

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) 2163, as Filed by Senator Brandon Creighton - Relating to the creation of the Montgomery County Municipal Utility District No. 199; 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,

  
Cari-Michel La Caille, Director  
Water Supply Division

cc: Honorable Paul Bettencourt, Chairman, Senate Local Government Committee  
Senator Brandon Creighton, Texas Senate

Enclosure

**SB 2163, as Filed by Senator Brandon Creighton  
Texas Commission on Environmental Quality's Comments**

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

This bill creates Montgomery County Municipal Utility District No. 199 (District) with the powers and duties of a standard municipal utility district under Water Code Chapters 49 and 54.

**Comments on Powers/Duties Different from Similar Types of Districts:** The District must receive consent to the creation of the District from each municipality in whose corporate limits or extraterritorial jurisdiction the District is located prior to holding a confirmation election. The bill grants the District authority for road projects. 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 2163**

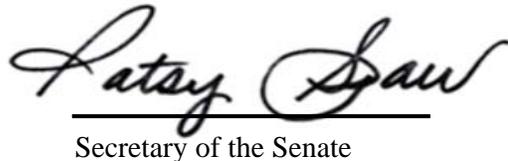
Bill Number

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.

3/25/2021

Date transmitted to  
Governor's Office



Lacey Daw

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



Greg Abbott

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.



Cari Michela LaCelle

Texas Commission on Environmental Quality

By: Creighton

S.B. No. 2163

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Montgomery County Municipal Utility District No. 199; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

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

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8499 to read as follows:

CHAPTER 8499. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 199

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8499.0101. DEFINITIONS. In this chapter:

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

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

(3) "Director" means a board member.

(4) "District" means the Montgomery County Municipal Utility District No. 199.

Sec. 8499.0102. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8499.0103. CONFIRMATION AND DIRECTORS' ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

1       Sec. 8499.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section  
3 8499.0103 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. 8499.0105. 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. 8499.0106. 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. 8499.0201. GOVERNING BODY; TERMS. (a) The district is  
4 governed by a board of five elected directors.

5           (b) Except as provided by Section 8499.0202, directors  
6 serve staggered four-year terms.

7           Sec. 8499.0202. TEMPORARY DIRECTORS. (a) The temporary  
8 board consists of:

9                   (1) Joshua Kelly Hancock;

10                   (2) Santina Daily;

11                   (3) Linda Perez;

12                   (4) Sue Robinson; and

13                   (5) Quency D. Perkins.

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

15                   (1) the date permanent directors are elected under  
16 Section 8499.0103; or

17                   (2) September 1, 2025.

18           (c) If permanent directors have not been elected under  
19 Section 8499.0103 and the terms of the temporary directors have  
20 expired, successor temporary directors shall be appointed or  
21 reappointed as provided by Subsection (d) to serve terms that  
22 expire on the earlier of:

23                   (1) the date permanent directors are elected under  
24 Section 8499.0103; or

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

27           (d) If Subsection (c) applies, the owner or owners of a

1 majority of the assessed value of the real property in the district  
2 may submit a petition to the commission requesting that the  
3 commission appoint as successor temporary directors the five  
4 persons named in the petition. The commission shall appoint as  
5 successor temporary directors the five persons named in the  
6 petition.

7 SUBCHAPTER C. POWERS AND DUTIES

8 Sec. 8499.0301. GENERAL POWERS AND DUTIES. The district  
9 has the powers and duties necessary to accomplish the purposes for  
10 which the district is created.

11 Sec. 8499.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
12 DUTIES. The district has the powers and duties provided by the  
13 general law of this state, including Chapters 49 and 54, Water Code,  
14 applicable to municipal utility districts created under Section 59,  
15 Article XVI, Texas Constitution.

16 Sec. 8499.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
17 52, Article III, Texas Constitution, the district may design,  
18 acquire, construct, finance, issue bonds for, improve, operate,  
19 maintain, and convey to this state, a county, or a municipality for  
20 operation and maintenance macadamized, graveled, or paved roads, or  
21 improvements, including storm drainage, in aid of those roads.

22 Sec. 8499.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
23 road project must meet all applicable construction standards,  
24 zoning and subdivision requirements, and regulations of each  
25 municipality in whose corporate limits or extraterritorial  
26 jurisdiction the road project is located.

27 (b) If a road project is not located in the corporate limits

1 or extraterritorial jurisdiction of a municipality, the road  
2 project must meet all applicable construction standards,  
3 subdivision requirements, and regulations of each county in which  
4 the road project is located.

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

8 Sec. 8499.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
9 ORDINANCE OR RESOLUTION. The district shall comply with all  
10 applicable requirements of any ordinance or resolution that is  
11 adopted under Section 54.016 or 54.0165, Water Code, and that  
12 consents to the creation of the district or to the inclusion of land  
13 in the district.

14 Sec. 8499.0306. DIVISION OF DISTRICT. (a) The district may  
15 be divided into two or more new districts only if the district:

16 (1) has no outstanding bonded debt; and

17 (2) is not imposing ad valorem taxes.

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

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

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

1 district.

2 (e) The board may adopt an order dividing the district  
3 before or after the date the board holds an election under Section  
4 8499.0103 to confirm the district's creation.

5 (f) An order dividing the district shall:

6 (1) name each new district;

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

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

10 and

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

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

17 (h) Any new district created by the division of the district  
18 shall hold a confirmation and directors' election as required by  
19 Section 8499.0103. If the voters of a new district do not confirm  
20 the creation of the new district, the assets, obligations,  
21 territory, and governance of the new district revert to the  
22 original district.

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

26 (j) Any new district created by the division of the district  
27 must hold an election as required by this chapter to obtain voter

1 approval before the district may impose a maintenance tax or issue  
2 bonds payable wholly or partly from ad valorem taxes.

3 (k) Municipal consent to the creation of the district and to  
4 the inclusion of land in the district granted under Section  
5 8499.0104 acts as municipal consent to the creation of any new  
6 district created by the division of the district and to the  
7 inclusion of land in the new district.

8 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

9 Sec. 8499.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)

10 The district may issue, without an election, bonds and other  
11 obligations secured by:

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

13 (2) contract payments described by Section 8499.0403.

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

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

22 Sec. 8499.0402. OPERATION AND MAINTENANCE TAX. (a) If  
23 authorized at an election held under Section 8499.0401, the  
24 district may impose an operation and maintenance tax on taxable  
25 property in the district in accordance with Section 49.107, Water  
26 Code.

27 (b) The board shall determine the tax rate. The rate may not

1 exceed the rate approved at the election.

2 Sec. 8499.0403. CONTRACT TAXES. (a) In accordance with  
3 Section 49.108, Water Code, the district may impose a tax other than  
4 an operation and maintenance tax and use the revenue derived from  
5 the tax to make payments under a contract after the provisions of  
6 the contract have been approved by a majority of the district voters  
7 voting at an election held for that purpose.

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

11 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

12 Sec. 8499.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
13 OBLIGATIONS. The district may issue bonds or other obligations  
14 payable wholly or partly from ad valorem taxes, impact fees,  
15 revenue, contract payments, grants, or other district money, or any  
16 combination of those sources, to pay for any authorized district  
17 purpose.

18 Sec. 8499.0502. TAXES FOR BONDS. At the time the district  
19 issues bonds payable wholly or partly from ad valorem taxes, the  
20 board shall provide for the annual imposition of a continuing  
21 direct ad valorem tax, without limit as to rate or amount, while all  
22 or part of the bonds are outstanding as required and in the manner  
23 provided by Sections 54.601 and 54.602, Water Code.

24 Sec. 8499.0503. BONDS FOR ROAD PROJECTS. At the time of  
25 issuance, the total principal amount of bonds or other obligations  
26 issued or incurred to finance road projects and payable from ad  
27 valorem taxes may not exceed one-fourth of the assessed value of the

1 real property in the district.

2 SECTION 2. The Montgomery County Municipal Utility District  
3 No. 199 initially includes all the territory contained in the  
4 following area:

5 Being 310.3 acres of land in the Soloman Brown Survey,  
6 Abstract 5, Montgomery County, Texas, said 310.3 acres being a  
7 portion of a called 40.0202 acre tract described in the deed to  
8 James R. Fogarty and Cheryl L. Fogarty by an instrument of record in  
9 Document Number 2018005474 of the Official Public Records of  
10 Montgomery County, Texas (M.C.O.P.R.), a portion of a called  
11 103.1967 acre tract described in the deed to MA Goodson  
12 Enterprises, Inc, by an instrument of record in File Number 9401044  
13 of the Official Public Records of Real Property of Montgomery  
14 County, Texas (M.C.O.P.R.R.P.), a portion of a called 62.5930 acre  
15 tract described in the deed to MA Goodson Enterprises, Inc by an  
16 instrument of record in File Number 9401047, M.C.O.P.R.R.P., a  
17 portion of a called 20 acre tract described in the deed to James R.  
18 Fogarty by an instrument of record in File Number 2005-085111,  
19 M.C.O.P.R.R.P., all of the remainder of a called 29.881 acre tract  
20 described in the deed to James R. Fogarty and Cheryl L. Fogarty by  
21 an instrument of record in Document Number 9401042, M.C.O.P.R., all  
22 of a called 40.074 acre tract described in the deed to James R.  
23 Fogarty by an instrument of record in File Number 2007-035819,  
24 M.C.O.P.R.R.P., all a called 16.706 acre tract described in the  
25 deed to Seung Teak Yoo and Sood Hee Yoo by an instrument of record in  
26 File Number 2007-081356, M.C.O.P.R.R.P., and all of the remainder  
27 of a called 61.39 acre tract described in the deed to Christine

1 Lewis-Lyman by an instrument of record in File Number 2000-063284,  
2 M.C.O.P.R.R.P., said 310.3 acre tract being more particularly  
3 described by metes and bounds as follows (Bearings based on said  
4 40.0202 acre tract);

5 BEGINNING at the northeast corner of said 29.881-acre tract;

6 Thence, along the east line of said 29.881-acre tract the following  
7 two (2) courses:

8 1. South  $01^{\circ} 07' 23''$  East, 111.60 feet to a point for corner;

9 2. South  $00^{\circ} 02' 23''$  East, 1,418.50 feet to the northeast  
10 corner of a called 2.003-acre tract described in the deed to James  
11 R. Fogarty and Senie Paulette Fogarty by an instrument of record in  
12 File Number 9721964, M.C.O.P.R.R.P.;

13 Thence, along the north and west line of said 2.003-acre tract the  
14 following three (3) courses:

15 1. South  $89^{\circ} 53' 52''$  West, 310.90 feet to a point for corner;

16 2. South  $33^{\circ} 32' 08''$  East, 263.98 feet to a point for corner;

17 3. South  $16^{\circ} 14' 02''$  West, 185.49 feet to the southwest  
18 corner of said 2.003 acre tract, same being on the north line of a  
19 called 52.8273 acre tract described in the deed to John W. Caveness  
20 and Connie M. Caveness by an instrument of record in File Number  
21 2000-096833, M.C.O.P.R.R.P.;

22 Thence, along the north and west lines of said 52.8273-acre tract  
23 the following two (2) courses:

24 1. North  $88^{\circ} 13' 49''$  West, 460.67 feet to a point for corner  
25 on the east line of the aforementioned 103.1967-acre tract;

26 2. South  $00^{\circ} 07' 22''$  East, along the east line of said  
27 103.1967-acre tract, 854.94 feet the northeast corner of the

1   aforementioned 40.0202-acre tract;

2   Thence, along the north, and east line of said 40.0202-acre tract  
3   the following eight (8) courses:

4           1.   North 89° 59' 04" East, 616.71 feet to a point for corner;

5           2.   North 00° 11' 41" West, 203.03 feet to a point for corner;

6           3.   North 89° 59' 04" East, 59.61 feet to a point for corner;

7           4.   South 00° 02' 44" East, 100.03 feet to a point for corner;

8           5.   North 88° 12' 49" West, 1.00 feet to a point for corner;

9           6.   South 00° 11' 41" East, 500.34 feet to a point for corner;

10          7.   South 00° 16' 14" East, 1,185.29 feet to a point for  
11 corner;

12          8.   South 00° 45' 09" West, 228.66 feet to a point for corner;

13   Thence, South 66° 54' 29" West, departing the east line of said  
14 40.0202 acre tract and across said 40.0202 acre tract, the  
15 aforementioned 103.1967 acre tract, the aforementioned 62.5930  
16 acre tract, and the aforementioned 20 acre tract, 3,145.13 feet to a  
17 point for corner on the west line of said 20 acre tract;

18   Thence, North 00° 10' 05" West, along the west line of said 20-acre  
19 tract, 830.64 feet to the northwest corner of said 20 acre tract,  
20 same being on the west line of the aforementioned 61.39 acre tract;

21   Thence, along the west line of said 61.39-acre tract the following  
22 two (2) courses:

23           1.   North 00° 10' 05" West, 1,764.87 feet to a point for  
24 corner;

25           2.   North 02° 02' 55" East, 942.94 feet to the northwest  
26 corner of said 61.39-acre tract, same being the southwest corner of  
27 the aforementioned 16.706-acre tract;

1 Thence, along the west and north lines of said 16.706-acre tract the  
2 following eight (8) courses:

- 3 1. North 00° 44' 18" East, 643.03 feet to a point for corner;
- 4 2. South 89° 51' 13" East, 99.90 feet to a point for corner;
- 5 3. North 00° 44' 18" East, 146.55 feet to a point for corner;
- 6 4. South 88° 53' 29" West, 350.80 feet to a point for corner;
- 7 5. North 00° 37' 44" East, 60.02 feet to a point for corner;
- 8 6. North 88° 53' 29" East, 250.97 feet to a point for corner;
- 9 7. North 00° 44' 18" East, 285.92 feet to a point for corner;
- 10 8. South 88° 57' 25" East, 641.64 feet to the northeast  
11 corner of said 16.706-acre tract, same being on the west line of the  
12 aforementioned 40.074-acre tract;

13 Thence, along the west and north lines of said 40.074-acre tract the  
14 following three (3) courses:

- 15 1. North 00° 44' 18" East, 1,133.33 feet to a point for  
16 corner;
- 17 2. North 89° 51' 31" East, 38.98 feet to a point for corner;
- 18 3. North 89° 56' 48" East, 722.00 feet to the northeast  
19 corner of said 40.074-acre tract, same being the northwest corner  
20 of the aforementioned 103.1967-acre tract;

21 Thence, along the north line of said 103.1967-acre tract, the  
22 following two (2) courses:

- 23 1. North 89° 16' 55" East, 215.01 feet to a point for corner;
- 24 2. North 89° 27' 57" East, 535.44 feet to the northeast  
25 corner of said 103.1967-acre tract, same being the northwest corner  
26 of the aforementioned 29.881-acre tract;

27 Thence, along the north line of said 29.881-acre tract the

1 following two (2) courses:

- 2 1. North 89° 27' 57" East, 200.34 feet to a point for corner;
- 3 2. North 88° 40' 09" East, 478.07 feet to the POINT OF
- 4 BEGINNING and containing 310.3 acres of land.

5 SECTION 3. (a) The legal notice of the intention to  
6 introduce this Act, setting forth the general substance of this  
7 Act, has been published as provided by law, and the notice and a  
8 copy of this Act have been furnished to all persons, agencies,  
9 officials, or entities to which they are required to be furnished  
10 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
11 Government Code.

12 (b) The governor, one of the required recipients, has  
13 submitted the notice and Act to the Texas Commission on  
14 Environmental Quality.

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

19 (d) All requirements of the constitution and laws of this  
20 state and the rules and procedures of the legislature with respect  
21 to the notice, introduction, and passage of this Act are fulfilled  
22 and accomplished.

23 SECTION 4. (a) If this Act does not receive a two-thirds  
24 vote of all the members elected to each house, Subchapter C, Chapter  
25 8499, Special District Local Laws Code, as added by Section 1 of  
26 this Act, is amended by adding Section 8499.0307 to read as follows:

27 Sec. 8499.0307. NO EMINENT DOMAIN POWER. The district may

1 not exercise the power of eminent domain.

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

5           SECTION 5. This Act takes effect September 1, 2021.

PUBLISHER'S AFFIDAVIT OF PUBLICATION

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS

COUNTY OF Harris

Before me, a Notary Public in and for Montgomery County, this day personally appeared Victoria Bond AIR Clerk, who, being duly sworn, states that the attached advertisement paid for by Coats Rose was published in the Conroe Courier on February 1, 2021.  
Ad# 34091058

Victoria Bond  
NEWSPAPER REPRESENTATIVE

Sworn to and subscribed before me this 2 day of February, 2021

[Signature]  
Notary Public in and for the State of Texas



**NOTICE OF INTENT TO INTRODUCE A BILL**

This is to give notice of intent to introduce in the 87th Legislature, Regular Session, a bill to be entitled an Act relating to the creation, administration powers, duties, operation, and financing of Montgomery County Municipal Utility District No. 199. The costs for the publication of this notice were paid by Coats Rose.

The Act proposes to create a special district to be known as Montgomery County Municipal Utility District No. 199, being approximately 310.3 acres of land in Montgomery County, Texas, more particularly described as follows:

The property includes 310.3 acres in Montgomery County, Texas, located: approximately 1 1/4 miles north of the intersection of Mueschke Road and FM 2920; adjacent and east of Sanders Cemetery Road; and adjunct to and west of Walnut Creek Road.

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