

1-1 By: Jetton (Senate Sponsor - Kolckhorst) H.B. No. 4588  
 1-2 (In the Senate - Received from the House May 10, 2021;  
 1-3 May 10, 2021, read first time and referred to Committee on Local  
 1-4 Government; May 21, 2021, reported favorably by the following  
 1-5 vote: Yeas 7, Nays 0; May 21, 2021, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Menéndez	X			
1-9 Eckhardt	X			
1-10 Gutierrez			X	
1-11 Hall	X			
1-12 Nichols	X			
1-13 Paxton	X			
1-14 Springer	X			
1-15 Zaffirini			X	

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the creation of the Fort Bend County Municipal Utility  
 1-20 District No. 251; granting a limited power of eminent domain;  
 1-21 providing authority to issue bonds; providing authority to impose  
 1-22 assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-25 Code, is amended by adding Chapter 7915A to read as follows:

1-26 CHAPTER 7915A. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 251  
 1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 7915A.0101. DEFINITIONS. In this chapter:

1-29 (1) "Board" means the district's board of directors.  
 1-30 (2) "Commission" means the Texas Commission on  
 1-31 Environmental Quality.

1-32 (3) "Director" means a board member.  
 1-33 (4) "District" means the Fort Bend County Municipal  
 1-34 Utility District No. 251.

1-35 Sec. 7915A.0102. NATURE OF DISTRICT. The district is a  
 1-36 municipal utility district created under Section 59, Article XVI,  
 1-37 Texas Constitution.

1-38 Sec. 7915A.0103. CONFIRMATION AND DIRECTOR ELECTION  
 1-39 REQUIRED. The temporary directors shall hold an election to  
 1-40 confirm the creation of the district and to elect five permanent  
 1-41 directors as provided by Section 49.102, Water Code.

1-42 Sec. 7915A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-43 temporary directors may not hold an election under Section  
 1-44 7915A.0103 until each municipality in whose corporate limits or  
 1-45 extraterritorial jurisdiction the district is located has  
 1-46 consented by ordinance or resolution to the creation of the  
 1-47 district and to the inclusion of land in the district.

1-48 Sec. 7915A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.  
 1-49 (a) The district is created to serve a public purpose and benefit.

1-50 (b) The district is created to accomplish the purposes of:  
 1-51 (1) a municipal utility district as provided by  
 1-52 general law and Section 59, Article XVI, Texas Constitution; and  
 1-53 (2) Section 52, Article III, Texas Constitution, that  
 1-54 relate to the construction, acquisition, improvement, operation,  
 1-55 or maintenance of macadamized, graveled, or paved roads, or  
 1-56 improvements, including storm drainage, in aid of those roads.

1-57 Sec. 7915A.0106. INITIAL DISTRICT TERRITORY. (a) The  
 1-58 district is initially composed of the territory described by  
 1-59 Section 2 of the Act enacting this chapter.

1-60 (b) The boundaries and field notes contained in Section 2 of  
 1-61 the Act enacting this chapter form a closure. A mistake made in the

2-1 field notes or in copying the field notes in the legislative process  
 2-2 does not affect the district's:

- 2-3 (1) organization, existence, or validity;  
 2-4 (2) right to issue any type of bond for the purposes  
 2-5 for which the district is created or to pay the principal of and  
 2-6 interest on a bond;  
 2-7 (3) right to impose a tax; or  
 2-8 (4) legality or operation.

2-9 SUBCHAPTER B. BOARD OF DIRECTORS

2-10 Sec. 7915A.0201. GOVERNING BODY; TERMS. (a) The district  
 2-11 is governed by a board of five elected directors.

2-12 (b) Except as provided by Section 7915A.0202, directors  
 2-13 serve staggered four-year terms.

2-14 Sec. 7915A.0202. TEMPORARY DIRECTORS. (a) The temporary  
 2-15 board consists of:

- 2-16 (1) Adam Baker;  
 2-17 (2) Justin Waggoner;  
 2-18 (3) Michael Binick;  
 2-19 (4) Tyler Horne; and  
 2-20 (5) Eric Vanderbilt.

2-21 (b) Temporary directors serve until the earlier of:

2-22 (1) the date permanent directors are elected under  
 2-23 Section 7915A.0103; or

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

2-26 (c) If permanent directors have not been elected under  
 2-27 Section 7915A.0103 and the terms of the temporary directors have  
 2-28 expired, successor temporary directors shall be appointed or  
 2-29 reappointed as provided by Subsection (d) to serve terms that  
 2-30 expire on the earlier of:

2-31 (1) the date permanent directors are elected under  
 2-32 Section 7915A.0103; or

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

2-35 (d) If Subsection (c) applies, the owner or owners of a  
 2-36 majority of the assessed value of the real property in the district  
 2-37 may submit a petition to the commission requesting that the  
 2-38 commission appoint as successor temporary directors the five  
 2-39 persons named in the petition. The commission shall appoint as  
 2-40 successor temporary directors the five persons named in the  
 2-41 petition.

2-42 SUBCHAPTER C. POWERS AND DUTIES

2-43 Sec. 7915A.0301. GENERAL POWERS AND DUTIES. The district  
 2-44 has the powers and duties necessary to accomplish the purposes for  
 2-45 which the district is created.

2-46 Sec. 7915A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-47 DUTIES. The district has the powers and duties provided by the  
 2-48 general law of this state, including Chapters 49 and 54, Water Code,  
 2-49 applicable to municipal utility districts created under Section 59,  
 2-50 Article XVI, Texas Constitution.

2-51 Sec. 7915A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
 2-52 Section 52, Article III, Texas Constitution, the district may  
 2-53 design, acquire, construct, finance, issue bonds for, improve,  
 2-54 operate, maintain, and convey to this state, a county, or a  
 2-55 municipality for operation and maintenance macadamized, graveled,  
 2-56 or paved roads, or improvements, including storm drainage, in aid  
 2-57 of those roads.

2-58 Sec. 7915A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-59 road project must meet all applicable construction standards,  
 2-60 zoning and subdivision requirements, and regulations of each  
 2-61 municipality in whose corporate limits or extraterritorial  
 2-62 jurisdiction the road project is located.

2-63 (b) If a road project is not located in the corporate limits  
 2-64 or extraterritorial jurisdiction of a municipality, the road  
 2-65 project must meet all applicable construction standards,  
 2-66 subdivision requirements, and regulations of each county in which  
 2-67 the road project is located.

2-68 (c) If the state will maintain and operate the road, the  
 2-69 Texas Transportation Commission must approve the plans and

3-1 specifications of the road project.

3-2 Sec. 7915A.0305. COMPLIANCE WITH MUNICIPAL CONSENT

3-3 ORDINANCE OR RESOLUTION. The district shall comply with all

3-4 applicable requirements of any ordinance or resolution that is

3-5 adopted under Section 54.016 or 54.0165, Water Code, and that

3-6 consents to the creation of the district or to the inclusion of land

3-7 in the district.

3-8 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-9 Sec. 7915A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)

3-10 The district may issue, without an election, bonds and other

3-11 obligations secured by:

3-12 (1) revenue other than ad valorem taxes; or

3-13 (2) contract payments described by Section

3-14 7915A.0403.

3-15 (b) The district must hold an election in the manner

3-16 provided by Chapters 49 and 54, Water Code, to obtain voter approval

3-17 before the district may impose an ad valorem tax or issue bonds

3-18 payable from ad valorem taxes.

3-19 (c) The district may not issue bonds payable from ad valorem

3-20 taxes to finance a road project unless the issuance is approved by a

3-21 vote of a two-thirds majority of the district voters voting at an

3-22 election held for that purpose.

3-23 Sec. 7915A.0402. OPERATION AND MAINTENANCE TAX. (a) If

3-24 authorized at an election held under Section 7915A.0401, the

3-25 district may impose an operation and maintenance tax on taxable

3-26 property in the district in accordance with Section 49.107, Water

3-27 Code.

3-28 (b) The board shall determine the tax rate. The rate may not

3-29 exceed the rate approved at the election.

3-30 Sec. 7915A.0403. CONTRACT TAXES. (a) In accordance with

3-31 Section 49.108, Water Code, the district may impose a tax other than

3-32 an operation and maintenance tax and use the revenue derived from

3-33 the tax to make payments under a contract after the provisions of

3-34 the contract have been approved by a majority of the district voters

3-35 voting at an election held for that purpose.

3-36 (b) A contract approved by the district voters may contain a

3-37 provision stating that the contract may be modified or amended by

3-38 the board without further voter approval.

3-39 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-40 Sec. 7915A.0501. AUTHORITY TO ISSUE BONDS AND OTHER

3-41 OBLIGATIONS. The district may issue bonds or other obligations

3-42 payable wholly or partly from ad valorem taxes, impact fees,

3-43 revenue, contract payments, grants, or other district money, or any

3-44 combination of those sources, to pay for any authorized district

3-45 purpose.

3-46 Sec. 7915A.0502. TAXES FOR BONDS. At the time the district

3-47 issues bonds payable wholly or partly from ad valorem taxes, the

3-48 board shall provide for the annual imposition of a continuing

3-49 direct ad valorem tax, without limit as to rate or amount, while all

3-50 or part of the bonds are outstanding as required and in the manner

3-51 provided by Sections 54.601 and 54.602, Water Code.

3-52 Sec. 7915A.0503. BONDS FOR ROAD PROJECTS. At the time of

3-53 issuance, the total principal amount of bonds or other obligations

3-54 issued or incurred to finance road projects and payable from ad

3-55 valorem taxes may not exceed one-fourth of the assessed value of the

3-56 real property in the district.

3-57 SECTION 2. The Fort Bend County Municipal Utility District

3-58 No. 251 initially includes all the territory contained in the

3-59 following area:

3-60 TRACT 1 of 2 (145.368 acres)

3-61 Being a tract containing 145.368 acres of land located in the

3-62 Jane Wilkins One League Grant, Abstract No. 96, Fort Bend County,

3-63 Texas. Said 145.368 acres being a call 145.368 acre tract of land,

3-64 styled as Tract III, recorded in the name of the 300 Acres LLC under

3-65 Fort Bend County Clerk's File (F.B.C.C.F.) No. 2017087205. Said

3-66 145.368 acres of land being more particularly described by metes

3-67 and bounds as follows (Bearings are referenced to the Texas

3-68 Coordinate System of 1983, South Central Zone, as derived from GPS

3-69 observations):

4-1 BEGINNING at a 5/8 inch capped iron rod (stamp illegible)  
 4-2 found at the southwest corner of said 145.368 acre tract, the  
 4-3 northwest corner of a call 317.812 acre tract of land, styled as  
 4-4 Tract One, recorded in the name of RES/VLS Real Estate Limited  
 4-5 Partnership under F.B.C.C.F. No. 2018058651 and being on the east  
 4-6 right-of-way (R.O.W.) line of Harlem Road (width varies) as  
 4-7 recorded in F.B.C.C.F. Nos. 2011015402 and 2015075797 and Volume  
 4-8 63, Page 203 of the Fort Bend County Deed Records (F.B.C.D.R.), from  
 4-9 which a 5/8 inch capped iron rod stamped "1943 4349 5829" bears  
 4-10 South 86 degrees 49 minutes 01 seconds West, a distance of 122.03  
 4-11 feet;

4-12 THENCE, with said east R.O.W. line, the following eight (8)  
 4-13 courses:

4-14 1. North 02 degrees 07 minutes 03 seconds West, a distance  
 4-15 of 1,332.59 feet to a 5/8 inch iron rod found (disturbed) at a point  
 4-16 of curvature to the left;

4-17 2. 100.26 feet along the arc of said curve, having a radius  
 4-18 of 23,989.95 feet, a central angle of 00 degrees 14 minutes 22  
 4-19 seconds, and a chord which bears North 02 degrees 14 minutes 14  
 4-20 seconds West, a distance of 100.26 feet to a 5/8 inch iron rod found  
 4-21 at a point of tangency;

4-22 3. North 02 degrees 21 minutes 25 seconds West, a distance  
 4-23 of 229.64 feet to a point of curvature to the left from which point a  
 4-24 5/8 inch iron rod found bears North 09 degrees 27 minutes 04 seconds  
 4-25 East, a distance of 0.42 feet;

4-26 4. 100.66 feet along the arc of said curve, having a radius  
 4-27 of 10,506.91 feet, a central angle of 00 degrees 32 minutes 56  
 4-28 seconds, and a chord which bears North 02 degrees 37 minutes 53  
 4-29 seconds West, a distance of 100.65 feet to a 5/8 inch capped iron  
 4-30 rod stamped "Landtech" found at a point of tangency;

4-31 5. North 02 degrees 54 minutes 21 seconds West, a distance  
 4-32 of 500.14 feet to a 5/8 inch iron rod found at a point of curvature  
 4-33 to the left;

4-34 6. 100.67 feet along the arc of said curve, having a radius  
 4-35 of 10,758.45 feet, a central angle of 00 degrees 32 minutes 10  
 4-36 seconds, and a chord which bears North 03 degrees 10 minutes 26  
 4-37 seconds West, a distance of 100.67 feet to a 5/8 inch capped iron  
 4-38 rod stamped "Landtech" found at a point of tangency;

4-39 7. North 03 degrees 26 minutes 31 seconds West, a distance  
 4-40 of 577.51 feet to a 5/8 inch capped iron rod (stamp illegible)  
 4-41 found;

4-42 8. North 07 degrees 26 minutes 39 seconds East, a distance  
 4-43 of 74.13 feet a 5/8 inch iron rod found at the northwest corner of  
 4-44 said 145.368 acre tract and on the south line of a call 70 foot  
 4-45 drainage canal (Fourth Tract) recorded in the name of Fort Bend  
 4-46 County Drainage District in Volume 331, Page 468, F.B.C.D.R.;

4-47 THENCE with the south line of said 70 foot drainage canal, the  
 4-48 following seventeen (17) courses:

4-49 1. South 60 degrees 53 minutes 52 seconds East, a distance  
 4-50 of 306.17 feet to a 5/8 inch iron rod found;

4-51 2. South 69 degrees 40 minutes 19 seconds East, a distance  
 4-52 of 478.71 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
 4-53 found;

4-54 3. South 52 degrees 56 minutes 36 seconds East, a distance  
 4-55 of 366.41 feet to a 5/8 inch capped iron rod stamped "GBI Partners"  
 4-56 set;

4-57 4. South 45 degrees 25 minutes 47 seconds East, a distance  
 4-58 of 500.58 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
 4-59 found;

4-60 5. South 57 degrees 59 minutes 59 seconds East, a distance  
 4-61 of 355.33 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
 4-62 found;

4-63 6. South 63 degrees 30 minutes 30 seconds East, a distance  
 4-64 of 557.67 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
 4-65 found;

4-66 7. South 56 degrees 32 minutes 29 seconds East, a distance  
 4-67 of 237.63 feet to a 5/8 inch capped iron rod stamped "GBI Partners"  
 4-68 set;

4-69 8. South 47 degrees 43 minutes 07 seconds East, a distance

5-1 of 235.69 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
5-2 found;

5-3 9. South 36 degrees 54 minutes 04 seconds East, a distance  
5-4 of 578.06 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
5-5 found;

5-6 10. South 51 degrees 53 minutes 46 seconds East, a distance  
5-7 of 306.04 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
5-8 found;

5-9 11. South 79 degrees 35 minutes 06 seconds East, a distance  
5-10 of 224.59 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
5-11 found;

5-12 12. South 70 degrees 32 minutes 04 seconds East, a distance  
5-13 of 118.34 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
5-14 found;

5-15 13. South 57 degrees 43 minutes 30 seconds East, a distance  
5-16 of 259.63 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
5-17 found;

5-18 14. South 72 degrees 42 minutes 40 seconds East, a distance  
5-19 of 146.64 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
5-20 found;

5-21 15. North 86 degrees 24 minutes 38 seconds East, a distance  
5-22 of 227.86 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
5-23 found;

5-24 16. North 77 degrees 35 minutes 31 seconds East, a distance  
5-25 of 163.54 feet to a 5/8 inch capped iron rod stamped "Texas GLO"  
5-26 found;

5-27 17. North 72 degrees 52 minutes 13 seconds East, a distance  
5-28 of 112.09 feet to a T-post found on the west line of a call 143.287  
5-29 acre tract of land, styled as Tract IV, recorded in the name of 300  
5-30 Acres LLC under F.B.C.C.F. No. 2017087205;

5-31 THENCE, with said west line, South 02 degrees 59 minutes 48  
5-32 seconds East, a distance of 333.45 feet to the north line of a call  
5-33 107.128 acre tract of land, styled as Tract 9B, recorded in the name  
5-34 of RES/VLS Real Estate Limited Partnership under F.B.C.C.F.  
5-35 No. 9632563, from which point a 5/8 inch iron rod found (disturbed)  
5-36 bears North 02 degrees 59 minutes 48 seconds West, a distance of  
5-37 1.86 feet;

5-38 THENCE, with said north line and the north line of aforesaid  
5-39 317.812 acre tract, South 86 degrees 49 minutes 01 seconds West, a  
5-40 distance of 4,213.36 feet to the POINT OF BEGINNING and containing  
5-41 145.368 acres of land.

5-42 TRACT 2 of 2 (89.504 net acres)  
5-43 Being 143.287 acres of land in the Jane Wilkins One League  
5-44 Grant, Abstract No. 96, and the Jesse H. Cartwright One League  
5-45 Grant, Abstract No. 16, Fort Bend County, Texas. Said 143.287 acres  
5-46 of land being that certain call 7.39 acre (Tract Six) tract of land  
5-47 and that certain call 100.16 acre (Tract Seven) tract of land  
5-48 recorded in the name of State of Texas, for the use and benefit of  
5-49 the Permanent School Fund, under Fort Bend County Clerk's File  
5-50 (F.B.C.C.F.) No. 2004060103 and amended under 2004075320, and that  
5-51 certain call 35.72 acre (Part 2) tract of land recorded in the name  
5-52 of State of Texas, for the use and benefit of the Permanent School  
5-53 Fund, under F.B.C.C.F. No. 2004060102 and amended under  
5-54 2008106694. Said 143.287 acres also being a portion of that certain  
5-55 tract of land described as 957 acres in a deed dated February 19,  
5-56 1908 from Mollie C. Riddick to the Board of Penitentiary  
5-57 Commissioners of the State of Texas as recorded in Volume 43, Page  
5-58 209 of the Fort Bend County Deed Records (F.B.C.D.R.); said 143.287  
5-59 acres of land being more particularly described by metes and bounds  
5-60 as follows (Bearings are referenced to the Texas Coordinate System  
5-61 of 1983, South Central Zone, as derived from GPS observations):  
5-62 BEGINNING at a 5/8 inch capped iron rod found in the  
5-63 Southwesterly line of a call 97.179 acre (Parcel 9) tract of land  
5-64 for controlled access highway facility (State Highway No. 99;  
5-65 locally known as Grand Parkway) recorded in the name of Texas  
5-66 Transportation Commission under F.B.C.C.F. No. 9203043, for the  
5-67 Northwest corner and call Point of Beginning of said 35.72 acres;  
5-68 THENCE, with said Southwesterly line and the Northeasterly  
5-69 line of said 35.72 acres and said 100.16 acres, the following three



6-1 (3) courses:

6-2 1. South 23 degrees 18 minutes 03 seconds East (call South  
6-3 20 degrees 38 minutes 03 seconds East), at 864.59 feet (call 864.65  
6-4 feet) pass a 5/8 inch capped iron rod set for the Northeast corner  
6-5 of said 35.72 acres and the Northwest corner of said 100.16 acres,  
6-6 and continuing for a total distance of 3,526.81 feet to a TXDOT disc  
6-7 found for the beginning of a tangent curve to the left;

6-8 2. 1,941.45 feet (call 1,941.59 feet), along the arc of  
6-9 said curve to the left, having a radius of 5,879.58 feet, a central  
6-10 angle of 18 degrees 55 minutes 09 seconds (call 18 degrees 55  
6-11 minutes 14 seconds), and a chord which bears South 32 degrees 45  
6-12 minutes 37 seconds East (call South 30 degrees 05 minutes 42 seconds  
6-13 East), a distance of 1,932.64 feet (call 1,932.80 feet) to a  
6-14 concrete monument found for tangency;

6-15 3. South 42 degrees 13 minutes 12 seconds East (call South  
6-16 39 degrees 32 minutes 48 seconds East), a distance of 771.91 feet  
6-17 (call 771.54 feet) to the North line of a call 52.12 acre tract  
6-18 (Fifth Tract) recorded in the name of Sandra Ann Smith Austin in  
6-19 Volume 663, Page 770 F.B.C.D.R., for the Southeast corner of said  
6-20 100.16 acres, from which point a found 5/8 inch iron rod bears South  
6-21 86 degrees 49 minutes 34 seconds West, a distance of 0.42 feet;

6-22 THENCE, with said North line and the South line of said 100.16  
6-23 acres, South 86 degrees 49 minutes 34 seconds West, a distance of  
6-24 861.83 feet (call 861.54 feet) to the Northwest corner of said 52.12  
6-25 acres, same being the Northeast corner of a call 107.128 acre tract  
6-26 (Tract 9B) recorded in the name of RES/VLS Real Estate Limited  
6-27 Partnership under F.B.C.C.F. No. 9632563, from which point a found  
6-28 5/8 inch iron rod bears North 02 degrees 39 minutes 48 seconds West,  
6-29 a distance of 0.38 feet;

6-30 THENCE, with the North line of said 107.128 acres and the  
6-31 South line of said 100.16 acres, said 7.39 acres, and said 35.72  
6-32 acres, South 86 degrees 49 minutes 01 seconds West, at 1,509.50  
6-33 feet pass the Southwest corner of the aforementioned 7.39 acres and  
6-34 the Southeast corner of the aforementioned 35.72 acres, from which  
6-35 point a found 5/8 inch iron rod bears North 02 degrees 59 minutes 48  
6-36 seconds West, a distance of 1.68 feet and continuing for a total  
6-37 distance of 1,809.52 feet to the Southwest corner of said 35.72  
6-38 acres and the Southeast corner of a call 154.59 acre tract recorded  
6-39 in the name of State of Texas, for the use and benefit of the  
6-40 Permanent School Fund under F.B.C.C.F. No. 2004060103 and amended  
6-41 under F.B.C.C.F. No. 2004075320, from which point a found 5/8 inch  
6-42 iron rod bears North 02 degrees 59 minutes 48 seconds West, a  
6-43 distance of 1.86 feet;

6-44 THENCE, with the West line of said 35.72 acres, North 02  
6-45 degrees 59 minutes 48 seconds West, at 333.45 feet pass the  
6-46 Northeast corner of said 154.59 acres and continuing for a total  
6-47 distance of 5,591.90 feet (call 5,591.99 feet) to the POINT OF  
6-48 BEGINNING and containing 143.287 acres of land.

6-49 SAVE AND EXCEPT the following two tracts:

6-50 Tract A: Being a tract containing 9.477 acres of land located  
6-51 in the Jane Wilkins One League Grant, Abstract No. 96, in Fort Bend  
6-52 County, Texas. Said 9.477 acres being a portion of a call 143.287  
6-53 acre tract of land, styled Tract IV, recorded in the name of 300  
6-54 Acres LLC in Fort Bend County Clerk's File (F.B.C.C.F.)  
6-55 No. 2017087205. Said 9.447 acres of land being more particularly  
6-56 described by metes and bounds as follows (Bearings are referenced  
6-57 to the Texas Coordinate System of 1983, South Central Zone, as  
6-58 derived from GPS observations):

6-59 BEGINNING at a 5/8 inch iron rod found at the most northerly  
6-60 corner of said 143.287 acre tract and being on the westerly  
6-61 Right-of-Way (R.O.W.) line of Grand Parkway (S.H. 99), a controlled  
6-62 access highway facility (width varies) and a call 97.179 acre tract  
6-63 of land, styled Parcel 9, recorded in the name of Texas  
6-64 Transportation Commission under F.B.C.C.F. No. 9203043, from which  
6-65 a 5/8 inch capped iron rod stamped "Texas GLO" found at the  
6-66 southeast corner of a call 168.253 acre tract of land, styled Tract  
6-67 1, recorded in the name of Grand Parkway 1358 LP under F.B.C.C.F.  
6-68 No. 2014037769 bears North 23 degrees 18 minutes 03 seconds West, a  
6-69 distance of 5,435.63 feet;

7-1 THENCE, with said westerly R.O.W. line and west line of said  
 7-2 97.179 acre tract, South 23 degrees 18 minutes 03 seconds East, at a  
 7-3 distance of 864.57 feet pass a 5/8 inch iron rod found, and  
 7-4 continuing for a total distance of 1,815.94 feet to the northwest  
 7-5 intersection of said Grand Parkway and Owens Road (100- foot width)  
 7-6 as described in F.B.C.C.F. No. 2016063197;

7-7 THENCE, with the north R.O.W. line of said Owens Road, North  
 7-8 61 degrees 03 minutes 29 seconds West, at a distance of 0.55 feet  
 7-9 pass a 5/8 inch capped iron rod stamped "Town & Country" found and  
 7-10 continuing for a total distance of 742.55 feet to a 5/8 inch capped  
 7-11 iron rod stamped "Town & Country" found on the west line of said  
 7-12 143.287 acre tract;

7-13 THENCE, with said west line, North 02 degrees 59 minutes 48  
 7-14 seconds West, a distance of 1,310.29 feet to the POINT OF BEGINNING  
 7-15 and containing 9.477 acres of land.

7-16 Tract B: Being a tract containing 44.306 acres of land  
 7-17 located in the Jane Wilkins One League Grant, Abstract No. 96, in  
 7-18 Fort Bend County, Texas. Said 44.306 acres being a portion of a call  
 7-19 143.287 acre tract of land, styled Tract IV, recorded in the name of  
 7-20 300 Acres LLC in Fort Bend County Clerk's File (F.B.C.C.F.)  
 7-21 No. 2017087205. Said 44.306 acres of land being more particularly  
 7-22 described by metes and bounds as follows (Bearings are referenced  
 7-23 to the Texas Coordinate System of 1983, South Central Zone, as  
 7-24 derived from GPS observations):

7-25 BEGINNING at a 5/8 inch iron rod found at the intersection of  
 7-26 the west line of said 143.287 acre tract and the south Right-of-Way  
 7-27 (R.O.W.) line of Owens Road (100-foot width) as described in  
 7-28 F.B.C.C.F. No. 2016063197 from which a 5/8 inch iron rod found at  
 7-29 the most northerly corner of said 143.287 acre tract and being on  
 7-30 the westerly Right-of-Way (R.O.W.) line of Grand Parkway (S.H. 99),  
 7-31 a controlled access highway facility (width varies) and a call  
 7-32 97.179 acre tract of land, styled Parcel 9, recorded in the name of  
 7-33 Texas Transportation Commission under F.B.C.C.F. No. 9203043 bears  
 7-34 North 02 degrees 59 minutes 48 seconds West, a distance of 1,428.13  
 7-35 feet;

7-36 THENCE, with said south R.O.W. line, South 61 degrees 03  
 7-37 minutes 29 seconds East, at a distance of 808.78 feet pass a 5/8  
 7-38 inch capped iron rod stamped "Town & Country" found and continuing  
 7-39 for a distance of 809.33 feet to the southwest intersection of said  
 7-40 Owens Road and said Grand Parkway;

7-41 THENCE, with the westerly R.O.W. line of said Grand Parkway  
 7-42 and west line of said 97.179 acre tract, the following two (2)  
 7-43 courses:

7-44 1.) South 23 degrees 18 minutes 03 seconds East, a distance  
 7-45 of 1,547.55 feet to a Texas Department of Transportation (TXDOT)  
 7-46 disc found at a point of curvature to the left;

7-47 2.) 332.80 feet along the arc of said curve, having a radius  
 7-48 of 5,879.58 feet, a central angle of 03 degrees 14 minutes 35  
 7-49 seconds, and a chord which bears South 24 degrees 55 minutes 20  
 7-50 seconds East, a distance of 332.75 feet to a 5/8 inch capped iron  
 7-51 rod stamped "GBI Partners" set;

7-52 THENCE, through and across said 143.287 acre tract, South 87  
 7-53 degrees 00 minutes 12 seconds West, a distance of 1,348.06 feet to a  
 7-54 5/8 inch capped iron rod stamped "GBI Partners" set on the west line  
 7-55 of said 143.287 acre tract and at the southwest corner of the herein  
 7-56 described tract from which a T-post found on said west line and at  
 7-57 the northeast corner of a call 145.368 acre tract of land, styled  
 7-58 Tract III, recorded in the name of 300 Acres LLC in F.B.C.C.F.  
 7-59 2017087205 bears South 02 degrees 59 minutes 48 seconds East, a  
 7-60 distance of 1,642.09 feet;

7-61 THENCE, with said west line, North 02 degrees 59 minutes 48  
 7-62 seconds West, at a distance of 2,188.22 feet to the POINT OF  
 7-63 BEGINNING and containing 44.306 acres of land.

7-64 The total acreage of Tract 2 being 143.287 acres, save and  
 7-65 except 9.477 acres and 44.305 acres, for a total of 89.504 acres.

7-66 The total acreage of the district being 234.872 acres,  
 7-67 consisting of 145.368 in Tract 1 and 89.504 acres in Tract 2.

7-68 SECTION 3. (a) The legal notice of the intention to  
 7-69 introduce this Act, setting forth the general substance of this

8-1 Act, has been published as provided by law, and the notice and a  
8-2 copy of this Act have been furnished to all persons, agencies,  
8-3 officials, or entities to which they are required to be furnished  
8-4 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
8-5 Government Code.

8-6 (b) The governor, one of the required recipients, has  
8-7 submitted the notice and Act to the Texas Commission on  
8-8 Environmental Quality.

8-9 (c) The Texas Commission on Environmental Quality has filed  
8-10 its recommendations relating to this Act with the governor, the  
8-11 lieutenant governor, and the speaker of the house of  
8-12 representatives within the required time.

8-13 (d) All requirements of the constitution and laws of this  
8-14 state and the rules and procedures of the legislature with respect  
8-15 to the notice, introduction, and passage of this Act are fulfilled  
8-16 and accomplished.

8-17 SECTION 4. (a) If this Act does not receive a two-thirds  
8-18 vote of all the members elected to each house, Subchapter C, Chapter  
8-19 7915A, Special District Local Laws Code, as added by Section 1 of  
8-20 this Act, is amended by adding Section 7915A.0306 to read as  
8-21 follows:

8-22 Sec. 7915A.0306. NO EMINENT DOMAIN POWER. The district may  
8-23 not exercise the power of eminent domain.

8-24 (b) This section is not intended to be an expression of a  
8-25 legislative interpretation of the requirements of Section 17(c),  
8-26 Article I, Texas Constitution.

8-27 SECTION 5. This Act takes effect immediately if it receives  
8-28 a vote of two-thirds of all the members elected to each house, as  
8-29 provided by Section 39, Article III, Texas Constitution. If this  
8-30 Act does not receive the vote necessary for immediate effect, this  
8-31 Act takes effect September 1, 2021.

8-32

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