS. (a) The district is
 2-55 governed by a board of five voting directors who must be qualified
 2-56 under Section 375.063, Local Government Code.

2-57 (b) The directors serve staggered terms of four years with
 2-58 two or three directors' terms expiring June 1 of each odd-numbered
 2-59 year.

2-60 Sec. 3795.052. APPOINTMENT OF DIRECTORS. The commission
 2-61 shall appoint directors from persons recommended by the board.

2-62 Sec. 3795.053. VACANCY. If a vacancy occurs on the board,
 2-63 the remaining directors shall appoint a director for the remainder
 2-64 of the unexpired term.

2-65 Sec. 3795.054. COMPENSATION; EXPENSES. (a) The district
 2-66 may compensate each director in an amount not to exceed \$50 for each
 2-67 board meeting. The total amount of compensation a director may
 2-68 receive each year may not exceed \$2,000.

2-69 (b) A director is entitled to reimbursement for necessary

3-1 and reasonable expenses incurred in carrying out the duties and
 3-2 responsibilities of the board.
 3-3 Sec. 3795.055. INITIAL DIRECTORS. (a) The initial board
 3-4 consists of:
 3-5 (1) two directors appointed by the Cleveland
 3-6 Independent School District;
 3-7 (2) two directors appointed by the county
 3-8 commissioners court; and
 3-9 (3) one director appointed by the person who owns the
 3-10 largest portion of the assessed value of the real property in the
 3-11 district.
 3-12 (b) The terms of the initial directors expire June 1, 2019.
 3-13 (c) Of the directors who replace an initial director, the
 3-14 terms of three directors must expire June 1, 2021, and the terms of
 3-15 two directors must expire June 1, 2023.
 3-16 (d) Section 3795.052 does not apply to initial directors
 3-17 under this section.
 3-18 (e) This section expires September 1, 2023.
 3-19 SUBCHAPTER C. POWERS AND DUTIES
 3-20 Sec. 3795.101. GENERAL POWERS AND DUTIES. The district has
 3-21 the powers and duties necessary to accomplish the purposes for
 3-22 which the district is created.
 3-23 Sec. 3795.102. IMPROVEMENT PROJECTS AND SERVICES. The
 3-24 district may provide, design, construct, acquire, improve,
 3-25 relocate, operate, maintain, or finance an improvement project or
 3-26 service authorized under this chapter or Chapter 375, Local
 3-27 Government Code, using any money available to the district, or
 3-28 contract with a governmental or private entity to provide, design,
 3-29 construct, acquire, improve, relocate, operate, maintain, or
 3-30 finance an improvement project or service authorized under this
 3-31 chapter or Chapter 375, Local Government Code.
 3-32 Sec. 3795.103. ECONOMIC DEVELOPMENT. (a) The district may
 3-33 engage in activities that accomplish the economic development
 3-34 purposes of the district.
 3-35 (b) The district may establish and provide for the
 3-36 administration of one or more programs to promote state or local
 3-37 economic development and to stimulate business and commercial
 3-38 activity in the district, including programs to:
 3-39 (1) make loans and grants of public money; and
 3-40 (2) provide district personnel and services.
 3-41 (c) The district may create economic development programs
 3-42 and exercise the economic development powers provided to
 3-43 municipalities by:
 3-44 (1) Chapter 380, Local Government Code; and
 3-45 (2) Subchapter A, Chapter 1509, Government Code.
 3-46 Sec. 3795.104. FIREFIGHTING SERVICES. Notwithstanding
 3-47 Section 49.351(a), Water Code, the district may, as authorized by
 3-48 Section 59(f), Article XVI, Texas Constitution, and Section 49.351,
 3-49 Water Code:
 3-50 (1) establish, operate, and maintain a fire
 3-51 department;
 3-52 (2) contract with another political subdivision for
 3-53 the joint operation of a fire department; or
 3-54 (3) contract with any other person to perform
 3-55 firefighting services in the district and may issue bonds and
 3-56 impose taxes to pay for the department and the activities.
 3-57 Sec. 3795.105. FEES AND CHARGES. (a) The district may
 3-58 adopt and enforce all necessary charges, mandatory fees, or
 3-59 rentals, in addition to taxes, for providing or making available
 3-60 any district facility or service, including firefighting
 3-61 activities provided under Section 3795.104.
 3-62 (b) To enforce payment of an unpaid fee or charge due to the
 3-63 district, on the request of the district, a retail public utility,
 3-64 as defined by Section 13.002, Water Code, providing water or sewer
 3-65 service to a customer in the district shall terminate the service.
 3-66 Sec. 3795.106. NO EMINENT DOMAIN POWER. The district may
 3-67 not exercise the power of eminent domain.
 3-68 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS
 3-69 Sec. 3795.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The

4-1 board by resolution shall establish the number of signatures and
 4-2 the procedure required for a disbursement or transfer of the
 4-3 district's money.

4-4 Sec. 3795.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
 4-5 The district may acquire, construct, finance, operate, or maintain
 4-6 an improvement project or service authorized under this chapter or
 4-7 Chapter 375, Local Government Code, using any money available to
 4-8 the district.

4-9 Sec. 3795.153. PETITION REQUIRED FOR FINANCING SERVICES AND
 4-10 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
 4-11 service or improvement project with assessments under this chapter
 4-12 unless a written petition requesting that service or improvement
 4-13 has been filed with the board.

4-14 (b) A petition filed under Subsection (a) must be signed by
 4-15 the owners of a majority of the assessed value of real property in
 4-16 the district subject to assessment according to the most recent
 4-17 certified tax appraisal roll for the county.

4-18 Sec. 3795.154. METHOD OF NOTICE OF HEARING. The district
 4-19 may mail the notice required by Section 375.115(c), Local
 4-20 Government Code, by certified or first class United States mail.
 4-21 The board shall determine the method of mailing notice.

4-22 Sec. 3795.155. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
 4-23 The board by resolution may impose and collect an assessment for any
 4-24 purpose authorized by this chapter in all or any part of the
 4-25 district.

4-26 (b) An assessment, a reassessment, or an assessment
 4-27 resulting from an addition to or correction of the assessment roll
 4-28 by the district, penalties and interest on an assessment or
 4-29 reassessment, an expense of collection, and reasonable attorney's
 4-30 fees incurred by the district:

4-31 (1) are a first and prior lien against the property
 4-32 assessed;

4-33 (2) are superior to any other lien or claim other than
 4-34 a lien or claim for county, school district, or municipal ad valorem
 4-35 taxes; and

4-36 (3) are the personal liability of and a charge against
 4-37 the owners of the property even if the owners are not named in the
 4-38 assessment proceedings.

4-39 (c) The lien is effective from the date of the board's
 4-40 resolution imposing the assessment until the date the assessment is
 4-41 paid. The board may enforce the lien in the same manner that the
 4-42 board may enforce an ad valorem tax lien against real property.

4-43 (d) The board may make a correction to or deletion from the
 4-44 assessment roll that does not increase the amount of assessment of
 4-45 any parcel of land without providing notice and holding a hearing in
 4-46 the manner required for additional assessments.

4-47 SUBCHAPTER E. TAXES AND BONDS

4-48 Sec. 3795.201. ELECTIONS REGARDING TAXES AND BONDS. (a)
 4-49 The district may issue, without an election, bonds, notes, and
 4-50 other obligations secured by revenue other than ad valorem taxes.

4-51 (b) The district must hold an election in the manner
 4-52 provided by Subchapter L, Chapter 375, Local Government Code, to
 4-53 obtain voter approval before the district may impose an ad valorem
 4-54 tax or issue bonds payable from ad valorem taxes.

4-55 (c) The district may not issue bonds payable from ad valorem
 4-56 taxes to finance a road project unless the issuance is approved by a
 4-57 vote of a two-thirds majority of the district voters voting at an
 4-58 election held for that purpose.

4-59 Sec. 3795.202. AGREEMENT REQUIRED FOR BONDS. Before the
 4-60 district may issue bonds, the district must enter into an agreement
 4-61 with a developer of land in the district, the Cleveland Independent
 4-62 School District, and Liberty County for the transfer of land for use
 4-63 as the sites of facilities for the school district and for emergency
 4-64 services.

4-65 Sec. 3795.203. OPERATION AND MAINTENANCE TAX. (a) If
 4-66 authorized by a majority of the district voters voting at an
 4-67 election held in accordance with Section 3795.201, the district may
 4-68 impose an operation and maintenance tax on taxable property in the
 4-69 district in accordance with Section 49.107, Water Code, for

5-1 operation and maintenance purposes, including for:

5-2 (1) maintaining and operating the district;

5-3 (2) planning, constructing, acquiring, maintaining,
5-4 repairing, and operating all improvement projects, including land,
5-5 plants, works, facilities, improvements, appliances, and equipment
5-6 of the district; or

5-7 (3) paying costs of services, engineering and legal
5-8 fees, and organization and administrative expenses.

5-9 (b) The board shall determine the tax rate. The rate may not
5-10 exceed the rate approved at the election.

5-11 Sec. 3795.204. SALES AND USE TAX. (a) The district may
5-12 impose a sales and use tax if authorized by a majority of the voters
5-13 of the district voting at an election called for that purpose.
5-14 Revenue from the tax may be used for any purpose for which ad
5-15 valorem tax revenue of the district may be used.

5-16 (b) The district may not adopt a sales and use tax if as a
5-17 result of the adoption of the tax the combined rate of all sales and
5-18 use taxes imposed by the district and other political subdivisions
5-19 of this state having territory in the district would exceed two
5-20 percent at any location in the district.

5-21 (c) If the voters of the district approve the adoption of a
5-22 sales and use tax at an election held on the same election date on
5-23 which another political subdivision adopts a sales and use tax or
5-24 approves an increase in the rate of its sales and use tax and as a
5-25 result the combined rate of all sales and use taxes imposed by the
5-26 district and other political subdivisions of this state having
5-27 territory in the district would exceed two percent at any location
5-28 in the district, the election to adopt a sales and use tax under
5-29 this chapter has no effect.

5-30 (d) Chapter 321, Tax Code, applies to the imposition,
5-31 computation, administration, enforcement, and collection of the
5-32 sales and use tax imposed by this section except to the extent it is
5-33 inconsistent with this chapter.

5-34 Sec. 3795.205. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
5-35 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
5-36 determined by the board.

5-37 (b) The district may issue bonds, notes, or other
5-38 obligations payable wholly or partly from ad valorem taxes,
5-39 assessments, impact fees, revenue, contract payments, grants, or
5-40 other district money, or any combination of those sources of money,
5-41 to pay for any authorized district purpose.

5-42 Sec. 3795.206. TAXES FOR BONDS. At the time the district
5-43 issues bonds payable wholly or partly from ad valorem taxes, the
5-44 board shall provide for the annual imposition of a continuing
5-45 direct annual ad valorem tax, without limit as to rate or amount,
5-46 for each year that all or part of the bonds are outstanding as
5-47 required and in the manner provided by Sections 54.601 and 54.602,
5-48 Water Code.

5-49 Sec. 3795.207. BONDS FOR ROAD PROJECTS. At the time of
5-50 issuance, the total principal amount of bonds or other obligations
5-51 issued or incurred to finance road projects and payable from ad
5-52 valorem taxes may not exceed one-fourth of the assessed value of the
5-53 real property in the district.

5-54 SUBCHAPTER Z. SPECIAL BOND PROVISIONS

5-55 Sec. 3795.901. APPLICABILITY. This subchapter applies only
5-56 to bonds payable wholly or partly from revenue derived from
5-57 assessments on real property in the district.

5-58 Sec. 3795.902. CONFLICT OF LAWS. In the event of a conflict
5-59 between this subchapter and any other law, this subchapter
5-60 prevails.

5-61 Sec. 3795.903. WRITTEN AGREEMENT REGARDING SPECIAL
5-62 APPRAISALS. Before the district may issue bonds, the district and
5-63 any person to whom the board intends that proceeds of the bonds be
5-64 distributed, including a developer of or owner of land in the
5-65 district and any entity acting as a lender to a developer of or
5-66 owner of land in the district for the purpose of a project relating
5-67 to the district, must enter into a written agreement that:

5-68 (1) waives for the term of the agreement the right to a
5-69 special appraisal with respect to taxation by the district under

6-1 Subchapters B, C, D, E, F, and H, Chapter 23, Tax Code; and
 6-2 (2) remains in effect for 30 years and is binding on
 6-3 the parties, on entities related to or affiliated with the parties,
 6-4 and on their successors and assignees.

6-5 Sec. 3795.904. REQUIREMENTS FOR ADVERTISING BOND ISSUE.
 6-6 The district may not advertise for an issuance of bonds until the
 6-7 completion of at least 25 percent of the projected value of the
 6-8 improvements, including houses and other buildings, that are liable
 6-9 for district assessments and necessary to support the district
 6-10 bonds.

6-11 Sec. 3795.905. REQUIREMENTS FOR BOND ISSUE. The district
 6-12 may not issue bonds until:

6-13 (1) the district submits to the commission:
 6-14 (A) an engineer's report describing the project
 6-15 for which the bonds will provide funding, including data, profiles,
 6-16 maps, plans, and specifications related to the project; and
 6-17 (B) a cash flow analysis to determine the
 6-18 projected rate of assessment, which includes the following
 6-19 assumptions:

6-20 (i) each ending balance for debt service in
 6-21 the analysis is not less than 25 percent of the following year's
 6-22 debt service requirement;

6-23 (ii) interest income is only shown on the
 6-24 ending balance for debt service for the first two years; and

6-25 (iii) the projected rate of assessment is
 6-26 level or decreasing for the life of the bonds issued by the
 6-27 district;

6-28 (2) the completion of at least 75 percent of the
 6-29 projected value of the improvements, including houses and other
 6-30 buildings, that are liable for district assessments and necessary
 6-31 to support the district bonds; and

6-32 (3) the district has obtained an independent market
 6-33 study from a firm recognized in the area of real estate market
 6-34 analysis supporting the development projects for the real property
 6-35 that is liable for district assessments and necessary to support
 6-36 the district bonds.

6-37 Sec. 3795.906. REQUIREMENTS FOR COLLECTION OF REVENUE TO
 6-38 PAY BONDS. The district may not collect an assessment to be used
 6-39 for the payment of bonds until:

6-40 (1) the completion of at least 95 percent of the
 6-41 underground water, wastewater, and drainage facilities financed
 6-42 from bond proceeds that are necessary to serve the projected
 6-43 build-out, as certified by the district's engineer;

6-44 (2) the district or other appropriate party has
 6-45 secured the groundwater, surface water, and water discharge permits
 6-46 that are necessary to secure capacity to support the projected
 6-47 build-out;

6-48 (3) the completion of at least 95 percent of lift
 6-49 station, water plant, and sewage treatment plant capacity
 6-50 sufficient to serve the connections constructed in the project for
 6-51 a period of not less than 18 months, as certified by the district's
 6-52 engineer; and

6-53 (4) the completion of at least 95 percent of the
 6-54 streets and roads that are necessary to provide access to the areas
 6-55 served by utilities and financed by the proceeds of bonds issued by
 6-56 the district, as certified by the district's engineer and
 6-57 constructed in accordance with city or county standards.

6-58 SECTION 2. The Liberty County Municipal Management District
 6-59 No. 1 initially includes all territory contained in the following
 6-60 area:

6-61 BEING a 5.030 acre tract situated in the Ann Holshousen Survey,
 6-62 Abstract No. 208, Liberty County, Texas, being a portion of that
 6-63 called 552.454 acre tract described in instrument to Colony Ridge
 6-64 Development, LLC, recorded under Clerk's File Number 2011006320 of
 6-65 the Official Public Records of Liberty County, Texas
 6-66 (O.P.R.L.C.T.), said 5.030 acre tract being more particularly
 6-67 described by metes and bounds as follows:

6-68 BEGINNING at a 5/8 inch iron rod found for the southeast corner of
 6-69 the Sallas 4.15 acre tract, for the northeast corner of the herein

7-1 described 5.030 acre tract;
7-2 THENCE South 02°39'02" East, with the west line of Montebello,
7-3 Section One, as shown on the map or plat thereof, recorded under
7-4 Clerk's File Number 2011-013088, O.P.R.L.C.T., at a distance of
7-5 10.63 feet, pass a 1/2 inch iron rod found for reference, at a
7-6 distance of 22.82 feet, pass a 5/8 inch iron rod found for
7-7 reference, in all, a total distance of 266.08 feet to a 5/8 inch
7-8 iron rod found for the northeast corner of a called 13.2864 acre
7-9 tract described in instrument recorded under Clerk's File Number
7-10 2006-002427, O.P.R.L.C.T., and the southeast corner of the herein
7-11 described 5.030 acre tract;
7-12 THENCE South 86°13'24" West, 822.18 feet, with the north line of
7-13 said 13.2864 acre tract, to a 12 inch pin oak tree found for the
7-14 southeast corner of a called 1.0 acre tract described in instrument
7-15 recorded under Volume 1864, Page 509 of the Liberty County Deed
7-16 Records (L.C.D.R.), being the southwest corner of the herein
7-17 described 5.030 acre tract;
7-18 THENCE North 03°05'36" West, with the east line of said 1.0 acre
7-19 tract, at a distance of 226.45 feet, pass a 5/8 inch iron rod found
7-20 for reference, in all, a total distance of 266.32 feet to a 5/8 inch
7-21 iron rod found in a gravel drive in the south line of a called 1.8035
7-22 acre tract described in instrument recorded under Clerk's File
7-23 Number 2009-009011, O.P.R.L.C.T., being the northwest corner of the
7-24 herein described 5.030 acre tract;
7-25 THENCE North 86°14'31" East, 824.24 feet, with the south line of
7-26 said 1.8035 acre tract, the south line of a called 1.1499 acre tract
7-27 described in instrument recorded under Clerk's File Number
7-28 2004-005863, O.P.R.L.C.T., and the south line of said Sallas 4.15
7-29 acre tract, to the PLACE OF BEGINNING;
7-30 CONTAINING a computed area of 5.030 acres of land within this Field
7-31 Note Description.
7-32 This Field Note Description and is referenced to Survey Drawing
7-33 Project No. C69-320_5.030ac.
7-34 Bearings recited hereon are based on the recorded plat of said
7-35 Camino Real, Section Three.
7-36 Being Reserve A of Santa Fe, Section 1, a plat of said subdivision
7-37 recorded under Liberty County Clerk's File Number 2017-005075, of
7-38 the Official Public Records of Liberty County, Texas;
7-39 Being Reserve B of Santa Fe, Section 1, a plat of said subdivision
7-40 recorded under Liberty County Clerk's File Number 2017-005075, of
7-41 the Official Public Records of Liberty County, Texas;
7-42 Being Reserve C of Santa Fe, Section 1, a plat of said subdivision
7-43 recorded under Liberty County Clerk's File Number 2017-005075, of
7-44 the Official Public Records of Liberty County, Texas;
7-45 Being Reserve D of Santa Fe, Section 1, a plat of said subdivision
7-46 recorded under Liberty County Clerk's File Number 2017-005075, of
7-47 the Official Public Records of Liberty County, Texas;
7-48 Being Reserve E of Santa Fe, Section 1, a plat of said subdivision
7-49 recorded under Liberty County Clerk's File Number 2017-005075, of
7-50 the Official Public Records of Liberty County, Texas;
7-51 Being Reserve F of Santa Fe, Section 1, a plat of said subdivision
7-52 recorded under Liberty County Clerk's File Number 2017-005075, of
7-53 the Official Public Records of Liberty County, Texas;
7-54 Being Reserve G of Santa Fe, Section 1, a plat of said subdivision
7-55 recorded under Liberty County Clerk's File Number 2017-005075, of
7-56 the Official Public Records of Liberty County, Texas;
7-57 Being Reserve H of Santa Fe, Section 1, a plat of said subdivision
7-58 recorded under Liberty County Clerk's File Number 2017-005075, of
7-59 the Official Public Records of Liberty County, Texas;
7-60 Being Reserve I of Santa Fe, Section 1, a plat of said subdivision
7-61 recorded under Liberty County Clerk's File Number 2017-005075, of
7-62 the Official Public Records of Liberty County, Texas;
7-63 Being Reserve J of Santa Fe, Section 1, a plat of said subdivision
7-64 recorded under Liberty County Clerk's File Number 2017-005075, of
7-65 the Official Public Records of Liberty County, Texas;
7-66 Being Reserve K of Santa Fe, Section 1, a plat of said subdivision
7-67 recorded under Liberty County Clerk's File Number 2017-005075, of
7-68 the Official Public Records of Liberty County, Texas;
7-69 Being Reserve L of Santa Fe, Section 1, a plat of said subdivision

8-1 recorded under Liberty County Clerk's File Number 2017-005075, of
8-2 the Official Public Records of Liberty County, Texas;
8-3 Being Reserve M of Santa Fe, Section 1, a plat of said subdivision
8-4 recorded under Liberty County Clerk's File Number 2017-005075, of
8-5 the Official Public Records of Liberty County, Texas;
8-6 Being Reserve N of Santa Fe, Section 1, a plat of said subdivision
8-7 recorded under Liberty County Clerk's File Number 2017-005075, of
8-8 the Official Public Records of Liberty County, Texas;
8-9 Being Reserve O of Santa Fe, Section 1, a plat of said subdivision
8-10 recorded under Liberty County Clerk's File Number 2017-005075, of
8-11 the Official Public Records of Liberty County, Texas;
8-12 Being Reserve P of Santa Fe, Section 1, a plat of said subdivision
8-13 recorded under Liberty County Clerk's File Number 2017-005075, of
8-14 the Official Public Records of Liberty County, Texas;
8-15 Being Reserve Q of Santa Fe, Section 1, a plat of said subdivision
8-16 recorded under Liberty County Clerk's File Number 2017-005075, of
8-17 the Official Public Records of Liberty County, Texas;
8-18 Being Reserve R of Santa Fe, Section 1, a plat of said subdivision
8-19 recorded under Liberty County Clerk's File Number 2017-005075, of
8-20 the Official Public Records of Liberty County, Texas;
8-21 Being Reserve S of Santa Fe, Section 1, a plat of said subdivision
8-22 recorded under Liberty County Clerk's File Number 2017-005075, of
8-23 the Official Public Records of Liberty County, Texas;
8-24 Being all of Lot 258, Block 8 of Grand San Jacinto, Section 2, a plat
8-25 of said subdivision recorded under Liberty County Clerk's File
8-26 Number 2013-017696, of the Official Public Records of Liberty
8-27 County, Texas;
8-28 Being all of Lot 259, Block 8 of Grand San Jacinto, Section 2, a plat
8-29 of said subdivision recorded under Liberty County Clerk's File
8-30 Number 2013-017696, of the Official Public Records of Liberty
8-31 County, Texas;
8-32 Being all of Lot 260, Block 8 of Grand San Jacinto, Section 2, a plat
8-33 of said subdivision recorded under Liberty County Clerk's File
8-34 Number 2013-017696, of the Official Public Records of Liberty
8-35 County, Texas;
8-36 Being all of Lot 261, Block 8 of Grand San Jacinto, Section 2, a plat
8-37 of said subdivision recorded under Liberty County Clerk's File
8-38 Number 2013-017696, of the Official Public Records of Liberty
8-39 County, Texas;
8-40 Being all of Lot 262, Block 8 of Grand San Jacinto, Section 2, a plat
8-41 of said subdivision recorded under Liberty County Clerk's File
8-42 Number 2013-017696, of the Official Public Records of Liberty
8-43 County, Texas;
8-44 Being all of Lot 263, Block 8 of Grand San Jacinto, Section 2, a plat
8-45 of said subdivision recorded under Liberty County Clerk's File
8-46 Number 2013-017696, of the Official Public Records of Liberty
8-47 County, Texas;
8-48 Being all of Lot 264, Block 8 of Grand San Jacinto, Section 2, a plat
8-49 of said subdivision recorded under Liberty County Clerk's File
8-50 Number 2013-017696, of the Official Public Records of Liberty
8-51 County, Texas;
8-52 Being all of Lot 265, Block 8 of Grand San Jacinto, Section 2, a plat
8-53 of said subdivision recorded under Liberty County Clerk's File
8-54 Number 2013-017696, of the Official Public Records of Liberty
8-55 County, Texas;
8-56 Being all of Lot 266, Block 8 of Grand San Jacinto, Section 2, a plat
8-57 of said subdivision recorded under Liberty County Clerk's File
8-58 Number 2013-017696, of the Official Public Records of Liberty
8-59 County, Texas;
8-60 Being all of Lot 267, Block 8 of Grand San Jacinto, Section 2, a plat
8-61 of said subdivision recorded under Liberty County Clerk's File
8-62 Number 2013-017696, of the Official Public Records of Liberty
8-63 County, Texas;
8-64 Being all of Lot 517, Block 15 of Grand San Jacinto, Section 2, a
8-65 plat of said subdivision recorded under Liberty County Clerk's File
8-66 Number 2013-017696, of the Official Public Records of Liberty
8-67 County, Texas;
8-68 Being all of Lot 519, Block 15 of Grand San Jacinto, Section 2, a
8-69 plat of said subdivision recorded under Liberty County Clerk's File

9-1 Number 2013-017696, of the Official Public Records of Liberty
9-2 County, Texas;
9-3 Being all of Lot 520, Block 15 of Grand San Jacinto, Section 2, a
9-4 plat of said subdivision recorded under Liberty County Clerk's File
9-5 Number 2013-017696, of the Official Public Records of Liberty
9-6 County, Texas;
9-7 Being all of Lot 521, Block 15 of Grand San Jacinto, Section 2, a
9-8 plat of said subdivision recorded under Liberty County Clerk's File
9-9 Number 2013-017696, of the Official Public Records of Liberty
9-10 County, Texas;
9-11 Being all of Lot 869, Block 23 of Grand San Jacinto, Section 3, a
9-12 plat of said subdivision recorded under Liberty County Clerk's File
9-13 Number 2014-003954, of the Official Public Records of Liberty
9-14 County, Texas;
9-15 Being all of Lot 870, Block 23 of Grand San Jacinto, Section 3, a
9-16 plat of said subdivision recorded under Liberty County Clerk's File
9-17 Number 2014-003954, of the Official Public Records of Liberty
9-18 County, Texas;
9-19 Being all of Lot 871, Block 23 of Grand San Jacinto, Section 3, a
9-20 plat of said subdivision recorded under Liberty County Clerk's File
9-21 Number 2014-003954, of the Official Public Records of Liberty
9-22 County, Texas;
9-23 Being all of Lot 1186, Block 31 of Grand San Jacinto, Section 3, a
9-24 plat of said subdivision recorded under Liberty County Clerk's File
9-25 Number 2014-003954, of the Official Public Records of Liberty
9-26 County, Texas;
9-27 Being all of Lot 1187, Block 31 of Grand San Jacinto, Section 3, a
9-28 plat of said subdivision recorded under Liberty County Clerk's File
9-29 Number 2014-003954, of the Official Public Records of Liberty
9-30 County, Texas;
9-31 Being all of Lot 2691, Block 70 of Grand San Jacinto, Section 5, a
9-32 plat of said subdivision recorded under Liberty County Clerk's File
9-33 Number 2015-003710, of the Official Public Records of Liberty
9-34 County, Texas;
9-35 Being all of Lot 2692, Block 70 of Grand San Jacinto, Section 5, a
9-36 plat of said subdivision recorded under Liberty County Clerk's File
9-37 Number 2015-003710, of the Official Public Records of Liberty
9-38 County, Texas;
9-39 Being all of Lot 2693, Block 70 of Grand San Jacinto, Section 5, a
9-40 plat of said subdivision recorded under Liberty County Clerk's File
9-41 Number 2015-003710, of the Official Public Records of Liberty
9-42 County, Texas;
9-43 Being all of Lot 2694, Block 70 of Grand San Jacinto, Section 5, a
9-44 plat of said subdivision recorded under Liberty County Clerk's File
9-45 Number 2015-003710, of the Official Public Records of Liberty
9-46 County, Texas;
9-47 Being all of Lot 2695A, Block 70 of Grand San Jacinto, Section 5, a
9-48 plat of said subdivision recorded under Liberty County Clerk's File
9-49 Number 2015-003710, of the Official Public Records of Liberty
9-50 County, Texas;
9-51 Being all of Lot 2740, Block 70 of Grand San Jacinto, Section 5, a
9-52 plat of said subdivision recorded under Liberty County Clerk's File
9-53 Number 2015-003710, of the Official Public Records of Liberty
9-54 County, Texas;
9-55 Being all of Lot 3134, Block 79 of Grand San Jacinto, Section 6, a
9-56 plat of said subdivision recorded under Liberty County Clerk's File
9-57 Number 2014-014549, of the Official Public Records of Liberty
9-58 County, Texas;
9-59 Being all of Lot 3135, Block 79 of Grand San Jacinto, Section 6, a
9-60 plat of said subdivision recorded under Liberty County Clerk's File
9-61 Number 2014-014549, of the Official Public Records of Liberty
9-62 County, Texas;
9-63 Being all of Lot 3172, Block 80 of Grand San Jacinto, Section 6, a
9-64 plat of said subdivision recorded under Liberty County Clerk's File
9-65 Number 2014-014549, of the Official Public Records of Liberty
9-66 County, Texas;
9-67 Being all of Lot 3173, Block 80 of Grand San Jacinto, Section 6, a
9-68 plat of said subdivision recorded under Liberty County Clerk's File
9-69 Number 2014-014549, of the Official Public Records of Liberty

10-1 County, Texas;
10-2 Being all of Lot 3231, Block 81 of Grand San Jacinto, Section 6, a
10-3 plat of said subdivision recorded under Liberty County Clerk's File
10-4 Number 2014-014549, of the Official Public Records of Liberty
10-5 County, Texas;
10-6 Being all of Lot 3232, Block 81 of Grand San Jacinto, Section 6, a
10-7 plat of said subdivision recorded under Liberty County Clerk's File
10-8 Number 2014-014549, of the Official Public Records of Liberty
10-9 County, Texas;
10-10 Being all of Lot 3298, Block 82 of Grand San Jacinto, Section 6, a
10-11 plat of said subdivision recorded under Liberty County Clerk's File
10-12 Number 2014-014549, of the Official Public Records of Liberty
10-13 County, Texas;
10-14 Being all of Lot 3299, Block 82 of Grand San Jacinto, Section 6, a
10-15 plat of said subdivision recorded under Liberty County Clerk's File
10-16 Number 2014-014549, of the Official Public Records of Liberty
10-17 County, Texas;
10-18 Being all of Lot 3552, Block 88 of Grand San Jacinto, Section 7, a
10-19 plat of said subdivision recorded under Liberty County Clerk's File
10-20 Number 2016-007933, of the Official Public Records of Liberty
10-21 County, Texas;
10-22 Being all of Lot 3553, Block 88 of Grand San Jacinto, Section 7, a
10-23 plat of said subdivision recorded under Liberty County Clerk's File
10-24 Number 2016-007933, of the Official Public Records of Liberty
10-25 County, Texas;
10-26 Being all of Lot 3554, Block 88 of Grand San Jacinto, Section 7, a
10-27 plat of said subdivision recorded under Liberty County Clerk's File
10-28 Number 2016-007933, of the Official Public Records of Liberty
10-29 County, Texas;
10-30 Being all of Lot 3555, Block 88 of Grand San Jacinto, Section 7, a
10-31 plat of said subdivision recorded under Liberty County Clerk's File
10-32 Number 2016-007933, of the Official Public Records of Liberty
10-33 County, Texas;
10-34 Being all of Lot 3556, Block 88 of Grand San Jacinto, Section 7, a
10-35 plat of said subdivision recorded under Liberty County Clerk's File
10-36 Number 2016-007933, of the Official Public Records of Liberty
10-37 County, Texas;
10-38 Being all of Lot 3557, Block 88 of Grand San Jacinto, Section 7, a
10-39 plat of said subdivision recorded under Liberty County Clerk's File
10-40 Number 2016-007933, of the Official Public Records of Liberty
10-41 County, Texas;
10-42 Being all of Lot 3558, Block 88 of Grand San Jacinto, Section 7, a
10-43 plat of said subdivision recorded under Liberty County Clerk's File
10-44 Number 2016-007933, of the Official Public Records of Liberty
10-45 County, Texas;
10-46 Being all of Lot 3559, Block 88 of Grand San Jacinto, Section 7, a
10-47 plat of said subdivision recorded under Liberty County Clerk's File
10-48 Number 2016-007933, of the Official Public Records of Liberty
10-49 County, Texas;
10-50 Being all of Lot 3560, Block 88 of Grand San Jacinto, Section 7, a
10-51 plat of said subdivision recorded under Liberty County Clerk's File
10-52 Number 2016-007933, of the Official Public Records of Liberty
10-53 County, Texas;
10-54 Being all of Lot 3561, Block 88 of Grand San Jacinto, Section 7, a
10-55 plat of said subdivision recorded under Liberty County Clerk's File
10-56 Number 2016-007933, of the Official Public Records of Liberty
10-57 County, Texas;
10-58 Being all of Lot 3562, Block 88 of Grand San Jacinto, Section 7, a
10-59 plat of said subdivision recorded under Liberty County Clerk's File
10-60 Number 2016-007933, of the Official Public Records of Liberty
10-61 County, Texas;
10-62 Being all of Lot 3563, Block 88 of Grand San Jacinto, Section 7, a
10-63 plat of said subdivision recorded under Liberty County Clerk's File
10-64 Number 2016-007933, of the Official Public Records of Liberty
10-65 County, Texas;
10-66 Being all of Lot 3564, Block 88 of Grand San Jacinto, Section 7, a
10-67 plat of said subdivision recorded under Liberty County Clerk's File
10-68 Number 2016-007933, of the Official Public Records of Liberty
10-69 County, Texas;

- 11-1 Being all of Lot 3565, Block 88 of Grand San Jacinto, Section 7, a
11-2 plat of said subdivision recorded under Liberty County Clerk's File
11-3 Number 2016-007933, of the Official Public Records of Liberty
11-4 County, Texas;
11-5 Being all of Lot 3566, Block 88 of Grand San Jacinto, Section 7, a
11-6 plat of said subdivision recorded under Liberty County Clerk's File
11-7 Number 2016-007933, of the Official Public Records of Liberty
11-8 County, Texas;
11-9 Being Reserve C of Grand San Jacinto, Section 2, a plat of said
11-10 subdivision recorded under Liberty County Clerk's File Number
11-11 2013-017696, of the Official Public Records of Liberty County,
11-12 Texas;
11-13 Being Reserve D of Grand San Jacinto, Section 2, a plat of said
11-14 subdivision recorded under Liberty County Clerk's File Number
11-15 2013-017696, of the Official Public Records of Liberty County,
11-16 Texas;
11-17 Being Reserve V of Grand San Jacinto, Section 6, a plat of said
11-18 subdivision recorded under Liberty County Clerk's File Number
11-19 2014-014549, of the Official Public Records of Liberty County,
11-20 Texas;
11-21 Being Reserve W of Grand San Jacinto, Section 6, a plat of said
11-22 subdivision recorded under Liberty County Clerk's File Number
11-23 2014-014549, of the Official Public Records of Liberty County,
11-24 Texas;
11-25 Being Reserve X of Grand San Jacinto, Section 6, a plat of said
11-26 subdivision recorded under Liberty County Clerk's File Number
11-27 2014-014549, of the Official Public Records of Liberty County,
11-28 Texas;
11-29 Being Reserve Y of Grand San Jacinto, Section 6, a plat of said
11-30 subdivision recorded under Liberty County Clerk's File Number
11-31 2014-014549, of the Official Public Records of Liberty County,
11-32 Texas;
11-33 Being all of Lot 893, Block 14 of Camino Real, Section 1, a plat of
11-34 said subdivision recorded under Liberty County Clerk's File Number
11-35 2015-004667, of the Official Public Records of Liberty County,
11-36 Texas;
11-37 Being all of Lot 894, Block 14 of Camino Real, Section 1, a plat of
11-38 said subdivision recorded under Liberty County Clerk's File Number
11-39 2015-004667, of the Official Public Records of Liberty County,
11-40 Texas;
11-41 Being all of Lot 895, Block 14 of Camino Real, Section 1, a plat of
11-42 said subdivision recorded under Liberty County Clerk's File Number
11-43 2015-004667, of the Official Public Records of Liberty County,
11-44 Texas;
11-45 Being all of Lot 896, Block 14 of Camino Real, Section 1, a plat of
11-46 said subdivision recorded under Liberty County Clerk's File Number
11-47 2015-004667, of the Official Public Records of Liberty County,
11-48 Texas;
11-49 Being all of Lot 372, Block 8 of Camino Real, Section 2, a plat of
11-50 said subdivision recorded under Liberty County Clerk's File Number
11-51 2015-012997, of the Official Public Records of Liberty County,
11-52 Texas;
11-53 Being all of Lot 408, Block 8 of Camino Real, Section 2, a plat of
11-54 said subdivision recorded under Liberty County Clerk's File Number
11-55 2015-012997, of the Official Public Records of Liberty County,
11-56 Texas;
11-57 Being all of Lot 409, Block 8 of Camino Real, Section 2, a plat of
11-58 said subdivision recorded under Liberty County Clerk's File Number
11-59 2015-012997, of the Official Public Records of Liberty County,
11-60 Texas;
11-61 Being all of Lot 543, Block 10 of Camino Real, Section 2, a plat of
11-62 said subdivision recorded under Liberty County Clerk's File Number
11-63 2015-012997, of the Official Public Records of Liberty County,
11-64 Texas;
11-65 Being all of Lot 489, Block 21 of Camino Real, Section 2, a plat of
11-66 said subdivision recorded under Liberty County Clerk's File Number
11-67 2015-012997, of the Official Public Records of Liberty County,
11-68 Texas;
11-69 Being all of Lot 1298, Block 22 of Camino Real, Section 2, a plat of

12-1 said subdivision recorded under Liberty County Clerk's File Number
 12-2 2015-012997, of the Official Public Records of Liberty County,
 12-3 Texas;
 12-4 Being all of Lot 1299, Block 22 of Camino Real, Section 2, a plat of
 12-5 said subdivision recorded under Liberty County Clerk's File Number
 12-6 2015-012997, of the Official Public Records of Liberty County,
 12-7 Texas;
 12-8 Being all of Lot 1300, Block 22 of Camino Real, Section 2, a plat of
 12-9 said subdivision recorded under Liberty County Clerk's File Number
 12-10 2015-012997, of the Official Public Records of Liberty County,
 12-11 Texas;
 12-12 Being all of Lot 1301, Block 22 of Camino Real, Section 2, a plat of
 12-13 said subdivision recorded under Liberty County Clerk's File Number
 12-14 2015-012997, of the Official Public Records of Liberty County,
 12-15 Texas;
 12-16 Being all of Lot 1302, Block 22 of Camino Real, Section 2, a plat of
 12-17 said subdivision recorded under Liberty County Clerk's File Number
 12-18 2015-012997, of the Official Public Records of Liberty County,
 12-19 Texas;
 12-20 Being all of Lot 1303, Block 22 of Camino Real, Section 2, a plat of
 12-21 said subdivision recorded under Liberty County Clerk's File Number
 12-22 2015-012997, of the Official Public Records of Liberty County,
 12-23 Texas;
 12-24 Being Reserve 1 of Partial Replat of Rancho San Vicente, a plat of
 12-25 said subdivision recorded under Liberty County Clerk's File Number
 12-26 2013-008924, of the Official Public Records of Liberty County,
 12-27 Texas;
 12-28 Being Reserve 2 of Partial Replat of Rancho San Vicente, a plat of
 12-29 said subdivision recorded under Liberty County Clerk's File Number
 12-30 2013-008924, of the Official Public Records of Liberty County,
 12-31 Texas;
 12-32 Being Reserve 9 of Partial Replat of Rancho San Vicente, a plat of
 12-33 said subdivision recorded under Liberty County Clerk's File Number
 12-34 2013-008924, of the Official Public Records of Liberty County,
 12-35 Texas;
 12-36 Being Reserve H of Bella Vista, Section 3, a plat of said
 12-37 subdivision recorded under Liberty County Clerk's File Number
 12-38 2012-014595, of the Official Public Records of Liberty County,
 12-39 Texas;
 12-40 Being Reserve L of Bella Vista, Section 4, a plat of said
 12-41 subdivision recorded under Liberty County Clerk's File Number
 12-42 2013-002215, of the Official Public Records of Liberty County,
 12-43 Texas; and
 12-44 Being Reserve O of Bella Vista, Section 4, a plat of said
 12-45 subdivision recorded under Liberty County Clerk's File Number
 12-46 2013-002215, of the Official Public Records of Liberty County,
 12-47 Texas.

12-48 SECTION 3. (a) The legal notice of the intention to
 12-49 introduce this Act, setting forth the general substance of this
 12-50 Act, has been published as provided by law, and the notice and a
 12-51 copy of this Act have been furnished to all persons, agencies,
 12-52 officials, or entities to which they are required to be furnished
 12-53 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 12-54 Government Code.

12-55 (b) The governor, one of the required recipients, has
 12-56 submitted the notice and Act to the Texas Commission on
 12-57 Environmental Quality.

12-58 (c) The Texas Commission on Environmental Quality has filed
 12-59 its recommendations relating to this Act with the governor,
 12-60 lieutenant governor, and speaker of the house of representatives
 12-61 within the required time.

12-62 (d) The general law relating to consent by political
 12-63 subdivisions to the creation of districts with conservation,
 12-64 reclamation, and road powers and the inclusion of land in those
 12-65 districts has been complied with.

12-66 (e) All requirements of the constitution and laws of this
 12-67 state and the rules and procedures of the legislature with respect
 12-68 to the notice, introduction, and passage of this Act have been
 12-69 fulfilled and accomplished.

13-1 SECTION 4. This Act takes effect immediately if it receives
13-2 a vote of two-thirds of all the members elected to each house, as
13-3 provided by Section 39, Article III, Texas Constitution. If this
13-4 Act does not receive the vote necessary for immediate effect, this
13-5 Act takes effect September 1, 2017.

13-6

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