

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

April 1, 2019

The Honorable Dan Patrick  
Lieutenant Governor of Texas  
Capitol Station  
PO Box 12068  
Austin, Texas 78711

Re: Responsibility of the Texas Commission on Environmental Quality (TCEQ) Pursuant to Article XVI, Section 59(d), Texas Constitution

Senate Bill (SB) 1126, as Filed by Senator Robert Nichols - Relating to the creation of the Montgomery County Municipal Utility District No. 173; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

Dear Governor Patrick:

The following comments are provided pursuant to the Constitutional requirements referenced above. Under those requirements, the TCEQ must submit, to the Governor, Lieutenant Governor and Speaker of the House of Representatives, the TCEQ's recommendations on specific legislation affecting water districts. We recommend that these comments be considered in the evaluation of the proposed legislation.

Sincerely,

A handwritten signature in cursive script that reads "Cari-Michel La Caille".

Cari-Michel La Caille, Director  
Water Supply Division

cc: Honorable Eddie Lucio, Jr., Chairman, Senate Intergovernmental Relations Committee  
Senator Robert Nichols, Texas Senate

Enclosure

**SB 1126, as Filed by Senator Robert Nichols  
Texas Commission on Environmental Quality's Comments**

The Legislative Budget Board, in cooperation with the Texas Water Development Board (TWDB) and the Texas Commission on Environmental Quality (TCEQ), has determined that:

This bill creates Montgomery County Municipal Utility District No. 173 (District) with the powers and duties of a standard municipal utility district under Water Code Chapters 49 and 54.

**Comments on Powers/Duties Different from Similar Types of Districts:**

The District must receive consent to the creation of the District from each municipality in whose corporate limits or extraterritorial jurisdiction the District is located prior to holding a confirmation election; the bill grants the District authority for road projects; this bill allows the District to divide; the District may not exercise the power of eminent domain outside the District to acquire a site or easement for: a recreational facility as defined by Section 49.462, Water Code; or a road project; the bill specifies that at the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects and payable from ad valorem taxes may not exceed one-fourth of the assessed value of real property in the District; if the bill does not receive a two-thirds vote of all members elected to each house, the District may not exercise the power of eminent domain.

**Overlapping Services:** TCEQ does not have mapping information for water and/or wastewater providers because this function was transferred from the TCEQ to the Public Utility Commission on September 1, 2014. As a result, TCEQ is unaware of possible overlapping service providers.

**TCEQ's Supervision:** As with general law districts, the TCEQ will have general supervisory authority, including bond review authority and review of financial reports.

LETTER OF TRANSMITTAL  
TEXAS SENATE  
STATE OF TEXAS

SB 1126

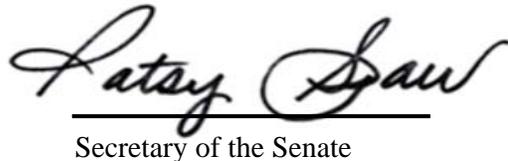
Bill Number

TO: The Honorable Governor of Texas  
SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to transmit to you and the Texas Commission on Environmental Quality copies of a bill relating to a conservation and reclamation district and copies of the notice of intention to introduce the bill. One copy is for your files and one for you to forward to the Texas Commission on Environmental Quality, under Section 59(d), Article XVI, Constitution of the State of Texas.

2/26/2019

Date transmitted to  
Governor's Office



Secretary of the Senate

TO: Texas Commission on Environmental Quality  
SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to forward to you a copy of a bill relating to conservation and reclamation district and a copy of the notice of intention to introduce the bill.

March 6, 2019

Date transmitted to  
Texas Commission on Environmental Quality



Governor

TO: The Honorable President of the Senate  
The Honorable Speaker of the House of Representatives  
The Honorable Governor of Texas  
SUBJECT: A Bill Relating to a Conservation and Reclamation District

Attached are recommendations of the Texas Commission on Environmental Quality in compliance with Section 59(d), Article XVI, Constitution of the State of Texas.

Texas Commission on Environmental Quality

By: Nichols

S.B. No. 1126

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Montgomery County Municipal Utility District No. 173; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

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

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8077 to read as follows:

CHAPTER 8077. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 173

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8077.0101. DEFINITIONS. In this chapter:

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

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

(3) "Director" means a board member.

(4) "District" means the Montgomery County Municipal Utility District No. 173.

Sec. 8077.0102. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8077.0103. CONFIRMATION AND DIRECTOR ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

1       Sec. 8077.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section  
3 8077.0103 until each municipality in whose corporate limits or  
4 extraterritorial jurisdiction the district is located has  
5 consented by ordinance or resolution to the creation of the  
6 district and to the inclusion of land in the district.

7       Sec. 8077.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

8       (a) The district is created to serve a public purpose and benefit.

9       (b) The district is created to accomplish the purposes of:

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

12           (2) Section 52, Article III, Texas Constitution, that  
13 relate to the construction, acquisition, improvement, operation,  
14 or maintenance of macadamized, graveled, or paved roads, or  
15 improvements, including storm drainage, in aid of those roads.

16       Sec. 8077.0106. INITIAL DISTRICT TERRITORY. (a) The  
17 district is initially composed of the territory described by  
18 Section 2 of the Act enacting this chapter.

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

23           (1) organization, existence, or validity;

24           (2) right to issue any type of bond for the purposes  
25 for which the district is created or to pay the principal of and  
26 interest on a bond;

27           (3) right to impose a tax; or

1           (4) legality or operation.

2                   SUBCHAPTER B. BOARD OF DIRECTORS

3           Sec. 8077.0201. GOVERNING BODY; TERMS. (a) The district is  
4 governed by a board of five elected directors.

5           (b) Except as provided by Section 8077.0202, directors  
6 serve staggered four-year terms.

7           Sec. 8077.0202. TEMPORARY DIRECTORS. (a) The temporary  
8 board consists of:

9                   (1) Will Holstein;

10                  (2) Adam Flaaten;

11                  (3) Juan Galvan;

12                  (4) Lisa Nickel; and

13                  (5) Justin Hausman.

14           (b) Temporary directors serve until the earlier of:

15                   (1) the date permanent directors are elected under  
16 Section 8077.0103; or

17                   (2) the fourth anniversary of the effective date of  
18 the Act enacting this chapter.

19           (c) If permanent directors have not been elected under  
20 Section 8077.0103 and the terms of the temporary directors have  
21 expired, successor temporary directors shall be appointed or  
22 reappointed as provided by Subsection (d) to serve terms that  
23 expire on the earlier of:

24                   (1) the date permanent directors are elected under  
25 Section 8077.0103; or

26                   (2) the fourth anniversary of the date of the  
27 appointment or reappointment.

1       (d) If Subsection (c) applies, the owner or owners of a  
2 majority of the assessed value of the real property in the district  
3 may submit a petition to the commission requesting that the  
4 commission appoint as successor temporary directors the five  
5 persons named in the petition. The commission shall appoint as  
6 successor temporary directors the five persons named in the  
7 petition.

8                   SUBCHAPTER C. POWERS AND DUTIES

9       Sec. 8077.0301. GENERAL POWERS AND DUTIES. The district  
10 has the powers and duties necessary to accomplish the purposes for  
11 which the district is created.

12       Sec. 8077.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
13 DUTIES. The district has the powers and duties provided by the  
14 general law of this state, including Chapters 49 and 54, Water Code,  
15 applicable to municipal utility districts created under Section 59,  
16 Article XVI, Texas Constitution.

17       Sec. 8077.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
18 52, Article III, Texas Constitution, the district may design,  
19 acquire, construct, finance, issue bonds for, improve, operate,  
20 maintain, and convey to this state, a county, or a municipality for  
21 operation and maintenance macadamized, graveled, or paved roads, or  
22 improvements, including storm drainage, in aid of those roads.

23       Sec. 8077.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
24 road project must meet all applicable construction standards,  
25 zoning and subdivision requirements, and regulations of each  
26 municipality in whose corporate limits or extraterritorial  
27 jurisdiction the road project is located.

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

6        (c) If the state will maintain and operate the road, the  
7 Texas Transportation Commission must approve the plans and  
8 specifications of the road project.

9        Sec. 8077.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
10 ORDINANCE OR RESOLUTION. The district shall comply with all  
11 applicable requirements of any ordinance or resolution that is  
12 adopted under Section 54.016 or 54.0165, Water Code, and that  
13 consents to the creation of the district or to the inclusion of land  
14 in the district.

15        Sec. 8077.0306. DIVISION OF DISTRICT. (a) The district may  
16 be divided into two or more new districts only if the district:

17                (1) has no outstanding bonded debt; and

18                (2) is not imposing ad valorem taxes.

19        (b) This chapter applies to any new district created by the  
20 division of the district, and a new district has all the powers and  
21 duties of the district.

22        (c) Any new district created by the division of the district  
23 may, at the time the new district is created, contain only:

24                (1) land within the area described by Section 2 of the  
25 Act enacting this chapter; or

26                (2) any land adjacent to the area described by Section  
27 2 of the Act enacting this chapter if that adjacent land is:

1                   (A) not within the extraterritorial jurisdiction  
2 of a city; or

3                   (B) within the extraterritorial jurisdiction of  
4 a city and that adjacent land has been approved for inclusion in the  
5 district under the consent ordinance or resolution adopted by a  
6 city under Section 8077.0104.

7           (d) The board, on its own motion or on receipt of a petition  
8 signed by the owner or owners of a majority of the assessed value of  
9 the real property in the district, may adopt an order dividing the  
10 district.

11           (e) The board may adopt an order dividing the district  
12 before or after the date the board holds an election under Section  
13 8077.0103 to confirm the district's creation.

14           (f) An order dividing the district must:

15                   (1) name each new district;

16                   (2) include the metes and bounds description of the  
17 territory of each new district;

18                   (3) appoint temporary directors for each new district;

19 and

20                   (4) provide for the division of assets and liabilities  
21 between or among the new districts.

22           (g) On or before the 30th day after the date of adoption of  
23 an order dividing the district, the district shall file the order  
24 with the Texas Commission on Environmental Quality and record the  
25 order in the real property records of each county in which the  
26 district is located.

27           (h) Any new district created by the division of the district

1 shall hold a confirmation and directors' election as required by  
2 Section 8077.0103.

3 (i) Municipal consent by a city is not required for the  
4 creation of any new district created under this section.

5 (j) Any new district created by the division of the district  
6 must hold an election as required by this chapter to obtain voter  
7 approval before the district may impose a maintenance tax or issue  
8 bonds payable wholly or partly from ad valorem taxes.

9 (k) If the voters of a new district do not confirm the  
10 creation of the new district, the assets, obligations, territory,  
11 and governance of the new district revert to that of the original  
12 district.

13 Sec. 8077.0307. LIMITATION ON USE OF EMINENT DOMAIN. The  
14 district may not exercise the power of eminent domain outside the  
15 district boundaries to acquire a site or easement for:

16 (1) a recreational facility, as defined by Section  
17 49.462, Water Code; or

18 (2) a road project authorized by Section 8077.0303.

19 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

20 Sec. 8077.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
21 The district may issue, without an election, bonds and other  
22 obligations secured by:

23 (1) revenue other than ad valorem taxes; or

24 (2) contract payments described by Section 8077.0403.

25 (b) The district must hold an election in the manner  
26 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
27 before the district may impose an ad valorem tax or issue bonds

1 payable from ad valorem taxes.

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

6 Sec. 8077.0402. OPERATION AND MAINTENANCE TAX. (a) If  
7 authorized at an election held under Section 8077.0401, the  
8 district may impose an operation and maintenance tax on taxable  
9 property in the district in accordance with Section 49.107, Water  
10 Code.

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

13 Sec. 8077.0403. CONTRACT TAXES. (a) In accordance with  
14 Section 49.108, Water Code, the district may impose a tax other than  
15 an operation and maintenance tax and use the revenue derived from  
16 the tax to make payments under a contract after the provisions of  
17 the contract have been approved by a majority of the district voters  
18 voting at an election held for that purpose.

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

22 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

23 Sec. 8077.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
24 OBLIGATIONS. The district may issue bonds or other obligations  
25 payable wholly or partly from ad valorem taxes, impact fees,  
26 revenue, contract payments, grants, or other district money, or any  
27 combination of those sources, to pay for any authorized district

1 purpose.

2 Sec. 8077.0502. TAXES FOR BONDS. At the time the district  
3 issues bonds payable wholly or partly from ad valorem taxes, the  
4 board shall provide for the annual imposition of a continuing  
5 direct ad valorem tax, without limit as to rate or amount, while all  
6 or part of the bonds are outstanding as required and in the manner  
7 provided by Sections 54.601 and 54.602, Water Code.

8 Sec. 8077.0503. BONDS FOR ROAD PROJECTS. At the time of  
9 issuance, the total principal amount of bonds or other obligations  
10 issued or incurred to finance road projects and payable from ad  
11 valorem taxes may not exceed one-fourth of the assessed value of the  
12 real property in the district.

13 SECTION 2. The Montgomery County Municipal Utility District  
14 No. 173 initially includes all the territory contained in the  
15 following area:

16 A METES & BOUNDS description of a certain 170.1 acre (7,411,386  
17 square feet) tract of land situated in the Joseph Lindley Survey,  
18 Abstract No. 25 in Montgomery County, Texas, being all of a called  
19 169.059 acre tract conveyed to Ranch Hill Texas, LLC by Special  
20 Warranty Deed recorded in Clerk's File No. 2018049384, Montgomery  
21 County Official Public Records of Real Property; said 170.1 acre  
22 (7,411,386 square feet) tract of land being more particularly  
23 described as follows with all bearings being based on the Texas  
24 Coordinate System, Central Zone, NAD 83:

25 BEGINNING at a 1/2-inch iron rod found being the southwest corner of  
26 a called 10.00 acre tract conveyed to Robert W. Bucher by Warranty  
27 Deed recorded in Clerk's File No. 2002016103, Montgomery County

1 Official Public Records of Real Property, being in the north  
2 right-of-way of Calvary Road (based on a width of 80 feet), and  
3 being the southeast corner of said 169.059 acre tract and the herein  
4 described tract;

5 THENCE, North 77°24'58" West, 1,673.57 feet to a 1/2-inch iron pipe  
6 found being in the north right-of-way of said Calvary Road and being  
7 an angle point of the herein described tract;

8 THENCE, North 77°03'14" West, 1,096.54 feet to a point for corner  
9 being in the north right-of-way of said Calvary Road, being the  
10 southeast corner of a called 4.9839 acre tract conveyed to Clyde and  
11 Sharon Scruggs by Warranty Deed recorded in Clerk's File  
12 No. 8507804, Montgomery County Official Public Records of Real  
13 Property, being in the centerline of a creek, and being the  
14 southwest corner of the herein described tract;

15 THENCE, along the centerline of said creek the following  
16 seventy-three (73) courses and distances:

- 17 1. North 16°00'53" East, 51.75 feet to a point for corner;
- 18 2. North 76°46'26" East, 69.85 feet to a point for corner;
- 19 3. North 78°52'59" East, 48.13 feet to a point for corner;
- 20 4. North 51°38'11" East, 50.85 feet to a point for corner;
- 21 5. North 11°33'41" East, 37.07 feet to a point for corner;
- 22 6. North 52°12'40" East, 28.54 feet to a point for corner;
- 23 7. North 51°50'02" West, 24.97 feet to a point for corner;
- 24 8. North 88°11'32" East, 35.50 feet to a point for corner;
- 25 9. North 29°32'26" East, 110.78 feet to a point for corner;
- 26 10. North 75°15'58" East, 68.34 feet to a point for corner;
- 27 11. South 51°48'30" East, 50.53 feet to a point for corner;

- 1 12. North 79°13'23" East, 40.81 feet to a point for corner;
- 2 13. North 04°40'00" West, 136.22 feet to a point for corner;
- 3 14. North 32°07'37" East, 60.12 feet to a point for corner;
- 4 15. North 46°36'30" East, 57.30 feet to a point for corner;
- 5 16. North 21°11'07" West, 54.47 feet to a point for corner;
- 6 17. North 02°52'33" East, 76.04 feet to a point for corner;
- 7 18. North 30°36'40" East, 45.00 feet to a point for corner;
- 8 19. South 46°17'54" East, 52.83 feet to a point for corner;
- 9 20. North 67°43'12" East, 31.12 feet to a point for corner;
- 10 21. North 27°10'54" East, 22.94 feet to a point for corner;
- 11 22. North 76°09'31" East, 96.44 feet to a point for corner;
- 12 23. North 18°14'48" East, 65.58 feet to a point for corner;
- 13 24. North 75°18'54" East, 80.12 feet to a point for corner;
- 14 25. North 17°19'16" East, 64.17 feet to a point for corner;
- 15 26. North 31°12'56" East, 40.21 feet to a point for corner;
- 16 27. South 56°34'55" East, 74.19 feet to a point for corner;
- 17 28. North 58°03'36" East, 43.72 feet to a point for corner;
- 18 29. North 15°16'42" East, 34.96 feet to a point for corner;
- 19 30. North 26°46'27" West, 101.00 feet to a point for corner;
- 20 31. North 77°07'08" West, 45.13 feet to a point for corner;
- 21 32. South 23°52'02" West, 33.69 feet to a point for corner;
- 22 33. North 34°55'39" West, 30.58 feet to a point for corner;
- 23 34. North 04°43'54" East, 139.56 feet to a point for corner;
- 24 35. North 49°52'03" East, 80.12 feet to a point for corner;
- 25 36. North 36°59'46" West, 32.71 feet to a point for corner;
- 26 37. South 83°09'49" West, 89.05 feet to a point for corner;
- 27 38. North 01°08'58" West, 51.10 feet to a point for corner;

- 1 39. South 89°33'42" East, 70.61 feet to a point for corner;
- 2 40. North 18°08'04" West, 82.98 feet to a point for corner;
- 3 41. North 65°47'07" East, 72.32 feet to a point for corner;
- 4 42. North 21°45'28" West, 108.76 feet to a point for corner;
- 5 43. North 46°54'26" West, 27.86 feet to a point for corner;
- 6 44. South 36°24'46" West, 124.21 feet to a point for corner;
- 7 45. South 68°31'55" West, 89.46 feet to a point for corner;
- 8 46. North 30°02'30" West, 27.92 feet to a point for corner;
- 9 47. North 28°45'23" East, 259.17 feet to a point for corner;
- 10 48. North 87°35'41" West, 34.55 feet to a point for corner;
- 11 49. North 06°02'38" West, 64.31 feet to a point for corner;
- 12 50. North 25°43'30" East, 160.41 feet to a point for corner;
- 13 51. North 59°50'48" East, 35.64 feet to a point for corner;
- 14 52. South 66°51'12" East, 139.24 feet to a point for corner;
- 15 53. North 08°39'49" West, 81.92 feet to a point for corner;
- 16 54. North 37°22'23" East, 22.36 feet to a point for corner;
- 17 55. North 84°25'14" East, 89.59 feet to a point for corner;
- 18 56. North 62°53'36" East, 76.60 feet to a point for corner;
- 19 57. North 38°15'50" East, 91.56 feet to a point for corner;
- 20 58. North 18°02'10" West, 49.23 feet to a point for corner;
- 21 59. South 79°22'47" West, 69.62 feet to a point for corner;
- 22 60. North 33°01'08" West, 74.41 feet to a point for corner;
- 23 61. North 08°50'51" East, 48.23 feet to a point for corner;
- 24 62. North 51°01'41" East, 112.70 feet to a point for corner;
- 25 63. North 11°32'20" West, 26.25 feet to a point for corner;
- 26 64. North 75°58'54" West, 40.13 feet to a point for corner;
- 27 65. North 17°13'17" West, 48.25 feet to a point for corner;

1 66. North 35°42'48" East, 50.95 feet to a point for corner;  
2 67. South 84°04'38" East, 35.18 feet to a point for corner;  
3 68. South 05°17'32" East, 59.68 feet to a point for corner;  
4 69. North 47°45'11" East, 63.33 feet to a point for corner;  
5 70. North 09°16'24" West, 123.17 feet to a point for corner;  
6 71. South 86°42'10" West, 77.72 feet to a point for corner;  
7 72. North 52°41'46" West, 47.11 feet to a point for corner;  
8 73. North 36°16'41" East, 233.03 feet to a point for corner being  
9 the northeast corner of called Lot 1 conveyed to Adrian and Daniela  
10 Gianina Rotaru by Warranty Deed with Vendor's Lien recorded in  
11 Clerk's File No. 2017053987, Montgomery County Official Public  
12 Records of Real Property, being the southeast corner of called  
13 Tract 3 (Lot 35) conveyed to Bruce W. Tubbs and Maria Caughman by  
14 Warranty Deed with Vendor's Lien recorded in Clerk's File  
15 No. 2016082401, Montgomery County Official Public Records of Real  
16 Property, being the most westerly corner of a called 443.135 acre  
17 tract conveyed to CC Shepard Hill 443, L.P. by Special Warranty Deed  
18 with Vendor's Lien recorded in Clerk's File No. 2018025658,  
19 Montgomery County Official Public Records of Real Property, and  
20 being the northwest corner of the herein described tract;  
21 THENCE, South 77°18'54" East, at 14.59 feet passing a 1/2-inch iron  
22 rod found being in the south line of said called 443.135 acre tract,  
23 continuing for a total distance of 2,410.63 feet to a 5/8-inch iron  
24 rod with cap found being an interior angle point of said called  
25 443.135 acre tract and being the northeast corner of said 169.059  
26 acre tract and the herein described tract;  
27 THENCE, South 03°58'29" West, 1,540.88 feet to a wooden fence post

1 found being the most southerly corner of said called 443.135 acre  
2 tract, being the northwest corner of a called 131.172 acre tract  
3 conveyed to Barton J. and Melissa Halbaedier by Warranty Deed with  
4 Vendor's Lien recorded in Clerk's File No. 2004022169, Montgomery  
5 County Official Public Records of Real Property, and being an angle  
6 point of the herein described tract;

7 THENCE, South 04°00'54" West, 730.23 feet to a wooden fence post  
8 found being the southwest corner of said called 131.172 acre tract,  
9 being in the north line of said called 10.00 acre tract and being an  
10 angle point of the herein described tract;

11 THENCE, North 77°07'49" West, 578.00 feet to a 1/2-inch iron pipe  
12 found being the northwest corner of said called 10.00 acre tract and  
13 being an interior angle point of the herein described tract;

14 THENCE, South 11°31'45" West, 563.75 feet to the POINT OF BEGINNING,  
15 CONTAINING 170.1 acres (7,411,386 square feet) of land in  
16 Montgomery County, Texas filed in the office of Manhard Consulting,  
17 Ltd. in The Woodlands, Texas.

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

25 (b) The governor, one of the required recipients, has  
26 submitted the notice and Act to the Texas Commission on  
27 Environmental Quality.

1           (c) The Texas Commission on Environmental Quality has filed  
2 its recommendations relating to this Act with the governor, the  
3 lieutenant governor, and the speaker of the house of  
4 representatives within the required time.

5           (d) All requirements of the constitution and laws of this  
6 state and the rules and procedures of the legislature with respect  
7 to the notice, introduction, and passage of this Act are fulfilled  
8 and accomplished.

9           SECTION 4. (a) Section 8077.0307, Special District Local  
10 Laws Code, as added by Section 1 of this Act, takes effect only if  
11 this Act receives a two-thirds vote of all the members elected to  
12 each house.

13           (b) If this Act does not receive a two-thirds vote of all the  
14 members elected to each house, Subchapter C, Chapter 8077, Special  
15 District Local Laws Code, as added by Section 1 of this Act, is  
16 amended by adding Section 8077.0307 to read as follows:

17           Sec. 8077.0307. NO EMINENT DOMAIN POWER. The district may  
18 not exercise the power of eminent domain.

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

22           SECTION 5. This Act takes effect immediately if it receives  
23 a vote of two-thirds of all the members elected to each house, as  
24 provided by Section 39, Article III, Texas Constitution. If this  
25 Act does not receive the vote necessary for immediate effect, this  
26 Act takes effect September 1, 2019.

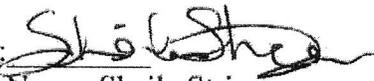
**NOTICE OF INTENT TO INTRODUCE A BILL/  
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO.  
173  
AFFIDAVIT OF PUBLICATION  
The State of Texas**

The Affiant, Sheila Stringer, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath that the following statements are true and correct;

1. Affiant is the Classified Administrator of the Houston Business Journal; A weekly newspaper published in Harris County, Texas and of general circulation in Harris, Chambers, Liberty, Montgomery, Waller, Fort Bend, Brazoria and Galveston Counties.
2. The notice, of which the annexed is true copy, was published on December 7, 2018 in the classified advertising of the Houston Business Journal.

Further Affiant sayeth not.

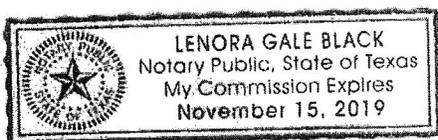
Executed this the 17th day of December, 2018.

Affiant:   
Printed Name: Sheila Stringer

SUBSCRIBED AND SWORN BEFORE ME, on 17th day of December, 2018.

by   
Notary Public

Lenora Gale Black  
Printed of Typed Name of Notary



LEGALS

INVITATION TO BIDDERS

Sealed bids, in duplicate, addressed to Board of Directors, Harris County Municipal Utility District No. 171, will be received in the office of BGE, Inc. 10777 Westheimer, Suite 400 Houston, Texas, 77042 (Phone: 281-558-8700) until 10:30 AM, Wednesday, December 19, 2018, at which time all bids will be opened and publicly read for the furnishing of all material, equipment, labor and supervision necessary or incidental to "Construction of Elbow Exchange Way and Elbow Falls Drive Street Dedication, Section One Water, Sanitary Sewer, Storm Drainage Systems and Street Paving for Harris County MUD No. 171, Harris County, Texas."

Scope of Project:

- 1. Approx. 5,300 LF of 7-inch-wide Reinforced Concrete Pavement and appurtenances
2. Approx. 2,400 LF of 12-inch Water Line and appurtenances
3. Approx. 1,500 LF of 8-inch Storm Sewer from 24-inch to 24-inch and appurtenances
4. Approx. 2,400 LF of Storm Sewer from 24-inch to 60-inch HCL 9x25" RCM and appurtenances

Bids received after the closing time will be returned unopened.

A MANDATORY pre-bid conference will be held in the office of BGE, Inc. Wednesday, December 12, 2018 at 10:30 AM. Attendance by each prospective bidder or its representative at the pre-bid conference is MANDATORY and no bid will be opened unless the bidder or representative was present at the pre-bid conference.

Plans, specifications and bid documents are available at www.ecvcs.com, search: 5767-00.

A bidder's check or bid bond in the amount of 5% of the total bid amount must accompany each bid. The successful bidder will be required to provide performance, payment and maintenance bonds for the full amount of the contract. The Owner reserves the right to reject any or all bids.

INVITATION TO BIDDERS

Sealed bids, in duplicate, addressed to Harris County Municipal Utility District (HMUD) No. 204, Attention: Board of Directors, will be received at the office of BGE, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042, until 2:30 PM Local Time, Monday, December 17, 2018, and then publicly opened and read for the furnishing of all material, equipment, labor and supervision necessary or incidental to "Construction of The Groves, Section Twenty-Eight Water, Sanitary Sewer, and Storm Sewer Facilities for Harris County MUD No. 204, Harris County, Texas."

Scope of Work includes:

- 1. Approx. 3,500 LF of 4-inch thru 12-inch water line and all appurtenances
2. Approx. 2,800 LF of 8-inch sanitary sewer and all appurtenances
3. Approx. 3,500 LF of 24-inch thru 36-inch storm sewer pipe and all appurtenances

Bids received after the closing time will be returned unopened. There will be no pre-bid conference associated with this project.

Plans, specifications and bid documents are available at www.ecvcs.com, search: 5767-00.

A bidder's check or bid bond in the amount of 5% of the total bid amount must accompany each bid. The successful bidder will be required to provide performance, payment and maintenance bonds for the full amount of the contract. The Owner reserves the right to reject any or all bids.

INVITATION TO BID

Sealed bids may be submitted in paper copy in duplicate. Bids will be received by Lane Ridge Investors, Ltd. on behalf of Lane Ridge Public Utility District at the office of the Development Engineer, Odyssey Engineering Group, LLC, located at 2500 Tanglevale Street, Suite 400, Houston, Texas 77065 until 2:00 p.m., Tuesday, December 18th, 2018, at which time all bids will be publicly opened and read for the construction of the project.

LUCE BAYOU PUBLIC UTILITY DISTRICT CLEARING AND GRUBBING TO SERVE PINE RIDGE Project No. 18-004-01

A mandatory pre-bid conference will be held on Tuesday, December 11, 2018, at 2:00 p.m. at the office of the Development Engineer, Odyssey Engineering Group, LLC, located at 2500 Tanglevale Street, Suite 400, Houston, Texas 77065.

Project scope includes the clearing and grubbing of approximately 73 Acres of wooded property. The project site is located on Key Map No. 298-A. For a detailed project scope and location, please visit www.lrcu.com.

The above described construction will be performed in accordance with plans and specifications and any addenda thereto which may be issued prior to the opening of bids. Plans, specifications and bid documents may be viewed and downloaded free of charge or the option to purchase hard copies on the CVCUSA Website: www.CVCUSA.com. Documents are also available for review at the office of the Engineer in Houston area plan room.

Each bid must be accompanied by a Certified or Cashier's Check from a responsible bank in the State of Texas, or a Bid Bond, issued by a surety legally authorized to do business in the State of Texas, equal to five percent (5%) of the total bid amount. Make the Cashier's Check, Certified Check or Bid Bond payable to the Owner.

The Owner reserves the right to reject any or all bids or to accept any bid deemed advantageous to a bid waive informalities in bidding. All bids received after the closing time above designated will be returned unopened.

INVITATION TO BIDDERS

Sealed Bids, in duplicate, addressed to Tarrant County Municipal Utility District No. 40, Attention: Mr. Alena Skimiec, President, Board of Directors, will be received at the Katy office of JJA Engineering, Inc., 1804 W Grand Parkway North, Suite 120, Katy, Texas 77449, until 10:00 a.m. Local Time, Friday, December 14, 2018, and then publicly opened and read for the construction of the Water Supply Plant No. 1 - Phase II at Grove Diamond County Municipal Utility District No. 3 and 40, Tarrant County, Texas.

Scope of Work of the Contract includes the following: 125,000 gallon ground storage tank, 15,000 gallon hydro-pneumatic tank, booster pump and appurtenances.

Bids received after the closing time will be returned unopened. A Non-Mandatory pre-bid conference will be held on Friday, December 7, 2018 at 10:00 a.m. Local Time, at the Katy office of JJA Engineering, Inc., 1804 W Grand Parkway North, Suite 120, Katy, Texas 77449.

Bids must be accompanied by a Bid Bond or a certified or cashier's check, acceptable to the District in an amount not less than five percent (5%) of the total amount bid, as a guarantee that the successful bidder will enter into the Contract and execute the Bonds on the form provided, and provide the required insurance certificates within seven (7) days after the date Contract Documents are received by the Contractor.

Bidding documents may be examined at JJA Engineering, Inc., AGC of Texas, Contractor Contact, and Amick or may be obtained by prospective bidders or suppliers upon payment of ninety-five dollars (\$95.00 non-refundable plus cost of delivery) (\$50.00 for electronic copy) for each set of documents at JJA Engineering, Inc., 1804 W Grand Parkway North, Suite 120, Katy, Texas 77449.

The Owner reserves the right to reject any or all bids and to waive all defects and irregularities in bidding or bidding process upon opening or unsubmitting a bid. The Successful Bidder, if any, will be the responsible Bidder which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.

ADVERTISEMENT FOR CONSTRUCTION COMPETITIVE SEALED PROPOSALS CITY OF HOUSTON

The City Secretary for City of Houston will receive Statements of Qualifications (SOQ) and proposals at 900 Bagby, Room P101, Houston, Texas for the following General Services Department projects:

Table with 2 columns: Project Name and Number, WBS No., Project Description, Qualification Submitted Date, Proposal Submission Dates, Project Location, Project Manager, Estimated Construction Budget, Pre-Submittal Meetings, Pre-Proposal Meeting.

The City of Houston intends to utilize the Competitive Sealed Proposals process as authorized in Chapter 2269, Texas Government Code for the above procurement. The Contractor will be selected in a two-step process. In step one, the Proposer's SOQ will be ranked based on the criteria set out in Document 302 - Proposal Organization and Selection Criteria. After reviewing the Proposer's qualifications, the City will invite the rank order bidder to submit a proposal that will participate in step two. The City will notify the short-listed Proposer and require that proposal in accordance with the Request for Competitive Sealed Proposals.

SOQ and Proposals will be accepted until 11:00 a.m. local time on the respective date(s) shown above. SOQs and/or Proposals received after that time will not be accepted. SOQs and Proposals will be publicly opened and read aloud at 11:00 a.m. on the same day at 900 Bagby, Room P122. All interested parties are invited to attend. Place and date of SOQ or Proposal opening may be changed in accordance with Sections 15.01(b) and 15.06(b), City of Houston's Code of Ordinances (City Code).

Requests for bid documents and drawings should be sent to Richard Malinowski, Procurement Director, at malinowski@houstontexas.gov or by phone at 713-803-3000. All documents will be provided by the following General Services website for your review: https://www.houstontexas.gov/procurement/advertised-tenders.html.

This Proposal is subject to "Harris County" as set out in Chapter 15, Article XI, City Code. It is unlawful for any Contractor to contribute or offer any contribution to a candidate for City elective office during a certain period prior to and following a contract award. (Chapter 18, City Code). Contractors will be required to comply with Anti-discrimination provisions (Chapter 15, Article II, City Code), Pay or Buy Program Executive Order 147 and Ordinance 2007-0534), and the Minority, Women, Persons with Disabilities and Small Business Enterprise requirements (Chapter 15, Article V and VI, City Code and Executive Order 1-2).

Dated: (Publish Friday, November 30, 2018 and December 7, 2018) Anna Russell, City Secretary

NOTICE OF INTENT TO INTRODUCE A BILL

Pursuant to the Constitution and laws of the State of Texas, notice is hereby given of the intention to apply to the 86th Legislature of the State of Texas at its regular session in Austin, Texas, for the introduction of a bill, the substance of the contemplated law being as follows:

An act relating to the creation, administration, powers, duties, operation, and financing of the Montgomery County Municipal Utility District No. 167.

The Act proposes to create a municipal utility district to be known as the Montgomery County Municipal Utility District No. 167, located east of the intersection of R.M. 2854 and Keenan Cur Off Road, being approximately 243 acres in Montgomery County and within the extra-territorial jurisdiction of the City of Conroe, Texas, subject to approval at a confirmation election.

All interested persons will, therefore, take notice of the matters and facts set out in the foregoing statement of the substance of the contemplated law as required by the Constitution and laws of the State of Texas.

NOTICE OF INTENT TO INTRODUCE A BILL

Pursuant to the Constitution and laws of the State of Texas, notice is hereby given of the intention to apply to the 86th Legislature of the State of Texas at its regular session in Austin, Texas, for the introduction of a bill, the substance of the contemplated law being as follows:

An act relating to powers and duties of Fort Bend County Municipal Utility District No. 225, providing authority to issue bonds, providing authority to impose fees and taxes.

The Act proposes to authorize the District to provide for the construction, maintenance and operation of water supply to approval at an election by the qualified voters in the District.

All interested persons will, therefore, take notice of the matters and facts set out in the foregoing statement of the substance of the contemplated law as required by the Constitution and laws of the State of Texas.

NOTICE OF INTENT TO INTRODUCE A BILL

Pursuant to the Constitution and laws of the State of Texas, notice is hereby given of the intention to apply to the 86th Legislature of the State of Texas at its regular session in Austin, Texas, for the introduction of a bill, the substance of the contemplated law being as follows:

An act relating to the creation, administration, powers, duties, operation, and financing of the Montgomery County Municipal Utility District No. 173.

The Act proposes to create a municipal utility district to be known as the Montgomery County Municipal Utility District No. 173, located north of the intersections of Calvary Road and Amberwood Street, being approximately 173 acres in Montgomery County and within the extra-territorial jurisdiction of the City of Conroe, Texas, subject to approval at a confirmation election.

All interested persons will, therefore, take notice of the matters and facts set out in the foregoing statement of the substance of the contemplated law as required by the Constitution and laws of the State of Texas.

ADVERTISE YOUR LEGAL NOTICES CALL 713-395-9625

INVITATION TO BIDDERS

Sealed bids, in duplicate, addressed to The Vreco Apartments, LP on behalf of Greenwood Utility District, will be received in the office of BGE, Inc. 10777 Westheimer, Suite 400, Houston, Texas, 77042 (Phone: 281-558-8700) until 10:00 AM, Friday, December 21, 2018, at which time all bids will be opened and publicly read for the furnishing of all material, equipment, labor and supervision necessary or incidental to "Construction of The Vreco Detention Basin, Harris County, Texas."

Scope of Project:

- 1. Approx. 14,516 of Storm Sewer, Excavation for 1 Detention Basin, Onsite Soil Disposal

Bids received after the closing time will be returned unopened.

A MANDATORY pre-bid conference will be held in the office of BGE, Inc. Monday, December 17, 2018 at 2:00 PM. Attendance by each prospective bidder or its representative at the pre-bid conference is MANDATORY and no bid will be opened unless the bidder or representative was present at the pre-bid conference.

Plans, specifications and bid documents are available at www.ecvcs.com, search: 4741-00.

A bidder's check or bid bond in the amount of 5% of the total bid amount must accompany each bid. The successful bidder will be required to provide performance, payment and maintenance bonds for the full amount of the contract. The Owner reserves the right to reject any or all bids.

Advertisement Below

Montgomery County Municipal Utility District No. 137-NorthGrove Section 7 Sewerwork and Landscape (H134416)

Sealed bids in duplicate addressed to Montgomery County Municipal Utility District No. 137 will be received in the office of TBC Partners, 3050 Post Oak Blvd., Suite 106, Houston, TX 77056, until 10:00 a.m., January 11, 2019 at which time all bids will be opened and publicly read for the furnishing of all material, equipment, labor and supervision necessary or incidental to the construction of improvements for NorthGrove Section 7 Sewerwork and Landscape located in Montgomery County within the NorthGrove Development.

Scope of Project:

New sewerwork and landscape improvements, including but not limited to: line grading, sidewalks, planning and irrigation. A pre-bid conference will be held at the office of TBC Partners located at 3050 Post Oak Blvd., Suite 106, Houston, TX on December 18, 2018 at 10:00 a.m. Attendance is mandatory for bidders. Specifications and bid documents are available online at www.ecvcs.com. Plans and specifications are available at TBC Partners, 3050 Post Oak Blvd., Suite 106, Houston, TX 77056. Plans for viewing only are available at TBC Partners, Inc. Bid bond certificates required and must accompany each bid. The successful bidder will be required to provide a performance bond and a payment bond, as provided for in the bid documents, for the full amount of the contract. The owner reserves the right to reject any or all bids.

INVITATION TO BIDDERS

Sealed Bids, in duplicate, addressed to Lower Kirby Pearland Management District, Attention: Mr. Ron Bagby, President, Board of Directors, will be received in the office of JJA Engineering, Inc., 2928 Bayshore Drive, Suite 300, Houston, Texas 77057, until 1:00 p.m. Local Time, Friday, December 21, 2018, and then publicly opened and read for the construction of the Delaney B Wastewater Extension from Hooper Road to Kirby Drive for Lower Kirby Pearland Management District, Harris County, Texas.

Scope of Work of the Contract includes the following: Construction of the Delaney B Wastewater Extension from Hooper Road to Kirby Drive.

Bids received after the closing time will be returned unopened. A non-mandatory pre-bid conference will be held on Friday, December 14, 2018, at 11:00 a.m. Local Time at the office of JJA Engineering, Inc., 2928 Bayshore Drive, Suite 300, Houston, Texas 77057.

Each Bid must be accompanied by a Bid Bond or a certified or cashier's check, acceptable to the Owner, in an amount not less than five percent (5%) of the total amount bid, as a guarantee that the successful bidder will enter into the Contract and execute the Bonds on the form provided, and provide the required insurance certificates within seven (7) days after the date Contract Documents are received by the Contractor.

Bidding documents may be examined at JJA Engineering, Inc., AGC of Texas, Contractor Contact, and Amick or may be obtained by prospective bidders or suppliers upon payment of one hundred dollars (\$100.00 non-refundable plus cost of delivery) (\$50.00 for electronic copy) for each set of documents at JJA Engineering, Inc., 2928 Bayshore Drive, Suite 300, Houston, Texas 77057.

The Owner reserves the right to reject any or all bids and to waive all defects and irregularities in bidding or bidding process except those of unsubmitting a bid. The Successful Bidder, if any, will be the responsible Bidder which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.

Lower Kirby Pearland Management District

NOTICE OF INTENT TO INTRODUCE A BILL

Pursuant to the Constitution and laws of the State of Texas, notice is hereby given of the intention to apply to the 86th Legislature of the State of Texas at its regular session in Austin, Texas, for the introduction of a bill, the substance of the contemplated law being as follows:

An Act relating to powers and duties of Cleveland Municipal Utility District No. 7 of Montgomery County, Texas, and relating to eligibility of Cleveland Municipal District No. 1 of Montgomery County, Texas, to be included in special zones providing authority to issue bonds, providing authority to impose fees and taxes, providing authority to use increments for purposes permitted for money granted to a corporation under Section 943.007(b), Local Government Code, providing authority for the construction, maintenance and operation of roads.

The Act proposes to authorize the District to provide for the construction, maintenance and operation of roads, subject to approval at an election by the qualified voters in the District. The Act proposes to provide for Cleveland Municipal Utility District No. 1 of Montgomery County, Texas, to be included in a tax increment reimbursement zone and for the use of tax increment by Cleveland Municipal District No. 1 in accordance with Section 380.002(b), Local Government Code.

All interested persons will, therefore, take notice of the matters and facts set out in the foregoing statement of the substance of the contemplated law as required by the Constitution and laws of the State of Texas.

NOTICE OF INTENT TO INTRODUCE A BILL

Pursuant to the Constitution and laws of the State of Texas, notice is hereby given of the intention to apply to the 86th Legislature of the State of Texas at its regular session in Austin, Texas, for the introduction of a bill, the substance of the contemplated law being as follows:

An act relating to the creation, administration, powers, duties, operation, and financing of the Fort Bend County Municipal Utility District No. 233.

The Act proposes to create a municipal utility district to be known as the Fort Bend County Municipal Utility District No. 233, located east of the intersection of R.M. 2214 and Northwood Road, being approximately 211 acres in Fort Bend County and within the extra-territorial jurisdiction and corporate limits of the City of Houston, Texas, subject to approval at a confirmation election.

All interested persons will, therefore, take notice of the matters and facts set out in the foregoing statement of the substance of the contemplated law as required by the Constitution and laws of the State of Texas.

## NOTICE OF INTENT TO INTRODUCE A BILL

Pursuant to the Constitution and laws of the State of Texas, notice is hereby given of the intention to apply to the 86th Legislature of the State of Texas at its regular session in Austin, Texas, for the introduction of a bill, the substance of the contemplated law being as follows:

An act relating to the creation, administration, powers, duties, operation, and financing of the Montgomery County Municipal Utility District No. 173.

The Act proposes to create a municipal utility district to be known as the Montgomery County Municipal Utility District No. 173, located north of the intersection of Calvary Road and Amblerwood Street, being approximately 171 acres in Montgomery County and within the extraterritorial jurisdiction of the City of Conroe, Texas, subject to approval at a confirmation election.

All interested persons will, therefore, take notice of the matters and facts set out in the foregoing statement of the substance of the contemplated laws as required by the Constitution and laws of the State of Texas.