

1-1 By: Nichols S.B. No. 2516  
 1-2 (In the Senate - Filed April 3, 2019; April 3, 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 the Montgomery County Municipal Utility  
 1-18 District No. 179; granting a limited power of eminent domain;  
 1-19 providing 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 8082 to read as follows:  
 1-24 CHAPTER 8082. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 179

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 8082.0101. 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 Montgomery County Municipal  
 1-32 Utility District No. 179.

1-33 Sec. 8082.0102. 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. 8082.0103. 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. 8082.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-41 temporary directors may not hold an election under Section  
 1-42 8082.0103 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. 8082.0105. 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. 8082.0106. 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. 8082.0201. GOVERNING BODY; TERMS. (a) The district  
 2-9 is governed by a board of five elected directors.  
 2-10 (b) Except as provided by Section 8082.0202, directors  
 2-11 serve staggered four-year terms.

2-12 Sec. 8082.0202. 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 8082.0103; 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 8082.0103 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 8082.0103; 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. 8082.0301. 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. 8082.0302. 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. 8082.0303. 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. 8082.0304. 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. 8082.0305. 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 Sec. 8082.0306. CERTAIN NAVIGATION IMPROVEMENTS. (a) The  
3-6 district is created for the following purposes and has the power to  
3-7 purchase, construct, acquire, own, operate, maintain, improve, or  
3-8 extend, inside or outside the district, a canal or other waterway,  
3-9 bulkhead, dock, or improvement in aid of such canals, waterways,  
3-10 bulkheads, or docks.

3-11 (b) Notwithstanding any other law, the powers provided by  
3-12 Subsection (a) are subject to the applicable rules, regulations,  
3-13 and approval of the San Jacinto River Authority.

3-14 (c) In the event the district adopts a rule or regulation  
3-15 relating to boating or navigation, the rule or regulation must be  
3-16 consistent with the applicable rules or regulations of the San  
3-17 Jacinto River Authority.

3-18 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-19 Sec. 8082.0401. ELECTIONS REGARDING TAXES OR BONDS.

3-20 (a) The district may issue, without an election, bonds and other  
3-21 obligations secured by:

3-22 (1) revenue other than ad valorem taxes; or

3-23 (2) contract payments described by Section 8082.0403.

3-24 (b) The district must hold an election in the manner  
3-25 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
3-26 before the district may impose an ad valorem tax or issue bonds  
3-27 payable from ad valorem taxes.

3-28 (c) The district may not issue bonds payable from ad valorem  
3-29 taxes to finance a road project unless the issuance is approved by a  
3-30 vote of a two-thirds majority of the district voters voting at an  
3-31 election held for that purpose.

3-32 Sec. 8082.0402. OPERATION AND MAINTENANCE TAX. (a) If

3-33 authorized at an election held under Section 8082.0401, the  
3-34 district may impose an operation and maintenance tax on taxable  
3-35 property in the district in accordance with Section 49.107, Water  
3-36 Code.

3-37 (b) The board shall determine the tax rate. The rate may not  
3-38 exceed the rate approved at the election.

3-39 Sec. 8082.0403. CONTRACT TAXES. (a) In accordance with

3-40 Section 49.108, Water Code, the district may impose a tax other than  
3-41 an operation and maintenance tax and use the revenue derived from  
3-42 the tax to make payments under a contract after the provisions of  
3-43 the contract have been approved by a majority of the district voters  
3-44 voting at an election held for that purpose.

3-45 (b) A contract approved by the district voters may contain a  
3-46 provision stating that the contract may be modified or amended by  
3-47 the board without further voter approval.

3-48 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-49 Sec. 8082.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
3-50 OBLIGATIONS. The district may issue bonds or other obligations  
3-51 payable wholly or partly from ad valorem taxes, impact fees,  
3-52 revenue, contract payments, grants, or other district money, or any  
3-53 combination of those sources, to pay for any authorized district  
3-54 purpose.

3-55 Sec. 8082.0502. TAXES FOR BONDS. At the time the district  
3-56 issues bonds payable wholly or partly from ad valorem taxes, the  
3-57 board shall provide for the annual imposition of a continuing  
3-58 direct ad valorem tax, without limit as to rate or amount, while all  
3-59 or part of the bonds are outstanding as required and in the manner  
3-60 provided by Sections 54.601 and 54.602, Water Code.

3-61 Sec. 8082.0503. BONDS FOR ROAD PROJECTS. At the time of  
3-62 issuance, the total principal amount of bonds or other obligations  
3-63 issued or incurred to finance road projects and payable from ad  
3-64 valorem taxes may not exceed one-fourth of the assessed value of the  
3-65 real property in the district.

3-66 SECTION 2. The Montgomery County Municipal Utility District  
3-67 No. 179 initially includes all the territory contained in the  
3-68 following area:

3-69 BEING 56.7111 NET ACRES of land, situated in the John Corner

4-1 Survey, Abstract Number 8 in Montgomery County, Texas, consisting  
 4-2 of a 50.61 acre tract and 7.16 acre tract, described in Deed to  
 4-3 General Monitors Transnational, LLC., recorded under Clerk's File  
 4-4 Number 2007-020435 and a 2.4988 acre tract described in Deed to  
 4-5 General Monitors Transnational, LLC., recorded under Clerk's File  
 4-6 Number 2007-121045, together with a called 0.83 acre tract and a  
 4-7 called 0.04 acre tract, described in that certain Boundary Line  
 4-8 Agreement between Philip LeFevre and wife, Holly LeFevre and  
 4-9 Grandview Development, Inc., recorded under Clerk's File Number  
 4-10 2006-093056, all in the Real Property Records of Montgomery County,  
 4-11 Texas; said 56.7111 acres being more particularly described by  
 4-12 metes and bounds as follows with all bearings referenced to the  
 4-13 North line of Lonestar Parkway, a variable width right-of-way  
 4-14 recorded under Clerk's File Number 2004-134115 Real Property  
 4-15 Records as found monumented on the ground:

4-16 BEGINNING at an iron rod with a survey cap marked "C&R", found  
 4-17 for the Southeast corner of the herein described tract and the  
 4-18 Southwest corner of the Replat of Grandview, Section 4, the plat  
 4-19 thereof recorded in Cabinet Z, Sheet 2594 of the Map Records of  
 4-20 Montgomery County, Texas, and being located in the North line of  
 4-21 Lonestar Parkway;

4-22 THENCE with the following courses and distances along the  
 4-23 North line of Lonestar Parkway:

4-24 North 74°14'01" West, a chord distance of 345.27 feet along a  
 4-25 curve to the left, having as its elements: a central angle of  
 4-26 09°15'16", a radius of 2140.00 feet and an arc length of 345.65 feet  
 4-27 to an iron rod with a survey cap marked "C&R", found for an angle  
 4-28 point;

4-29 North 74°57'21" West, a distance of 105.35 feet to a 5/8 inch  
 4-30 iron rod with a survey cap marked "Glezman, RPLS 4627", set for the  
 4-31 beginning of a curve to the left;

4-32 North 87°15'30" West, a chord distance of 418.73 feet along a  
 4-33 curve to the left, having as its elements: a central angle of  
 4-34 11°10'36", a radius of 2150.00 feet and an arc length of 419.39 feet  
 4-35 to an iron rod with a survey cap marked "Carter Burgess", found for  
 4-36 an angle point;

4-37 South 80°31'57" West, a distance of 104.82 feet, to an iron  
 4-38 rod with a survey cap marked "Carter Burgess", found for the  
 4-39 beginning of a curve to the left;

4-40 South 80°06'43" West, a chord distance of 309.95 feet along a  
 4-41 curve to the left, having as its elements: a central angle of  
 4-42 08°18'21", a radius of 2140.00 feet and an arc length of 310.22 feet  
 4-43 to an iron rod with a survey cap marked "Carter Burgess", found for  
 4-44 an angle point;

4-45 South 76°06'31" West, a distance of 43.83 feet to a 5/8 inch  
 4-46 iron rod with survey cap, set for the Southwest corner of the herein  
 4-47 described tract and the Southeast corner of the LeFevre  
 4-48 Development, Inc., called 33.527 acre tract as described in Deed  
 4-49 recorded under Clerk's File Number 2008-096315 Real Property  
 4-50 Records;

4-51 THENCE North 13°56'40" West, a distance of 631.37 feet,  
 4-52 leaving the North line of Lonestar Parkway, along the East line of  
 4-53 the called 33.527 acre tract, to a 5/8 inch iron rod with survey  
 4-54 cap, set for an angle point;

4-55 THENCE North 03°32'31" West, a distance of 568.53 feet to a  
 4-56 5/8 inch iron rod, found for an angle point at the Northeast corner  
 4-57 of the called 33.527 acre tract at the Southeast corner of Buffalo  
 4-58 Crossing, a subdivision with the plat thereof recorded in Cabinet  
 4-59 Z, Sheet 1462 of the Montgomery County Map Records;

4-60 THENCE North 27°56'22" East, a distance of 659.88 feet along  
 4-61 the Southeast line of Buffalo Crossing and the Northwesterly line  
 4-62 of the called 50.61 acre tract and the called 7.16 acre tract, to an  
 4-63 iron rod with a survey cap marked "Town & Country", found for an  
 4-64 angle point at the Northwest corner of the called 7.16 acre tract  
 4-65 and the Southwest corner of the called 2.4988 acre tract;

4-66 THENCE North 00°12'04" West, a distance of 100.04 feet along  
 4-67 the East line of Buffalo Crossing, passing at 70.92 feet, a "PK"  
 4-68 nail in a wood bulkhead; in all, a distance of 100.04 feet to the  
 4-69 Northwest corner of the herein described tract, in the South line of

5-1 Reserve "F" of the Amending Plat Of Waterstone On Lake Conroe,  
5-2 Section 1, the plat thereof recorded in Cabinet Z, Sheet 1356 of the  
5-3 Map Records;  
5-4 THENCE South 89°47'03" East, a distance of 372.87 feet along  
5-5 the South line of Reserve "F" of the Amending Plat Of Waterstone On  
5-6 Lake Conroe, Section 1 and the North line of the called 2.4988 acre  
5-7 tract, to an angle point;  
5-8 THENCE North 75°17'26" East, a distance of 457.41 feet along  
5-9 the South line of Reserve "F" of the Amending Plat Of Waterstone On  
5-10 Lake Conroe, Section 1 and the North line of the called 2.4988 acre  
5-11 tract, to an angle point;  
5-12 THENCE North 83°09'49" East, a distance of 294.06 feet along  
5-13 the South line of Reserve "F" of the Amending Plat Of Waterstone On  
5-14 Lake Conroe, Section 1 and the North line of the called 2.4988 acre  
5-15 tract, to an angle point;  
5-16 THENCE South 54°29'34" East, a distance of 181.92 feet along  
5-17 the South line of Reserve "F" of the Amending Plat Of Waterstone On  
5-18 Lake Conroe, Section 1 and passing the East corner the called 2.4988  
5-19 acre tract, along the North line of the called 0.83 acre tract  
5-20 Boundary Line Agreement and the Southwesterly line of the  
5-21 Waterstone On Lake Conroe, Inc. called 155.2494 acre tract as  
5-22 recorded under Clerk's File Number 2007-109227 Real Property  
5-23 Records, to an angle point;  
5-24 THENCE North 69°37'08" East, a distance of 50.61 feet along  
5-25 the North line of the called 0.83 acre tract Boundary Line Agreement  
5-26 to an angle point;  
5-27 THENCE South 38°05'40" East, a distance of 110.95 feet along  
5-28 the North line of the called 0.83 acre tract Boundary Line Agreement  
5-29 to the Northeast corner of the herein described tract at the  
5-30 Northwest corner of Grandview Section 2, the plat thereof recorded  
5-31 in Cabinet Z, Sheet 280 of the Map Records;  
5-32 THENCE along the West line of Grandview Section 2 and the  
5-33 aforesaid Boundary Line Agreement, with the following bearings and  
5-34 distance:  
5-35 South 87°14'15" West, passing at a distance of 17.12 feet, a  
5-36 "PK" nail with washer marker "Glezman Surveying", set for reference  
5-37 in a wood bulkhead; a total distance of 114.00 feet to an angle  
5-38 point;  
5-39 South 23°44'52" West, a distance of 294.00 feet to an  
5-40 angle point;  
5-41 South 05°20'19" West, a distance of 91.97 feet to an  
5-42 angle point;  
5-43 South 05°20'56" West, a distance of 84.97 feet to an  
5-44 angle point;  
5-45 South 14°28'08" West, a distance of 171.11 feet to an  
5-46 angle point;  
5-47 South 26°24'26" East, a distance of 90.34 feet to an  
5-48 angle point;  
5-49 South 05°57'54" East, a distance of 127.78 feet to an  
5-50 angle point;  
5-51 South 11°05'43" West, a distance of 147.63 feet to an  
5-52 angle point;  
5-53 South 40°13'26" East, a distance of 64.64 feet to an  
5-54 angle point;  
5-55 South 40°13'26" East, a distance of 49.21 feet to an  
5-56 angle point;  
5-57 South 25°23'41" East, a distance of 207.16 feet to an  
5-58 angle point;  
5-59 South 03°53'33" East, a distance of 376.46 feet to a 5/8 inch  
5-60 iron rod with survey cap, set at the Northwest corner of the Replat  
5-61 of Grandview Section 4, the plat thereof recorded in Cabinet Z,  
5-62 Sheet 2594 of the Map Records;  
5-63 THENCE South 21°39'21" West, a distance of 300.00 feet along  
5-64 the West line of the Replat of Grandview Section 4, back to the  
5-65 Point of Beginning and containing 60.293 gross acres of land, based  
5-66 on the survey and plat prepared by Glezman Surveying Inc., dated  
5-67 July 3, 2014.  
5-68 SAVE AND EXCEPT the following described tract or parcel of  
5-69 land:

6-1 Being 3.5819 acres (156,029 square feet) of land, situated in  
 6-2 the John Corner Survey, Abstract Number 8 in Montgomery County,  
 6-3 Texas and being out of the Consolidated Ventures, Inc. 60.293 acre  
 6-4 tract as recorded under Clerk's File Number 2015056092 Real  
 6-5 Property Records of Montgomery County, Texas; said 3.5819 acres  
 6-6 being more particularly described by metes and bounds as follows  
 6-7 with all bearings referenced to the North line of Lonestar Parkway,  
 6-8 a variable width right-of-way recorded under Clerk's File Number  
 6-9 2004-134115 Real Property Records, as found monumented on the  
 6-10 ground:

6-11 BEGINNING at an iron rod with a survey cap marked "C&R", found  
 6-12 at the Southeast corner of the herein described tract and Southeast  
 6-13 corner of the 60.293 acre tract, at the Southwest corner of the  
 6-14 Replat of Grandview, Section 4, the plat thereof recorded in  
 6-15 Cabinet Z, Sheet 2594 of the Map Records of Montgomery County, Texas  
 6-16 and being the North line of Lonestar Parkway;

6-17 THENCE with the following courses and distances along the  
 6-18 North line of Lonestar Parkway:

6-19 North 74°14'01" West, a chord distance of 345.27 feet along a  
 6-20 curve to the left, having as its elements: a central angle of  
 6-21 09°15'15", a radius of 2140.00 feet and an arc length of 345.65 feet  
 6-22 to an iron rod with a survey cap marked "C&R", found for an angle  
 6-23 point;

6-24 North 74°57'21" West, a distance of 105.35 feet to a 5/8 inch  
 6-25 iron rod with a survey cap marked "Glezman, RPLS 4627", set for the  
 6-26 beginning of a curve to the left;

6-27 North 81°55'50" West, a chord distance of 19.54 feet along a  
 6-28 curve to the left, having as its elements: a central angle of  
 6-29 00°31'15", a radius of 2150.00 feet and an arc length of 19.54 feet  
 6-30 to an iron rod with a survey cap marked "Glezman RPLS 4627", set for  
 6-31 the Southwest corner of the herein described tract;

6-32 THENCE North 15°17'07" East, a distance of 325.00 feet,  
 6-33 severing the 60.293 acre tract to a 5/8 inch iron rod with survey  
 6-34 cap, set for the Northwest corner of the herein described tract;

6-35 THENCE South 74°42'53" East, a distance of 493.95 feet,  
 6-36 severing the 60.293 acre tract, to an iron rod with survey cap, set  
 6-37 for the Northeast corner of the herein described tract and being in  
 6-38 the East line of the 60.293 acre tract and the West line of  
 6-39 Grandview Section 2, the plat thereof recorded in Cabinet Z, Sheet  
 6-40 280 of the Map Records of Montgomery County, Texas;

6-41 THENCE South 03°53'33" East, a distance of 28.43 feet along  
 6-42 the East line of the 60.293 acre tract and West line of Grandview  
 6-43 Section 2, to a 5/8 inch iron rod with survey cap, set for an angle  
 6-44 point and being the Northwest corner of the aforementioned Replat  
 6-45 of Grandview, Section 4;

6-46 THENCE South 21°39'21" West, a distance of 300.00 feet along  
 6-47 the West line of the Replat of Grandview, Section 4, back to the  
 6-48 Point of beginning and containing 3.5819 acres of land based on the  
 6-49 survey and plat prepared by Glezman Surveying, Inc., dated March 7,  
 6-50 2017.

6-51 Resulting in 56.7111 net acres of land.

6-52 SECTION 3. (a) The legal notice of the intention to  
 6-53 introduce this Act, setting forth the general substance of this  
 6-54 Act, has been published as provided by law, and the notice and a  
 6-55 copy of this Act have been furnished to all persons, agencies,  
 6-56 officials, or entities to which they are required to be furnished  
 6-57 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 6-58 Government Code.

6-59 (b) The governor, one of the required recipients, has  
 6-60 submitted the notice and Act to the Texas Commission on  
 6-61 Environmental Quality.

6-62 (c) The Texas Commission on Environmental Quality has filed  
 6-63 its recommendations relating to this Act with the governor, the  
 6-64 lieutenant governor, and the speaker of the house of  
 6-65 representatives within the required time.

6-66 (d) All requirements of the constitution and laws of this  
 6-67 state and the rules and procedures of the legislature with respect  
 6-68 to the notice, introduction, and passage of this Act are fulfilled  
 6-69 and accomplished.

7-1 SECTION 4. (a) If this Act does not receive a two-thirds  
7-2 vote of all the members elected to each house, Subchapter C, Chapter  
7-3 8082, Special District Local Laws Code, as added by Section 1 of  
7-4 this Act, is amended by adding Section 8082.0307 to read as follows:

7-5 Sec. 8082.0307. NO EMINENT DOMAIN POWER. The district may  
7-6 not exercise the power of eminent domain.

7-7 (b) This section is not intended to be an expression of a  
7-8 legislative interpretation of the requirements of Section 17(c),  
7-9 Article I, Texas Constitution.

7-10 SECTION 5. This Act takes effect immediately if it receives  
7-11 a vote of two-thirds of all the members elected to each house, as  
7-12 provided by Section 39, Article III, Texas Constitution. If this  
7-13 Act does not receive the vote necessary for immediate effect, this  
7-14 Act takes effect September 1, 2019.

7-15

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