

1-1 By: Taylor S.B. No. 2147
 1-2 (In the Senate - Filed March 18, 2021; April 1, 2021, read
 1-3 first time and referred to Committee on Local Government;
 1-4 April 21, 2021, reported favorably by the following vote: Yeas 9,
 1-5 Nays 0; April 21, 2021, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			

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

1-19 relating to the creation of the Brazoria County Municipal Utility
 1-20 District No. 82; 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 8153 to read as follows:

1-26 CHAPTER 8153. BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82
 1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 8153.0101. 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 Brazoria County Municipal
 1-34 Utility District No. 82.

1-35 Sec. 8153.0102. 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. 8153.0103. 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. 8153.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-43 temporary directors may not hold an election under Section
 1-44 8153.0103 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. 8153.0105. 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. 8153.0106. 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. 8153.0201. GOVERNING BODY; TERMS. (a) The district is
 2-11 governed by a board of five elected directors.

2-12 (b) Except as provided by Section 8153.0202, directors
 2-13 serve staggered four-year terms.

2-14 Sec. 8153.0202. TEMPORARY DIRECTORS. (a) On or after the
 2-15 effective date of the Act enacting this chapter, the owner or owners
 2-16 of a majority of the assessed value of the real property in the
 2-17 district may submit a petition to the commission requesting that
 2-18 the commission appoint as temporary directors the five persons
 2-19 named in the petition. The commission shall appoint as temporary
 2-20 directors the five persons named in the petition.

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

2-22 (1) the date permanent directors are elected under
 2-23 Section 8153.0103; 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 8153.0103 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 8153.0103; 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. 8153.0301. 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. 8153.0302. 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. 8153.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
 2-52 52, Article III, Texas Constitution, the district may design,
 2-53 acquire, construct, finance, issue bonds for, improve, operate,
 2-54 maintain, and convey to this state, a county, or a municipality for
 2-55 operation and maintenance macadamized, graveled, or paved roads, or
 2-56 improvements, including storm drainage, in aid of those roads.

2-57 Sec. 8153.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
 2-58 road project must meet all applicable construction standards,
 2-59 zoning and subdivision requirements, and regulations of each
 2-60 municipality in whose corporate limits or extraterritorial
 2-61 jurisdiction the road project is located.

2-62 (b) If a road project is not located in the corporate limits
 2-63 or extraterritorial jurisdiction of a municipality, the road
 2-64 project must meet all applicable construction standards,
 2-65 subdivision requirements, and regulations of each county in which
 2-66 the road project is located.

2-67 (c) If the state will maintain and operate the road, the
 2-68 Texas Transportation Commission must approve the plans and
 2-69 specifications of the road project.

3-1 Sec. 8153.0305. COMPLIANCE WITH MUNICIPAL CONSENT
 3-2 ORDINANCE OR RESOLUTION. The district shall comply with all
 3-3 applicable requirements of any ordinance or resolution that is
 3-4 adopted under Section 54.016 or 54.0165, Water Code, and that
 3-5 consents to the creation of the district or to the inclusion of land
 3-6 in the district.

3-7 Sec. 8153.0306. DIVISION OF DISTRICT. (a) The district may
 3-8 be divided into two or more new districts only if the district:

3-9 (1) has no outstanding bonded debt; and
 3-10 (2) is not imposing ad valorem taxes.

3-11 (b) This chapter applies to any new district created by the
 3-12 division of the district, and a new district has all the powers and
 3-13 duties of the district.

3-14 (c) A new district created by the division of the district
 3-15 may not, at the time the new district is created, contain any land
 3-16 outside the area described by Section 2 of the Act enacting this
 3-17 chapter.

3-18 (d) The board, on its own motion or on receipt of a petition
 3-19 signed by the owner or owners of a majority of the assessed value of
 3-20 the real property in the district, may adopt an order dividing the
 3-21 district.

3-22 (e) The board may adopt an order dividing the district
 3-23 before or after the date the board holds an election under Section
 3-24 8153.0103 to confirm the district's creation.

3-25 (f) An order dividing the district shall:

3-26 (1) name each new district;

3-27 (2) include the metes and bounds description of the
 3-28 territory of each new district;

3-29 (3) appoint temporary directors for each new district;

3-30 and

3-31 (4) provide for the division of assets and liabilities
 3-32 between the new districts.

3-33 (g) On or before the 30th day after the date of adoption of
 3-34 an order dividing the district, the district shall file the order
 3-35 with the commission and record the order in the real property
 3-36 records of each county in which the district is located.

3-37 (h) Any new district created by the division of the district
 3-38 shall hold a confirmation and directors' election as required by
 3-39 Section 8153.0103.

3-40 (i) If the creation of the new district is confirmed, the
 3-41 new district shall provide the election date and results to the
 3-42 commission.

3-43 (j) Any new district created by the division of the district
 3-44 must hold an election as required by this chapter to obtain voter
 3-45 approval before the district may impose a maintenance tax or issue
 3-46 bonds payable wholly or partly from ad valorem taxes.

3-47 (k) Municipal consent to the creation of the district and to
 3-48 the inclusion of land in the district granted under Section
 3-49 8153.0104 acts as municipal consent to the creation of any new
 3-50 district created by the division of the district and to the
 3-51 inclusion of land in the new district.

3-52 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-53 Sec. 8153.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
 3-54 The district may issue, without an election, bonds and other
 3-55 obligations secured by:

3-56 (1) revenue other than ad valorem taxes; or

3-57 (2) contract payments described by Section 8153.0403.

3-58 (b) The district must hold an election in the manner
 3-59 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 3-60 before the district may impose an ad valorem tax or issue bonds
 3-61 payable from ad valorem taxes.

3-62 (c) The district may not issue bonds payable from ad valorem
 3-63 taxes to finance a road project unless the issuance is approved by a
 3-64 vote of a two-thirds majority of the district voters voting at an
 3-65 election held for that purpose.

3-66 Sec. 8153.0402. OPERATION AND MAINTENANCE TAX. (a) If
 3-67 authorized at an election held under Section 8153.0401, the
 3-68 district may impose an operation and maintenance tax on taxable
 3-69 property in the district in accordance with Section 49.107, Water

4-1 Code.

4-2 (b) The board shall determine the tax rate. The rate may not
 4-3 exceed the rate approved at the election.

4-4 Sec. 8153.0403. CONTRACT TAXES. (a) In accordance with
 4-5 Section 49.108, Water Code, the district may impose a tax other than
 4-6 an operation and maintenance tax and use the revenue derived from
 4-7 the tax to make payments under a contract after the provisions of
 4-8 the contract have been approved by a majority of the district voters
 4-9 voting at an election held for that purpose.

4-10 (b) A contract approved by the district voters may contain a
 4-11 provision stating that the contract may be modified or amended by
 4-12 the board without further voter approval.

4-13 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-14 Sec. 8153.0501. AUTHORITY TO ISSUE BONDS AND OTHER
 4-15 OBLIGATIONS. The district may issue bonds or other obligations
 4-16 payable wholly or partly from ad valorem taxes, impact fees,
 4-17 revenue, contract payments, grants, or other district money, or any
 4-18 combination of those sources, to pay for any authorized district
 4-19 purpose.

4-20 Sec. 8153.0502. TAXES FOR BONDS. At the time the district
 4-21 issues bonds payable wholly or partly from ad valorem taxes, the
 4-22 board shall provide for the annual imposition of a continuing
 4-23 direct ad valorem tax, without limit as to rate or amount, while all
 4-24 or part of the bonds are outstanding as required and in the manner
 4-25 provided by Sections 54.601 and 54.602, Water Code.

4-26 Sec. 8153.0503. BONDS FOR ROAD PROJECTS. At the time of
 4-27 issuance, the total principal amount of bonds or other obligations
 4-28 issued or incurred to finance road projects and payable from ad
 4-29 valorem taxes may not exceed one-fourth of the assessed value of the
 4-30 real property in the district.

4-31 SECTION 2. The Brazoria County Municipal Utility District
 4-32 No. 82 initially includes all the territory contained in the
 4-33 following area:

4-34 Beginning at a concrete monument found in the easterly
 4-35 right-of-way line of F. M. Highway 521 (100-foot wide) for the
 4-36 northwest corner of said called 541.131 acre tract, same being the
 4-37 southwest corner of an adjoining called 2.97 acre tract recorded
 4-38 under County Clerk's File Number 01-008056, Office of the County
 4-39 Clerk, Brazoria County, Texas, for the northwest corner and Place
 4-40 of Beginning of the herein described tract;

4-41 Thence North 87 degrees 05 minutes 19 seconds East along the
 4-42 north line of the herein described tract and said called 541.131
 4-43 acre tract, same being the south line of said adjoining called 2.97
 4-44 acre tract, and the south line of an adjoining called 96.50 acre
 4-45 tract recorded under County Clerk's File Number 00-016352, Office
 4-46 of the County Clerk, Brazoria County, Texas, 2,947.41 feet to a
 4-47 concrete monument found for angle point, said point being the
 4-48 southeast corner of said adjoining called 96.50 acre tract, same
 4-49 being the southwest corner of the adjoining residue of a called
 4-50 36.97 acre tract recorded under County Clerk's File Number
 4-51 94-019052, Office of the County Clerk, Brazoria County, Texas;

4-52 Thence North 86 degrees 57 minutes 34 seconds East along the
 4-53 north line of the herein described tract and said called 541.131
 4-54 acre tract, same being the south line of said adjoining called 36.97
 4-55 acre tract, 861.64 feet to the northwest corner of an adjoining
 4-56 called 43.308 acre tract recorded under County Clerk's File Number
 4-57 2017048421, Office of the County Clerk, Brazoria County, Texas, and
 4-58 described under County Clerk's File Number 2002063838, Office of
 4-59 the County Clerk, Brazoria County, Texas, for the upper northeast
 4-60 corner of the herein described tract;

4-61 Thence South 03 degrees 24 minutes 10 seconds East along the
 4-62 common line of the herein described tract and said adjoining called
 4-63 43.308 acre tract, 1,622.24 feet to the southwest corner of said
 4-64 adjoining called 43.308 acre tract, said point being in the north
 4-65 line of the aforementioned residue of a called 60 acre tract;

4-66 Thence North 86 degrees 26 minutes 35 seconds East continuing
 4-67 along said common line, 825.98 feet to a point in the west
 4-68 right-of-way line of State Highway 288 for the middle northeast
 4-69 corner of the herein described tract, same being the southeast

5-1 corner of said adjoining called 43.308 acre tract;

5-2 Thence South 08 degrees 10 minutes 09 seconds East along the

5-3 west right-of-way line of State Highway 288, 1,184.70 feet to the

5-4 beginning of a curve to the right;

5-5 Thence with said curve to the right, continuing along the

5-6 west right-of-way line of State Highway 288, having a central angle

5-7 of 01 degree 53 minutes 42 seconds, an arc length of 372.03 feet, a

5-8 radius of 11,249.16 feet, and a chord bearing South 07 degrees 13

5-9 minutes 18 seconds East, 372.02 feet to the northeast corner of an

5-10 adjoining called 4.9560 acre tract (Tract One) recorded under

5-11 County Clerk's File Number 96-0362520, Office of the County Clerk,

5-12 Brazoria County, Texas;

5-13 Thence South 86 degrees 48 minutes 29 seconds West along the

5-14 common line of the herein described tract and said adjoining called

5-15 4.9560 acre tract, 271.50 feet to the northwest corner of said

5-16 adjoining called 4.9560 acre tract for a reentry corner to the

5-17 herein described tract;

5-18 Thence South 02 degrees 12 minutes 28 seconds East continuing

5-19 along said common line, 734.87 feet to the southwest corner of said

5-20 adjoining called 4.9560 acre tract for a reentry corner to the

5-21 herein described tract;

5-22 Thence North 87 degrees 09 minutes 47 seconds East continuing

5-23 along said common line, 299.63 feet to the southeast corner of said

5-24 adjoining called 4.9560 acre tract for the lower northeast corner

5-25 of the herein described tract, said point being in the west

5-26 right-of-way line of State Highway 288, and being in a non-tangent

5-27 curve to the right;

5-28 Thence with said non-tangent curve to the right, along the

5-29 west right-of-way line of State Highway 288, having a central angle

5-30 of 02 degrees 16 minutes 29 seconds, an arc length of 446.63 feet, a

5-31 radius of 11,249.16 feet, and a chord bearing South 01 degree 23

5-32 minutes 01 second East, 446.60 feet to the end of said curve;

5-33 Thence South 00 degrees 14 minutes 46 seconds East continuing

5-34 along the west right-of-way line of State Highway 288, 1,890.37

5-35 feet to the northeast corner of an adjoining called 15 acre tract

5-36 recorded under County Clerk's File Number 02-067061, Office of the

5-37 County Clerk, Brazoria County, Texas, for the upper southeast

5-38 corner of the herein described tract, being the upper southeast

5-39 corner of the aforementioned called 170.00 acre tract;

5-40 Thence South 87 degrees 02 minutes 34 seconds West along the

5-41 upper south line of the herein described tract, same being the north

5-42 line of said adjoining called 15 acre tract, 354.62 feet to the

5-43 northwest corner of said adjoining called 15 acre tract, same being

5-44 the northeast corner of an adjoining called 91.87 acre tract (Tract

5-45 Three) recorded under County Clerk's File Number 2015014625, Office

5-46 of the County Clerk, Brazoria County, Texas, and described in

5-47 Volume 362, Page 470, Deed Records, Brazoria County, Texas, for an

5-48 angle point, said point being in the centerline of the Angleton

5-49 Protection Levee;

5-50 Thence South 86 degrees 59 minutes 15 seconds West along the

5-51 north line of said adjoining called 91.87 acre tract, 2,103.32 feet

5-52 to the northwest corner of said adjoining called 91.87 acre tract,

5-53 for a reentry corner to the herein described tract, said point being

5-54 in the west line of said J. W. Cloud Survey, Abstract 169, same

5-55 being the east line of said George Robinson League, Abstract 126;

5-56 Thence South 02 degrees 44 minutes 56 seconds East along the

5-57 east line of said George Robinson League, Abstract 126, same being

5-58 the west line of said J. W. Cloud Survey, Abstract 169, and the west

5-59 line of said adjoining called 91.87 acre tract, 803.82 feet to an

5-60 angle point, being the lower southeast corner of said called 170.00

5-61 acre tract, same being the northeast corner of the aforementioned

5-62 residue of a called 134 acre tract;

5-63 Thence South 02 degrees 50 minutes 23 seconds East continuing

5-64 along said line, 655.23 feet to a point for the lower southeast

5-65 corner of the herein described tract and said residue of a called

5-66 134 acre tract, same being the northeast corner of an adjoining

5-67 called 116.155 acre tract recorded under County Clerk's File Number

5-68 2018029439, Office of the County Clerk, Brazoria County, Texas;

5-69 Thence South 86 degrees 53 minutes 29 seconds West along the lower

6-1 south line of the herein described tract, same being the north line
 6-2 of said adjoining called 116.155 acre tract, and the north line of
 6-3 an adjoining called 4.52 acre tract recorded under County Clerk's
 6-4 File Number 2010021440, Office of the County Clerk, 3,742.61 feet
 6-5 to a point for the lower southwest corner of the herein described
 6-6 tract, same being the southeast corner of the adjoining residue of a
 6-7 called 1.0 acre tract recorded in Volume 1251, Page 707, Deed
 6-8 Records, Brazoria County, Texas;

6-9 Thence North 04 degrees 36 minutes 11 seconds West along the
 6-10 common line of the herein described tract and said adjoining
 6-11 residue of a called 1.0 acre tract, 158.90 feet to the northeast
 6-12 corner of said adjoining called 1.0 acre tract;

6-13 Thence South 87 degrees 02 minutes 13 seconds West continuing
 6-14 along said common line, 277.30 feet to the northwest corner of said
 6-15 adjoining residue of a called 1.0 acre tract, said point being in
 6-16 the east right-of-way line of County Road 44, and being in a
 6-17 non-tangent curve to the right;

6-18 Thence with said non-tangent curve to the right, being the
 6-19 east right-of-way line of County Road 44, having a central angle of
 6-20 14 degrees 56 minutes 06 seconds, an arc length of 723.70 feet, a
 6-21 radius of 2,776.40 feet, and a chord bearing North 13 degrees 22
 6-22 minutes 44 seconds West, 721.66 feet to the southwest corner of an
 6-23 adjoining called 1.0371 acre tract recorded under County Clerk's
 6-24 File Number 2008008925, Office of the County Clerk, Brazoria
 6-25 County, Texas;

6-26 Thence North 84 degrees 54 minutes 13 seconds East along the
 6-27 common line of the herein described tract and said adjoining called
 6-28 1.0371 acre tract, 252.52 feet to the southeast corner of said
 6-29 adjoining called 1.0371 acre tract for a reentry corner to the
 6-30 herein described tract;

6-31 Thence North 04 degrees 18 minutes 51 seconds West continuing
 6-32 along said common line, 181.64 feet to the northeast corner of said
 6-33 adjoining called 1.0371 acre tract for a reentry corner to the
 6-34 herein described tract;

6-35 Thence South 84 degrees 43 minutes 22 seconds West continuing
 6-36 along said common line, 251.68 feet to the northwest corner of said
 6-37 adjoining called 1.0371 acre tract, said point being in the east
 6-38 right-of-way line of County Road 44, and being in a non-tangent
 6-39 curve to the right;

6-40 Thence with said non-tangent curve to the right, being the
 6-41 east right-of-way line of County Road 44, transitioning to the
 6-42 easterly right-of-way line of F. M. Highway 521, having a central
 6-43 angle of 10 degrees 03 minutes 42 seconds, an arc length of 487.56
 6-44 feet, a radius of 2,776.40 feet, and a chord bearing North 02
 6-45 degrees 51 minutes 09 seconds East, 486.94 feet to the southwest
 6-46 corner of an adjoining tract being called Lot 5 and the South
 6-47 60-foot of Lot 6, Block 35, Fruitland Subdivision, as evidenced in
 6-48 deed recorded under County Clerk's File Number 2006000498, Office
 6-49 of the County Clerk, Brazoria County, Texas;

6-50 Thence North 87 degrees 06 minutes 39 seconds East along the
 6-51 common line of the herein described tract and said adjoining
 6-52 Fruitland Subdivision tract, 132.66 feet to the southeast corner of
 6-53 said adjoining Fruitland Subdivision tract for a reentry corner to
 6-54 the herein described tract;

6-55 Thence North 02 degrees 53 minutes 20 seconds West continuing
 6-56 along said common line, 60.00 feet to the northeast corner of said
 6-57 adjoining Fruitland Subdivision tract for a reentry corner to the
 6-58 herein described tract;

6-59 Thence South 87 degrees 06 minutes 39 seconds West continuing
 6-60 along said common line, 120.56 feet to the northwest corner of said
 6-61 adjoining Fruitland Subdivision tract, said point being in the
 6-62 easterly right-of-way line of F. M. Highway 521, and being in a
 6-63 non-tangent curve to the right;

6-64 Thence with said non-tangent curve to the right, being the
 6-65 easterly right-of-way line of F. M. Highway 521, having a central
 6-66 angle of 04 degrees 50 minutes 12 seconds, an arc length of 234.37
 6-67 feet, a radius of 2,776.40 feet, and a chord bearing North 11
 6-68 degrees 33 minutes 54 seconds East, 234.31 feet to the end of said
 6-69 curve;

7-1 Thence North 13 degrees 58 minutes 59 seconds East along the
7-2 westerly line of the herein described tract, same being the
7-3 easterly right-of-way line of F. M. Highway 521, 302.34 feet to a
7-4 concrete monument found for angle point, said point being the
7-5 northwest corner of said called 170.00 acre tract, same being the
7-6 southwest corner of the aforementioned called 170.66 acre tract;

7-7 Thence North 14 degrees 05 minutes 31 seconds East continuing
7-8 along said line, 973.60 feet to the southwest corner of the
7-9 adjoining residue of a called 2 acre tract recorded in Volume 122,
7-10 Page 203, Deed Records, Brazoria County, Texas;

7-11 Thence North 87 degrees 21 minutes 22 seconds East along the
7-12 common line of the herein described tract and said adjoining
7-13 residue of a called 2 acre tract, 1,700.63 feet to the southeast
7-14 corner of said adjoining called 2 acre tract for a reentry corner to
7-15 the herein described tract;

7-16 Thence North 02 degrees 38 minutes 38 seconds West continuing
7-17 along said common line, 50.00 feet to the northeast corner of said
7-18 adjoining residue of a called 2 acre tract for a reentry corner to
7-19 the herein described tract;

7-20 Thence South 87 degrees 21 minutes 22 seconds West continuing
7-21 along said common line, 1,685.60 feet to the northwest corner of
7-22 said adjoining residue of a called 2 acre tract for the upper
7-23 southwest corner of the herein described tract, said point being in
7-24 the easterly right-of-way line of F. M. Highway 521;

7-25 Thence North 14 degrees 05 minutes 31 seconds East along the
7-26 westerly line of the herein described tract, same being the
7-27 easterly right-of-way line of F. M. Highway 521, 217.09 feet to an
7-28 angle point, said point being the northwest corner of said called
7-29 170.66 acre tract, same being the southwest corner of the
7-30 aforementioned residue of a called 541.131 acre tract;

7-31 Thence North 14 degrees 02 minutes 37 seconds East continuing
7-32 along the westerly line of the herein described tract, same being
7-33 the easterly right-of-way line of F. M. Highway 521, 4,611.00 feet
7-34 to the Place of Beginning and containing 911.12 acres of land, more
7-35 or less.

7-36 SECTION 3. (a) The legal notice of the intention to
7-37 introduce this Act, setting forth the general substance of this
7-38 Act, has been published as provided by law, and the notice and a
7-39 copy of this Act have been furnished to all persons, agencies,
7-40 officials, or entities to which they are required to be furnished
7-41 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7-42 Government Code.

7-43 (b) The governor, one of the required recipients, has
7-44 submitted the notice and Act to the Texas Commission on
7-45 Environmental Quality.

7-46 (c) The Texas Commission on Environmental Quality has filed
7-47 its recommendations relating to this Act with the governor, the
7-48 lieutenant governor, and the speaker of the house of
7-49 representatives within the required time.

7-50 (d) All requirements of the constitution and laws of this
7-51 state and the rules and procedures of the legislature with respect
7-52 to the notice, introduction, and passage of this Act are fulfilled
7-53 and accomplished.

7-54 SECTION 4. (a) If this Act does not receive a two-thirds
7-55 vote of all the members elected to each house, Subchapter C, Chapter
7-56 8153, Special District Local Laws Code, as added by Section 1 of
7-57 this Act, is amended by adding Section 8153.0307 to read as follows:
7-58 Sec. 8153.0307. NO EMINENT DOMAIN POWER. The district may
7-59 not exercise the power of eminent domain.

7-60 (b) This section is not intended to be an expression of a
7-61 legislative interpretation of the requirements of Section 17(c),
7-62 Article I, Texas Constitution.

7-63 SECTION 5. This Act takes effect immediately if it receives
7-64 a vote of two-thirds of all the members elected to each house, as
7-65 provided by Section 39, Article III, Texas Constitution. If this
7-66 Act does not receive the vote necessary for immediate effect, this
7-67 Act takes effect September 1, 2021.