

1-1 By: Burns (Senate Sponsor - Birdwell) H.B. No. 4303
1-2 (In the Senate - Received from the House May 19, 2017;
1-3 May 19, 2017, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 22, 2017, reported adversely,
1-5 with favorable Committee Substitute by the following vote: Yeas 6,
1-6 Nays 0, 1 present not voting; May 22, 2017, sent to printer.)

1-7 COMMITTEE VOTE

| | Yea | Nay | Absent | PNV |
|-----------------------|-----|-----|--------|-----|
| 1-8 Lucio | X | | | |
| 1-9 Bettencourt | X | | | |
| 1-10 Campbell | X | | | |
| 1-11 Garcia | X | | | |
| 1-12 Huffines | | | | X |
| 1-13 Menéndez | X | | | |
| 1-14 Taylor of Collin | X | | | |
| 1-15 | | | | |

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 4303 By: Campbell

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

1-19 relating to the creation of the Prairie Ridge Municipal Management
1-20 District No. 1 and to the correction of defined terms in the law
1-21 governing the Joshua Farms Municipal Management District No. 1 and
1-22 the law governing the Joshua Farms Municipal Management District
1-23 No. 2; providing authority to issue bonds; providing authority to
1-24 impose assessments, fees, or taxes; granting a limited power of
1-25 eminent domain.

1-26 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-27 SECTION 1. Section 3926.001(2), Special District Local Laws
1-28 Code, is amended to read as follows:

1-29 (2) "City" means the City of Cleburne [Burleson],
1-30 Texas.

1-31 SECTION 2. Section 3929.001(2), Special District Local Laws
1-32 Code, is amended to read as follows:

1-33 (2) "City" means the City of Burleson [Cleburne],
1-34 Texas.

1-35 SECTION 3. Subtitle C, Title 4, Special District Local Laws
1-36 Code, is amended by adding Chapter 3954 to read as follows:

1-37 CHAPTER 3954. PRAIRIE RIDGE MUNICIPAL MANAGEMENT DISTRICT NO. 1
1-38 SUBCHAPTER A. GENERAL PROVISIONS

1-39 Sec. 3954.001. DEFINITIONS. In this chapter:

1-40 (1) "Board" means the district's board of directors.

1-41 (2) "City" means the City of Grand Prairie, Texas.

1-42 (3) "Commission" means the Texas Commission on
1-43 Environmental Quality.

1-44 (4) "Director" means a board member.

1-45 (5) "District" means the Prairie Ridge Municipal

1-46 Management District No. 1.

1-47 Sec. 3954.002. CREATION AND NATURE OF DISTRICT. The
1-48 district is a special district created under Sections 52 and 52-a,
1-49 Article III, and Section 59, Article XVI, Texas Constitution.

1-50 Sec. 3954.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The
1-51 creation of the district is essential to accomplish the purposes of
1-52 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-53 Texas Constitution, and other public purposes stated in this
1-54 chapter. By creating the district and in authorizing the city and
1-55 other political subdivisions to contract with the district, the
1-56 legislature has established a program to accomplish the public
1-57 purposes set out in Section 52-a, Article III, Texas Constitution.

1-58 (b) The creation of the district is necessary to promote,
1-59 develop, encourage, and maintain employment, commerce,
1-60 transportation, housing, tourism, recreation, the arts,

2-1 entertainment, economic development, safety, and the public
 2-2 welfare in the district.

2-3 Sec. 3954.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
 2-4 The district is created to serve a public use and benefit.

2-5 (b) All land and other property included in the district
 2-6 will benefit from the improvements and services to be provided by
 2-7 the district under powers conferred by Sections 52 and 52-a,
 2-8 Article III, and Section 59, Article XVI, Texas Constitution, and
 2-9 other powers granted under this chapter.

2-10 (c) The district is created to accomplish the purposes of a
 2-11 municipal management district as provided by general law and
 2-12 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 2-13 Texas Constitution.

2-14 (d) The creation of the district is in the public interest
 2-15 and is essential to further the public purposes of:

2-16 (1) developing and diversifying the economy of the
 2-17 state;

2-18 (2) eliminating unemployment and underemployment;
 2-19 (3) developing or expanding transportation and
 2-20 commerce; and

2-21 (4) providing quality residential housing.

2-22 (e) The district will:

2-23 (1) promote the health, safety, and general welfare of
 2-24 residents, employers, potential employees, employees, visitors,
 2-25 and consumers in the district, and of the public;

2-26 (2) provide needed funding for the district to
 2-27 preserve, maintain, and enhance the economic health and vitality of
 2-28 the district territory as a residential community and business
 2-29 center; and

2-30 (3) promote the health, safety, welfare, and enjoyment
 2-31 of the public by providing pedestrian ways and by landscaping and
 2-32 developing certain areas in the district, which are necessary for
 2-33 the restoration, preservation, and enhancement of scenic beauty.

2-34 (f) Pedestrian ways along or across a street, whether at
 2-35 grade or above or below the surface, and street lighting, street
 2-36 landscaping, parking, and street art objects are parts of and
 2-37 necessary components of a street and are considered to be a street
 2-38 or road improvement.

2-39 (g) The district will not act as the agent or
 2-40 instrumentality of any private interest even though the district
 2-41 will benefit many private interests as well as the public.

2-42 Sec. 3954.005. INITIAL DISTRICT TERRITORY. (a) The
 2-43 district is initially composed of the territory described by
 2-44 Section 4 of the Act enacting this chapter.

2-45 (b) The boundaries and field notes contained in Section 4 of
 2-46 the Act enacting this chapter form a closure. A mistake in the
 2-47 field notes or in copying the field notes in the legislative process
 2-48 does not affect the district's:

2-49 (1) organization, existence, or validity;

2-50 (2) right to contract;

2-51 (3) authority to borrow money or issue bonds or other
 2-52 obligations described by Section 3954.201 or to pay the principal
 2-53 and interest of the bonds or other obligations;

2-54 (4) right to impose or collect an assessment or
 2-55 collect other revenue; or

2-56 (5) legality or operation.

2-57 Sec. 3954.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

2-58 (a) All or any part of the area of the district is eligible to be
 2-59 included in:

2-60 (1) a tax increment reinvestment zone created under
 2-61 Chapter 311, Tax Code;

2-62 (2) a tax abatement reinvestment zone created under
 2-63 Chapter 312, Tax Code; or

2-64 (3) an enterprise zone created under Chapter 2303,
 2-65 Government Code.

2-66 (b) If the city creates a tax increment reinvestment zone
 2-67 described by Subsection (a), the city and the board of directors of
 2-68 the zone, by contract with the district, may grant money deposited
 2-69 in the tax increment fund to the district to be used by the district

3-1 for:

3-2 (1) the purposes permitted for money granted to a
 3-3 corporation under Section 380.002(b), Local Government Code; and
 3-4 (2) any other district purpose, including the right to
 3-5 pledge the money as security for any bonds or other obligations
 3-6 issued by the district under Section 3954.201.

3-7 (c) If the city creates a tax increment reinvestment zone
 3-8 described by Subsection (a), the city may determine the percentage
 3-9 of the property in the zone that may be used for residential
 3-10 purposes and is not subject to the limitations provided by Section
 3-11 311.006, Tax Code.

3-12 Sec. 3954.007. CONFIRMATION AND DIRECTORS' ELECTION
 3-13 REQUIRED. The initial directors shall hold an election to confirm
 3-14 the creation of the district and to elect five permanent directors
 3-15 as provided by Section 49.102, Water Code.

3-16 Sec. 3954.008. CITY CONSENT AND DEVELOPMENT AGREEMENT
 3-17 EXECUTION REQUIRED. The initial directors may not hold an election
 3-18 under Section 3954.007 until the city has:

3-19 (1) consented by ordinance or resolution to the
 3-20 creation of the district and to the inclusion of land in the
 3-21 district; and

3-22 (2) entered into a development agreement with the
 3-23 owners of the real property in the district under Section 212.172,
 3-24 Local Government Code.

3-25 Sec. 3954.009. APPLICABILITY OF MUNICIPAL MANAGEMENT
 3-26 DISTRICT LAW. Except as provided by this chapter, Chapter 375,
 3-27 Local Government Code, applies to the district.

3-28 Sec. 3954.010. CONSTRUCTION OF CHAPTER. This chapter shall
 3-29 be liberally construed in conformity with the findings and purposes
 3-30 stated in this chapter.

3-31 SUBCHAPTER B. BOARD OF DIRECTORS

3-32 Sec. 3954.051. GOVERNING BODY; TERMS. (a) The district is
 3-33 governed by a board of five elected directors.

3-34 (b) Except as provided by Section 3954.052, directors serve
 3-35 staggered four-year terms.

3-36 Sec. 3954.052. INITIAL DIRECTORS. (a) The initial board
 3-37 consists of:

| Pos. No. | Name of Director |
|----------|------------------|
| 1 | Murphy Short |
| 2 | Johnny Catalano |
| 3 | Reid Halverson |
| 4 | Riley Standridge |
| 5 | Brian Tomich |

3-38 (b) Initial directors serve until the earlier of:

3-39 (1) the date permanent directors are elected under
 3-40 Section 3954.007; or

3-41 (2) the fourth anniversary of the effective date of
 3-42 the Act enacting this chapter.

3-43 (c) If permanent directors have not been elected under
 3-44 Section 3954.007 and the terms of the initial directors have
 3-45 expired, successor initial directors shall be appointed or
 3-46 reappointed as provided by Subsection (d) to serve terms that
 3-47 expire on the earlier of:

3-48 (1) the date permanent directors are elected under
 3-49 Section 3954.007; or

3-50 (2) the fourth anniversary of the date of the
 3-51 appointment or reappointment.

3-52 (d) If Subsection (c) applies, the owner or owners of a
 3-53 majority of the assessed value of the real property in the district
 3-54 according to the most recent certified tax appraisal rolls for the
 3-55 county may submit a petition to the commission requesting that the
 3-56 commission appoint as successor initial directors the five persons
 3-57 named in the petition. The commission shall appoint as successor
 3-58 initial directors the five persons named in the petition.

3-59 Sec. 3954.053. COMPENSATION. A director is entitled to
 3-60 receive fees of office and reimbursement for actual expenses in the
 3-61 manner provided by Section 49.060, Water Code. Sections 375.069 and
 3-62 375.070, Local Government Code, do not apply to the board.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 3954.101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 3954.102. IMPROVEMENT PROJECTS AND SERVICES. (a) The district may provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service using any money available to the district, or contract with a governmental or private entity for the provision, design, construction, acquisition, improvement, relocation, operation, maintenance, or financing of an improvement project or service authorized under this chapter or Chapter 372 or 375, Local Government Code.

(b) An improvement project may be located inside or outside the district.

Sec. 3954.103. ADDING OR REMOVING TERRITORY. (a) Subject to Subsection (b), the board may add or remove territory as provided by Subchapter J, Chapter 49, Water Code.

(b) The district may add territory as described by Subsection (a) only if the district obtains written consent from the governing body of the city.

Sec. 3954.104. EMINENT DOMAIN. The district may exercise the power of eminent domain in the manner and for the purposes provided by Section 49.222, Water Code, except that the district may not acquire by condemnation a property interest or facility owned or controlled by a public entity.

Sec. 3954.105. DIVISION OF DISTRICT. (a) The district may be divided into two or more new districts only if the district:

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

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

(c) Any new district created by the division of the district may not, at the time the new district is created, contain any land outside the area described by Section 4 of the Act enacting this chapter.

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

(e) The board may adopt an order dividing the district before or after the date the board holds an election under Section 3954.007 to confirm the creation of the district.

(f) An order dividing the district must:

- (1) name each new district;
- (2) include the metes and bounds description of the territory of each new district;
- (3) appoint initial directors for each new district.

(3) appoint initial directors for each new district;
and
(4) provide for the division of assets and liabilities
between or among the new districts.
(a) On or before the 30th day after the date of adoption of

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

shall hold a confirmation and directors' election as required by Section 3954.007.

new district shall provide the election date and results to the commission.

(j) Any new district created by the division of the district must hold an election as required by this chapter to obtain voter approval before the district may impose a maintenance tax or issue

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

(k) Municipal consent to the creation of the district and to the inclusion of land in the district granted under Section 3854.008 acts as municipal consent to the creation of any new

5-1 district created by the division of the district and to the
 5-2 inclusion of land in the new district.

5-3 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

5-4 Sec. 3954.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 5-5 board by resolution shall establish the number of directors'
 5-6 signatures and the procedure required for a disbursement or
 5-7 transfer of the district's money.

5-8 Sec. 3954.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
 5-9 The district may acquire, construct, finance, maintain, or operate
 5-10 an improvement project or service authorized by this chapter or
 5-11 Chapter 372 or 375, Local Government Code, using any money
 5-12 available to the district.

5-13 Sec. 3954.153. METHOD OF NOTICE FOR HEARING. The district
 5-14 may mail the notice required by Section 375.115(c), Local
 5-15 Government Code, by certified or first class United States mail.
 5-16 The board shall determine the method of notice.

5-17 Sec. 3954.154. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
 5-18 The board by resolution may impose and collect an assessment for any
 5-19 purpose authorized by this chapter in all or any part of the
 5-20 district.

5-21 (b) An assessment, a reassessment, or an assessment
 5-22 resulting from an addition to or correction of the assessment roll
 5-23 by the district, penalties and interest on an assessment or
 5-24 reassessment, an expense of collection, and reasonable attorney's
 5-25 fees incurred by the district are:

5-26 (1) a first and prior lien against the property
 5-27 assessed;

5-28 (2) superior to any other lien or claim other than a
 5-29 lien or claim for county, school district, special district, or
 5-30 municipal ad valorem taxes; and

5-31 (3) the personal liability of and a charge against the
 5-32 owners of the property even if the owners are not named in the
 5-33 assessment proceedings.

5-34 (c) The lien is effective from the date of the board's
 5-35 resolution imposing the assessment until the date the assessment is
 5-36 paid. The board may enforce the lien in the same manner that the
 5-37 board may enforce an ad valorem tax lien against real property.

5-38 (d) The board may make a correction to or deletion from the
 5-39 assessment roll that does not increase the amount of assessment of
 5-40 any parcel of land without providing notice and holding a hearing in
 5-41 the manner required for additional assessments.

5-42 Sec. 3954.155. RESIDENTIAL PROPERTY NOT EXEMPT. Sections
 5-43 375.161 and 375.164, Local Government Code, do not apply to the
 5-44 district.

5-45 SUBCHAPTER E. TAXES AND BONDS

5-46 Sec. 3954.201. BONDS AND OTHER OBLIGATIONS. (a) The
 5-47 district may issue, by public or private sale, bonds, notes, or
 5-48 other obligations payable wholly or partly from ad valorem taxes or
 5-49 assessments in the manner provided by Subchapter J, Chapter 375,
 5-50 Local Government Code.

5-51 (b) If the improvements financed by an obligation will be
 5-52 conveyed to or operated and maintained by a municipality or retail
 5-53 utility provider pursuant to an agreement between the district and
 5-54 the municipality or retail utility provider entered into before the
 5-55 issuance of the obligation, the obligation may be issued in the
 5-56 manner provided by Subchapter A, Chapter 372, Local Government
 5-57 Code.

5-58 (c) In exercising the district's borrowing power, the
 5-59 district may issue a bond or other obligation in the form of a bond,
 5-60 note, certificate of participation or other instrument evidencing a
 5-61 proportionate interest in payments to be made by the district, or
 5-62 other type of obligation.

5-63 (d) In addition to the sources of money described by
 5-64 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local
 5-65 Government Code, district bonds may be secured and made payable
 5-66 wholly or partly by a pledge of any part of the money the district
 5-67 receives from improvement revenue, receives under Section
 5-68 3954.006(b), or receives from any other source.

5-69 (e) The district may issue bonds, notes, or other

6-1 obligations to maintain or repair an existing improvement project
 6-2 only if the district obtains written consent from the governing
 6-3 body of the city.

6-4 Sec. 3954.202. ELECTIONS REGARDING TAXES AND BONDS. (a)
 6-5 The district may issue, without an election, bonds, notes, and
 6-6 other obligations secured by:

6-7 (1) revenue other than ad valorem taxes; or
 6-8 (2) contract payments described by Section 3954.205.

6-9 (b) The district must hold an election in the manner
 6-10 provided by Subchapter L, Chapter 375, Local Government Code, to
 6-11 obtain voter approval before the district may impose an ad valorem
 6-12 tax or issue bonds payable from ad valorem taxes.

6-13 (c) Section 375.243, Local Government Code, does not apply
 6-14 to the district.

6-15 (d) All or any part of any facilities or improvements that
 6-16 may be acquired by a district by the issuance of its bonds may be
 6-17 submitted as a single proposition or as several propositions to be
 6-18 voted on at the election.

6-19 Sec. 3954.203. TAXES FOR BONDS. At the time the district
 6-20 issues bonds payable wholly or partly from ad valorem taxes, the
 6-21 board shall provide for the annual imposition of a continuing
 6-22 direct ad valorem tax, without limit as to rate or amount, while all
 6-23 or part of the bonds are outstanding as required and in the manner
 6-24 provided by Sections 54.601 and 54.602, Water Code.

6-25 Sec. 3954.204. OPERATION AND MAINTENANCE TAX. (a) If
 6-26 authorized by a majority of the district voters voting at an
 6-27 election held under Section 3954.202, the district may impose an
 6-28 operation and maintenance tax on taxable property in the district
 6-29 in accordance with Section 49.107, Water Code.

6-30 (b) The board shall determine the tax rate. The rate may not
 6-31 exceed the rate approved at the election.

6-32 (c) Section 49.107(f), Water Code, does not apply to a
 6-33 reimbursement made for a purpose described by Section 3954.102.

6-34 Sec. 3954.205. CONTRACT TAXES. (a) In accordance with
 6-35 Section 49.108, Water Code, the district may impose a tax other than
 6-36 an operation and maintenance tax and use the revenue derived from
 6-37 the tax to make payments under a contract after the provisions of
 6-38 the contract have been approved by a majority of the district voters
 6-39 voting at an election held for that purpose.

6-40 (b) A contract approved by the district voters may contain a
 6-41 provision stating that the contract may be modified or amended by
 6-42 the board without further voter approval.

SUBCHAPTER F. DISSOLUTION

6-44 Sec. 3954.251. DISSOLUTION BY CITY ORDINANCE. (a) The
 6-45 governing body of the city may dissolve the district by ordinance.

6-46 (b) The governing body may not dissolve the district until:
 6-47 (1) water, sanitary, sewer, and drainage improvements
 6-48 and roads have been constructed to serve at least 90 percent of the
 6-49 developable territory of the district; and

6-50 (2) the district has reimbursed each party that has an
 6-51 agreement with the district for all costs advanced to or on behalf
 6-52 of the district.

6-53 (c) Until the district is dissolved, the district is
 6-54 responsible for all bonds and other obligations of the district.

6-55 Sec. 3954.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

6-56 (a) If the dissolved district has bonds or other obligations
 6-57 outstanding secured by and payable from assessments or other
 6-58 revenue, other than revenue from ad valorem taxes, the city shall
 6-59 succeed to the rights and obligations of the district regarding
 6-60 enforcement and collection of the assessments or other revenue.

6-61 (b) The city shall have and exercise all district powers to
 6-62 enforce and collect the assessments or other revenue to pay:

6-63 (1) the bonds or other obligations when due and
 6-64 payable according to their terms; or

6-65 (2) special revenue or assessment bonds or other
 6-66 obligations issued by the city to refund the outstanding bonds or
 6-67 obligations.

6-68 Sec. 3954.253. ASSUMPTION OF ASSETS AND LIABILITIES. (a)
 6-69 After the city dissolves the district, the city assumes the

7-1 obligations of the district, including any bonds or other debt
 7-2 payable from assessments or other district revenue.

7-3 (b) If the city dissolves the district, the board shall
 7-4 transfer ownership of all district property to the city.

7-5 SECTION 4. The Prairie Ridge Municipal Management District
 7-6 No. 1 initially includes all the territory contained in the
 7-7 following area:

7-8 TRACT 1:

7-9 BEING a part of a tract or parcel of land situated in the Joseph
 7-10 Stewart Survey, Abstract No. 754, Heirs of Allen Larsen, Survey
 7-11 No. 497, T. Stanbury Survey, Abstract 762, and the J. H. Working
 7-12 Survey, Abstract No. 897, Johnson County, Texas, and being part of
 7-13 that same tract of land from Karal Kay Cannon, as described in
 7-14 Volume 02111, Page 0850, Deed Records, Ellis County, Texas, and as
 7-15 described in Book 3500, Page 0941, Official Public Records of
 7-16 Johnson County, Texas, and all of a tract from Billy D. Cannon and
 7-17 Michelle Cannon, to PRA Prairie Ridge, L.P. as described in Book
 7-18 3500, Page 0941, Official Public Records of Johnson County, Texas,
 7-19 and a tract of land from Phillip Nabors Smauder and Jennie Smauder
 7-20 Pope, to PRA Prairie Ridge, L.P. as described in County Clerk File
 7-21 No. 2104-00248, Official Public Records of Johnson County, Texas,
 7-22 and being more particularly described as follows:

7-23 BEGINNING at a point in County Road 506 at an intersection with the
 7-24 Ellis County and Johnson County limits line along with the
 7-25 intersection of the Joseph Stewart Survey, Abstract No. 961, the
 7-26 Joseph Stewart Survey, Abstract No. 754, and the John H. Working
 7-27 Survey, Abstract No. 897;

7-28 THENCE South 00°47'39" East, departing from said county road and
 7-29 along the said Johnson and Ellis County lines, a distance of 5474.77
 7-30 feet to a 1/2" iron rod found;

7-31 THENCE South 59°47'49" West, along a north line of Bennett W. Cervin
 7-32 tract one as described in Volume 2001, Page 0749, Deed Records,
 7-33 Ellis County, Texas, a distance of 537.29 feet to a 1/2" iron rod
 7-34 found;

7-35 THENCE North 30°19'12" West, along an east line of a Jeniffer
 7-36 N. Sweeney tract described in Book 0608, Page 830, Deed Records,
 7-37 Johnson County, Texas, a distance of 767.82 feet to a 1/2" iron rod
 7-38 found;

7-39 THENCE South 59°32'27" West, along a north line of said Jeniffer
 7-40 N. Sweeney tract, a distance of 5401.00 feet to a 1/2" iron rod
 7-41 found;

7-42 THENCE North 30°44'12" West, along County Road 619, a distance of
 7-43 1053.81 feet to a 1/2" iron rod found;

7-44 THENCE North 59°59'51" East, leaving said county road, along a north
 7-45 line of a tract of land from Phillip Nabors Smauder and Jennie
 7-46 Smauder Pope, to PRA Prairie Ridge, L.P. as described in County
 7-47 Clerk File No. 2104-00248, Official Public Records of Johnson
 7-48 County, Texas a distance of 291.69 feet;

7-49 THENCE North 30°44'47" West, along a west line of said Smauder
 7-50 tract, a distance of 150.00 feet to a 1/2" iron rod found;

7-51 THENCE South 59°59'52" West, along a south line of Smauder tract, to
 7-52 County Road 619, a distance of 291.67 feet to a 1/2" iron rod found;

7-53 THENCE North 30°44'12" West, along a west line of said Smauder tract
 7-54 a distance of 2672.24 feet to a 1/2" iron rod found;

7-55 THENCE North 59°59'42" East, along a north line of said Smauder
 7-56 tract, a distance of 888.13 feet to a 1/2" iron rod found;

7-57 THENCE North 60°06'44" East, along a north line of said Smauder
 7-58 tract, a distance of 1077.88 feet to a 1/2" iron rod found;

7-59 THENCE North 59°33'36" East, along a north line of said Smauder
 7-60 tract, a distance of 1233.53 feet to a 1/2" iron rod found;

7-61 THENCE North 60°12'38" East, along a north line of said Smauder
 7-62 tract, a distance of 2229.85 feet to a 1/2" iron rod found;

7-63 THENCE North 56°47'57" East, reaching a northeasterly 90° elbow in
 7-64 County Road 506, along a south line of tract described in Book 3256,
 7-65 Page 0733, Deed Records, Johnson County, Texas, a distance of
 7-66 3239.36 feet to the POINT OF BEGINNING, containing 678.614 acres,
 7-67 more or less.

7-68 TRACT 2:

7-69 Being all those certain Lots, Tracts or Parcels of Land situated in

8-1 the R.K. Wines Survey, Abstract 1178, Ellis County, Texas, and
8-2 being part of that certain contract of land conveyed to John
8-3 W. Brumbeloe, Sr. (referred to as Tract III) as recorded in Volume
8-4 558, Page 209, Deed Records, Ellis County, Texas and being known as
8-5 designated at Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Sunset Park
8-6 (referred to as Tract II), an addition to Ellis County, Texas,
8-7 according to the plat filed of record in Cabinet "B", Slide 13, plat
8-8 records, Ellis County, Texas, and being more particularly described
8-9 as follows:
8-10 Commencing at a found 1-inch iron pipe from the southeast corner of
8-11 a tract of land conveyed to Edward J. Kilchenstein, as recorded in
8-12 Volume 710, Page 627, Deed Records, Ellis County, Texas and the
8-13 north line of a tract of land conveyed to Lia Vang and wife, Xia
8-14 Vang, Jeff V. Hang and wife, Melissa S. Hang, Chue Moua and wife,
8-15 Maikoulap Moura as recorded in Volume 1832, Page 2002, Deed
8-16 Records, Ellis County, Texas;
8-17 Thence S 59°29'25" W, along the common line of said Kilchenstein
8-18 tract and the Vang, Hang, Moua tract, a distance of 339.40 feet to a
8-19 found 3/8-inch iron rod with a yellow plastic cap stamped "RPLS 446"
8-20 at the Northwest corner of said Vang, Hang, Moua tract and the
8-21 Northeast corner of said Brumbeloe tract, said point being the
8-22 place of Beginning of this herein described tract of land;
8-23 Thence S 01°22'20" E, along the common line of said Vang, Hang, Moua
8-24 tract, passing a found 1/2-inch iron rod with a yellow plastic cap
8-25 stamped "RPLS 4466" at 1,372.08 continuing for a total distance of
8-26 1,406.52 feet to a found 1/2-inch iron rod with a yellow plastic cap
8-27 stamped "RPLS 4466" in the centerline of County Road 506 Greasy Road
8-28 (Lakeview Road);
8-29 Thence S 59°39'02" W, along the centerline of said County Road, a
8-30 distance of 1,015.46 feet to a found 5/8-inch iron rod with a yellow
8-31 plastic cap stamped "Cotton Surveying" (hereinafter referred to as
8-32 set iron rod) for corner;
8-33 Thence S 59°43'42" W, continuing along the centerline of said County
8-34 Road, a distance of 402.48 feet to a found railroad spike at the
8-35 intersection of said County Road and Cypress Road, said point being
8-36 the South corner of said Sunset Park Addition and the South corner
8-37 of this herein described tract of land;
8-38 Thence N 00°14'22" W, along the centerline of Cypress Road, the West
8-39 line of said Sunset Park Addition, a distance of 865.02 feet to a
8-40 found 1/2-inch iron rod for corner;
8-41 Thence N 59°30'57" E, passing a 1/2-inch iron rod at 37.40 at the
8-42 Southwest corner of the Sunset Park, Phase 2 Addition, according to
8-43 the plat thereof recorded in Cabinet "C", Slide 438, plat records,
8-44 Ellis County, Texas, continuing for a total distance of 417.09 feet
8-45 to a found 1/2-inch iron rod with a yellow plastic cap at the
8-46 Southeast Corner of said Sunset Park Phase 2 Addition and the West
8-47 line of said Brumbeloe tract for corner;
8-48 Thence N 03°03'40" E, along the East line of said Sunset Park Phase 2
8-49 Addition tract and the West line of said Brumbeloe tract, a distance
8-50 of 103.80 feet to a found 1/2-inch iron rod;
8-51 Thence N 00°31'47" W, along the East line of said Sunset Park Phase 2
8-52 Addition tract and the West line of said Brumbeloe tract, a distance
8-53 of 60.37 feet to a found 1/2-inch iron rod for corner;
8-54 Thence N 00°05'09" W, along the East line of said Sunset Park Phase 2
8-55 Addition tract and the West line of said Brumbeloe tract, a distance
8-56 of 129.83 feet to a 2-inch iron pipe for corner;
8-57 Thence N 01°06'07" W, along the East line of said Sunset Park Phase 2
8-58 Addition tract and the West line of said Brumbeloe tract, a distance
8-59 of 130.88 feet to a found 1-inch iron pipe for corner;
8-60 Thence N 01°03'32" W, along the East line of said Sunset Park Phase 2
8-61 Addition tract and the West line of said Brumbeloe tract, a distance
8-62 of 129.92 feet to a found 1-inch iron pipe in the South line of said
8-63 Kilchenstein tract and Northwest corner of said Brumbeloe tract,
8-64 said point being Northeasterly corner of said Sunset Park Phase 2
8-65 Addition;
8-66 Thence N 59°32'07" E, along the South line of said Kilchenstein
8-67 tract, a distance of 968.19 feet to the Place of Beginning and
8-68 having an area of 1,521,385 square feet, or 34.926 acres of land,
8-69 more or less.

9-1 TRACT 3:
 9-2 BEING all those certain lots, tracts, or parcels of land situated in
 9-3 the Joseph Stewart Survey, Abstract No. 961, Ellis County, Texas
 9-4 and being those same tracts of land conveyed to PRA Prairie Ridge,
 9-5 L.P. as recorded in Volume 2111, Page 0866, Deed Records, Ellis
 9-6 County, Texas and being more particularly described as follows:
 9-7 POINT OF BEGINNING at a 1/2-inch iron rod found for the west corner
 9-8 of a tract of land conveyed to Tom Lamon, and wife, Crystal Lamon,
 9-9 as recorded in Volume 924, Page 46, Deed Records, Ellis County,
 9-10 Texas, said point being on the Southeast edge of County Road
 9-11 506/Greasy Road (Lakeview Road);
 9-12 THENCE South $31^{\circ}46'30''$ East, along the Southwest line of said Lamon
 9-13 tract, a distance of 609.38 feet to a 3/4-inch pipe found on the
 9-14 North line of a tract of land conveyed to Waltmore, L.L.C. DBA
 9-15 Lakeside Ranch (described as Tract 1), as recorded in Volume 1607,
 9-16 Page 392, Deed Records, Ellis County, Texas, the Southwest corner
 9-17 of said Lamon tract and an exterior ell corner of this herein
 9-18 described tract of land;
 9-19 THENCE South $58^{\circ}10'54''$ West, along the Northwest line of said
 9-20 Waltmore tract, a distance of 419.44 feet to a rod nail found for
 9-21 the West corner of said Waltmore tract and an interior ell corner of
 9-22 this herein described tract of land;
 9-23 THENCE South $25^{\circ}14'30''$ East, continuing along the Northwest line of
 9-24 said Waltmore tract, a distance of 849.17 feet to a set 5/8-inch
 9-25 iron rod with yellow plastic cap stamped "Cotton Surveying"
 9-26 (hereinafter referred to as set iron rod) for corner;
 9-27 THENCE across land described in Volume 02111, Page 0866, Deed
 9-28 Records of Ellis County, Texas, the following course and distances:
 9-29 Southwesterly along a curve to the right having a central angle of
 9-30 $43^{\circ}44'52''$, a radius of 1000.00 feet, whose chord bears South
 9-31 $55^{\circ}28'14''$ West, a chord distance of 745.13 feet, and an arc length of
 9-32 763.54 feet to a set iron rod for corner;
 9-33 South $77^{\circ}20'40''$ West a distance of 437.24 feet to a set iron rod for
 9-34 corner;
 9-35 Westerly along a curve to the right having a central angle of
 9-36 $11^{\circ}17'25''$, a radius of 1350.00 feet, whose chord bears South
 9-37 $82^{\circ}59'23''$ West, a chord distance of 265.59 feet, and an arc length of
 9-38 266.02 feet to a set iron rod for corner;
 9-39 South $88^{\circ}38'05''$ West a distance of 288.43 feet to a set iron rod for
 9-40 corner;
 9-41 South $88^{\circ}38'05''$ West a distance of 33.98 feet to a set iron rod for
 9-42 corner;
 9-43 North $01^{\circ}21'55''$ West a distance of 180.00 feet to a point for corner;
 9-44 South $88^{\circ}38'05''$ West a distance of 15.94 feet to a point for corner;
 9-45 Northerly along a curve to the left having a central angle of
 9-46 $15^{\circ}26'09''$, a radius of 231.08 feet, whose chord bears North $14^{\circ}21'12''$
 9-47 West, a chord distance of 62.07 feet, and an arc length of 62.26
 9-48 feet to a set iron rod for corner;
 9-49 North $22^{\circ}05'57''$ West a distance of 73.92 feet to a set iron rod for
 9-50 corner;
 9-51 Northerly along a curve to the right having a central angle of
 9-52 $20^{\circ}45'58''$, a radius of 325.00 feet, whose chord bears North $11^{\circ}42'58''$
 9-53 West, a chord distance of 117.15 feet, and an arc length of 117.79
 9-54 feet to a set iron rod for corner;
 9-55 North $01^{\circ}19'06''$ West a distance of 125.01 feet to a point for corner;
 9-56 Northerly along a curve to the right having a central angle of
 9-57 $22^{\circ}31'56''$, a radius of 15.50 feet, whose chord bears North $09^{\circ}56'52''$
 9-58 East, a chord distance of 6.06 feet, and an arc length of 6.10 feet
 9-59 to a set iron rod for corner;
 9-60 Northwesterly along said curve to the left having a central angle of
 9-61 $71^{\circ}14'05''$, a radius of 50.00 feet, whose chord bears North $14^{\circ}24'13''$
 9-62 West, a chord distance of 58.24 feet, and an arc length of 62.16
 9-63 feet to a set iron rod for corner;
 9-64 North $01^{\circ}21'55''$ West, a distance of 113.61 feet to a set iron rod for
 9-65 corner;
 9-66 THENCE North $60^{\circ}04'57''$ East, along the Southeast line of a tract
 9-67 described to Robert A. Willis and wife, Lonnie L. Willis, as
 9-68 recorded in Volume 1298, Page 646, Deed Records of Ellis County,
 9-69 Texas, a distance of 205.36 feet to a found 1/2-inch iron rod for

10-1 corner;
10-2 THENCE North 25°47'09" West, along the Northeast line of said Willis
10-3 tract, a distance of 450.38 feet to a found 1/2-inch iron rod for
10-4 the North corner of said Willis tract;
10-5 THENCE North 59°39'02" East, a distance of 1,650.09 feet to the
10-6 POINT OF BEGINNING and containing 55.967 acres of land, more or
10-7 less.
10-8 TRACT 4:
10-9 BEING a tract of land situated in the Joseph Stewart Survey,
10-10 Abstract No. 961, in Ellis County, Texas, said tract being all of a
10-11 called 17.119 acre tract of land described in a deed to Texas
10-12 Midstream Gas Services, L.L.C., recorded in Volume 2342, Page 136,
10-13 Deed Records, Ellis County, Texas, and being more particularly
10-14 described as follows:
10-15 BEGINNING and a 1/2-inch iron rod found in the approximate center of
10-16 Lakeview Drive for the most westerly corner of said 17.119 acre
10-17 tract, the north corner of a called 213.7845 acre tract of land
10-18 described in a deed to PRA Prairie Ridge, L.P., recorded in Volume
10-19 2111, Page 866 of said Deed Records and on the southeasterly
10-20 boundary of a called 198.758 acre tract described in a deed to
10-21 Harper Cattle Company, recorded in Volume 1205, Page 47 of said Deed
10-22 Records;
10-23 THENCE North 59 degrees 35 minutes 08 seconds East, along the
10-24 approximate center of Lakeview Drive, a distance of 1,186.71 feet
10-25 to a 1/2-inch iron rod found for the most northerly corner of said
10-26 17.119 acre tract and the west corner of a called 0.057 acre tract
10-27 described in a deed to the State of Texas, recorded in Volume 340,
10-28 Page 390 of said Deed Records;
10-29 THENCE South 29 degrees 53 minutes 02 seconds East, along the common
10-30 boundary between said 17.119 acre tract and said 0.057 acre tract, a
10-31 distance of 49.83 feet to a 1/2-inch iron rod found for an interior
10-32 ell corner of said 17.119 acre tract and the south corner of said
10-33 0.057 acre tract;
10-34 THENCE North 59 degrees 29 minutes 07 seconds East, continuing
10-35 along the common boundary between said 17.119 acre tract and said
10-36 0.057 acre tract, a distance of 50.09 feet to a 1/2-inch iron rod
10-37 found for the northerly northeast corner of said 17.119 acre tract
10-38 and the east corner of said 0.057 acre tract, and on the
10-39 southwesterly boundary of a called 10 acre tract described as Tract
10-40 6 in a deed to Bennett W. Cervin recorded in Volume 2001, Page 749
10-41 of said Deed Records;
10-42 THENCE South 30 degrees 08 minutes 24 seconds East, along the common
10-43 boundary between said 17.119 acre tract and said 10 acre tract, a
10-44 distance of 559.67 feet to a 5/8-inch iron rod with cap marked
10-45 "PETITT - RPLS 4087" set for the most easterly corner of said 17.119
10-46 acre tract and the most northerly corner of a called 461.178 acre
10-47 tract described in a deed to PRA Prairie Ridge Development Corp.,
10-48 recorded in Volume 2325, Page 470 of said Deed Records;
10-49 THENCE South 59 degrees 35 minutes 41 seconds West, along the common
10-50 boundary between said 17.119 acre tract and said 461.178 acre
10-51 tract, a distance of 1,219.26 feet to a 1-inch iron pipe found for
10-52 the most easterly northeast corner of said 213.7845 acre tract, an
10-53 exterior ell corner of said 461.178 acre tract and the most
10-54 southerly corner of said 17.119 acre tract;
10-55 THENCE North 31 degrees 46 minutes 05 seconds West, along the common
10-56 boundary between said 17.119 acre tract and said 213.7845 acre
10-57 tract, a distance of 609.38 feet to the POINT OF BEGINNING and
10-58 containing 745,700 square feet, or 17.119 acres of land, more or
10-59 less.
10-60 TRACT 5:
10-61 BEING a part of a tract or parcel of land situated in the Joseph
10-62 Stewart Survey, Abstract No. 961, Ellis County, Texas and, and
10-63 being part of that same tract of land from Karal Kay Cannon, to PRA
10-64 Prairie Ridge, L.P. as recorded in Book 3500, Page 0941, Volume
10-65 02111, Page 0873, Volume 02111, Page 0866, official public records
10-66 of Johnson county, Texas and Volume 02111, Page 0850, Deed Records,
10-67 Ellis County, Texas, and all of a tract from Chris D. Cannon and
10-68 Deanna G. Cannon to PRA Prairie Ridge L.P., as described in Volume
10-69 02111, Page 0860, Deed Records of Ellis County, Texas, and Book

11-1 3500, Page 0958, of the Official Public Records of Johnson County,
11-2 Texas, and being more particularly described as follows:
11-3 POINT OF BEGINNING at a found 1/2-inch iron rod in County Road 506
11-4 at an intersection with the Ellis County and Johnson County limits
11-5 line along with the intersection of the Joseph Stewart Survey,
11-6 Abstract No. 961, the Joseph Stewart Survey, Abstract No. 754, and
11-7 the John H. Working Survey, Abstract No. 897;
11-8 THENCE North 56°14'52" East, along County Road 506, also known as
11-9 Lakeview Road, a distance of 892.63 feet to a set 5/8-inch iron rod
11-10 with yellow plastic cap stamped "Cotton Surveying" (hereinafter
11-11 referred to as set iron rod) for corner;
11-12 THENCE North 59°39'02" East, along said road, a distance of 4140.12
11-13 feet to a found 1/2-inch iron rod for corner;
11-14 THENCE South 25°48'57" East, leaving said road and along the west
11-15 line of a tract described to Robert A. Willis and wife, Lonnie
11-16 L. Willis in Volume 1298, Page 646, Deed Records of Ellis County
11-17 Texas, a distance of 448.65 feet to a found 1/2-inch iron rod for
11-18 corner;
11-19 THENCE North 60°04'57" East, along a South line of above described
11-20 tract, a distance of 2039 feet to a set iron rod for corner;
11-21 THENCE South 01°21'55" East, along a west line of a tract from
11-22 Richard J. Bantke and wife, Sandra Sue Bantke, to PRA Prairie Ridge
11-23 L.P., as described in Volume 02111, Page 0866, Deed Records of Ellis
11-24 County, Texas, a distance of 113.61 feet to a set iron rod for
11-25 corner;
11-26 THENCE along west line of said property, with a curve right having a
11-27 radius of 50.00 feet and a central angle of 71°14'05" and being
11-28 subtended by a chord which bears South 14°24'13" East, 58.24 feet;
11-29 THENCE southeasterly and southerly along said curve, a distance of
11-30 52.16 feet to a point of reverse curve, to a set iron rod for corner;
11-31 THENCE along west line of said property, with a curve left having a
11-32 radius of 15.50 feet and a central angle of 22°31'56" and being
11-33 subtended by a chord which bears South 09°56'52" West 6.06 feet;
11-34 THENCE southerly along said curve, a distance of 6.10 feet to a set
11-35 iron rod for corner;
11-36 THENCE South 01°19'06" East, along west line of said property,
11-37 tangent to said curve, a distance of 125.01 feet to a set iron rod
11-38 for corner;
11-39 THENCE along west line of said property, with a curve left having a
11-40 radius of 325.00 feet and a central angle of 20°45'58" and being
11-41 subtended by a chord which bears South 11°42'58" East, 117.15 feet;
11-42 THENCE southerly along said curve, along west line of said
11-43 property, a distance of 117.79 feet to a set iron rod for corner;
11-44 THENCE South 22°05'57" East, along west line of said property,
11-45 tangent to said curve, a distance of 73.92 feet to a point for
11-46 corner;
11-47 THENCE along west line of said property, with a curve right having a
11-48 radius of 231.08 feet and a central angle of 15°26'09" and being
11-49 subtended by a chord which bears South 14°21'12" East 62.07 feet;
11-50 THENCE southerly along said curve, along west line of said
11-51 property, a distance of 52.26 feet to a set iron rod for corner;
11-52 THENCE North 88°38'05" East, along south line of said property, with
11-53 a distance of 15.94 feet to a set iron rod for corner;
11-54 THENCE South 01°21'55" East, along west line of said property, a
11-55 distance of 180.00 feet to a set iron rod for corner;
11-56 THENCE North 88°38'05" East, along south line of said property, a
11-57 distance of 322.41 feet to the beginning of a curve tangent to said
11-58 line to a set iron rod for corner;
11-59 THENCE easterly, along south line of said property, along the curve
11-60 left, having a radius of 1350.00 feet and a central angle of
11-61 11°17'25" and being subtended by a chord which bears North 82°59'23"
11-62 East, 265.59 feet;
11-63 THENCE easterly and northeasterly a distance of 266.02 feet along
11-64 the said curve to a set iron rod for corner;
11-65 THENCE North 77°20'40" East tangent to said curve, a distance of
11-66 437.24 feet to the beginning of a curve tangent to said line to a set
11-67 iron rod for corner;
11-68 THENCE easterly, along south line of said property, with a curve
11-69 left, having a radius of 1000.00 feet and a central angle of

12-1 43°44'52" and being subtended by a chord which bears North 55°28'14"
 12-2 East, 745.13 feet;
 12-3 THENCE easterly and northeasterly a distance of 763.54 feet along
 12-4 the said curve to a set iron rod for corner;
 12-5 THENCE North 25°14'30" West, along east line of said property, a
 12-6 distance of 849.17 feet to a found rod nail for corner;
 12-7 THENCE North 58°10'54" East, along the south line of property of Tom
 12-8 Larnon and wife, Crystal Larnon, as described in Volume 924, Page
 12-9 0046. Deed Records of Ellis County, Texas, a distance of 419.44
 12-10 feet to a found 3/4-inch pipe for corner;
 12-11 THENCE North 59°34'27" East, along said south line, a distance of
 12-12 1219.45 feet to a set iron rod for corner;
 12-13 THENCE South 30°11'50" East, along the west line of the fifth and
 12-14 sixth tracts of Bennett W. Cervin, as described in Volume 2001,
 12-15 Page 0749, Deed Records of Ellis County, Texas, a distance of 823.56
 12-16 feet to a set iron rod for corner;
 12-17 THENCE South 30°19'53" East, along said west line of part of the said
 12-18 fifth tract, a distance of 335.08 feet to a set iron rod for corner;
 12-19 THENCE South 59°31'20" West, along the north line of the first tract
 12-20 of Bennett W. Cervin as described in Volume 2001, Page 0749, Deed
 12-21 Records of Ellis County, Texas, a distance of 1739.27 feet to a
 12-22 found 1/2-inch iron rod for corner;
 12-23 THENCE South 59°35'19" West, along north line of said first tract of
 12-24 Bennett W. Cervin as described in Volume 2001, Page 0749, Ellis
 12-25 County, Texas, a distance of 5098.10 feet to a found 3/4-inch iron
 12-26 rod for corner;
 12-27 THENCE South 30°20'14" East, along the west line of the said second
 12-28 tract, a distance of 2453.47 feet to a set iron rod for corner;
 12-29 THENCE South 59°47'54" West, along a north line of tract one of
 12-30 Bennett W. Cervin, as described in Volume 2001, Page 0749 of the
 12-31 Deed Records of Ellis County, Texas, a distance of 2411.12 feet to a
 12-32 set iron rod for corner;
 12-33 THENCE South 30°12'06" East, along a west line of the said tract one,
 12-34 a distance of 596.60 feet to a set iron rod for corner;
 12-35 THENCE South 59°47'49" West, along a north line of said tract one, a
 12-36 distance of 1589.67 feet to a found 1/2-inch iron rod for corner;
 12-37 THENCE North 00°47'39" West, along the Ellis County and Johnson
 12-38 County limits, a distance of 5474.77 feet to the POINT OF BEGINNING
 12-39 and containing 461.176 acres, more or less.

12-40 SECTION 5. (a) The legal notice of the intention to
 12-41 introduce a bill to create the Prairie Ridge Municipal Management
 12-42 District No. 1, setting forth the general substance of Sections 3
 12-43 and 4 of this Act, has been published as provided by law, and the
 12-44 notice and a copy of a bill to create the Prairie Ridge Municipal
 12-45 Management District No. 1 have been furnished to all persons,
 12-46 agencies, officials, or entities to which they are required to be
 12-47 furnished under Section 59, Article XVI, Texas Constitution, and
 12-48 Chapter 313, Government Code.

12-49 (b) The governor, one of the required recipients, has
 12-50 submitted the notice and a bill to create the Prairie Ridge
 12-51 Municipal Management District No. 1 to the Texas Commission on
 12-52 Environmental Quality.

12-53 (c) The Texas Commission on Environmental Quality has filed
 12-54 its recommendations relating to a bill to create the Prairie Ridge
 12-55 Municipal Management District No. 1 with the governor, lieutenant
 12-56 governor, and speaker of the house of representatives within the
 12-57 required time.

12-58 (d) The general law relating to consent by political
 12-59 subdivisions to the creation of districts with conservation,
 12-60 reclamation, and road powers and the inclusion of land in those
 12-61 districts has been complied with.

12-62 (e) All requirements of the constitution and laws of this
 12-63 state and the rules and procedures of the legislature with respect
 12-64 to the notice, introduction, and passage of this Act have been
 12-65 fulfilled and accomplished.

12-66 SECTION 6. (a) Section 3954.104, Special District Local
 12-67 Laws Code, as added by this Act, takes effect only if this Act
 12-68 receives a two-thirds vote of all the members elected to each house.

12-69 (b) If this Act does not receive a two-thirds vote of all the

13-1 members elected to each house, Subchapter C, Chapter 3954, Special
13-2 District Local Laws Code, as added by this Act, is amended by adding
13-3 Section 3954.104 to read as follows:

13-4 Sec. 3954.104. NO EMINENT DOMAIN POWER. The district may
13-5 not exercise the power of eminent domain.

13-6 (c) This section is not intended to be an expression of a
13-7 legislative interpretation of the requirements of Section 17(c),
13-8 Article I, Texas Constitution.

13-9 SECTION 7. This Act takes effect September 1, 2017.

13-10

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