

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	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13				X
1-14	X			
1-15	X			

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:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Murphy Short</u>
<u>2</u>	<u>Johnny Catalano</u>
<u>3</u>	<u>Reid Halverson</u>
<u>4</u>	<u>Riley Standridge</u>
<u>5</u>	<u>Brian Tomich</u>

3-44 (b) Initial directors serve until the earlier of:
 3-45 (1) the date permanent directors are elected under
 3-46 Section 3954.007; or
 3-47 (2) the fourth anniversary of the effective date of
 3-48 the Act enacting this chapter.
 3-49 (c) If permanent directors have not been elected under
 3-50 Section 3954.007 and the terms of the initial directors have
 3-51 expired, successor initial directors shall be appointed or
 3-52 reappointed as provided by Subsection (d) to serve terms that
 3-53 expire on the earlier of:
 3-54 (1) the date permanent directors are elected under
 3-55 Section 3954.007; or
 3-56 (2) the fourth anniversary of the date of the
 3-57 appointment or reappointment.
 3-58 (d) If Subsection (c) applies, the owner or owners of a
 3-59 majority of the assessed value of the real property in the district
 3-60 according to the most recent certified tax appraisal rolls for the
 3-61 county may submit a petition to the commission requesting that the
 3-62 commission appoint as successor initial directors the five persons
 3-63 named in the petition. The commission shall appoint as successor
 3-64 initial directors the five persons named in the petition.
 3-65 Sec. 3954.053. COMPENSATION. A director is entitled to
 3-66 receive fees of office and reimbursement for actual expenses in the
 3-67 manner provided by Section 49.060, Water Code. Sections 375.069 and
 3-68 375.070, Local Government Code, do not apply to the board.

SUBCHAPTER C. POWERS AND DUTIES

4-1 Sec. 3954.101. GENERAL POWERS AND DUTIES. The district has
 4-2 the powers and duties necessary to accomplish the purposes for
 4-3 which the district is created.

4-4 Sec. 3954.102. IMPROVEMENT PROJECTS AND SERVICES. (a) The
 4-5 district may provide, design, construct, acquire, improve,
 4-6 relocate, operate, maintain, or finance an improvement project or
 4-7 service using any money available to the district, or contract with
 4-8 a governmental or private entity for the provision, design,
 4-9 construction, acquisition, improvement, relocation, operation,
 4-10 maintenance, or financing of an improvement project or service
 4-11 authorized under this chapter or Chapter 372 or 375, Local
 4-12 Government Code.

4-13 (b) An improvement project may be located inside or outside
 4-14 the district.

4-15 Sec. 3954.103. ADDING OR REMOVING TERRITORY. (a) Subject
 4-16 to Subsection (b), the board may add or remove territory as provided
 4-17 by Subchapter J, Chapter 49, Water Code.

4-18 (b) The district may add territory as described by
 4-19 Subsection (a) only if the district obtains written consent from
 4-20 the governing body of the city.

4-21 Sec. 3954.104. EMINENT DOMAIN. The district may exercise
 4-22 the power of eminent domain in the manner and for the purposes
 4-23 provided by Section 49.222, Water Code, except that the district
 4-24 may not acquire by condemnation a property interest or facility
 4-25 owned or controlled by a public entity.

4-26 Sec. 3954.105. DIVISION OF DISTRICT. (a) The district may
 4-27 be divided into two or more new districts only if the district:

4-28 (1) has no outstanding bonded debt; and

4-29 (2) is not imposing ad valorem taxes.

4-30 (b) This chapter applies to any new district created by the
 4-31 division of the district, and a new district has all the powers and
 4-32 duties of the district.

4-33 (c) Any new district created by the division of the district
 4-34 may not, at the time the new district is created, contain any land
 4-35 outside the area described by Section 4 of the Act enacting this
 4-36 chapter.

4-37 (d) The board, on its own motion or on receipt of a petition
 4-38 signed by the owner or owners of a majority of the assessed value of
 4-39 the real property in the district, may adopt an order dividing the
 4-40 district.

4-41 (e) The board may adopt an order dividing the district
 4-42 before or after the date the board holds an election under Section
 4-43 3954.007 to confirm the creation of the district.

4-44 (f) An order dividing the district must:

4-45 (1) name each new district;

4-46 (2) include the metes and bounds description of the
 4-47 territory of each new district;

4-48 (3) appoint initial directors for each new district;
 4-49 and

4-50 (4) provide for the division of assets and liabilities
 4-51 between or among the new districts.

4-52 (g) On or before the 30th day after the date of adoption of
 4-53 an order dividing the district, the district shall file the order
 4-54 with the commission and record the order in the real property
 4-55 records of each county in which the district is located.

4-56 (h) Any new district created by the division of the district
 4-57 shall hold a confirmation and directors' election as required by
 4-58 Section 3954.007.

4-59 (i) If the creation of the new district is confirmed, the
 4-60 new district shall provide the election date and results to the
 4-61 commission.

4-62 (j) Any new district created by the division of the district
 4-63 must hold an election as required by this chapter to obtain voter
 4-64 approval before the district may impose a maintenance tax or issue
 4-65 bonds payable wholly or partly from ad valorem taxes.

4-66 (k) Municipal consent to the creation of the district and to
 4-67 the inclusion of land in the district granted under Section
 4-68 3954.008 acts as municipal consent to the creation of any new
 4-69

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.

6-43 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 Steward 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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