

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



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

April 20, 2021

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

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

Senate Bill (SB) 2147, as Filed by Senator Larry Taylor - Relating to the creation of the Brazoria County Municipal Utility District No. 82; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

Dear Governor Patrick:

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

Sincerely,

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

Cari-Michel La Caille, Director  
Water Supply Division

cc: Honorable Paul Bettencourt, Chairman, Senate Local Government Committee  
Senator Larry Taylor, Texas Senate

Enclosure

**SB 2147, as Filed by Senator Larry Taylor**  
**Texas Commission on Environmental Quality's Comments**

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

This bill creates Brazoria County Municipal Utility District No. 82 (District) with the powers and duties of a standard municipal utility district under Water Code Chapters 49 and 54.

**Comments on Powers/Duties Different from Similar Types of Districts:** The District must receive consent to the creation of the District from each municipality in whose corporate limits or extraterritorial jurisdiction the District is located prior to holding a confirmation election. The bill requires the TCEQ to appoint the five initial temporary directors upon receipt of a petition from the owners of a majority of the assessed value of the real property in the District. The bill grants the District authority for road projects. The bill allows the District to divide. The bill specifies that at the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects and payable from ad valorem taxes may not exceed one-fourth of the assessed value of real property in the District. If the bill does not receive a two-thirds vote of all members elected to each house, the District may not exercise the power of eminent domain.

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

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

LETTER OF TRANSMITTAL  
TEXAS SENATE  
STATE OF TEXAS

SB 2147

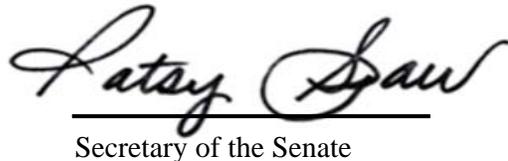
Bill Number

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

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

3/22/2021

Date transmitted to  
Governor's Office



Secretary of the Senate

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

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

March 26, 2021

Date transmitted to  
Texas Commission on Environmental Quality



Governor

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

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



Texas Commission on Environmental Quality

By: Taylor

S.B. No. 2147

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to the creation of the Brazoria County Municipal Utility  
3 District No. 82; granting a limited power of eminent domain;  
4 providing authority to issue bonds; providing authority to impose  
5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
8 Code, is amended by adding Chapter 8153 to read as follows:

9 CHAPTER 8153. BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 8153.0101. DEFINITIONS. In this chapter:

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

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

15 (3) "Director" means a board member.

16 (4) "District" means the Brazoria County Municipal  
17 Utility District No. 82.

18 Sec. 8153.0102. NATURE OF DISTRICT. The district is a  
19 municipal utility district created under Section 59, Article XVI,  
20 Texas Constitution.

21 Sec. 8153.0103. CONFIRMATION AND DIRECTOR ELECTION  
22 REQUIRED. The temporary directors shall hold an election to  
23 confirm the creation of the district and to elect five permanent  
24 directors as provided by Section 49.102, Water Code.

1       Sec. 8153.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section  
3 8153.0103 until each municipality in whose corporate limits or  
4 extraterritorial jurisdiction the district is located has  
5 consented by ordinance or resolution to the creation of the  
6 district and to the inclusion of land in the district.

7       Sec. 8153.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

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

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

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

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

16       Sec. 8153.0106. INITIAL DISTRICT TERRITORY. (a) The  
17 district is initially composed of the territory described by  
18 Section 2 of the Act enacting this chapter.

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

23       (1) organization, existence, or validity;

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

27       (3) right to impose a tax; or

1           (4) legality or operation.

2                   SUBCHAPTER B. BOARD OF DIRECTORS

3           Sec. 8153.0201. GOVERNING BODY; TERMS. (a) The district is  
4 governed by a board of five elected directors.

5           (b) Except as provided by Section 8153.0202, directors  
6 serve staggered four-year terms.

7           Sec. 8153.0202. TEMPORARY DIRECTORS. (a) On or after the  
8 effective date of the Act enacting this chapter, the owner or owners  
9 of a majority of the assessed value of the real property in the  
10 district may submit a petition to the commission requesting that  
11 the commission appoint as temporary directors the five persons  
12 named in the petition. The commission shall appoint as temporary  
13 directors the five persons named in the petition.

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

15                   (1) the date permanent directors are elected under  
16 Section 8153.0103; or

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

19           (c) If permanent directors have not been elected under  
20 Section 8153.0103 and the terms of the temporary directors have  
21 expired, successor temporary directors shall be appointed or  
22 reappointed as provided by Subsection (d) to serve terms that  
23 expire on the earlier of:

24                   (1) the date permanent directors are elected under  
25 Section 8153.0103; or

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

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

8                   SUBCHAPTER C. POWERS AND DUTIES

9       Sec. 8153.0301. GENERAL POWERS AND DUTIES. The district  
10 has the powers and duties necessary to accomplish the purposes for  
11 which the district is created.

12       Sec. 8153.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
13 DUTIES. The district has the powers and duties provided by the  
14 general law of this state, including Chapters 49 and 54, Water Code,  
15 applicable to municipal utility districts created under Section 59,  
16 Article XVI, Texas Constitution.

17       Sec. 8153.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
18 52, Article III, Texas Constitution, the district may design,  
19 acquire, construct, finance, issue bonds for, improve, operate,  
20 maintain, and convey to this state, a county, or a municipality for  
21 operation and maintenance macadamized, graveled, or paved roads, or  
22 improvements, including storm drainage, in aid of those roads.

23       Sec. 8153.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
24 road project must meet all applicable construction standards,  
25 zoning and subdivision requirements, and regulations of each  
26 municipality in whose corporate limits or extraterritorial  
27 jurisdiction the road project is located.

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

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

9       Sec. 8153.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
10 ORDINANCE OR RESOLUTION. The district shall comply with all  
11 applicable requirements of any ordinance or resolution that is  
12 adopted under Section 54.016 or 54.0165, Water Code, and that  
13 consents to the creation of the district or to the inclusion of land  
14 in the district.

15       Sec. 8153.0306. DIVISION OF DISTRICT. (a) The district may  
16 be divided into two or more new districts only if the district:

17               (1) has no outstanding bonded debt; and

18               (2) is not imposing ad valorem taxes.

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

22       (c) A new district created by the division of the district  
23 may not, at the time the new district is created, contain any land  
24 outside the area described by Section 2 of the Act enacting this  
25 chapter.

26       (d) The board, on its own motion or on receipt of a petition  
27 signed by the owner or owners of a majority of the assessed value of

1 the real property in the district, may adopt an order dividing the  
2 district.

3 (e) The board may adopt an order dividing the district  
4 before or after the date the board holds an election under Section  
5 8153.0103 to confirm the district's creation.

6 (f) An order dividing the district shall:

7 (1) name each new district;

8 (2) include the metes and bounds description of the  
9 territory of each new district;

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

11 and

12 (4) provide for the division of assets and liabilities  
13 between the new districts.

14 (g) On or before the 30th day after the date of adoption of  
15 an order dividing the district, the district shall file the order  
16 with the commission and record the order in the real property  
17 records of each county in which the district is located.

18 (h) Any new district created by the division of the district  
19 shall hold a confirmation and directors' election as required by  
20 Section 8153.0103.

21 (i) If the creation of the new district is confirmed, the  
22 new district shall provide the election date and results to the  
23 commission.

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

1       (k) Municipal consent to the creation of the district and to  
2 the inclusion of land in the district granted under Section  
3 8153.0104 acts as municipal consent to the creation of any new  
4 district created by the division of the district and to the  
5 inclusion of land in the new district.

6               SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

7       Sec. 8153.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
8 The district may issue, without an election, bonds and other  
9 obligations secured by:

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

11               (2) contract payments described by Section 8153.0403.

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

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

20       Sec. 8153.0402. OPERATION AND MAINTENANCE TAX. (a) If  
21 authorized at an election held under Section 8153.0401, the  
22 district may impose an operation and maintenance tax on taxable  
23 property in the district in accordance with Section 49.107, Water  
24 Code.

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

27       Sec. 8153.0403. CONTRACT TAXES. (a) In accordance with

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

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

9 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

10 Sec. 8153.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
11 OBLIGATIONS. The district may issue bonds or other obligations  
12 payable wholly or partly from ad valorem taxes, impact fees,  
13 revenue, contract payments, grants, or other district money, or any  
14 combination of those sources, to pay for any authorized district  
15 purpose.

16 Sec. 8153.0502. TAXES FOR BONDS. At the time the district  
17 issues bonds payable wholly or partly from ad valorem taxes, the  
18 board shall provide for the annual imposition of a continuing  
19 direct ad valorem tax, without limit as to rate or amount, while all  
20 or part of the bonds are outstanding as required and in the manner  
21 provided by Sections 54.601 and 54.602, Water Code.

22 Sec. 8153.0503. BONDS FOR ROAD PROJECTS. At the time of  
23 issuance, the total principal amount of bonds or other obligations  
24 issued or incurred to finance road projects and payable from ad  
25 valorem taxes may not exceed one-fourth of the assessed value of the  
26 real property in the district.

27 SECTION 2. The Brazoria County Municipal Utility District

1 No. 82 initially includes all the territory contained in the  
2 following area:

3 Beginning at a concrete monument found in the easterly  
4 right-of-way line of F. M. Highway 521 (100-feet wide) for the  
5 northwest corner of said called 541.131 acre tract, same being the  
6 southwest corner of an adjoining called 2.97 acre tract recorded  
7 under County Clerk's File Number 01-008056, Office of the County  
8 Clerk, Brazoria County, Texas, for the northwest corner and Place  
9 of Beginning of the herein described tract;

10 Thence North 87 degrees 05 minutes 19 seconds East along the  
11 north line of the herein described tract and said called 541.131  
12 acre tract, same being the south line of said adjoining called 2.97  
13 acre tract, and the south line of an adjoining called 96.50 acre  
14 tract recorded under County Clerk's File Number 00-016352, Office  
15 of the County Clerk, Brazoria County, Texas, 2,947.41 feet to a  
16 concrete monument found for angle point, said point being the  
17 southeast corner of said adjoining called 96.50 acre tract, same  
18 being the southwest corner of the adjoining residue of a called  
19 36.97 acre tract recorded under County Clerk's File Number  
20 94-019052, Office of the County Clerk, Brazoria County, Texas;

21 Thence North 86 degrees 57 minutes 34 seconds East along the  
22 north line of the herein described tract and said called 541.131  
23 acre tract, same being the south line of said adjoining called 36.97  
24 acre tract, 861.64 feet to the northwest corner of an adjoining  
25 called 43.308 acre tract recorded under County Clerk's File Number  
26 2017048421, Office of the County Clerk, Brazoria County, Texas, and  
27 described under County Clerk's File Number 2002063838, Office of

1 the County Clerk, Brazoria County, Texas, for the upper northeast  
2 corner of the herein described tract;

3 Thence South 03 degrees 24 minutes 10 seconds East along the  
4 common line of the herein described tract and said adjoining called  
5 43.308 acre tract, 1,622.24 feet to the southwest corner of said  
6 adjoining called 43.308 acre tract, said point being in the north  
7 line of the aforementioned residue of a called 60 acre tract;

8 Thence North 86 degrees 26 minutes 35 seconds East continuing  
9 along said common line, 825.98 feet to a point in the west  
10 right-of-way line of State Highway 288 for the middle northeast  
11 corner of the herein described tract, same being the southeast  
12 corner of said adjoining called 43.308 acre tract;

13 Thence South 08 degrees 10 minutes 09 seconds East along the  
14 west right-of-way line of State Highway 288, 1,184.70 feet to the  
15 beginning of a curve to the right;

16 Thence with said curve to the right, continuing along the  
17 west right-of-way line of State Highway 288, having a central angle  
18 of 01 degree 53 minutes 42 seconds, an arc length of 372.03 feet, a  
19 radius of 11,249.16 feet, and a chord bearing South 07 degrees 13  
20 minutes 18 seconds East, 372.02 feet to the northeast corner of an  
21 adjoining called 4.9560 acre tract (Tract One) recorded under  
22 County Clerk's File Number 96-0362520, Office of the County Clerk,  
23 Brazoria County, Texas;

24 Thence South 86 degrees 48 minutes 29 seconds West along the  
25 common line of the herein described tract and said adjoining called  
26 4.9560 acre tract, 271.50 feet to the northwest corner of said  
27 adjoining called 4.9560 acre tract for a reentry corner to the

1 herein described tract;

2 Thence South 02 degrees 12 minutes 28 seconds East continuing  
3 along said common line, 734.87 feet to the southwest corner of said  
4 adjoining called 4.9560 acre tract for a reentry corner to the  
5 herein described tract;

6 Thence North 87 degrees 09 minutes 47 seconds East continuing  
7 along said common line, 299.63 feet to the southeast corner of said  
8 adjoining called 4.9560 acre tract for the lower northeast corner  
9 of the herein described tract, said point being in the west  
10 right-of-way line of State Highway 288, and being in a non-tangent  
11 curve to the right;

12 Thence with said non-tangent curve to the right, along the  
13 west right-of-way line of State Highway 288, having a central angle  
14 of 02 degrees 16 minutes 29 seconds, an arc length of 446.63 feet, a  
15 radius of 11,249.16 feet, and a chord bearing South 01 degree 23  
16 minutes 01 second East, 446.60 feet to the end of said curve;

17 Thence South 00 degrees 14 minutes 46 seconds East continuing  
18 along the west right-of-way line of State Highway 288, 1,890.37  
19 feet to the northeast corner of an adjoining called 15 acre tract  
20 recorded under County Clerk's File Number 02-067061, Office of the  
21 County Clerk, Brazoria County, Texas, for the upper southeast  
22 corner of the herein described tract, being the upper southeast  
23 corner of the aforementioned called 170.00 acre tract;

24 Thence South 87 degrees 02 minutes 34 seconds West along the  
25 upper south line of the herein described tract, same being the north  
26 line of said adjoining called 15 acre tract, 354.62 feet to the  
27 northwest corner of said adjoining called 15 acre tract, same being

1 the northeast corner of an adjoining called 91.87 acre tract (Tract  
2 Three) recorded under County Clerk's File Number 2015014625, Office  
3 of the County Clerk, Brazoria County, Texas, and described in  
4 Volume 362, Page 470, Deed Records, Brazoria County, Texas, for an  
5 angle point, said point being in the centerline of the Angleton  
6 Protection Levee;

7 Thence South 86 degrees 59 minutes 15 seconds West along the  
8 north line of said adjoining called 91.87 acre tract, 2,103.32 feet  
9 to the northwest corner of said adjoining called 91.87 acre tract,  
10 for a reentry corner to the herein described tract, said point being  
11 in the west line of said J. W. Cloud Survey, Abstract 169, same  
12 being the east line of said George Robinson League, Abstract 126;

13 Thence South 02 degrees 44 minutes 56 seconds East along the  
14 east line of said George Robinson League, Abstract 126, same being  
15 the west line of said J. W. Cloud Survey, Abstract 169, and the west  
16 line of said adjoining called 91.87 acre tract, 803.82 feet to an  
17 angle point, being the lower southeast corner of said called 170.00  
18 acre tract, same being the northeast corner of the aforementioned  
19 residue of a called 134 acre tract;

20 Thence South 02 degrees 50 minutes 23 seconds East continuing  
21 along said line, 655.23 feet to a point for the lower southeast  
22 corner of the herein described tract and said residue of a called  
23 134 acre tract, same being the northeast corner of an adjoining  
24 called 116.155 acre tract recorded under County Clerk's File Number  
25 2018029439, Office of the County Clerk, Brazoria County, Texas;

26 Thence South 86 degrees 53 minutes 29 seconds West along the lower  
27 south line of the herein described tract, same being the north line

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1 of said adjoining called 116.155 acre tract, and the north line of  
2 an adjoining called 4.52 acre tract recorded under County Clerk's  
3 File Number 2010021440, Office of the County Clerk, 3,742.61 feet  
4 to a point for the lower southwest corner of the herein described  
5 tract, same being the southeast corner of the adjoining residue of a  
6 called 1.0 acre tract recorded in Volume 1251, Page 707, Deed  
7 Records, Brazoria County, Texas;

8 Thence North 04 degrees 36 minutes 11 seconds West along the  
9 common line of the herein described tract and said adjoining  
10 residue of a called 1.0 acre tract, 158.90 feet to the northeast  
11 corner of said adjoining called 1.0 acre tract;

12 Thence South 87 degrees 02 minutes 13 seconds West continuing  
13 along said common line, 277.30 feet to the northwest corner of said  
14 adjoining residue of a called 1.0 acre tract, said point being in  
15 the east right-of-way line of County Road 44, and being in a  
16 non-tangent curve to the right;

17 Thence with said non-tangent curve to the right, being the  
18 east right-of-way line of County Road 44, having a central angle of  
19 14 degrees 56 minutes 06 seconds, an arc length of 723.70 feet, a  
20 radius of 2,776.40 feet, and a chord bearing North 13 degrees 22  
21 minutes 44 seconds West, 721.66 feet to the southwest corner of an  
22 adjoining called 1.0371 acre tract recorded under County Clerk's  
23 File Number 2008008925, Office of the County Clerk, Brazoria  
24 County, Texas;

25 Thence North 84 degrees 54 minutes 13 seconds East along the  
26 common line of the herein described tract and said adjoining called  
27 1.0371 acre tract, 252.52 feet to the southeast corner of said

1 adjoining called 1.0371 acre tract for a reentry corner to the  
2 herein described tract;

3       Thence North 04 degrees 18 minutes 51 seconds West continuing  
4 along said common line, 181.64 feet to the northeast corner of said  
5 adjoining called 1.0371 acre tract for a reentry corner to the  
6 herein described tract;

7       Thence South 84 degrees 43 minutes 22 seconds West continuing  
8 along said common line, 251.68 feet to the northwest corner of said  
9 adjoining called 1.0371 acre tract, said point being in the east  
10 right-of-way line of County Road 44, and being in a non-tangent  
11 curve to the right;

12       Thence with said non-tangent curve to the right, being the  
13 east right-of-way line of County Road 44, transitioning to the  
14 easterly right-of-way line of F. M. Highway 521, having a central  
15 angle of 10 degrees 03 minutes 42 seconds, an arc length of 487.56  
16 feet, a radius of 2,776.40 feet, and a chord bearing North 02  
17 degrees 51 minutes 09 seconds East, 486.94 feet to the southwest  
18 corner of an adjoining tract being called Lot 5 and the South  
19 60-feet of Lot 6, Block 35, Fruitland Subdivision, as evidenced in  
20 deed recorded under County Clerk's File Number 2006000498, Office  
21 of the County Clerk, Brazoria County, Texas;

22       Thence North 87 degrees 06 minutes 39 seconds East along the  
23 common line of the herein described tract and said adjoining  
24 Fruitland Subdivision tract, 132.66 feet to the southeast corner of  
25 said adjoining Fruitland Subdivision tract for a reentry corner to  
26 the herein described tract;

27       Thence North 02 degrees 53 minutes 20 seconds West continuing

1 along said common line, 60.00 feet to the northeast corner of said  
2 adjoining Fruitland Subdivision tract for a reentry corner to the  
3 herein described tract;

4 Thence South 87 degrees 06 minutes 39 seconds West continuing  
5 along said common line, 120.56 feet to the northwest corner of said  
6 adjoining Fruitland Subdivision tract, said point being in the  
7 easterly right-of-way line of F. M. Highway 521, and being in a  
8 non-tangent curve to the right;

9 Thence with said non-tangent curve to the right, being the  
10 easterly right-of-way line of F. M. Highway 521, having a central  
11 angle of 04 degrees 50 minutes 12 seconds, an arc length of 234.37  
12 feet, a radius of 2,776.40 feet, and a chord bearing North 11  
13 degrees 33 minutes 54 seconds East, 234.31 feet to the end of said  
14 curve;

15 Thence North 13 degrees 58 minutes 59 seconds East along the  
16 westerly line of the herein described tract, same being the  
17 easterly right-of-way line of F. M. Highway 521, 302.34 feet to a  
18 concrete monument found for angle point, said point being the  
19 northwest corner of said called 170.00 acre tract, same being the  
20 southwest corner of the aforementioned called 170.66 acre tract;

21 Thence North 14 degrees 05 minutes 31 seconds East continuing  
22 along said line, 973.60 feet to the southwest corner of the  
23 adjoining residue of a called 2 acre tract recorded in Volume 122,  
24 Page 203, Deed Records, Brazoria County, Texas;

25 Thence North 87 degrees 21 minutes 22 seconds East along the  
26 common line of the herein described tract and said adjoining  
27 residue of a called 2 acre tract, 1,700.63 feet to the southeast

1 corner of said adjoining called 2 acre tract for a reentry corner to  
2 the herein described tract;

3 Thence North 02 degrees 38 minutes 38 seconds West continuing  
4 along said common line, 50.00 feet to the northeast corner of said  
5 adjoining residue of a called 2 acre tract for a reentry corner to  
6 the herein described tract;

7 Thence South 87 degrees 21 minutes 22 seconds West continuing  
8 along said common line, 1,685.60 feet to the northwest corner of  
9 said adjoining residue of a called 2 acre tract for the upper  
10 southwest corner of the herein described tract, said point being in  
11 the easterly right-of-way line of F. M. Highway 521;

12 Thence North 14 degrees 05 minutes 31 seconds East along the  
13 westerly line of the herein described tract, same being the  
14 easterly right-of-way line of F. M. Highway 521, 217.09 feet to an  
15 angle point, said point being the northwest corner of said called  
16 170.66 acre tract, same being the southwest corner of the  
17 aforementioned residue of a called 541.131 acre tract;

18 Thence North 14 degrees 02 minutes 37 seconds East continuing  
19 along the westerly line of the herein described tract, same being  
20 the easterly right-of-way line of F. M. Highway 521, 4,611.00 feet  
21 to the Place of Beginning and containing 911.12 acres of land, more  
22 or less.

23 SECTION 3. (a) The legal notice of the intention to  
24 introduce this Act, setting forth the general substance of this  
25 Act, has been published as provided by law, and the notice and a  
26 copy of this Act have been furnished to all persons, agencies,  
27 officials, or entities to which they are required to be furnished

1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
2 Government Code.

3 (b) The governor, one of the required recipients, has  
4 submitted the notice and Act to the Texas Commission on  
5 Environmental Quality.

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

10 (d) All requirements of the constitution and laws of this  
11 state and the rules and procedures of the legislature with respect  
12 to the notice, introduction, and passage of this Act are fulfilled  
13 and accomplished.

14 SECTION 4. (a) If this Act does not receive a two-thirds  
15 vote of all the members elected to each house, Subchapter C, Chapter  
16 8153, Special District Local Laws Code, as added by Section 1 of  
17 this Act, is amended by adding Section 8153.0307 to read as follows:

18 Sec. 8153.0307. NO EMINENT DOMAIN POWER. The district may  
19 not exercise the power of eminent domain.

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

23 SECTION 5. This Act takes effect immediately if it receives  
24 a vote of two-thirds of all the members elected to each house, as  
25 provided by Section 39, Article III, Texas Constitution. If this  
26 Act does not receive the vote necessary for immediate effect, this  
27 Act takes effect September 1, 2021.

# The Facts

Covering Brazoria County - Where Texas Began

P. O. BOX 549  
CLUTE TX 77531  
979-265-7411

## STATE OF TEXAS COUNTY OF BRAZORIA

Cindy Cornette, being duly sworn, says:

That she is Classifieds Leader of the **The Facts**, a daily newspaper of general circulation, printed and published in **Brazoria County, Texas**; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

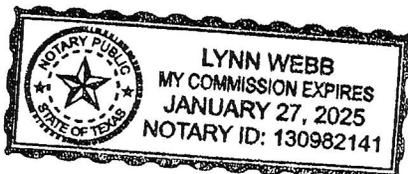
**02/13-14/2021**

That said newspaper was regularly issued and circulated on those dates.

  
\_\_\_\_\_  
Advertising Director

Subscribed to and sworn to me this **18th day of February, 2021**.

  
\_\_\_\_\_  
Lynn Webb, Brazoria County, Texas



The Muller Law Group, PLLC  
202 Century Square Blvd.  
Sugar Land, TX 77478

Acct #59248 Ad #843766

## Affidavit of Publication

### NOTICE OF INTENTION TO INTRODUCE A BILL IN THE LEGISLATURE OF TEXAS

Notice is hereby given of the intention to introduce in the Regular Session of the 87th Legislature of Texas a bill creating and establishing a special district consisting of approximately 911 acres and located partially within the extraterritorial jurisdiction of Angleton, Texas, to be known as Brazoria County Municipal Utility District No. 82, under the provisions of Article 16, Section 59 of the Constitution of Texas and pursuant to the inherent power of the Legislature to create special governmental agencies and districts, with powers including those given to municipal utility districts operating pursuant to Chapters 49 and 54, Texas Water Code, and including road powers under Article III, Section 52 of the Constitution of Texas. The bill will provide for the district's administration, powers, name, duties, operation, and financing. The property proposed to be included within the district is generally located east of FM 521, west of State Highway 288, and north of FM 523. The costs for the publication of this notice were paid by The Muller Law Group, PLLC, and a full copy of the legal description of the property can be obtained by calling Nancy Carter at (281) 500-6050.

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 A-Z MOTORS buys sells, & trades cars & trucks - running or not. 979-265-3400.

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 \$\$ PAY CASH FOR JUNK CARS & TRUCKS! 832-420-4769

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**Maintenance/Installation**

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Sweeny: 3BR, 1BA Home w/ia bonus room & utility room. \$1300/Mo+Dep. GFA 979-233-7828.

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721 Southside Ang Brick 3 BR, 2 bath CA&H, stove \$1250 ABC Rly 297-9900

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L.J. 3-2-2 quiet street, nice neighborhood. \$1700/mo. 979-299-9351.

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**Public Notice**

**Public Notice**

**NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF LOIS MARILYN SHELTON, DECEASED**

John Allen Shelton, Independent Executor, Estate of Lois Marilyn Shelton, Deceased C/O R. P. Matthew Allen, Attorney Cordoba Law Firm, PLLC 85 Oak Drive, Suite 102 Lake Jackson, Texas 77566

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**Engineering/Architecture**

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**Public Notice**

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**NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF LOIS MARILYN SHELTON, DECEASED**

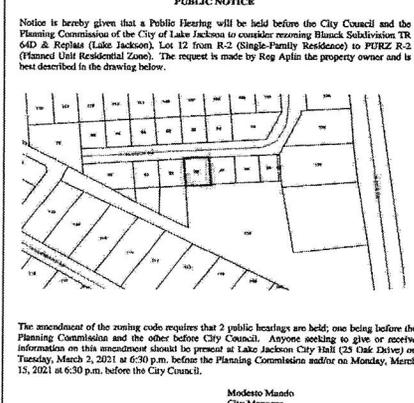
John Allen Shelton, Independent Executor, Estate of Lois Marilyn Shelton, Deceased C/O R. P. Matthew Allen, Attorney Cordoba Law Firm, PLLC 85 Oak Drive, Suite 102 Lake Jackson, Texas 77566

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