

1-1 By: Zerwas (Senate Sponsor - Kolthorst) H.B. No. 4320  
 1-2 (In the Senate - Received from the House May 10, 2017;  
 1-3 May 10, 2017, read first time and referred to Committee on  
 1-4 Administration; May 23, 2017, reported favorably by the following  
 1-5 vote: Yeas 7, Nays 0; May 23, 2017, sent to printer.)

1-6 COMMITTEE VOTE

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

1-15 A BILL TO BE ENTITLED  
 1-16 AN ACT

1-17 relating to the creation of the Fort Bend County Municipal  
 1-18 Management District No. 2; providing authority to issue bonds;  
 1-19 providing authority to impose assessments, fees, or taxes.

1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-21 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
 1-22 Code, is amended by adding Chapter 3957 to read as follows:

1-23 CHAPTER 3957. FORT BEND COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 2

1-24 SUBCHAPTER A. GENERAL PROVISIONS

1-25 Sec. 3957.001. DEFINITIONS. In this chapter:

1-26 (1) "Board" means the district's board of directors.

1-27 (2) "County" means Fort Bend County.

1-28 (3) "Director" means a board member.

1-29 (4) "District" means the Fort Bend County Municipal  
 1-30 Management District No. 2.

1-31 Sec. 3957.002. NATURE OF DISTRICT. The district is a  
 1-32 special district created under Section 59, Article XVI, Texas  
 1-33 Constitution.

1-34 Sec. 3957.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The  
 1-35 creation of the district is essential to accomplish the purposes of  
 1-36 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
 1-37 Texas Constitution, and other public purposes stated in this  
 1-38 chapter. By creating the district and in authorizing the county and  
 1-39 other political subdivisions to contract with the district, the  
 1-40 legislature has established a program to accomplish the public  
 1-41 purposes set out in Section 52-a, Article III, Texas Constitution.

1-42 (b) The creation of the district is necessary to promote,  
 1-43 develop, encourage, and maintain employment, commerce,  
 1-44 transportation, housing, tourism, recreation, the arts,  
 1-45 entertainment, economic development, safety, and the public  
 1-46 welfare in the district.

1-47 (c) This chapter and the creation of the district may not be  
 1-48 interpreted to relieve the county from providing the level of  
 1-49 services provided as of the effective date of the Act enacting this  
 1-50 chapter to the area in the district. The district is created to  
 1-51 supplement and not to supplant county services provided in the  
 1-52 district.

1-53 Sec. 3957.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)  
 1-54 The district is created to serve a public use and benefit.

1-55 (b) All land and other property included in the district  
 1-56 will benefit from the improvements and services to be provided by  
 1-57 the district under powers conferred by Sections 52 and 52-a,  
 1-58 Article III, and Section 59, Article XVI, Texas Constitution, and  
 1-59 other powers granted under this chapter.

1-60 (c) The creation of the district is in the public interest  
 1-61 and is essential to further the public purposes of:

2-1                   (1) developing and diversifying the economy of the  
 2-2 state;  
 2-3                   (2) eliminating unemployment and underemployment; and  
 2-4                   (3) developing or expanding transportation and  
 2-5 commerce.  
 2-6                   (d) The district will:  
 2-7                   (1) promote the health, safety, and general welfare of  
 2-8 residents, employers, potential employees, employees, visitors,  
 2-9 and consumers in the district, and of the public;  
 2-10                   (2) provide needed funding for the district to  
 2-11 preserve, maintain, and enhance the economic health and vitality of  
 2-12 the district territory as a community and business center;  
 2-13                   (3) promote the health, safety, welfare, and enjoyment  
 2-14 of the public by providing pedestrian ways and by landscaping and  
 2-15 developing certain areas in the district, which are necessary for  
 2-16 the restoration, preservation, and enhancement of scenic beauty;  
 2-17 and  
 2-18                   (4) provide for water, wastewater, drainage, road, and  
 2-19 recreational facilities for the district.  
 2-20                   (e) Pedestrian ways along or across a street, whether at  
 2-21 grade or above or below the surface, and street lighting, street  
 2-22 landscaping, parking, and street art objects are parts of and  
 2-23 necessary components of a street and are considered to be a street  
 2-24 or road improvement.  
 2-25                   (f) The district will not act as the agent or  
 2-26 instrumentality of any private interest even though the district  
 2-27 will benefit many private interests as well as the public.  
 2-28                   Sec. 3957.005. INITIAL DISTRICT TERRITORY. (a) The  
 2-29 district is initially composed of the territory described by  
 2-30 Section 2 of the Act enacting this chapter.  
 2-31                   (b) The boundaries and field notes contained in Section 2 of  
 2-32 the Act enacting this chapter form a closure. A mistake in the  
 2-33 field notes or in copying the field notes in the legislative process  
 2-34 does not affect the district's:  
 2-35                   (1) organization, existence, or validity;  
 2-36                   (2) right to issue any type of bonds for the purposes  
 2-37 for which the district is created or to pay the principal of and  
 2-38 interest on bonds;  
 2-39                   (3) right to impose or collect an assessment or tax; or  
 2-40                   (4) legality or operation.  
 2-41                   Sec. 3957.006. APPLICABILITY OF MUNICIPAL MANAGEMENT  
 2-42 DISTRICTS LAW. Except as otherwise provided by this chapter,  
 2-43 Chapter 375, Local Government Code, applies to the district.  
 2-44                   Sec. 3957.007. CONSTRUCTION OF CHAPTER. This chapter shall  
 2-45 be liberally construed in conformity with the findings and purposes  
 2-46 stated in this chapter.  
 2-47                   SUBCHAPTER B. BOARD OF DIRECTORS  
 2-48                   Sec. 3957.051. GOVERNING BODY; TERMS. (a) The district is  
 2-49 governed by a board of five directors elected in the manner provided  
 2-50 by Sections 49.102 and 49.103, Water Code.  
 2-51                   (b) Except as provided by Section 3957.054, directors serve  
 2-52 staggered four-year terms.  
 2-53                   Sec. 3957.052. QUORUM. For purposes of determining the  
 2-54 requirements for a quorum of the board, the following are not  
 2-55 counted:  
 2-56                   (1) a board position vacant for any reason, including  
 2-57 death, resignation, or disqualification; or  
 2-58                   (2) a director who is abstaining from participation in  
 2-59 a vote because of a conflict of interest.  
 2-60                   Sec. 3957.053. COMPENSATION. A director is entitled to  
 2-61 receive fees of office and reimbursement for actual expenses as  
 2-62 provided by Section 49.060, Water Code. Sections 375.069 and  
 2-63 375.070, Local Government Code, do not apply to the board.  
 2-64                   Sec. 3957.054. TEMPORARY VOTING DIRECTORS. (a) On or after  
 2-65 the effective date of the Act enacting this chapter, the owner or  
 2-66 owners of a majority of the assessed value of the real property in  
 2-67 the district according to the most recent certified tax appraisal  
 2-68 roll for the county may submit a petition to the Texas Commission on  
 2-69 Environmental Quality requesting that the commission appoint as

3-1 temporary voting directors the five persons named in the petition.  
 3-2 The commission shall appoint the five persons named in the petition  
 3-3 as temporary directors by position.

3-4 (b) The temporary directors shall hold an election to elect  
 3-5 five permanent directors as provided by Section 49.102, Water Code.

3-6 (c) Temporary directors serve until the earlier of:  
 3-7 (1) the date permanent directors are elected under  
 3-8 Subsection (b); or

3-9 (2) the fourth anniversary of the effective date of  
 3-10 the Act enacting this chapter.

3-11 (d) If permanent directors have not been elected under  
 3-12 Subsection (b) and the terms of the temporary directors have  
 3-13 expired, successor temporary directors shall be appointed or  
 3-14 reappointed as provided by Subsection (e) to serve terms that  
 3-15 expire on the earlier of:

3-16 (1) the date permanent directors are elected under  
 3-17 Subsection (b); or

3-18 (2) the fourth anniversary of the date of the  
 3-19 appointment or reappointment.

3-20 (e) If Subsection (d) applies, the owner or owners of a  
 3-21 majority of the assessed value of the real property in the district  
 3-22 may submit a petition to the Texas Commission on Environmental  
 3-23 Quality requesting that the commission appoint as successor  
 3-24 temporary directors the five persons named in the petition. The  
 3-25 commission shall appoint as successor temporary directors the five  
 3-26 persons named in the petition.

3-27 (f) Section 3957.051 does not apply to this section.

3-28 SUBCHAPTER C. POWERS AND DUTIES

3-29 Sec. 3957.101. GENERAL POWERS AND DUTIES. The district has  
 3-30 the powers and duties necessary to accomplish the purposes for  
 3-31 which the district is created.

3-32 Sec. 3957.102. IMPROVEMENT PROJECTS AND SERVICES. The  
 3-33 district may provide, design, construct, acquire, improve,  
 3-34 relocate, operate, maintain, or finance an improvement project or  
 3-35 service using any money available to the district, or contract with  
 3-36 a governmental or private entity to provide, design, construct,  
 3-37 acquire, improve, relocate, operate, maintain, or finance an  
 3-38 improvement project or service authorized under this chapter or  
 3-39 Chapter 375, Local Government Code.

3-40 Sec. 3957.103. AGREEMENTS; GRANTS. (a) As provided by  
 3-41 Chapter 375, Local Government Code, the district may make an  
 3-42 agreement with or accept a gift, grant, or loan from any person.

3-43 (b) The implementation of a project is a governmental  
 3-44 function or service for the purposes of Chapter 791, Government  
 3-45 Code.

3-46 Sec. 3957.104. LAW ENFORCEMENT SERVICES. To protect the  
 3-47 public interest, the district may contract with a qualified party,  
 3-48 including the county, to provide law enforcement services in the  
 3-49 district for a fee.

3-50 Sec. 3957.105. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The  
 3-51 district may join and pay dues to a charitable or nonprofit  
 3-52 organization that performs a service or provides an activity  
 3-53 consistent with the furtherance of a district purpose.

3-54 Sec. 3957.106. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
 3-55 district may engage in activities that accomplish the economic  
 3-56 development purposes of the district.

3-57 (b) The district may establish and provide for the  
 3-58 administration of one or more programs to promote state or local  
 3-59 economic development and to stimulate business and commercial  
 3-60 activity in the district, including programs to:

3-61 (1) make loans and grants of public money; and

3-62 (2) provide district personnel and services.

3-63 (c) The district may create economic development programs  
 3-64 and exercise the economic development powers provided to  
 3-65 municipalities by:

3-66 (1) Chapter 380, Local Government Code; and

3-67 (2) Subchapter A, Chapter 1509, Government Code.

3-68 Sec. 3957.107. PARKING FACILITIES. (a) The district may  
 3-69 acquire, lease as lessor or lessee, construct, develop, own,

4-1 operate, and maintain parking facilities or a system of parking  
 4-2 facilities, including lots, garages, parking terminals, or other  
 4-3 structures or accommodations for parking motor vehicles off the  
 4-4 streets and related appurtenances.

4-5 (b) The district's parking facilities serve the public  
 4-6 purposes of the district and are owned, used, and held for a public  
 4-7 purpose even if leased or operated by a private entity for a term of  
 4-8 years.

4-9 (c) The district's parking facilities are parts of and  
 4-10 necessary components of a street and are considered to be a street  
 4-11 or road improvement.

4-12 (d) The development and operation of the district's parking  
 4-13 facilities may be considered an economic development program.

4-14 Sec. 3957.108. ANNEXATION OF LAND. The district may annex  
 4-15 land as provided by Subchapter J, Chapter 49, Water Code.

4-16 Sec. 3957.109. NO EMINENT DOMAIN POWER. The district may  
 4-17 not exercise the power of eminent domain.

4-18 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

4-19 Sec. 3957.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
 4-20 board by resolution shall establish the number of directors'  
 4-21 signatures and the procedure required for a disbursement or  
 4-22 transfer of district money.

4-23 Sec. 3957.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.  
 4-24 The district may acquire, construct, finance, operate, or maintain  
 4-25 any improvement or service authorized under this chapter or Chapter  
 4-26 375, Local Government Code, using any money available to the  
 4-27 district.

4-28 Sec. 3957.153. PETITION REQUIRED FOR FINANCING SERVICES AND  
 4-29 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
 4-30 service or improvement project with assessments under this chapter  
 4-31 unless a written petition requesting that service or improvement  
 4-32 has been filed with the board.

4-33 (b) A petition filed under Subsection (a) must be signed by  
 4-34 the owners of a majority of the assessed value of real property in  
 4-35 the district subject to assessment according to the most recent  
 4-36 certified tax appraisal roll for the county.

4-37 Sec. 3957.154. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
 4-38 The board by resolution may impose and collect an assessment for any  
 4-39 purpose authorized by this chapter in all or any part of the  
 4-40 district.

4-41 (b) An assessment, a reassessment, or an assessment  
 4-42 resulting from an addition to or correction of the assessment roll  
 4-43 by the district, penalties and interest on an assessment or  
 4-44 reassessment, an expense of collection, and reasonable attorney's  
 4-45 fees incurred by the district:

4-46 (1) are a first and prior lien against the property  
 4-47 assessed;

4-48 (2) are superior to any other lien or claim other than  
 4-49 a lien or claim for county, school district, or municipal ad valorem  
 4-50 taxes; and

4-51 (3) are the personal liability of and a charge against  
 4-52 the owners of the property even if the owners are not named in the  
 4-53 assessment proceedings.

4-54 (c) The lien is effective from the date of the board's  
 4-55 resolution imposing the assessment until the date the assessment is  
 4-56 paid. The board may enforce the lien in the same manner that the  
 4-57 board may enforce an ad valorem tax lien against real property.

4-58 (d) The board may make a correction to or deletion from the  
 4-59 assessment roll that does not increase the amount of assessment of  
 4-60 any parcel of land without providing notice and holding a hearing in  
 4-61 the manner required for additional assessments.

4-62 Sec. 3957.155. TAX AND ASSESSMENT ABATEMENTS. The district  
 4-63 may designate reinvestment zones and may grant abatements of a tax  
 4-64 or assessment on property in the zones.

4-65 SUBCHAPTER E. TAXES AND BONDS

4-66 Sec. 3957.201. ELECTIONS REGARDING TAXES AND BONDS. (a)  
 4-67 The district may issue, without an election, bonds, notes, and  
 4-68 other obligations secured by:

4-69 (1) revenue other than ad valorem taxes; or

5-1 (2) contract payments described by Section 3957.203.  
 5-2 (b) The district must hold an election in the manner  
 5-3 provided by Subchapter L, Chapter 375, Local Government Code, to  
 5-4 obtain voter approval before the district may impose an ad valorem  
 5-5 tax or issue bonds payable from ad valorem taxes.

5-6 (c) Section 375.243, Local Government Code, does not apply  
 5-7 to the district.

5-8 (d) All or any part of any facilities or improvements that  
 5-9 may be acquired by a district by the issuance of its bonds may be  
 5-10 submitted as a single proposition or as several propositions to be  
 5-11 voted on at the election.

5-12 Sec. 3957.202. OPERATION AND MAINTENANCE TAX. (a) If  
 5-13 authorized by a majority of the district voters voting at an  
 5-14 election held in accordance with Section 3957.201, the district may  
 5-15 impose an operation and maintenance tax on taxable property in the  
 5-16 district in accordance with Section 49.107, Water Code, for any  
 5-17 district purpose, including to:

- 5-18 (1) maintain and operate the district;
- 5-19 (2) construct or acquire improvements; or
- 5-20 (3) provide a service.

5-21 (b) The board shall determine the tax rate. The rate may not  
 5-22 exceed the rate approved at the election.

5-23 (c) Section 49.107(h), Water Code, does not apply to the  
 5-24 district.

5-25 Sec. 3957.203. CONTRACT TAXES. (a) In accordance with  
 5-26 Section 49.108, Water Code, the district may impose a tax other than  
 5-27 an operation and maintenance tax and use the revenue derived from  
 5-28 the tax to make payments under a contract after the provisions of  
 5-29 the contract have been approved by a majority of the district voters  
 5-30 voting at an election held for that purpose.

5-31 (b) A contract approved by the district voters may contain a  
 5-32 provision stating that the contract may be modified or amended by  
 5-33 the board without further voter approval.

5-34 Sec. 3957.204. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS  
 5-35 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms  
 5-36 determined by the board. Section 375.205, Local Government Code,  
 5-37 does not apply to a loan, line of credit, or other borrowing from a  
 5-38 bank or financial institution secured by revenue other than ad  
 5-39 valorem taxes.

5-40 (b) The district may issue bonds, notes, or other  
 5-41 obligations payable wholly or partly from ad valorem taxes,  
 5-42 assessments, impact fees, revenue, contract payments, grants, or  
 5-43 other district money, or any combination of those sources of money,  
 5-44 to pay for any authorized district purpose.

5-45 (c) The limitation on the outstanding principal amount of  
 5-46 bonds, notes, and other obligations provided by Section 49.4645,  
 5-47 Water Code, does not apply to the district.

5-48 Sec. 3957.205. TAXES FOR BONDS. At the time the district  
 5-49 issues bonds payable wholly or partly from ad valorem taxes, the  
 5-50 board shall provide for the annual imposition of a continuing  
 5-51 direct annual ad valorem tax, without limit as to rate or amount,  
 5-52 for each year that all or part of the bonds are outstanding as  
 5-53 required and in the manner provided by Sections 54.601 and 54.602,  
 5-54 Water Code.

5-55 SUBCHAPTER F. DEFINED AREAS

5-56 Sec. 3957.251. AUTHORITY TO ESTABLISH DEFINED AREAS OR  
 5-57 DESIGNATED PROPERTY. The district may define areas or designate  
 5-58 certain property of the district to pay for improvements,  
 5-59 facilities, or services that primarily benefit that area or  
 5-60 property and do not generally and directly benefit the district as a  
 5-61 whole.

5-62 Sec. 3957.252. PROCEDURE FOR ELECTION. (a) Before the  
 5-63 district may impose an ad valorem tax or issue bonds payable from ad  
 5-64 valorem taxes of the defined area or designated property, the board  
 5-65 shall hold an election in the defined area or in the designated  
 5-66 property only.

5-67 (b) The board may submit the proposition to the voters on  
 5-68 the same ballot to be used in another election.

5-69 Sec. 3957.253. DECLARING RESULT AND ISSUING ORDER. (a) If

6-1 a majority of the voters voting at the election approve the  
6-2 proposition or propositions, the board shall declare the results  
6-3 and, by order, shall establish the defined area and describe it by  
6-4 metes and bounds or designate the specific property.

6-5 (b) A court may not review the board's order except on the  
6-6 ground of fraud, palpable error, or arbitrary and confiscatory  
6-7 abuse of discretion.

6-8 Sec. 3957.254. TAXES FOR SERVICES, IMPROVEMENTS, AND  
6-9 FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On voter  
6-10 approval and adoption of the order described by Section 3957.253,  
6-11 the district may apply separately, differently, equitably, and  
6-12 specifically its taxing power and lien authority to the defined  
6-13 area or designated property to provide money to construct,  
6-14 administer, maintain, and operate services, improvements, and  
6-15 facilities that primarily benefit the defined area or designated  
6-16 property.

6-17 Sec. 3957.255. ISSUANCE OF BONDS FOR DEFINED AREA OR  
6-18 DESIGNATED PROPERTY. After the order under Section 3957.253 is  
6-19 adopted, the district may issue bonds to provide for any land,  
6-20 improvements, facilities, plants, equipment, and appliances for  
6-21 the defined area or designated property.

6-22 Sec. 3957.256. ADDITION OR EXCLUSION OF LAND IN DEFINED  
6-23 AREA. The district may add or exclude land from the defined areas  
6-24 in the same manner the district may add or exclude land from the  
6-25 district.

6-26 SUBCHAPTER G. DISSOLUTION AND MUNICIPAL ANNEXATION

6-27 Sec. 3957.301. DISSOLUTION; MUNICIPAL ANNEXATION. (a) The  
6-28 district is a water or sewer district for the purposes of Section  
6-29 43.071, Local Government Code.

6-30 (b) Section 43.075, Local Government Code, applies to the  
6-31 district.

6-32 (c) Section 375.264, Local Government Code, does not apply  
6-33 to the dissolution of the district by a municipality.

6-34 SECTION 2. The Fort Bend County Municipal Management  
6-35 District No. 2 initially includes all the territory contained in  
6-36 the following area:

6-37 BEING a 100.0 acre tract of land situated in the Knight and  
6-38 White Survey, Abstract No. 46 of Fort Bend County, Texas and being a  
6-39 portion of a called 901.854 acre tract (Tract I) of land as  
6-40 described in an instrument to WBH Ranches, LP recorded under Fort  
6-41 Bend County Clerk's File Number (F.B.C.C.F. No.) 2015004534, said  
6-42 100.0 acre tract of land described by metes and bounds as follows:

6-43 COMMENCING at an interior corner of said 901.854 acre tract,  
6-44 same being the northwest corner of a called 294.296 acre tract as  
6-45 described in an instrument to Old South Plantation, Inc. recorded  
6-46 under F.B.C.C.F. No. 9722234, and the northwest corner of a called  
6-47 19.991 acre Drainage Easement tract as described in an instrument  
6-48 to the State of Texas for highway drainage purposes recorded under  
6-49 Volume 2247, Page 916 of the Fort Bend County Deed Records;

6-50 THENCE, S 02°29'39" E, along and with the east line of said  
6-51 901.854 acre tract, same being the west line of said 294.296 acre  
6-52 tract and said 19.991 acre drainage easement tract, a distance of  
6-53 1,127.28 feet to the northeast corner and POINT OF BEGINNING of the  
6-54 herein described tract;

6-55 THENCE, S 02°29'39" E, continuing along and with said east  
6-56 line, a distance of 2,087.00 feet to the southeast corner of the  
6-57 herein described tract;

6-58 THENCE, over and across said 901.854 acre tract, the  
6-59 following courses and distances:

6-60 S 87°30'21" W, a distance of 2,087.21 feet to the  
6-61 southwest corner of the herein described tract;

6-62 N 02°29'39" W, a distance of 2,087.00 feet to the  
6-63 northwest corner of the herein described tract;

6-64 N 87°30'21" E, a distance of 2,087.21 feet to the POINT  
6-65 OF BEGINNING and containing 100.0 acres of land.

6-66 Bearing orientation is based on the Texas Coordinate System,  
6-67 South Central Zone 4204, NAD-83 and is referenced to a called  
6-68 901.854 acre tract as cited herein.

6-69 SECTION 3. (a) The legal notice of the intention to

7-1 introduce this Act, setting forth the general substance of this  
7-2 Act, has been published as provided by law, and the notice and a  
7-3 copy of this Act have been furnished to all persons, agencies,  
7-4 officials, or entities to which they are required to be furnished  
7-5 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7-6 Government Code.

7-7 (b) The governor, one of the required recipients, has  
7-8 submitted the notice and Act to the Texas Commission on  
7-9 Environmental Quality.

7-10 (c) The Texas Commission on Environmental Quality has filed  
7-11 its recommendations relating to this Act with the governor,  
7-12 lieutenant governor, and speaker of the house of representatives  
7-13 within the required time.

7-14 (d) The general law relating to consent by political  
7-15 subdivisions to the creation of districts with conservation,  
7-16 reclamation, and road powers and the inclusion of land in those  
7-17 districts has been complied with.

7-18 (e) All requirements of the constitution and laws of this  
7-19 state and the rules and procedures of the legislature with respect  
7-20 to the notice, introduction, and passage of this Act have been  
7-21 fulfilled and accomplished.

7-22 SECTION 4. This Act takes effect immediately if it receives  
7-23 a vote of two-thirds of all the members elected to each house, as  
7-24 provided by Section 39, Article III, Texas Constitution. If this  
7-25 Act does not receive the vote necessary for immediate effect, this  
7-26 Act takes effect September 1, 2017.

7-27

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