

1-1 By: Nichols S.B. No. 2483  
 1-2 (In the Senate - Filed March 27, 2019; March 27, 2019, read  
 1-3 first time and referred to Committee on Intergovernmental  
 1-4 Relations; April 23, 2019, reported favorably by the following  
 1-5 vote: Yeas 6, Nays 0; April 23, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Lucio	X			
1-8 Schwertner	X			
1-9 Alvarado	X			
1-10 Campbell	X			
1-11 Fallon	X			
1-12 Menéndez			X	
1-13 Nichols	X			

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

1-17 relating to the creation of Plum Creek Management District No. 1 of  
 1-18 Liberty County; 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 3982 to read as follows:

1-23 CHAPTER 3982. PLUM CREEK MANAGEMENT DISTRICT NO. 1 OF LIBERTY  
 1-24 COUNTY

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 3982.0101. DEFINITIONS. In this chapter:

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

1-28 (2) "County" means Liberty County.

1-29 (3) "Director" means a board member.

1-30 (4) "District" means the Plum Creek Management  
 1-31 District No. 1 of Liberty County.

1-32 Sec. 3982.0102. NATURE OF DISTRICT. The district is a  
 1-33 special district created under Section 59, Article XVI, Texas  
 1-34 Constitution.

1-35 Sec. 3982.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
 1-36 creation of the district is essential to accomplish the purposes of  
 1-37 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
 1-38 Texas Constitution, and other public purposes stated in this  
 1-39 chapter. By creating the district and in authorizing the county and  
 1-40 other political subdivisions to contract with the district, the  
 1-41 legislature has established a program to accomplish the public  
 1-42 purposes set out in Section 52-a, Article III, Texas Constitution.

1-43 (b) The creation of the district is necessary to promote,  
 1-44 develop, encourage, and maintain employment, commerce,  
 1-45 transportation, housing, tourism, recreation, the arts,  
 1-46 entertainment, economic development, safety, and the public  
 1-47 welfare in the district.

1-48 (c) This chapter and the creation of the district may not be  
 1-49 interpreted to relieve the county from providing the level of  
 1-50 services provided as of the effective date of the Act enacting this  
 1-51 chapter to the area in the district. The district is created to  
 1-52 supplement and not to supplant county services provided in the  
 1-53 district.

1-54 Sec. 3982.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-55 (a) The district is created to serve a public use and benefit.

1-56 (b) All land and other property included in the district  
 1-57 will benefit from the improvements and services to be provided by  
 1-58 the district under powers conferred by Sections 52 and 52-a,  
 1-59 Article III, and Section 59, Article XVI, Texas Constitution, and  
 1-60 other powers granted under this chapter.

1-61 (c) The creation of the district is in the public interest

2-1 and is essential to further the public purposes of:  
2-2 (1) developing and diversifying the economy of the  
2-3 state;  
2-4 (2) eliminating unemployment and underemployment; and  
2-5 (3) developing or expanding transportation and  
2-6 commerce.  
2-7 (d) The district will:  
2-8 (1) promote the health, safety, and general welfare of  
2-9 residents, employers, potential employees, employees, visitors,  
2-10 and consumers in the district, and of the public;  
2-11 (2) provide needed funding for the district to  
2-12 preserve, maintain, and enhance the economic health and vitality of  
2-13 the district territory as a community and business center;  
2-14 (3) promote the health, safety, welfare, and enjoyment  
2-15 of the public by providing pedestrian ways and by landscaping and  
2-16 developing certain areas in the district, which are necessary for  
2-17 the restoration, preservation, and enhancement of scenic beauty;  
2-18 and  
2-19 (4) provide for water, wastewater, drainage, road,  
2-20 transportation, and recreational facilities for the district.  
2-21 (e) Pedestrian ways along or across a street, whether at  
2-22 grade or above or below the surface, and street lighting, street  
2-23 landscaping, parking, and street art objects are parts of and  
2-24 necessary components of a street and are considered to be a street  
2-25 or road improvement.  
2-26 (f) The district will not act as the agent or  
2-27 instrumentality of any private interest even though the district  
2-28 will benefit many private interests as well as the public.  
2-29 Sec. 3982.0105. INITIAL DISTRICT TERRITORY. (a) The  
2-30 district is initially composed of the territory described by  
2-31 Section 2 of the Act enacting this chapter.  
2-32 (b) The boundaries and field notes contained in Section 2 of  
2-33 the Act enacting this chapter form a closure. A mistake in the  
2-34 field notes or in copying the field notes in the legislative process  
2-35 does not affect the district's:  
2-36 (1) organization, existence, or validity;  
2-37 (2) right to issue any type of bonds for the purposes  
2-38 for which the district is created or to pay the principal of and  
2-39 interest on the bonds;  
2-40 (3) right to impose or collect an assessment or tax; or  
2-41 (4) legality or operation.  
2-42 Sec. 3982.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
2-43 All or any part of the area of the district is eligible to be  
2-44 included in:  
2-45 (1) a tax increment reinvestment zone created under  
2-46 Chapter 311, Tax Code;  
2-47 (2) a tax abatement reinvestment zone created under  
2-48 Chapter 312, Tax Code;  
2-49 (3) an enterprise zone created under Chapter 2303,  
2-50 Government Code; or  
2-51 (4) an industrial district created under Chapter 42,  
2-52 Local Government Code.  
2-53 Sec. 3982.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
2-54 DISTRICTS LAW. Except as otherwise provided by this chapter,  
2-55 Chapter 375, Local Government Code, applies to the district.  
2-56 Sec. 3982.0108. CONSTRUCTION OF CHAPTER. This chapter  
2-57 shall be liberally construed in conformity with the findings and  
2-58 purposes stated in this chapter.  
2-59 Sec. 3982.0109. CONFLICTS OF LAW. This chapter prevails  
2-60 over any provision of general law, including a provision of Chapter  
2-61 375, Local Government Code, or Chapter 49, Water Code, that is in  
2-62 conflict or inconsistent with this chapter.  
2-63 SUBCHAPTER B. BOARD OF DIRECTORS  
2-64 Sec. 3982.0201. GOVERNING BODY; TERMS. (a) The district  
2-65 is governed by a board of five directors elected or appointed as  
2-66 provided by this chapter and Subchapter D, Chapter 49, Water Code.  
2-67 (b) Except as provided by Section 3982.0204, directors  
2-68 serve staggered four-year terms.  
2-69 Sec. 3982.0202. QUORUM. For purposes of determining the

3-1 requirements for a quorum of the board, the following are not  
3-2 counted:

3-3 (1) a board position vacant for any reason, including  
3-4 death, resignation, or disqualification; or

3-5 (2) a director who is abstaining from participation in  
3-6 a vote because of a conflict of interest.

3-7 Sec. 3982.0203. COMPENSATION. A director is entitled to  
3-8 receive fees of office and reimbursement for actual expenses as  
3-9 provided by Section 49.060, Water Code. Sections 375.069 and  
3-10 375.070, Local Government Code, do not apply to the board.

3-11 Sec. 3982.0204. TEMPORARY DIRECTORS. (a) The temporary  
3-12 board consists of:

3-13 (1) Alison Henderson;

3-14 (2) Emily Lewis;

3-15 (3) Vanessa Loftus;

3-16 (4) Courtney Lundquist; and

3-17 (5) Elizabeth Canfield.

3-18 (b) The temporary or successor temporary directors shall  
3-19 hold an election to elect five permanent directors as provided by  
3-20 Section 49.102, Water Code.

3-21 (c) Temporary directors serve until the earlier of:

3-22 (1) the date permanent directors are elected under  
3-23 Subsection (b); or

3-24 (2) the fourth anniversary of the effective date of  
3-25 the Act enacting this chapter.

3-26 (d) If permanent directors have not been elected under  
3-27 Subsection (b) and the terms of the temporary directors have  
3-28 expired, successor temporary directors shall be appointed or  
3-29 reappointed as provided by Subsection (e) to serve terms that  
3-30 expire on the earlier of:

3-31 (1) the date permanent directors are elected under  
3-32 Subsection (b); or

3-33 (2) the fourth anniversary of the date of the  
3-34 appointment or reappointment.

3-35 (e) If Subsection (d) applies, the owner or owners of a  
3-36 majority of the assessed value of the real property in the district  
3-37 may submit a petition to the Texas Commission on Environmental  
3-38 Quality requesting that the commission appoint as successor  
3-39 temporary directors the five persons named in the petition. The  
3-40 commission shall appoint as successor temporary directors the five  
3-41 persons named in the petition.

3-42 SUBCHAPTER C. POWERS AND DUTIES

3-43 Sec. 3982.0301. GENERAL POWERS AND DUTIES. The district  
3-44 has the powers and duties necessary to accomplish the purposes for  
3-45 which the district is created.

3-46 Sec. 3982.0302. IMPROVEMENT PROJECTS AND SERVICES.

3-47 (a) The district may provide, design, construct, acquire,  
3-48 improve, relocate, operate, maintain, or finance an improvement  
3-49 project or service using money available to the district, or  
3-50 contract with a governmental or private entity to provide, design,  
3-51 construct, acquire, improve, relocate, operate, maintain, or  
3-52 finance an improvement project or service authorized under this  
3-53 chapter or under Chapter 375, Local Government Code.

3-54 (b) An improvement project described by Subsection (a) may  
3-55 be located inside or outside the district.

3-56 Sec. 3982.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
3-57 52, Article III, Texas Constitution, the district may own, operate,  
3-58 maintain, design, acquire, construct, finance, issue bonds, notes,  
3-59 or other obligations for, improve, and convey to this state, a  
3-60 county, or a municipality for ownership, operation, and maintenance  
3-61 macadamized, graveled, or paved roads or improvements, including  
3-62 storm drainage, in aid of those roads.

3-63 Sec. 3982.0304. CONVEYANCE AND APPROVAL OF ROAD PROJECT.

3-64 (a) The district may convey a road project authorized by Section  
3-65 3982.0303 to:

3-66 (1) a municipality or county that will operate and  
3-67 maintain the road if the municipality or county has approved the  
3-68 plans and specifications of the road project; or

3-69 (2) the state if the state will operate and maintain

4-1 the road and the Texas Transportation Commission has approved the  
 4-2 plans and specifications of the road project.

4-3 (b) Except as provided by Subsection (c), the district shall  
 4-4 operate and maintain a road project authorized by Section 3982.0303  
 4-5 that the district implements and does not convey to a municipality,  
 4-6 a county, or this state under Subsection (a).

4-7 (c) The district may agree in writing with a municipality, a  
 4-8 county, or this state to assign operation and maintenance duties to  
 4-9 the district, the municipality, the county, or this state in a  
 4-10 manner other than the manner described in Subsections (a) and (b).

4-11 Sec. 3982.0305. DEVELOPMENT CORPORATION POWERS. The  
 4-12 district, using money available to the district, may exercise the  
 4-13 powers given to a development corporation under Chapter 505, Local  
 4-14 Government Code, including the power to own, operate, acquire,  
 4-15 construct, lease, improve, or maintain a project under that  
 4-16 chapter.

4-17 Sec. 3982.0306. NONPROFIT CORPORATION. (a) The board by  
 4-18 resolution may authorize the creation of a nonprofit corporation to  
 4-19 assist and act for the district in implementing a project or  
 4-20 providing a service authorized by this chapter.

4-21 (b) The nonprofit corporation:

4-22 (1) has each power of and is considered to be a local  
 4-23 government corporation created under Subchapter D, Chapter 431,  
 4-24 Transportation Code; and

4-25 (2) may implement any project and provide any service  
 4-26 authorized by this chapter.

4-27 (c) The board shall appoint the board of directors of the  
 4-28 nonprofit corporation. The board of directors of the nonprofit  
 4-29 corporation shall serve in the same manner as the board of directors  
 4-30 of a local government corporation created under Subchapter D,  
 4-31 Chapter 431, Transportation Code, except that a board member is not  
 4-32 required to reside in the district.

4-33 Sec. 3982.0307. AGREEMENTS; GRANTS. (a) As provided by  
 4-34 Chapter 375, Local Government Code, the district may make an  
 4-35 agreement with or accept a gift, grant, or loan from any person.

4-36 (b) The implementation of a project is a governmental  
 4-37 function or service for the purposes of Chapter 791, Government  
 4-38 Code.

4-39 Sec. 3982.0308. LAW ENFORCEMENT SERVICES. To protect the  
 4-40 public interest, the district may contract with a qualified party,  
 4-41 including the county, to provide law enforcement services in the  
 4-42 district.

4-43 Sec. 3982.0309. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
 4-44 The district may join and pay dues to a charitable or nonprofit  
 4-45 organization that performs a service or provides an activity  
 4-46 consistent with the furtherance of a district purpose.

4-47 Sec. 3982.0310. ECONOMIC DEVELOPMENT. (a) The district  
 4-48 may engage in activities that accomplish the economic development  
 4-49 purposes of the district.

4-50 (b) The district may establish and provide for the  
 4-51 administration of one or more programs to promote state or local  
 4-52 economic development and to stimulate business and commercial  
 4-53 activity in the district, including programs to:

4-54 (1) make loans and grants of public money; and

4-55 (2) provide district personnel and services.

4-56 (c) The district may create economic development programs  
 4-57 and exercise the economic development powers provided to  
 4-58 municipalities by:

4-59 (1) Chapter 380, Local Government Code; and

4-60 (2) Subchapter A, Chapter 1509, Government Code.

4-61 Sec. 3982.0311. PARKING FACILITIES. (a) The district may  
 4-62 acquire, lease as lessor or lessee, construct, develop, own,  
 4-63 operate, and maintain parking facilities or a system of parking  
 4-64 facilities, including lots, garages, parking terminals, or other  
 4-65 structures or accommodations for parking motor vehicles off the  
 4-66 streets and related appurtenances.

4-67 (b) The district's parking facilities serve the public  
 4-68 purposes of the district and are owned, used, and held for a public  
 4-69 purpose even if leased or operated by a private entity for a term of

5-1 years.

5-2 (c) The district's parking facilities are parts of and  
 5-3 necessary components of a street and are considered to be a street  
 5-4 or road improvement.

5-5 (d) The development and operation of the district's parking  
 5-6 facilities may be considered an economic development program.

5-7 Sec. 3982.0312. NO TOLL ROADS. The district may not  
 5-8 construct, acquire, maintain, or operate a toll road.

5-9 Sec. 3982.0313. RAIL FACILITIES. The district may  
 5-10 construct, acquire, improve, maintain, and operate rail facilities  
 5-11 and improvements in aid of those facilities.

5-12 Sec. 3982.0314. RURAL PUBLIC TRANSPORTATION POWERS.  
 5-13 (a) The district may provide and coordinate rural public  
 5-14 transportation in its territory in the manner provided by Sections  
 5-15 458.010 and 458.011, Transportation Code, for a rural transit  
 5-16 district.

5-17 (b) Section 458.012(a), Transportation Code, does not apply  
 5-18 to the operations of the district under Subsection (a).

5-19 Sec. 3982.0315. ANNEXATION OR EXCLUSION OF LAND. (a) The  
 5-20 district may annex land as provided by Subchapter J, Chapter 49,  
 5-21 Water Code.

5-22 (b) The district may exclude land as provided by Subchapter  
 5-23 J, Chapter 49, Water Code. Section 375.044(b), Local Government  
 5-24 Code, does not apply to the district.

5-25 Sec. 3982.0316. DIVISION OF DISTRICT. (a) The district  
 5-26 may be divided into two or more new districts only if the district:

5-27 (1) has no outstanding bonded debt; and

5-28 (2) is not imposing ad valorem taxes.

5-29 (b) This chapter applies to any new district created by the  
 5-30 division of the district, and a new district has all the powers and  
 5-31 duties of the district.

5-32 (c) Any new district created by the division of the district  
 5-33 may, at the time the new district is created, contain only:

5-34 (1) land within the area described by Section 2 of the  
 5-35 Act enacting this chapter; or

5-36 (2) any land adjacent to the area described by Section  
 5-37 2 of the Act enacting this chapter if that adjacent land is:

5-38 (A) not within the extraterritorial jurisdiction  
 5-39 of a municipality; or

5-40 (B) within the extraterritorial jurisdiction of  
 5-41 a municipality and that adjacent land has been approved for  
 5-42 inclusion in the district under an ordinance or resolution adopted  
 5-43 by the municipality consenting to the inclusion.

5-44 (d) The board, on its own motion or on receipt of a petition  
 5-45 signed by the owner or owners of a majority of the assessed value of  
 5-46 the real property in the district, may adopt an order dividing the  
 5-47 district.

5-48 (e) The board may adopt an order dividing the district  
 5-49 before or after the date the board holds an election under Section  
 5-50 3982.0204 to elect the district's permanent directors.

5-51 (f) An order dividing the district must:

5-52 (1) name each new district;

5-53 (2) include the metes and bounds description of the  
 5-54 territory of each new district;

5-55 (3) appoint temporary directors for each new district;  
 5-56 and

5-57 (4) provide for the division of assets and liabilities  
 5-58 between or among the new districts.

5-59 (g) On or before the 30th day after the date of adoption of  
 5-60 an order dividing the district, the district shall file the order  
 5-61 with the Texas Commission on Environmental Quality and record the  
 5-62 order in the real property records of each county in which the  
 5-63 district is located.

5-64 (h) Any new district created by the division of the district  
 5-65 shall hold a permanent directors' election as required by Section  
 5-66 3982.0204.

5-67 (i) Municipal consent by a municipality is not required for  
 5-68 the creation of any new district created under this section.

5-69 (j) Any new district created by the division of the district

6-1 must hold an election as required by this chapter to obtain voter  
6-2 approval before the district may impose a maintenance tax or issue  
6-3 bonds payable wholly or partly from ad valorem taxes or sales and  
6-4 use taxes.

6-5 (k) If the voters of a new district do not confirm the  
6-6 creation of the new district, the assets, obligations, territory,  
6-7 and governance of the new district revert to that of the original  
6-8 district.

6-9 Sec. 3982.0317. NO EMINENT DOMAIN POWER. The district may  
6-10 not exercise the power of eminent domain.

6-11 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

6-12 Sec. 3982.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
6-13 board by resolution shall establish the number of directors'  
6-14 signatures and the procedure required for a disbursement or  
6-15 transfer of district money.

6-16 Sec. 3982.0402. MONEY USED FOR IMPROVEMENTS OR SERVICES.  
6-17 The district may acquire, construct, finance, operate, or maintain  
6-18 any improvement or service authorized under this chapter or Chapter  
6-19 375, Local Government Code, using any money available to the  
6-20 district.

6-21 Sec. 3982.0403. PETITION REQUIRED FOR FINANCING SERVICES  
6-22 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance  
6-23 a service or improvement project with assessments under this  
6-24 chapter unless a written petition requesting that service or  
6-25 improvement has been filed with the board.

6-26 (b) A petition filed under Subsection (a) must be signed by  
6-27 the owners of a majority of the assessed value of real property in  
6-28 the district subject to assessment according to the most recent  
6-29 certified tax appraisal roll for the county.

6-30 Sec. 3982.0404. ASSESSMENTS; LIENS FOR ASSESSMENTS.

6-31 (a) The board by resolution may impose and collect an assessment  
6-32 for any purpose authorized by this chapter in all or any part of the  
6-33 district.

6-34 (b) An assessment, a reassessment, or an assessment  
6-35 resulting from an addition to or correction of the assessment roll  
6-36 by the district, penalties and interest on an assessment or  
6-37 reassessment, an expense of collection, and reasonable attorney's  
6-38 fees incurred by the district:

6-39 (1) are a first and prior lien against the property  
6-40 assessed;

6-41 (2) are superior to any other lien or claim other than  
6-42 a lien or claim for county, school district, or municipal ad valorem  
6-43 taxes; and

6-44 (3) are the personal liability of and a charge against  
6-45 the owners of the property even if the owners are not named in the  
6-46 assessment proceedings.

6-47 (c) The lien is effective from the date of the board's  
6-48 resolution imposing the assessment until the date the assessment is  
6-49 paid. The board may enforce the lien in the same manner that the  
6-50 board may enforce an ad valorem tax lien against real property.

6-51 (d) The board may make a correction to or deletion from the  
6-52 assessment roll that does not increase the amount of assessment of  
6-53 any parcel of land without providing notice and holding a hearing in  
6-54 the manner required for additional assessments.

6-55 Sec. 3982.0405. RESIDENTIAL PROPERTY NOT EXEMPT. Section  
6-56 375.161, Local Government Code, does not apply to a tax authorized  
6-57 or approved by the voters of the district or a required payment for  
6-58 a service provided by the district, including water and sewer  
6-59 services.

6-60 Sec. 3982.0406. COMPETITIVE BIDDING. Subchapter I, Chapter  
6-61 49, Water Code, applies to the district. Sections 375.221 and  
6-62 375.223, Local Government Code, do not apply to the district.

6-63 Sec. 3982.0407. TAX AND ASSESSMENT ABATEMENTS. The  
6-64 district may designate reinvestment zones and may grant abatements  
6-65 of district taxes or assessments on property in the zones.

6-66 SUBCHAPTER E. TAXES AND BONDS

6-67 Sec. 3982.0501. ELECTIONS REGARDING TAXES AND BONDS.

6-68 (a) The district may issue, without an election, bonds, notes, and  
6-69 other obligations secured by:

7-1 (1) revenue other than ad valorem taxes or sales and  
 7-2 use taxes; or

7-3 (2) contract payments described by Section 3982.0503.

7-4 (b) The district must hold an election in the manner  
 7-5 provided by Subchapter L, Chapter 375, Local Government Code, to  
 7-6 obtain voter approval before the district may impose an ad valorem  
 7-7 tax or issue bonds payable from ad valorem taxes.

7-8 (c) Section 375.243, Local Government Code, does not apply  
 7-9 to the district.

7-10 (d) All or any part of any facilities or improvements that  
 7-11 may be acquired by a district by the issuance of its bonds may be  
 7-12 submitted as a single proposition or as several propositions to be  
 7-13 voted on at the election.

7-14 Sec. 3982.0502. OPERATION AND MAINTENANCE TAX. (a) If  
 7-15 authorized by a majority of the district voters voting at an  
 7-16 election held in accordance with Section 3982.0501, the district  
 7-17 may impose an operation and maintenance tax on taxable property in  
 7-18 the district in accordance with Section 49.107, Water Code, for any  
 7-19 district purpose, including to:

7-20 (1) maintain and operate the district;

7-21 (2) construct or acquire improvements; or

7-22 (3) provide a service.

7-23 (b) The board shall determine the tax rate. The rate may not  
 7-24 exceed the rate approved at the election.

7-25 (c) Section 49.107(h), Water Code, does not apply to the  
 7-26 district.

7-27 Sec. 3982.0503. CONTRACT TAXES. (a) In accordance with  
 7-28 Section 49.108, Water Code, the district may impose a tax other than  
 7-29 an operation and maintenance tax and use the revenue derived from  
 7-30 the tax to make payments under a contract after the provisions of  
 7-31 the contract have been approved by a majority of the district voters  
 7-32 voting at an election held for that purpose.

7-33 (b) A contract approved by the district voters may contain a  
 7-34 provision stating that the contract may be modified or amended by  
 7-35 the board without further voter approval.

7-36 Sec. 3982.0504. AUTHORITY TO BORROW MONEY AND TO ISSUE  
 7-37 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
 7-38 terms determined by the board. Section 375.205, Local Government  
 7-39 Code, does not apply to a loan, line of credit, or other borrowing  
 7-40 from a bank or financial institution secured by revenue other than  
 7-41 ad valorem taxes.

7-42 (b) The district may issue bonds, notes, or other  
 7-43 obligations payable wholly or partly from ad valorem taxes,  
 7-44 assessments, impact fees, revenue, contract payments, grants, or  
 7-45 other district money, or any combination of those sources of money,  
 7-46 to pay for any authorized district purpose.

7-47 Sec. 3982.0505. TAXES FOR BONDS. At the time the district  
 7-48 issues bonds payable wholly or partly from ad valorem taxes, the  
 7-49 board shall provide for the annual imposition of a continuing  
 7-50 direct annual ad valorem tax, without limit as to rate or amount,  
 7-51 for each year that all or part of the bonds are outstanding as  
 7-52 required and in the manner provided by Sections 54.601 and 54.602,  
 7-53 Water Code.

7-54 Sec. 3982.0506. BONDS FOR ROAD PROJECTS. At the time of  
 7-55 issuance, the total principal amount of bonds or other obligations  
 7-56 issued or incurred to finance road projects and payable from ad  
 7-57 valorem taxes may not exceed one-fourth of the assessed value of the  
 7-58 real property in the district.

7-59 SUBCHAPTER F. SALES AND USE TAX

7-60 Sec. 3982.0601. APPLICABILITY OF CERTAIN TAX CODE  
 7-61 PROVISIONS. (a) Chapter 321, Tax Code, governs the imposition,  
 7-62 computation, administration, enforcement, and collection of the  
 7-63 sales and use tax authorized by this subchapter except to the extent  
 7-64 Chapter 321, Tax Code, is inconsistent with this chapter.

7-65 (b) A reference in Chapter 321, Tax Code, to a municipality  
 7-66 or the governing body of a municipality is a reference to the  
 7-67 district or the board, respectively.

7-68 Sec. 3982.0602. ELECTION; ADOPTION OF TAX. (a) The  
 7-69 district may adopt a sales and use tax if authorized by a majority

8-1 of the voters of the district voting at an election held for that  
 8-2 purpose.

8-3 (b) The board by order may call an election to authorize the  
 8-4 adoption of the sales and use tax. The election may be held on any  
 8-5 uniform election date and in conjunction with any other district  
 8-6 election.

8-7 (c) The ballot shall be printed to provide for voting for or  
 8-8 against the proposition: "Authorization of a sales and use tax in  
 8-9 the Plum Creek Management District No. 1 of Liberty County at a rate  
 8-10 not to exceed \_\_\_ percent" (insert rate of one or more increments  
 8-11 of one-eighth of one percent).

8-12 Sec. 3982.0603. SALES AND USE TAX RATE. (a) On or after  
 8-13 the date the results are declared of an election held under Section  
 8-14 3982.0602, at which the voters approved imposition of the tax  
 8-15 authorized by this subchapter, the board shall determine and adopt  
 8-16 by resolution or order the initial rate of the tax, which must be in  
 8-17 one or more increments of one-eighth of one percent.

8-18 (b) After the election held under Section 3982.0602, the  
 8-19 board may increase or decrease the rate of the tax by one or more  
 8-20 increments of one-eighth of one percent.

8-21 (c) The initial rate of the tax or any rate resulting from  
 8-22 subsequent increases or decreases may not exceed the lesser of:

8-23 (1) the maximum rate authorized by the district voters  
 8-24 at the election held under Section 3982.0602; or

8-25 (2) a rate that, when added to the rates of all sales  
 8-26 and use taxes imposed by other political subdivisions with  
 8-27 territory in the district, would result in the maximum combined  
 8-28 rate prescribed by Section 321.101(f), Tax Code, at any location in  
 8-29 the district.

8-30 Sec. 3982.0604. TAX AFTER MUNICIPAL ANNEXATION. (a) This  
 8-31 section applies to the district after a municipality annexes part  
 8-32 of the territory in the district and imposes the municipality's  
 8-33 sales and use tax in the annexed territory.

8-34 (b) If at the time of annexation the district has  
 8-35 outstanding debt or other obligations payable wholly or partly from  
 8-36 district sales and use tax revenue, Section 321.102(g), Tax Code,  
 8-37 applies to the district.

8-38 (c) If at the time of annexation the district does not have  
 8-39 outstanding debt or other obligations payable wholly or partly from  
 8-40 district sales and use tax revenue, the district may exclude the  
 8-41 annexed territory from the district, if the district has no  
 8-42 outstanding debt or other obligations payable from any source.

8-43 Sec. 3982.0605. NOTIFICATION OF RATE CHANGE. The board  
 8-44 shall notify the comptroller of any changes made to the tax rate  
 8-45 under this subchapter in the same manner the municipal secretary  
 8-46 provides notice to the comptroller under Section 321.405(b), Tax  
 8-47 Code.

8-48 Sec. 3982.0606. USE OF REVENUE. Revenue from the sales and  
 8-49 use tax imposed under this subchapter is for the use and benefit of  
 8-50 the district and may be used for any district purpose. The district  
 8-51 may pledge all or part of the revenue to the payment of bonds,  
 8-52 notes, or other obligations, and that pledge of revenue may be in  
 8-53 combination with other revenue, including tax revenue, available to  
 8-54 the district.

8-55 Sec. 3982.0607. ABOLITION OF TAX. (a) Except as provided  
 8-56 by Subsection (b), the board may abolish the tax imposed under this  
 8-57 subchapter without an election.

8-58 (b) The board may not abolish the tax imposed under this  
 8-59 subchapter if the district has outstanding debt secured by the tax,  
 8-60 and repayment of the debt would be impaired by the abolition of the  
 8-61 tax.

8-62 (c) If the board abolishes the tax, the board shall notify  
 8-63 the comptroller of that action in the same manner the municipal  
 8-64 secretary provides notice to the comptroller under Section  
 8-65 321.405(b), Tax Code.

8-66 (d) If the board abolishes the tax or decreases the tax rate  
 8-67 to zero, a new election to authorize a sales and use tax must be held  
 8-68 under Section 3982.0602 before the district may subsequently impose  
 8-69 the tax.



## SUBCHAPTER G. DEFINED AREAS

9-1                   Sec. 3982.0701. AUTHORITY TO ESTABLISH DEFINED AREAS OR  
 9-2 DESIGNATED PROPERTY. The district may define areas or designate  
 9-3 certain property of the district to pay for improvements,  
 9-4 facilities, or services that primarily benefit that area or  
 9-5 property and do not generally and directly benefit the district as a  
 9-6 whole.

9-7                   Sec. 3982.0702. PROCEDURE FOR ELECTION. (a) Before the  
 9-8 district may impose an ad valorem tax or issue bonds payable from ad  
 9-9 valorem taxes of the defined area or designated property, the board  
 9-10 shall hold an election in the defined area or in the designated  
 9-11 property only.

9-12                   (b) The board may submit the issues to the voters on the same  
 9-13 ballot to be used in another election.

9-14                   Sec. 3982.0703. DECLARING RESULT AND ISSUING ORDER.  
 9-15 (a) If a majority of the voters voting at the election approve the  
 9-16 proposition or propositions, the board shall declare the results  
 9-17 and, by order, shall establish the defined area and describe it by  
 9-18 metes and bounds or designate the specific property.

9-19                   (b) A court may not review the board's order except on the  
 9-20 ground of fraud, palpable error, or arbitrary and confiscatory  
 9-21 abuse of discretion.

9-22                   Sec. 3982.0704. TAXES FOR SERVICES, IMPROVEMENTS, AND  
 9-23 FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On voter  
 9-24 approval and adoption of the order described by Section 3982.0703,  
 9-25 the district may apply separately, differently, equitably, and  
 9-26 specifically its taxing power and lien authority to the defined  
 9-27 area or designated property to provide money to construct,  
 9-28 administer, maintain, and operate services, improvements, and  
 9-29 facilities that primarily benefit the defined area or designated  
 9-30 property.

9-31                   Sec. 3982.0705. ISSUANCE OF BONDS FOR DEFINED AREA OR  
 9-32 DESIGNATED PROPERTY. After the order under Section 3982.0703 is  
 9-33 adopted, the district may issue bonds to provide for any land,  
 9-34 improvements, facilities, plants, equipment, and appliances for  
 9-35 the defined area or designated property.

9-36                   Sec. 3982.0706. ADDITION OR EXCLUSION OF LAND IN DEFINED  
 9-37 AREA. The district may add or exclude land from the defined areas  
 9-38 in the same manner the district may add or exclude land from the  
 9-39 district.

9-40                   SECTION 2. The Plum Creek Management District No. 1 of  
 9-41 Liberty County initially includes all territory contained in the  
 9-42 following area:

9-43                   Being 2,774.31 acres of land situated in the James T. Dunman  
 9-44 Survey, Abstract 167, the Willis McWilkinson Survey, Abstract 318,  
 9-45 the H.T. & B. R.R. Co. Survey, Section 15, Abstract, the H.T. & B.  
 9-46 R.R. Co. Survey, Section 14-1/2 also known as the W.R. Searcy  
 9-47 Survey, Abstract 792, the H.T. & B. R.R. Co. Survey, Section 13-1/2,  
 9-48 Abstract 635, the W. McWilkinson Survey, Abstract 317, the Charles  
 9-49 Smith Survey, Abstract 350, the B.B.B. & C. Survey, Abstract 152,  
 9-50 the James Darwin Survey, Abstract 176, the William H.B. Witham  
 9-51 Survey, Abstract 395 and the Edward King Survey, Abstract 56 of  
 9-52 Liberty County, Texas; being part of a called 7,750.32 acre tract  
 9-53 conveyed to HF Houston Green Land, L.P. by Special Warranty Deed  
 9-54 recorded under Clerk's File No. 2006-008098 of the Liberty County  
 9-55 Official Public Records of Real Property; said 2,774.31 acres being  
 9-56 part of a called 8,673.34 acre tract described in Certificate for  
 9-57 Order Adding Land and Redefining Boundaries, document of which is  
 9-58 recorded in Clerk's File No. 2009-115395 of the Montgomery County  
 9-59 Official Public Records of Real Property and in Clerk's File  
 9-60 No. 2009018027 of the Official Public Records of Liberty County,  
 9-61 Texas; said 2,774.31 acres being comprised of three separate  
 9-62 tracts, and more particularly described by the following metes and  
 9-63 bounds, with all bearings being based on the calls of said 8,673.34  
 9-64 acre tract;

9-65                   Tract 1 - 1,578.64 Acres

9-66                   COMMENCING at the most northerly northwest corner of a called  
 9-67 1,122.98 acre parcel conveyed to HF Houston Green Land, L.P. by  
 9-68 Special Warranty Deed recorded under Clerk's File No. 2006-119940  
 9-69

10-1 of the Montgomery County Official Public Records of Real Property,  
10-2 same being the most northerly northwest corner of said 8,673.34  
10-3 acre parcel;  
10-4 THENCE, North 87 degrees 33 minutes 40 seconds East, 451.90  
10-5 feet along a northerly line of said 1,122.98 acre tract to an angle  
10-6 point in the northerly line of said 1,122.98 acre parcel;  
10-7 THENCE, North 87 degrees 05 minutes 50 seconds East, 2613.76  
10-8 feet along a northerly line of said 1,122.98 acre tract, to an angle  
10-9 point in the northerly line of said 1,122.98 acre parcel;  
10-10 THENCE, North 87 degrees 09 minutes 40 seconds East, 399.30  
10-11 feet along the north line of said 1,122.98 acre parcel and  
10-12 continuing along the north line of said 7,550.32 acre tract to a  
10-13 point for the northwest corner of a called 4,394.368 acre tract  
10-14 described in Special Warranty Deed recorded in Clerk's File  
10-15 No. 2016013974 of the Official Public Records of Liberty County,  
10-16 Texas;  
10-17 THENCE, along the common line of the remainder of said  
10-18 7,550.32 acre parcel and said adjoining 4,394.368 acre parcel, the  
10-19 following nine (9) courses and distances:  
10-20 1. South 05 degrees 07 minutes 37 seconds East, a distance  
10-21 of 85.52 feet to an angle point;  
10-22 2. South 06 degrees 55 minutes 52 seconds East, a distance  
10-23 of 1,062.76 feet to an angle point;  
10-24 3. South 16 degrees 56 minutes 21 seconds East, a distance  
10-25 of 421.03 feet to an angle point;  
10-26 4. South 25 degrees 57 minutes 46 seconds East, a distance  
10-27 of 451.32 feet to a point, beginning a curve to the right;  
10-28 5. With said curve to the right, having a central angle of 43  
10-29 degrees 59 minutes 15 seconds, an arc length of 383.86 feet, a  
10-30 radius of 500.00 feet, and a chord bearing South 03 degrees 58  
10-31 minutes 09 seconds East, 374.51 feet to a point;  
10-32 6. South 18 degrees 01 minute 29 seconds West, a distance of  
10-33 800.07 feet;  
10-34 7. South 20 degrees 09 minutes 01 second East, a distance of  
10-35 1,051.41 feet to the POINT OF BEGINNING and northwest corner of the  
10-36 herein described parcel, same being the westerly southwest corner  
10-37 of said adjoining 4,394.368 acre parcel;  
10-38 8. South 77 degrees 48 Minutes 38 seconds East, a distance  
10-39 of 12,787.72 feet to a point for the northeast corner of the herein  
10-40 described tract;  
10-41 9. South 10 degrees 28 minutes 05 seconds East, a distance  
10-42 of 6,647.77 feet to a point for the southeast corner of the herein  
10-43 described parcel and the remainder of said 7,550.32 acre parcel,  
10-44 same being the southwest corner of said adjoining 4,394.368 acre  
10-45 parcel;  
10-46 THENCE, South 87 degrees 49 minutes 10 seconds West along the  
10-47 south line of the herein described parcel and said 7,550.32 acre  
10-48 parcel, a distance of 2,580.31 feet to an angle point on said line;  
10-49 THENCE, South 87 degrees 28 minutes 44 seconds West  
10-50 continuing along the south line of the herein described parcel and  
10-51 said 7,550.32 acre parcel, a distance of 2,049.32 feet to a point  
10-52 for the lower southwest corner of the herein described parcel,  
10-53 being a point on the extraterritorial jurisdiction line of the City  
10-54 of Houston, said extraterritorial jurisdiction line being at this  
10-55 location an arc with a radius of 26,400 feet measured from a point  
10-56 on the west line of the John R. Rhea Survey, Abstract 62 of Harris  
10-57 County, located a distance of 2,500 feet north of the southwest  
10-58 corner of said John R. Rhea Survey, as described in City of Houston  
10-59 Ordinance No. 65-1905-A passed December 31, 1965 (Area No. 9),  
10-60 beginning a curve to the left;  
10-61 THENCE, with said curve to the left in said extraterritorial  
10-62 jurisdiction line, having a central angle of 05 degrees 16 minutes  
10-63 12 seconds, an arc length of 2,428.19 feet, a radius of 26,400.00  
10-64 feet, and a chord bearing North 69 degrees 04 minutes 40 seconds  
10-65 West, 2,427.33 feet to a point for corner in a west line of said  
10-66 7,550.32 acre parcel;  
10-67 THENCE, North 02 degrees 50 minutes 12 seconds West along the  
10-68 lower west line of the herein described parcel and said 7,550.32  
10-69 acre parcel, a distance of 2,539.52 feet to an angle point on said

11-1 line;

11-2       THENCE, North 02 degrees 38 minutes 21 seconds West  
11-3 continuing along the lower west line of the herein described parcel  
11-4 and said 7,550.32 acre parcel, a distance of 1,209.38 feet to a  
11-5 reentry point of the herein described parcel;

11-6       THENCE, South 87 degrees 44 minutes 33 seconds West along a  
11-7 southerly line of the herein described parcel and said 7,550.32  
11-8 acre parcel, a distance of 4,800.59 feet to a point for corner on  
11-9 the common line of Liberty County and Harris County, as described on  
11-10 a map titled "A Resurvey of the Liberty-Montgomery, Liberty Harris  
11-11 and Montgomery-Harris County Lines" filed for record in Volume 7,  
11-12 Page 341 of the Montgomery County Deed Records;

11-13       THENCE, North 20 degrees 09 minutes 01 seconds West along  
11-14 said common County Line, a distance of 5,329.52 feet to the POINT OF  
11-15 BEGINNING, CONTAINING 1,578.64 acres of land, more or less.

11-16       Tract 2 - 138.36 Acres

11-17       COMMENCING at the most northerly northwest corner of said  
11-18 1,122.98 acre parcel, same being the most northerly northwest  
11-19 corner of said 8,673.34 acre parcel;

11-20       THENCE, South 71 degrees 45 minutes 13 seconds East, a  
11-21 distance of 33,168.33 feet to a point for the southeast corner and  
11-22 POINT OF BEGINNING of the herein described parcel, said point also  
11-23 being the easternmost southeast corner of a said 7,550.32 acre  
11-24 parcel;

11-25       THENCE, South 87 degrees 51 minutes 07 seconds West along the  
11-26 lower south line of the herein described parcel, same being the  
11-27 easternmost upper south line of said 7,550.32 acre parcel, a  
11-28 distance of 2,339.90 feet to a point for the lower southwest corner  
11-29 of the herein described tract and the easternmost southwest corner  
11-30 of said 7,550.32 acre parcel;

11-31       THENCE, North 01 degree 59 minutes 09 seconds West along the  
11-32 west line of the herein described parcel, same being the  
11-33 easternmost west line of said 7,550.32, a distance of 1,325.35 feet  
11-34 to a point for reentry corner of the herein described tract;

11-35       THENCE, North 77 degrees 54 minutes 20 seconds West along the  
11-36 upper south line of the herein described tract, same being a  
11-37 southerly line of said 7,550.32 acre parcel, a distance of 219.24  
11-38 feet to an angle point on said line;

11-39       THENCE, North 83 degrees 12 minutes 30 seconds West  
11-40 continuing along the upper south line of the herein described tract  
11-41 and said southerly line of said 7,550.32 acre parcel, a distance of  
11-42 422.76 feet to a point in the northerly high bank of Luce Bayou, for  
11-43 the upper southwest corner of the herein described parcel, said  
11-44 point also being in the southeast line of the aforementioned  
11-45 adjoining 4,394.368 acre parcel;

11-46       THENCE, along the northerly bank of Luce Bayou, being the  
11-47 northwest line of the herein described parcel, same being the  
11-48 southeast line of said adjoining 4,394.368 acre parcel to points at  
11-49 the following twenty three (23) courses and distances:

11-50       1. North 29 degrees 13 minutes 18 seconds East, a distance  
11-51 of 288.16 feet;

11-52       2. North 22 degrees 54 minutes 55 seconds West, a distance  
11-53 of 25.58 feet;

11-54       3. North 44 degrees 22 minutes 41 seconds West, a distance  
11-55 of 219.92 feet;

11-56       4. North 40 degrees 51 minutes 59 seconds East, a distance  
11-57 of 265.77 feet;

11-58       5. North 60 degrees 15 minutes 23 seconds East, a distance  
11-59 of 589.74 feet;

11-60       6. North 76 degrees 20 minutes 59 seconds East, a distance  
11-61 of 207.09 feet;

11-62       7. South 62 degrees 58 minutes 05 seconds East, a distance  
11-63 of 263.50 feet;

11-64       8. South 85 degrees 04 minutes 58 seconds East, a distance  
11-65 of 129.39 feet;

11-66       9. North 39 degrees 15 minutes 32 seconds East, a distance  
11-67 of 269.90 feet;

11-68       10. South 44 degrees 12 minutes 23 seconds East, a distance  
11-69 of 367.63 feet;

12-1 11. North 77 degrees 18 minutes 00 seconds East, a distance  
12-2 of 128.41 feet;  
12-3 12. South 15 degrees 35 minutes 40 seconds West, a distance  
12-4 of 42.57 feet;  
12-5 13. North 57 degrees 07 minutes 53 seconds East, a distance  
12-6 of 157.37 feet;  
12-7 14. South 62 degrees 07 minutes 28 seconds East, a distance  
12-8 of 105.88 feet;  
12-9 15. South 86 degrees 07 minutes 23 seconds East, a distance  
12-10 of 56.96 feet;  
12-11 16. North 08 degrees 28 minutes 03 seconds East, a distance  
12-12 of 165.00 feet;  
12-13 17. North 15 degrees 57 minutes 33 seconds East, a distance  
12-14 of 180.33 feet;  
12-15 18. North 81 degrees 29 minutes 31 seconds East, a distance  
12-16 of 92.83 feet;  
12-17 19. South 66 degrees 31 minutes 19 seconds East, a distance  
12-18 of 305.88 feet;  
12-19 20. North 71 degrees 59 minutes 48 seconds East, a distance  
12-20 of 90.95 feet;  
12-21 21. North 15 degrees 03 minutes 20 seconds East, a distance  
12-22 of 283.46 feet;  
12-23 22. North 38 degrees 50 minutes 41 seconds East, a distance  
12-24 of 262.89 feet;  
12-25 23. South 78 degrees 51 minutes 42 seconds East, a distance  
12-26 of 94.27 feet to a point for the northeast corner of the herein  
12-27 described parcel, being the easternmost northeast corner of the  
12-28 remainder of said 7,550.32 acre parcel, and also being the  
12-29 southeast corner of the aforementioned adjoining 4,394.368 acre  
12-30 parcel;  
12-31 THENCE, South 02 degrees 04 minutes 15 seconds East along the  
12-32 east line of the herein parcel, same being the east line of said  
12-33 7,550.32 acre parcel, a distance of 2,860.01 feet to the POINT OF  
12-34 BEGINNING, CONTAINING 138.36 acres of land, more or less.  
12-35 Tract 3 - 1,057.31 Acres  
12-36 COMMENCING at the most northerly northwest corner of said  
12-37 1,122.98 acre parcel, same being the most northerly northwest  
12-38 corner of said 8,673.34 acre parcel;  
12-39 THENCE, South 52 degrees 20 minutes 22 seconds East, a  
12-40 distance of 32,311.35 feet to a point for the lower southeast corner  
12-41 and POINT OF BEGINNING of the herein described parcel, said point  
12-42 also being the southernmost southeast corner of said 7,550.32 acre  
12-43 parcel;  
12-44 THENCE, South 87 degrees 56 minutes 51 seconds West along the  
12-45 south line of the herein described parcel, being the lower south  
12-46 line of said 7,550.32 acre parcel, a distance of 3,371.57 feet to a  
12-47 point for the lower southwest corner of the herein described  
12-48 parcel, being a point on the extraterritorial jurisdiction line of  
12-49 the City of Houston, said extraterritorial jurisdiction line being  
12-50 at this location an arc with a radius of 26,400 feet measured from a  
12-51 point on the west line of the John R. Rhea Survey, Abstract 62 of  
12-52 Harris County, said point located a distance of 2,500 feet north of  
12-53 the southwest corner of said John R. Rhea Survey, as described in  
12-54 City of Houston Ordinance No. 65-1905-A passed December 31, 1965  
12-55 (Area No. 9), beginning a curve to the left;  
12-56 THENCE, with said curve to the left in said extraterritorial  
12-57 jurisdiction line, having a central angle of 06 degrees 17 minutes  
12-58 49 seconds, an arc length of 2,901.41 feet, a radius of 26,400.00  
12-59 feet, and a chord bearing North 45 degrees 08 minutes 20 seconds  
12-60 West, 2,289.95 feet to a point for corner in a west line of said  
12-61 7,550.32 acre parcel;  
12-62 THENCE, North 01 degree 25 minutes 03 seconds West continuing  
12-63 along the west line of the herein described parcel and the lower  
12-64 west line of said 7,550.32 acre parcel, a distance of 4,042.73 feet  
12-65 to a point in the northerly high bank of Luce Bayou for the  
12-66 northwest corner of the herein described parcel, said point being  
12-67 the lower northwest corner of the remainder of said 7,550.32 acre  
12-68 parcel, and also being the south corner of the aforementioned  
12-69 adjoining 4,394.368 acre parcel;

13-1           THENCE, along the northerly bank of Luce Bayou, being the  
13-2 northwest line of the herein described parcel and the lower  
13-3 northwest line of the remainder of said 7,550.32 acre parcel, same  
13-4 being the southeast line of said adjoining 4,394.368 acre parcel to  
13-5 points at the following sixty (60) courses and distances:  
13-6           1. North 61 degrees 21 minutes 26 seconds East, a distance  
13-7 of 55.62 feet;  
13-8           2. North 50 degrees 37 minutes 28 seconds East, a distance  
13-9 of 91.94 feet;  
13-10          3. North 35 degrees 59 minutes 28 seconds East, a distance  
13-11 of 90.11 feet;  
13-12          4. North 81 degrees 37 minutes 54 seconds East, a distance  
13-13 of 99.10 feet;  
13-14          5. North 57 degrees 51 minutes 37 seconds East, a distance  
13-15 of 158.16 feet;  
13-16          6. South 56 degrees 59 minutes 24 seconds East, a distance  
13-17 of 107.50 feet;  
13-18          7. South 36 degrees 14 minutes 37 seconds East, a distance  
13-19 of 159.52 feet;  
13-20          8. North 54 degrees 34 minutes 28 seconds East, a distance  
13-21 of 191.37 feet;  
13-22          9. South 77 degrees 54 minutes 48 seconds East, a distance  
13-23 of 173.87 feet;  
13-24          10. North 54 degrees 26 minutes 02 seconds East, a distance  
13-25 of 146.38 feet;  
13-26          11. North 62 degrees 41 minutes 22 seconds East, a distance  
13-27 of 232.93 feet;  
13-28          12. South 19 degrees 51 minutes 51 seconds East, a distance  
13-29 of 112.24 feet;  
13-30          13. North 82 degrees 24 minutes 12 seconds East, a distance  
13-31 of 94.78 feet;  
13-32          14. North 51 degrees 03 minutes 36 seconds East, a distance  
13-33 of 200.86 feet;  
13-34          15. North 66 degrees 08 minutes 09 seconds East, a distance  
13-35 of 169.04 feet;  
13-36          16. South 62 degrees 28 minutes 14 seconds East, a distance  
13-37 of 153.91 feet;  
13-38          17. North 38 degrees 34 minutes 21 seconds East, a distance  
13-39 of 106.95 feet;  
13-40          18. North 02 degrees 48 minutes 55 seconds East, a distance  
13-41 of 326.69 feet;  
13-42          19. South 45 degrees 23 minutes 50 seconds East, a distance  
13-43 of 219.28 feet;  
13-44          20. North 24 degrees 43 minutes 53 seconds East, a distance  
13-45 of 142.40 feet;  
13-46          21. North 62 degrees 19 minutes 52 seconds East, a distance  
13-47 of 252.61 feet;  
13-48          22. North 34 degrees 38 minutes 47 seconds East, a distance  
13-49 of 226.60 feet;  
13-50          23. North 42 degrees 20 minutes 23 seconds East, a distance  
13-51 of 357.69 feet;  
13-52          24. North 81 degrees 41 minutes 35 seconds East, a distance  
13-53 of 167.94 feet;  
13-54          25. North 32 degrees 37 minutes 57 seconds East, a distance  
13-55 of 401.87 feet;  
13-56          26. North 62 degrees 21 minutes 03 seconds East, a distance  
13-57 of 139.87 feet;  
13-58          27. South 52 degrees 41 minutes 51 seconds East, a distance  
13-59 of 149.90 feet;  
13-60          28. North 07 degrees 49 minutes 17 seconds East, a distance  
13-61 of 138.14 feet;  
13-62          29. North 11 degrees 25 minutes 11 seconds West, a distance  
13-63 of 282.21 feet;  
13-64          30. North 80 degrees 25 minutes 55 seconds East, a distance  
13-65 of 195.83 feet;  
13-66          31. North 57 degrees 50 minutes 39 seconds East, a distance  
13-67 of 119.95 feet;  
13-68          32. North 18 degrees 31 minutes 30 seconds East, a distance  
13-69 of 202.53 feet;

14-1 33. North 41 degrees 32 minutes 27 seconds East, a distance  
 14-2 of 107.50 feet;  
 14-3 34. South 80 degrees 31 minutes 33 seconds East, a distance  
 14-4 of 185.98 feet;  
 14-5 35. South 03 degrees 41 minutes 25 seconds West, a distance  
 14-6 of 146.64 feet;  
 14-7 36. South 31 degrees 39 minutes 32 seconds East, a distance  
 14-8 of 47.04 feet;  
 14-9 37. North 80 degrees 27 minutes 52 seconds East, a distance  
 14-10 of 49.59 feet;  
 14-11 38. North 52 degrees 41 minutes 31 seconds East, a distance  
 14-12 of 204.57 feet;  
 14-13 39. North 43 degrees 52 minutes 42 seconds East, a distance  
 14-14 of 154.18 feet;  
 14-15 40. North 78 degrees 29 minutes 58 seconds East, a distance  
 14-16 of 229.58 feet;  
 14-17 41. South 38 degrees 31 minutes 15 seconds East, a distance  
 14-18 of 139.79 feet;  
 14-19 42. South 78 degrees 40 minutes 34 seconds East, a distance  
 14-20 of 165.26 feet;  
 14-21 43. North 18 degrees 05 minutes 01 second West, a distance  
 14-22 of 120.75 feet;  
 14-23 44. North 45 degrees 34 minutes 26 seconds East, a distance  
 14-24 of 292.64 feet;  
 14-25 45. North 24 degrees 08 minutes 01 second East, a distance  
 14-26 of 235.02 feet;  
 14-27 46. North 61 degrees 06 minutes 54 seconds East, a distance  
 14-28 of 124.69 feet;  
 14-29 47. North 27 degrees 51 minutes 51 seconds East, a distance  
 14-30 of 181.98 feet;  
 14-31 48. North 47 degrees 04 minutes 47 seconds East, a distance  
 14-32 of 801.66 feet;  
 14-33 49. South 01 degree 26 minutes 20 seconds East, a distance  
 14-34 of 179.11 feet;  
 14-35 50. South 07 degrees 16 minutes 18 seconds East, a distance  
 14-36 of 40.74 feet;  
 14-37 51. North 44 degrees 46 minutes 28 seconds East, a distance  
 14-38 of 505.22 feet;  
 14-39 52. North 59 degrees 29 minutes 52 seconds East, a distance  
 14-40 of 639.36 feet;  
 14-41 53. North 70 degrees 16 minutes 34 seconds East, a distance  
 14-42 of 631.52 feet;  
 14-43 54. South 26 degrees 38 minutes 58 seconds West, a distance  
 14-44 of 119.89 feet;  
 14-45 55. South 46 degrees 41 minutes 57 seconds East, a distance  
 14-46 of 275.51 feet;  
 14-47 56. North 29 degrees 00 minutes 30 seconds East, a distance  
 14-48 of 443.82 feet;  
 14-49 57. North 54 degrees 58 minutes 07 seconds East, a distance  
 14-50 of 189.36 feet;  
 14-51 58. South 63 degrees 53 minutes 28 seconds East, a distance  
 14-52 of 100.65 feet;  
 14-53 59. South 23 degrees 10 minutes 28 seconds East, a distance  
 14-54 of 213.82 feet;  
 14-55 60. North 65 degrees 05 minutes 26 seconds East, a distance  
 14-56 of 76.57 feet to a point for the northeast corner of the herein  
 14-57 described parcel, being the southernmost northeast corner of said  
 14-58 7,550.32 acre parcel, and being in an eastern line of the  
 14-59 aforementioned adjoining 4,394.368 acre parcel;  
 14-60 THENCE, South 02 degrees 42 minutes 29 seconds East along the  
 14-61 upper east line of the herein described parcel, being an east line  
 14-62 of said 7,550.32 acre parcel, a distance of 3,277.76 feet to a point  
 14-63 for the upper southeast corner of the herein described parcel,  
 14-64 being a southeast corner of said 7,220.32 acre parcel;  
 14-65 THENCE, South 87 degrees 37 minutes 48 seconds West along the  
 14-66 upper south line of the herein described parcel, being a south line  
 14-67 of said 7,550.32 acre parcel, a distance of 2,884.02 feet to a point  
 14-68 for reentry corner of the herein described parcel and said 7,550.32  
 14-69 acre parcel;

15-1           THENCE, South 02 degrees 20 minutes 58 seconds East along the  
15-2 lower east line of the herein described parcel, being the  
15-3 southernmost east line of said 7,550.32 acre parcel, a distance of  
15-4 5,376.03 feet to an angle point on said line;

15-5           THENCE, South 00 degrees 27 minutes 55 seconds West  
15-6 continuing along the lower east line of the herein described parcel  
15-7 and the southernmost east line of said 7,550.32 acre parcel, a  
15-8 distance of 1,540.65 feet to the POINT OF BEGINNING, CONTAINING  
15-9 1,057.31 acres of land, for a total of 2,774.31 acres in Liberty  
15-10 County, Texas as shown on drawing No. 12934 in the offices of Jones  
15-11 & Carter, Inc., Bellaire, Texas.

15-12           SECTION 3. (a) The legal notice of the intention to  
15-13 introduce this Act, setting forth the general substance of this  
15-14 Act, has been published as provided by law, and the notice and a  
15-15 copy of this Act have been furnished to all persons, agencies,  
15-16 officials, or entities to which they are required to be furnished  
15-17 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
15-18 Government Code.

15-19           (b) The governor, one of the required recipients, has  
15-20 submitted the notice and Act to the Texas Commission on  
15-21 Environmental Quality.

15-22           (c) The Texas Commission on Environmental Quality has filed  
15-23 its recommendations relating to this Act with the governor,  
15-24 lieutenant governor, and speaker of the house of representatives  
15-25 within the required time.

15-26           (d) The general law relating to consent by political  
15-27 subdivisions to the creation of districts with conservation,  
15-28 reclamation, and road powers and the inclusion of land in those  
15-29 districts has been complied with.

15-30           (e) All requirements of the constitution and laws of this  
15-31 state and the rules and procedures of the legislature with respect  
15-32 to the notice, introduction, and passage of this Act have been  
15-33 fulfilled and accomplished.

15-34           SECTION 4. This Act takes effect immediately if it receives  
15-35 a vote of two-thirds of all the members elected to each house, as  
15-36 provided by Section 39, Article III, Texas Constitution. If this  
15-37 Act does not receive the vote necessary for immediate effect, this  
15-38 Act takes effect September 1, 2019.

15-39

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