

1-1 By: Huberty (Senate Sponsor - Bettencourt) H.B. No. 4765  
 1-2 (In the Senate - Received from the House May 19, 2019;  
 1-3 May 19, 2019, read first time and referred to Committee on  
 1-4 Administration; May 21, 2019, reported favorably by the following  
 1-5 vote: Yeas 5, Nays 0; May 21, 2019, 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 Harris County Improvement District  
 1-18 No. 27; granting a limited power of eminent domain; providing  
 1-19 authority to issue bonds; providing authority to impose  
 1-20 assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-22 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-23 Code, is amended by adding Chapter 7887 to read as follows:

1-24 CHAPTER 7887. HARRIS COUNTY IMPROVEMENT DISTRICT NO. 27

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 7887.0101. DEFINITIONS. In this chapter:

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

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

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

1-31 (4) "District" means the Harris County Improvement  
 1-32 District No. 27.

1-33 Sec. 7887.0102. NATURE OF DISTRICT. The district is a  
 1-34 municipal utility district created under Section 59, Article XVI,  
 1-35 Texas Constitution.

1-36 Sec. 7887.0103. CONFIRMATION AND DIRECTOR ELECTION  
 1-37 REQUIRED. The temporary directors shall hold an election to  
 1-38 confirm the creation of the district and to elect five permanent  
 1-39 directors as provided by Section 49.102, Water Code.

1-40 Sec. 7887.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-41 temporary directors may not hold an election under Section  
 1-42 7887.0103 until each municipality in whose corporate limits or  
 1-43 extraterritorial jurisdiction the district is located has  
 1-44 consented by ordinance or resolution to the creation of the  
 1-45 district and to the inclusion of land in the district.

1-46 Sec. 7887.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

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

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

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

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

1-55 Sec. 7887.0106. INITIAL DISTRICT TERRITORY. (a) The  
 1-56 district is initially composed of the territory described by  
 1-57 Section 2 of the Act enacting this chapter.

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

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

SUBCHAPTER B. BOARD OF DIRECTORS

2-8 Sec. 7887.0201. GOVERNING BODY; TERMS. (a) The district is

2-9 governed by a board of five elected directors.

2-10 (b) Except as provided by Section 7887.0202, directors

2-11 serve staggered four-year terms.

2-12 Sec. 7887.0202. TEMPORARY DIRECTORS. (a) On or after the

2-13 effective date of the Act enacting this chapter, the owner or owners

2-14 of a majority of the assessed value of the real property in the

2-15 district may submit a petition to the commission requesting that

2-16 the commission appoint as temporary directors the five persons

2-17 named in the petition. The commission shall appoint as temporary

2-18 directors the five persons named in the petition.

2-19 (b) Temporary directors serve until the earlier of:

2-20 (1) the date permanent directors are elected under

2-21 Section 7887.0103; or

2-22 (2) the fourth anniversary of the effective date of

2-23 the Act enacting this chapter.

2-24 (c) If permanent directors have not been elected under

2-25 Section 7887.0103 and the terms of the temporary directors have

2-26 expired, successor temporary directors shall be appointed or

2-27 reappointed as provided by Subsection (d) to serve terms that

2-28 expire on the earlier of:

2-29 (1) the date permanent directors are elected under

2-30 Section 7887.0103; or

2-31 (2) the fourth anniversary of the date of the

2-32 appointment or reappointment.

2-33 (d) If Subsection (c) applies, the owner or owners of a

2-34 majority of the assessed value of the real property in the district

2-35 may submit a petition to the commission requesting that the

2-36 commission appoint as successor temporary directors the five

2-37 persons named in the petition. The commission shall appoint as

2-38 successor temporary directors the five persons named in the

2-39 petition.

SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 7887.0301. GENERAL POWERS AND DUTIES. The district

2-42 has the powers and duties necessary to accomplish the purposes for

2-43 which the district is created.

2-44 Sec. 7887.0302. MUNICIPAL UTILITY DISTRICT POWERS AND

2-45 DUTIES. The district has the powers and duties provided by the

2-46 general law of this state, including Chapters 49 and 54, Water Code,

2-47 applicable to municipal utility districts created under Section 59,

2-48 Article XVI, Texas Constitution.

2-49 Sec. 7887.0303. AUTHORITY FOR ROAD PROJECTS. Under Section

2-50 52, Article III, Texas Constitution, the district may design,

2-51 acquire, construct, finance, issue bonds for, improve, operate,

2-52 maintain, and convey to this state, a county, or a municipality for

2-53 operation and maintenance macadamized, graveled, or paved roads, or

2-54 improvements, including storm drainage, in aid of those roads.

2-55 Sec. 7887.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A

2-56 road project must meet all applicable construction standards,

2-57 zoning and subdivision requirements, and regulations of each

2-58 municipality in whose corporate limits or extraterritorial

2-59 jurisdiction the road project is located.

2-60 (b) If a road project is not located in the corporate limits

2-61 or extraterritorial jurisdiction of a municipality, the road

2-62 project must meet all applicable construction standards,

2-63 subdivision requirements, and regulations of each county in which

2-64 the road project is located.

2-65 (c) If the state will maintain and operate the road, the

2-66 Texas Transportation Commission must approve the plans and

2-67 specifications of the road project.

2-68 Sec. 7887.0305. COMPLIANCE WITH MUNICIPAL CONSENT

2-69 ORDINANCE OR RESOLUTION. The district shall comply with all

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

3-5 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-6 Sec. 7887.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)

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

3-9 (1) revenue other than ad valorem taxes; or

3-10 (2) contract payments described by Section 7887.0403.

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

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

3-19 Sec. 7887.0402. OPERATION AND MAINTENANCE TAX. (a) If  
3-20 authorized at an election held under Section 7887.0401, the  
3-21 district may impose an operation and maintenance tax on taxable  
3-22 property in the district in accordance with Section 49.107, Water  
3-23 Code.

3-24 (b) The board shall determine the tax rate. The rate may not  
3-25 exceed the rate approved at the election.

3-26 Sec. 7887.0403. CONTRACT TAXES. (a) In accordance with  
3-27 Section 49.108, Water Code, the district may impose a tax other than  
3-28 an operation and maintenance tax and use the revenue derived from  
3-29 the tax to make payments under a contract after the provisions of  
3-30 the contract have been approved by a majority of the district voters  
3-31 voting at an election held for that purpose.

3-32 (b) A contract approved by the district voters may contain a  
3-33 provision stating that the contract may be modified or amended by  
3-34 the board without further voter approval.

3-35 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-36 Sec. 7887.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
3-37 OBLIGATIONS. The district may issue bonds or other obligations  
3-38 payable wholly or partly from ad valorem taxes, impact fees,  
3-39 revenue, contract payments, grants, or other district money, or any  
3-40 combination of those sources, to pay for any authorized district  
3-41 purpose.

3-42 Sec. 7887.0502. TAXES FOR BONDS. At the time the district  
3-43 issues bonds payable wholly or partly from ad valorem taxes, the  
3-44 board shall provide for the annual imposition of a continuing  
3-45 direct ad valorem tax, without limit as to rate or amount, while all  
3-46 or part of the bonds are outstanding as required and in the manner  
3-47 provided by Sections 54.601 and 54.602, Water Code.

3-48 Sec. 7887.0503. BONDS FOR ROAD PROJECTS. At the time of  
3-49 issuance, the total principal amount of bonds or other obligations  
3-50 issued or incurred to finance road projects and payable from ad  
3-51 valorem taxes may not exceed one-fourth of the assessed value of the  
3-52 real property in the district.

3-53 SECTION 2. The Harris County Improvement District No. 27  
3-54 initially includes all the territory contained in the following  
3-55 area:

3-56 LEGAL DESCRIPTION

3-57 TRACT ONE: Fieldnotes for 28.8778 acres of land out of the Amos  
3-58 Barber Survey, Abstract No. 125 in Harris County, Texas, being out  
3-59 of and a part of that certain 28.2586 acre tract of land conveyed to  
3-60 Craig Nelson, Trustee, as described in deed recorded under County  
3-61 Clerk's File No. T275175 of the Real Property Records of Harris  
3-62 County, and all of that certain 16.2039 acre tract of land conveyed  
3-63 to Northwood North Venture, L.P ., and described as "Tract II" in  
3-64 deed recorded under County Clerk's File No. T951125 of the said  
3-65 Real Property Records, said 28.8778 acres of land being more  
3-66 particularly described by metes and bounds as follows:

3-67 COMMENCING at a 1 1/4 inch steel pipe at the base of a 30 inch  
3-68 Cypress tree found in the West line of the said Amos Barber Survey,  
3-69 marking the Northeast corner of the Richard B. West Survey.

4-1 Abstract No. 860, and the Southeast corner of the H.T. & B.R.R.  
4-2 Survey, Abstract No. 385, said point also being the Southeast  
4-3 corner of the residue of that certain 69.3518 acre tract of land  
4-4 conveyed to Westfield Properties, Inc., as described in deed  
4-5 recorded under County Clerk's File No. M751039 of the said Real  
4-6 Property Records, said point also being in the West line of that  
4-7 certain 4.0000 acre tract of land conveyed to Ricardo F de  
4-8 Ibarlucea, et al, as described in deed recorded under County  
4-9 Clerk's File No. M383506 of the said Real Property Records;  
4-10 Thence, North 33° 19' 42" West, 469.82 feet with the East line of the  
4-11 said 69.3518 acre tract and the said H.T. & B.R.R. Survey, and with  
4-12 the West line of the said 4.000 acre tract and the said Amos Barber  
4-13 Survey, and generally along a barbed wire fence line to a 5/8 inch  
4-14 steel rod found marking the Southwest corner and PLACE OF BEGINNING  
4-15 for the herein described tract of land, said point being the most  
4-16 Southerly or Southwest corner of the said 28.2586 acre tract, said  
4-17 point also being the Northwest corner of the said 4.0000 acre tract;  
4-18 Thence, continuing with the East line of the said 69.3518 acre tract  
4-19 and the said H.T. & B.R.R. Survey. And with the common West line of  
4-20 the said 28.2586 acre tract and the said Amos Barber Survey, and  
4-21 generally along a barbed wire fence line. North 33° 19' 42" West,  
4-22 971.92 feet to a 5/8 inch steel rod with cap set for the most  
4-23 Westerly or Northwest corner of the herein described tract, said  
4-24 point being the most Southerly or Southwest corner of that certain  
4-25 14.3 acre tract of land conveyed to Aldine Independent School  
4-26 District, as described in deed recorded under Clerk's File  
4-27 No. 20060195978 of Real Records;  
4-28 Thence, North 57° 58' 17" East, 771.54 Feet with the Southeast line  
4-29 of the said 14.3 acre tract to a 3/8 inch steel rod found at an angle  
4-30 point for the herein described tract, said point being the most  
4-31 Easterly or Southeast corner of the said 14.3 acre tract and the  
4-32 Northwest corner of the said 16.2039 acre tract, Northwood North  
4-33 Venture, L.P., as described in deed recorded under County Clerk's  
4-34 File No. 20060015817 of the said Real Property Records;  
4-35 Thence, North 79° 11' 19" East, 599.93 feet with the South line of  
4-36 the said 0.8253 acre tract and the North line of the said 16.2039  
4-37 acre tract to a 3/8 inch steel rod found in the West line of Rayford  
4-38 Road, based on an 80 foot right-of-way-, marking the Northeast  
4-39 corner of the said 16.2039 acre tract and the herein described  
4-40 tract, said the Southeast corner of the said 0.8253 acre tract, said  
4-41 point also being in a non-tangent curve to the right having a radius  
4-42 of 20000.00 feet and a central angle of 00° 56' 33";  
4-43 Thence, in a Southerly direction, with the West line of said Rayford  
4-44 Road and the East line of the said 16.2039 acre tract, and with the  
4-45 said curve to the right having a radius of 2000.00 feet (chord  
4-46 bearing South 11°18' 59" East, 32.90 feet an arc distance of 32.90  
4-47 feet to a 5/8 inch steel rod set at a point of tangency;  
4-48 Thence, continuing with the West line of said Rayford Road and the  
4-49 East line of the said 16.2039 acre tract, South 10° 50' 43" East,  
4-50 428.57 feet to a 5/8 inch steel rod set at a point of curve to the  
4-51 right having a radius of I 120.00 feet and a central angle of 50°39'  
4-52 42";  
4-53 Thence, continuing with the West line of said Rayford Road and the  
4-54 East line of the said 16.2039 acre tract, and with the said curve to  
4-55 the right having a radius of 1120.00 feet (chord bearing South 14°  
4-56 29 '08" West, 958.37 feet), an arc distance of 990.32 feet to a 5/8  
4-57 inch steel rod set at a point of tangency;  
4-58 Thence, continuing with the Northwesterly line of said Rayford Road  
4-59 and the Southeasterly line of the said 16.2039 acre tract, South 39°  
4-60 48' 59" West, 125.77 feet to a 5/8 inch steel rod set at a point of  
4-61 curve to the left having a radius of 1180.00 feet and a central  
4-62 angle of 5°45' 53";  
4-63 Thence, continuing with the Northwesterly line of said Rayford Road  
4-64 and the Southeasterly line of the said 16.2039 acre tract, and with  
4-65 the said curve to the left having a radius of 1180.00 feet (chord  
4-66 bearing South 36° 56' 02" West, 118.67 feet), an arc distance of  
4-67 118.72 feet to a 5/8 inch steel rod set for the most Southerly  
4-68 corner of the said 16.2039 acre tract and the herein described  
4-69 tract. said point also the Southeast corner of the aforesaid

5-1 Ricardo F. de Ibarlucea, 4.0000 acre tract;  
 5-2 Thence, North 11° 50' 34" West, 453.44 feet with the East line of the  
 5-3 said 4.0000 acre tract and the West line of the said 16.2039 acre  
 5-4 tract to a 5/8 inch steel rod found at an interior ell corner of the  
 5-5 herein described tract, said point also being the Northeast corner  
 5-6 of the said 4.0000 acre tract and the Southeast corner of the  
 5-7 aforesaid 28.2586 acre tract;  
 5-8 Thence, South 56°40' 34" West, 373.21 feet with the North line of the  
 5-9 said 4.0000 acre tract and the South line of the said 28.2586 acre  
 5-10 tract to the PLACE OF BEGINNING and containing 28.8778 acres or  
 5-11 1.257.915 square feet of land, more or less.  
 5-12 TRACT TWO: Fieldnotes for 0.1782 acre of land out of the Amos Barber  
 5-13 Survey, Abstract No. 125 and the Richard B. West Survey, Abstract  
 5-14 No. 860 in Harris County, Texas, being out of and a part of that  
 5-15 certain 0.65 acre tract of land described in instrument recorded in  
 5-16 Volume 3118, Page 422 of the Deed Records of Harris County, and  
 5-17 being that same 0.1782 acre tract of land conveyed to Northwood  
 5-18 North Venture, L.P., and described as "Tract III" in deed recorded  
 5-19 under County Clerk's File No. T951125 of the Real Property Records  
 5-20 of Harris County, said 0.1782 acre of land being more particularly  
 5-21 described by metes and bounds as follows:  
 5-22 COMMENCING at a 5/8 inch steel rod found in the called North line of  
 5-23 the Amos Barber Survey marking the Northwest corner of Forest  
 5-24 Shadows Subdivision, Section I, the map or plat of same being  
 5-25 recorded in Volume 58, Page 54 of the Map Records of Harris County,  
 5-26 said point also being the Northeast corner of that certain 83.156  
 5-27 acre tract of land described in instrument recorded in Volume 7263,  
 5-28 Page 325 of the said Deed Records, and that certain 20.000 acre  
 5-29 tract of land conveyed to the Aldine Independent School District  
 5-30 and described as "Tract 2" in deed recorded under County Clerk's  
 5-31 File No. D456846 of the said Real Property Records;  
 5-32 Thence, South 32°05'03" East with the West line of Forest Shadows  
 5-33 Subdivision, Sections 1, 2 and 3 and with the East line of the said  
 5-34 83.156 acre tract and the said 20.000 acre tract, at 1501.54 feet  
 5-35 passing a 5/8 inch steel rod set at the Northeast corner of that  
 5-36 certain (called) 27.2585 acre tract of land conveyed to Northwood  
 5-37 North Venture. L.P., and described as "Tract I" in deed recorded  
 5-38 under County Clerk's File No. T951125 of the said Real Property  
 5-39 Records, said point also being the Southeast corner of the said  
 5-40 20.000 acre tract, and continuing with the West line of said Forest  
 5-41 Shadows Subdivision, Section 3, the map or plat of same being  
 5-42 recorded in Volume 153, Page 123 of the said Map Records, the West  
 5-43 line of Forest Shadows, Section 4, the map or plat of same being  
 5-44 recorded in Volume 174, Page 115 of the said Map Records, and the  
 5-45 East line of the said called 27.2585 acre tract in all, a total  
 5-46 distance of 2327.58 feet to a 5/8 inch steel rod set for the  
 5-47 Southeast corner of the said called 27.2585 acre tract, said point  
 5-48 also being the Northeast corner of that certain 7.549 acre tract of  
 5-49 land conveyed to the Harris County Flood Control District, as  
 5-50 described in deed recorded under County Clerk's File No. J175685 of  
 5-51 the said Real Property Records;  
 5-52 Thence, South 57° 26' 45" West 603.75 with the South line of the said  
 5-53 called 27.2585 acre tract and with the North line of said 7.549 acre  
 5-54 tract to a 5/8 inch steel rod set at an angle point;  
 5-55 Thence, continuing with the South line of the said called 27.2585  
 5-56 acre tract and the North of the said 7.549 acre tract, South 66° 43'  
 5-57 00" West, 900.00 feet to a 5/8 inch steel rod set at a point of cure  
 5-58 to the left having a radius of 695.00 feet and a central angle of 37°  
 5-59 32' 04";  
 5-60 Thence continuing with Southerly line of said called 27.2585 acre  
 5-61 tract and the Northerly line of said 7.549 acre tract and with the  
 5-62 said curve to the left having a radius of 695.000 feet (chord  
 5-63 bearing South 47° 56' 58" West, 447.20 feet), an arc distance of  
 5-64 455.29 feet to a 5/8 inch steel rod set for the Southwest corner of  
 5-65 the said called 27.2585 acre tract, and an point of the said 7.549  
 5-66 acre tract;  
 5-67 Thence, South 12° 28' 19" East, 46.20 feet with a Westerly line of  
 5-68 the said 7.549 acre tract to an ell corner, said point also being  
 5-69 the most Northerly corner of the aforesaid 0.65 acre tract;

6-1 Thence, South 55° 47' 26" West, 54.87 feet with the Northwesterly  
6-2 line of the said 0.65 acre tract and the Westerly line of the said  
6-3 7.549 acre tract to a 5/8 inch steel rod set for the most Northerly  
6-4 corner and PLACE OF BEGINNING for the herein described tract of  
6-5 land, said point also being an angle point in the Westerly line of  
6-6 the said 7.549 acre tract, said point also being in a non-tangent  
6-7 curve to the left having a radius of 695.00 feet and a central angle  
6-8 of 10° 41' 35";

6-9 Thence, in a Southwesterly direction with the Westerly line of the  
6-10 said 7.549 acre tract and with the said curve to the left having a  
6-11 radius of 695.00 feet (chord bearing South 17° 11' 02" West, 129.52  
6-12 feet), an arc distance of 129.71 feet to a 5/8 inch steel rod set at  
6-13 a point of tangency;

6-14 Thence, continuing with the Westerly line of the said 7.549 acre  
6-15 tract, South 11° 50' 14" West, 32.84 feet to a 5/8 inch steel rod set  
6-16 in the North line of FM. Highway No. 1960, based on a 170 foot  
6-17 right-of-way, for the Southeast corner of the herein described  
6-18 tract, said point also being the Southwest corner of the said 7.549  
6-19 acre tract;

6-20 Thence, North 78° 09' 14" West, 63.90 feet with the North line of  
6-21 said FM. Highway No. 1960 to a 5/8 inch steel rod set at its  
6-22 intersection with the East line of Rayford Road, based on an 80 foot  
6-23 right-of-way, for the Southwest corner of the herein described  
6-24 tract, said point also being in a non-tangent curve to the right  
6-25 having a radius of 1100.00 feet and a central angle of 04° 31' 15";

6-26 Thence, in a Northeasterly direction with the East line of said  
6-27 Rayford Road and the said curve to the right having a radius of  
6-28 1100.00 feet (chord bearing North 14° 11' 49" East, 86.77 feet), an  
6-29 arc distance of 86.79 feet to a 5/8 inch steel rod set in the North  
6-30 line of the aforesaid 0.65 acre tract for the Northwest corner of  
6-31 the herein described tract;

6-32 Thence, North 55° 47' 26" East, 104.31 feet with the North line of  
6-33 the said 0.65 acre tract to the PLACE OF BEGINNING and containing  
6-34 0.1782 acre or 7,764 square feet of land, more or less.

6-35 TRACT THREE: Fieldnotes for 27.2273 acres of land out the Amos  
6-36 Barber Survey Abstract No. 125 in Harris County, Texas, being out  
6-37 of and part of the certain 83.156 acre tract of land described in  
6-38 instrument recorded in Volume 7263, Page 325 of the Deed Records of  
6-39 Harris County, and being the same (called) 27.2585 acre tract of  
6-40 land conveyed to Northwood North Venture, L.P., and described as  
6-41 "Tract I" in deed recorded under County Clerk's No.. T951125 of the  
6-42 Real Property Records of Harris County, said 27.2273 acres  
6-43 described by metes and bounds as follows:

6-44 COMMENCING in a point in the called North line of the Amos Barber  
6-45 Survey at the Northwest corner of Forest Shadows Subdivision,  
6-46 Section I, the map or plat of same being recorded in Volume 58, Page  
6-47 54 of the Map Records of Harris County, said point also the  
6-48 Northeast corner of the said 83.156 acre tract and that certain  
6-49 20.000 acre tract of land conveyed to the Aldine Independent School  
6-50 District and described as "Tract 2" in deed recorded under Clerk's  
6-51 File No. D456846 of the said Real Property Records;

6-52 Thence, South 32° 05' 03" East (called South 32° 08' 41" East in  
6-53 vesting deed), 1501.54 feet with the West line of Forest Shadows  
6-54 Subdivision, Sections 1, 2 and 3 and with the East line of the said  
6-55 83.156 acre tract and the said 20.000 acre tract to a 5/8 inch steel  
6-56 rod set for the Northeast corner and PLACE OF BEGINNING for the  
6-57 herein described tract of land, said point being the Southeast  
6-58 corner of the said 20.000 acre tract, said point also being in the  
6-59 West line of said Forest Shadows Subdivision, Section 3, the map or  
6-60 plat of same recorded in Volume 153, Page 123 of the said Map  
6-61 Records;

6-62 Thence continuing with the West line of the said Forest Shadows  
6-63 Subdivision, Section 3, and the East line of the said 83.156 acre  
6-64 tract, South 32° 05' 03" East, at 260 feet passing the Southwest  
6-65 corner of said Section 3 and the Northwest corner of Forest Shadows,  
6-66 Section 4, the map or plat of same being recorded in Volume 174,  
6-67 Page 115 of the said Map Records, and continuing with the West line  
6-68 of said Section 4 in all, a total distance of 826.04 feet to a 5/8  
6-69 inch steel rod set for the Southeast corner of the herein described

7-1 tract, said point also being the Northeast corner of that certain  
7-2 7.549 acre tract of land conveyed to the Harris Flood Control  
7-3 District, as described in deed recorded under Clerk's File  
7-4 No. J175685 of the said Real Records;  
7-5 Thence, South 57° 26' 45" West, 603.75 feet with the North line of  
7-6 the said 7,549 acre tract to a 5/8 inch steel rod set as an angle  
7-7 point;  
7-8 Thence, continuing with the North line of the said 7.549 acre tract,  
7-9 South 66° 43' 00" West, 900.00 feet (called South 67° 21' 27" West in  
7-10 7.549 acre deed) to a 5/8 inch steel rod set at a point of curve to  
7-11 the left having a radius of 695.00 feet and a central angle of 37°  
7-12 32' 04";  
7-13 Thence, continuing Northwesterly line of the said 7.549 acre tract  
7-14 and with the said curve to the left having a radius of 695.00 feet  
7-15 and central angle of 47° 56' 58" West, 447.20 feet), an arc distance  
7-16 of 455.29 feet to a 5/8 inch steel rod set or the Southwest corner of  
7-17 the herein described tract;  
7-18 Thence, North 11° 50' 34" West, 103.53 feet to a 5/8 inch steel rod  
7-19 set in the Southeasterly line of Rayford Road, based on an 80 foot  
7-20 right-of-way, said point being in a non-tangent curve to the right  
7-21 having a radius of 1100.00 feet and a central angle of 9° 57' 21";  
7-22 Thence, in a Northeasterly direction with the Southeasterly line of  
7-23 said Rayford Road and with the said curve to the having a radius of  
7-24 1100.00 feet (chord bearing North 34° 50' 18" East, 190.90 feet), an  
7-25 arc distance of 191.14 feet to a 5/8 inch steel rod set at a point of  
7-26 tangency;  
7-27 Thence, continuing with the Southeasterly line of said Rayford  
7-28 Road, North 39°48' 59" East, 125.77 feet to a 5/8 inch steel rod set  
7-29 at a point of curve to the left having a radius of 1200.00 feet and a  
7-30 central angle of 50° 39'42";  
7-31 Thence, continuing with the Southeasterly line of said Rayford Road  
7-32 and with the said curve to the left having a radius of 1200.00 feet  
7-33 (chord bearing North 14° 29' 08" East, 1026.83 feet), an arc  
7-34 distance of 1061.06 feet to a 5/8 inch steel rod set at a point of  
7-35 tangency;  
7-36 Thence, continuing with an Easterly line of said Rayford Road,  
7-37 North 10°50'43" West, 174.19 to a 5/8 inch steel rod set for the  
7-38 Northwest corner of the herein described tract, said point also  
7-39 being the Southwest corner of the aforesaid Aldine Independence  
7-40 School District 20.000 acre tract;  
7-41 Thence, North 79°09'40" East. 851.68 feet with the South line of the  
7-42 said 20.000 acre tract to the PLACE OF BEGINNING and containing  
7-43 27.2273 acres or 1,186,023 square feet of land, more or less.  
7-44 SECTION 3. (a) The legal notice of the intention to  
7-45 introduce this Act, setting forth the general substance of this  
7-46 Act, has been published as provided by law, and the notice and a  
7-47 copy of this Act have been furnished to all persons, agencies,  
7-48 officials, or entities to which they are required to be furnished  
7-49 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7-50 Government Code.  
7-51 (b) The governor, one of the required recipients, has  
7-52 submitted the notice and Act to the Texas Commission on  
7-53 Environmental Quality.  
7-54 (c) The Texas Commission on Environmental Quality has filed  
7-55 its recommendations relating to this Act with the governor, the  
7-56 lieutenant governor, and the speaker of the house of  
7-57 representatives within the required time.  
7-58 (d) All requirements of the constitution and laws of this  
7-59 state and the rules and procedures of the legislature with respect  
7-60 to the notice, introduction, and passage of this Act are fulfilled  
7-61 and accomplished.  
7-62 SECTION 4. (a) If this Act does not receive a two-thirds  
7-63 vote of all the members elected to each house, Subchapter C, Chapter  
7-64 7887, Special District Local Laws Code, as added by Section 1 of  
7-65 this Act, is amended by adding Section 7887.0306 to read as follows:  
7-66 Sec. 7887.0306. NO EMINENT DOMAIN POWER. The district may  
7-67 not exercise the power of eminent domain.  
7-68 (b) This section is not intended to be an expression of a  
7-69 legislative interpretation of the requirements of Section 17(c),

8-1 Article I, Texas Constitution.

8-2 SECTION 5. This Act takes effect immediately if it receives  
8-3 a vote of two-thirds of all the members elected to each house, as  
8-4 provided by Section 39, Article III, Texas Constitution. If this  
8-5 Act does not receive the vote necessary for immediate effect, this  
8-6 Act takes effect September 1, 2019.

8-7

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