

1-1 By: Wray (Senate Sponsor - Birdwell) H.B. No. 4347
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 23, 2017, reported adversely,
1-5 with favorable Committee Substitute by the following vote: Yeas 7,
1-6 Nays 0; May 23, 2017, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
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. 4347 By: Bettencourt

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

1-19 relating to the creation of the Midlothian Municipal Management
1-20 District No. 3; providing authority to issue bonds; providing
1-21 authority to impose assessments, fees, or taxes.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-23 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-24 Code, is amended by adding Chapter 3952 to read as follows:

1-25 CHAPTER 3952. MIDLOTHIAN MUNICIPAL MANAGEMENT DISTRICT NO. 3

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 3952.001. DEFINITIONS. In this chapter:

1-28 (1) "Board" means the district's board of directors.

1-29 (2) "City" means the City of Midlothian, Texas.

1-30 (3) "County" means Ellis County, Texas.

1-31 (4) "Development agreement and consent application"

1-32 means the Development Agreement made between the city and Hawkins

1-33 Midlothian Development, LLC, and the Second Amended and Restated

1-34 Application for Consent to Create a Municipal Management District

1-35 submitted to the city by Hawkins Midlothian Development, LLC.

1-36 (5) "Director" means a board member.

1-37 (6) "District" means the Midlothian Municipal

1-38 Management District No. 3.

1-39 Sec. 3952.002. PRECONDITION. (a) In this section,

1-40 "finance plan" means a plan that includes a general description of

1-41 proposed improvement projects that will be financed by the

1-42 district, an estimate of the costs for the proposed improvement

1-43 projects, an estimate of the amount of the costs for the proposed

1-44 improvement projects that the district will pay directly or that

1-45 will be reimbursed to a developer of property in the district, and

1-46 the means of financing costs related to the planning, design,

1-47 construction, improvement, maintenance, and operation of the

1-48 proposed improvement projects.

1-49 (b) The district may not exercise any powers under this
1-50 chapter until:

1-51 (1) the development agreement and consent application
1-52 are executed and effective; and

1-53 (2) the finance plan is approved by the governing body
1-54 of the city.

1-55 Sec. 3952.003. CREATION AND NATURE OF DISTRICT. The
1-56 district is a special district created under Section 59, Article
1-57 XVI, Texas Constitution.

1-58 Sec. 3952.004. PURPOSE; LEGISLATIVE FINDINGS. (a) The
1-59 creation of the district is essential to accomplish the purposes of
1-60 Sections 52 and 52-a, Article III, and Section 59, Article XVI,

2-1 Texas Constitution, and other public purposes stated in this
2-2 chapter. By creating the district and in authorizing the city and
2-3 other political subdivisions to contract with the district, the
2-4 legislature has established a program to accomplish the public
2-5 purposes set out in Section 52-a, Article III, Texas Constitution.

2-6 (b) The creation of the district is necessary to promote,
2-7 develop, encourage, and maintain employment, commerce,
2-8 transportation, housing, tourism, recreation, the arts,
2-9 entertainment, economic development, safety, and the public
2-10 welfare in the district.

2-11 (c) This chapter and the creation of the district may not be
2-12 interpreted to relieve the city or county from providing the level
2-13 of services provided as of the effective date of the Act enacting
2-14 this chapter to the area in the district. The district is created
2-15 to supplement and not to supplant city and county services provided
2-16 in the district.

2-17 Sec. 3952.005. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
2-18 The district is created to serve a public use and benefit.

2-19 (b) All land and other property included in the district
2-20 will benefit from the improvements and services to be provided by
2-21 the district under powers conferred by Sections 52 and 52-a,
2-22 Article III, and Section 59, Article XVI, Texas Constitution, and
2-23 other powers granted under this chapter.

2-24 (c) The creation of the district is in the public interest
2-25 and is essential to further the public purposes of:

2-26 (1) developing and diversifying the economy of the
2-27 state;

2-28 (2) eliminating unemployment and underemployment;

2-29 (3) providing quality residential housing; and

2-30 (4) developing or expanding transportation and
2-31 commerce.

2-32 (d) The district will:

2-33 (1) promote the health, safety, and general welfare of
2-34 residents, employers, potential employees, employees, visitors,
2-35 and consumers in the district, and of the public;

2-36 (2) provide needed funding for the district to
2-37 preserve, maintain, and enhance the economic health and vitality of
2-38 the district territory as a residential community and business
2-39 center; and

2-40 (3) promote the health, safety, welfare, and enjoyment
2-41 of the public by providing pedestrian ways and by landscaping and
2-42 developing certain areas in the district, which are necessary for
2-43 the restoration, preservation, and enhancement of scenic beauty.

2-44 (e) Pedestrian ways along or across a street, whether at
2-45 grade or above or below the surface, and street lighting, street
2-46 landscaping, vehicle parking, and street art objects are parts of
2-47 and necessary components of a street and are considered to be an
2-48 improvement project that includes a street or road improvement.

2-49 (f) The district will not act as the agent or
2-50 instrumentality of any private interest even though the district
2-51 will benefit many private interests as well as the public.

2-52 Sec. 3952.006. INITIAL DISTRICT TERRITORY. (a) The
2-53 district is initially composed of the territory described by
2-54 Section 2 of the Act enacting this chapter.

2-55 (b) A mistake in the field notes of the district contained
2-56 in Section 2 of the Act enacting this chapter or in copying the
2-57 field notes in the legislative process does not in any way affect:

2-58 (1) the district's organization, existence, or
2-59 validity;

2-60 (2) the district's right to contract, including the
2-61 right to issue any type of bond or other obligation for a purpose
2-62 for which the district is created;

2-63 (3) the district's right to impose or collect an
2-64 assessment, ad valorem taxes, or any other revenue; or

2-65 (4) the legality or operation of the board.

2-66 Sec. 3952.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-67 DISTRICT LAW. Except as provided by this chapter, Chapter 375,
2-68 Local Government Code, applies to the district.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 3952.051. GOVERNING BODY; TERMS. The district is governed by a board of five voting directors who serve staggered terms of four years, with two or three directors' terms expiring May 31 of each even-numbered year.

Sec. 3952.052. QUALIFICATIONS. (a) To be qualified to serve as a director appointed by the governing body of the city, a person must be:

(1) a resident of the city who is also a registered voter of the city;

(2) an owner of property in the district; or

(3) an agent, employee, or tenant of a person described by Subdivision (2).

(b) A person who is an agent, employee, or tenant of Hawkins Midlothian Development, LLC, is not qualified to be appointed as a director solely because the person is an agent, employee, or tenant of that corporation if the corporation does not own property in the district.

(c) Section 49.052, Water Code, does not apply to the district.

Sec. 3952.053. APPOINTMENT OF DIRECTORS. The governing body of the city shall appoint directors from a list of names recommended by the board as provided by Section 375.064, Local Government Code.

Sec. 3952.054. EX OFFICIO DIRECTORS. (a) The following persons serve ex officio as nonvoting directors:

(1) the city manager of the city; and

(2) the chief financial officer of the city.

(b) An ex officio director is entitled to notice of board meetings and to speak on a matter before the board.

Sec. 3952.055. VACANCY. The governing body of the city shall fill a vacancy on the board for the remainder of the unexpired term in the same manner as the original appointment.

Sec. 3952.056. DIRECTOR'S OATH OR AFFIRMATION. A director shall file the director's oath or affirmation of office with the district, and the district shall retain the oath or affirmation in the district records.

Sec. 3952.057. OFFICERS. The board shall elect from among the directors a chair, a vice chair, and a secretary.

Sec. 3952.058. COMPENSATION. A director is entitled to receive fees of office and reimbursement for actual expenses in the manner provided by Section 49.060, Water Code. Sections 375.069 and 375.070, Local Government Code, do not apply to the board.

Sec. 3952.059. LIABILITY INSURANCE. The district may obtain and pay for comprehensive general liability insurance coverage from a commercial insurance company or other source that protects and insures a director against personal liability and from all claims relating to:

(1) actions taken by the director in the director's capacity as a member of the board;

(2) actions and activities taken by the district; or

(3) the actions of others acting on behalf of the district.

Sec. 3952.060. BOARD MEETINGS. The board shall hold meetings at a place accessible to the public.

Sec. 3952.061. CONFLICTS OF INTEREST. Chapter 171, Local Government Code, governs conflicts of interest of directors.

Sec. 3952.062. INITIAL DIRECTORS. (a) The initial board consists of:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Terrance Jobe</u>
<u>2</u>	<u>Tiffany Jobe</u>
<u>3</u>	<u>Jonathan Jobe</u>
<u>4</u>	<u>Tiffany Roath</u>
<u>5</u>	<u>Travis Hudson</u>

(b) The governing body of the city shall stagger the initial directors' terms, with two or three directors' terms expiring May 31, 2018. The remaining directors' terms must expire May 31, 2020.

(c) Section 3952.052 does not apply to this section.

SUBCHAPTER C. POWERS AND DUTIES

4-1 Sec. 3952.101. IMPROVEMENT PROJECTS. The district may
 4-2 provide, or it may enter into contracts with a governmental or
 4-3 private entity to provide, the improvement projects described by
 4-4 Subchapter D or activities in support of or incidental to those
 4-5 projects.

4-6 Sec. 3952.102. WATER DISTRICT POWERS. The district has the
 4-7 powers provided by the general laws relating to conservation and
 4-8 reclamation districts created under Section 59, Article XVI, Texas
 4-9 Constitution, including Chapters 49 and 54, Water Code.

4-10 Sec. 3952.103. ROAD DISTRICT POWERS; EXCEPTION. (a)
 4-11 Except as provided by Subsection (b), the district has the powers
 4-12 provided by the general laws relating to road districts and road
 4-13 utility districts created under Section 52(b), Article III, Texas
 4-14 Constitution, including Chapter 441, Transportation Code.

4-15 (b) The district may exercise any power granted by this
 4-16 chapter and by Chapter 441, Transportation Code, without regard to
 4-17 any provision or requirement of, or procedure prescribed by,
 4-18 Chapter 441, Transportation Code.

4-19 Sec. 3952.104. RULES; ENFORCEMENT. (a) The district may
 4-20 adopt rules:

4-21 (1) to administer or operate the district; or
 4-22 (2) for the use, enjoyment, availability, protection,
 4-23 security, and maintenance of the district's property and
 4-24 facilities.

4-25 (b) The district may enforce its rules by injunctive relief.

4-26 Sec. 3952.105. NAME CHANGE; NOTICE. (a) The board by
 4-27 resolution may change the district's name.

4-28 (b) The board shall give written notice of a name change to
 4-29 the city.

4-30 Sec. 3952.106. TERMS OF EMPLOYMENT; COMPENSATION. The
 4-31 board may employ and establish the terms of employment and
 4-32 compensation of an executive director or general manager and any
 4-33 other district employees the board considers necessary.

4-34 Sec. 3952.107. NO EMINENT DOMAIN POWER. The district may
 4-35 not exercise the power of eminent domain.

SUBCHAPTER D. IMPROVEMENT PROJECTS

4-36 Sec. 3952.151. BOARD DETERMINATION REQUIRED. The district
 4-37 may not undertake an improvement project or service unless the
 4-38 board determines the project or service:

4-39 (1) is necessary to accomplish a public purpose of the
 4-40 district;

4-41 (2) complies with the development agreement and
 4-42 consent application or the parties to the development agreement and
 4-43 consent application agree to the project or service, in writing;
 4-44 and

4-45 (3) is authorized by an ordinance of the city that
 4-46 consents to the creation of the district.

4-47 Sec. 3952.152. CITY REQUIREMENTS. (a) An improvement
 4-48 project must comply with any applicable city construction codes and
 4-49 construction ordinances.

4-50 (b) The district may not provide, conduct, or authorize any
 4-51 improvement project on the city streets, highways, rights-of-way,
 4-52 or easements without the consent of the governing body of the city.

4-53 Sec. 3952.153. ADDITIONAL CITY POWERS REGARDING
 4-54 IMPROVEMENT PROJECTS. (a) Unless the district and the city agree
 4-55 otherwise, the city may:

4-56 (1) by ordinance, order, or resolution require that
 4-57 title to all or any portion of an improvement project vest in the
 4-58 city; or

4-59 (2) by ordinance, order, or resolution or other
 4-60 directive authorize the district to own, encumber, maintain, and
 4-61 operate an improvement project or convey the project to the city at
 4-62 a later date.

4-63 (b) The district shall immediately comply with any city
 4-64 ordinance, order, or resolution adopted under this section.

4-65 Sec. 3952.154. LAKE. For the purposes of this subchapter,
 4-66 planning, design, construction, improvement, or maintenance of a
 4-67 lake includes work done for drainage, reclamation, or recreation.

SUBCHAPTER E. CONTRACTS

5-1 Sec. 3952.201. GENERAL CONTRACT POWERS. The district may
 5-2 contract with any person to accomplish any district purpose.

5-3 Sec. 3952.202. CONTRACT TERMS. A contract the district
 5-4 enters into to carry out a purpose of this chapter may be on any
 5-5 terms and for any period the board determines, including an
 5-6 obligation to issue a negotiable or nonnegotiable note or warrant
 5-7 payable to the city, the county, or any other person.

5-8 Sec. 3952.203. REIMBURSEMENT OF COSTS. The district may
 5-9 contract with any person for the payment, repayment, or
 5-10 reimbursement of costs incurred by that person on behalf of the
 5-11 district, including all or part of the costs of an improvement
 5-12 project and interest on the reimbursed cost.

5-13 Sec. 3952.204. CONTRACT FOR IMPROVEMENT PROJECT. (a) The
 5-14 district may contract with any person for the use, occupancy,
 5-15 lease, rental, operation, maintenance, or management of all or part
 5-16 of a proposed or existing improvement project.

5-17 (b) The district may apply for and contract with any person
 5-18 to receive, administer, and perform a duty or obligation of the
 5-19 district under a federal, state, local, or private gift, grant,
 5-20 loan, conveyance, transfer, bequest, or other financial assistance
 5-21 arrangement relating to the investigation, planning, analysis,
 5-22 study, design, acquisition, construction, improvement, completion,
 5-23 implementation, or operation by the district or others of a
 5-24 proposed or existing improvement project.

5-25 Sec. 3952.205. NO FURTHER CONTRACT AUTHORIZATION REQUIRED.
 5-26 Any person, including the city, may contract with the district to
 5-27 carry out the purposes of this chapter without further statutory or
 5-28 other kind of authorization.

SUBCHAPTER F. GENERAL FINANCIAL PROVISIONS

5-29 Sec. 3952.251. DEVELOPMENT AGREEMENT AND CONSENT
 5-30 APPLICATION REQUIRED TO BORROW MONEY OR IMPOSE TAXES OR
 5-31 ASSESSMENTS, INCLUDING BONDS. Before the district may issue bonds,
 5-32 impose taxes or assessments, or borrow money, the district must
 5-33 obtain from the city confirmation that the development agreement
 5-34 and consent application are enforceable and no defaults are known.

5-35 Sec. 3952.252. BORROWING MONEY. The district may borrow
 5-36 money for a district purpose by issuing or executing bonds, notes,
 5-37 credit agreements, or other obligations of any kind found by the
 5-38 board to be necessary or appropriate for a district purpose. The
 5-39 bond, note, credit agreement, or other obligation must be secured
 5-40 by and payable from any combination of ad valorem taxes,
 5-41 assessments, or any other district revenue.

5-42 Sec. 3952.253. GENERAL POWERS REGARDING PAYMENT OF DISTRICT
 5-43 BONDS, OBLIGATIONS, OR OTHER COSTS. The district may provide or
 5-44 secure the payment or repayment of any bond, note, or other
 5-45 temporary or permanent obligation or reimbursement or other
 5-46 contract with any person and the costs and expenses of the
 5-47 establishment, administration, and operation of the district and
 5-48 the district's costs or share of the costs or revenue of an
 5-49 improvement project or district contractual obligation or debt by:

5-50 (1) a lease, installment purchase contract, or other
 5-51 agreement; or

5-52 (2) any other revenue or resources of the district or
 5-53 other revenue authorized by the city, including revenue from a tax
 5-54 increment reinvestment zone created by the city.

5-55 Sec. 3952.254. PETITION REQUIRED FOR FINANCING SERVICES AND
 5-56 IMPROVEMENTS WITH ASSESSMENTS. The board may not finance a service
 5-57 or improvement project with assessments under this chapter unless a
 5-58 written petition requesting that service or improvement has been
 5-59 filed with the board in the manner provided by Section 375.114,
 5-60 Local Government Code.

5-61 Sec. 3952.255. ASSESSMENTS. (a) The district may impose an
 5-62 assessment on property in the district, if the assessment is
 5-63 authorized by an ordinance of the city, to pay the cost or the cost
 5-64 of maintenance of any authorized district improvement in the manner
 5-65 provided for a district under Subchapters A, E, and F, Chapter 375,
 5-66 Local Government Code.

5-67 (b) An assessment, a reassessment, or an assessment
 5-68
 5-69

6-1 resulting from an addition to or correction of the assessment roll
6-2 by the district, penalties and interest on an assessment or
6-3 reassessment, an expense of collection, and reasonable attorney's
6-4 fees incurred by the district:

6-5 (1) are a first and prior lien against the property
6-6 assessed; and

6-7 (2) are superior to any other lien or claim other than
6-8 a lien or claim for county, school district, or municipal ad valorem
6-9 taxes.

6-10 (c) The lien of an assessment against property runs with the
6-11 land. The portion of an assessment payment obligation that has not
6-12 yet come due is not eliminated by the foreclosure of an ad valorem
6-13 tax lien, and any purchaser of property in a foreclosure of an ad
6-14 valorem tax lien takes the property subject to the assessment
6-15 payment obligations that have not yet come due and to the lien and
6-16 terms of the lien's payment under the applicable assessment
6-17 ordinance or order.

6-18 (d) The board may make a correction to or deletion from the
6-19 assessment roll that does not increase the amount of assessment of
6-20 any parcel of land without providing notice and holding a hearing in
6-21 the manner required for additional assessments.

6-22 Sec. 3952.256. NONPOTABLE WATER USER CHARGES; CITY
6-23 APPROVAL. The district may establish user charges for the use of
6-24 nonpotable water for irrigation purposes, subject to approval of
6-25 the governing body of the city.

6-26 Sec. 3952.257. COSTS FOR IMPROVEMENT PROJECTS. The
6-27 district may undertake separately or jointly with other persons,
6-28 including the city or county, all or part of the cost of an
6-29 improvement project, including an improvement project:

6-30 (1) for improving, enhancing, and supporting public
6-31 safety and security, fire protection and emergency medical
6-32 services, and law enforcement in and adjacent to the district; or

6-33 (2) that confers a general benefit on the entire
6-34 district or a special benefit on a definable part of the district.

6-35 SUBCHAPTER G. TAXES AND BONDS

6-36 Sec. 3952.301. BONDS AND OTHER OBLIGATIONS. (a) The
6-37 district may issue, by competitive bid or negotiated sale, bonds,
6-38 notes, or other obligations payable wholly or partly from ad
6-39 valorem taxes or assessments in the manner provided by Subchapter
6-40 J, Chapter 375, Local Government Code.

6-41 (b) In exercising the district's borrowing power, the
6-42 district may issue a bond or other obligation in the form of a bond,
6-43 note, certificate of participation or other instrument evidencing a
6-44 proportionate interest in payments to be made by the district, or
6-45 other type of obligation.

6-46 (c) In addition to the sources of money described by
6-47 Subchapter J, Chapter 375, Local Government Code, district bonds
6-48 may be secured and made payable wholly or partly by a pledge of any
6-49 part of the money the district receives from improvement revenue or
6-50 from any other source.

6-51 Sec. 3952.302. BOND MATURITY. Bonds may mature not more
6-52 than 40 years from their date of issue.

6-53 Sec. 3952.303. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
6-54 the time bonds or other obligations payable wholly or partly from ad
6-55 valorem taxes are issued:

6-56 (1) the board shall impose a continuing direct annual
6-57 ad valorem tax for each year that all or part of the bonds are
6-58 outstanding; and

6-59 (2) the district annually shall impose an ad valorem
6-60 tax on all taxable property in the district in an amount sufficient
6-61 to:

6-62 (A) pay the interest on the bonds or other
6-63 obligations as the interest becomes due; and

6-64 (B) create a sinking fund for the payment of the
6-65 principal of the bonds or other obligations when due or the
6-66 redemption price at any earlier required redemption date.

6-67 Sec. 3952.304. ELECTION REQUIRED FOR TAXES OR BONDS. The
6-68 district must hold an election in the manner provided by Subchapter
6-69 L, Chapter 375, Local Government Code, to obtain voter approval

7-1 before the district may impose an ad valorem tax or issue bonds
7-2 payable from ad valorem taxes.

7-3 Sec. 3952.305. TAX RATE. The district's ad valorem tax rate
7-4 may not exceed 40 cents per \$100 valuation.

7-5 Sec. 3952.306. ISSUER POWERS FOR CERTAIN PUBLIC
7-6 IMPROVEMENTS. The district may exercise any power of an issuer
7-7 under Chapter 1371, Government Code.

7-8 SUBCHAPTER H. DISSOLUTION

7-9 Sec. 3952.351. DISSOLUTION BY CITY ORDINANCE. (a) The city
7-10 by ordinance may dissolve the district.

7-11 (b) The city may not dissolve the district until the
7-12 district's outstanding debt or contractual obligations have been
7-13 repaid or discharged, including the defeasance of any outstanding
7-14 debt issued by the city.

7-15 (c) The city may not dissolve the district until the
7-16 development agreement and consent application have been executed
7-17 and the district's performance under the agreement has been
7-18 fulfilled, including any right or obligation the district has to
7-19 reimburse a developer or owner for the costs of improvement
7-20 projects.

7-21 Sec. 3952.352. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

7-22 (a) If the dissolved district has bonds or other obligations
7-23 outstanding secured by and payable from assessments or other
7-24 revenue, the city shall succeed to the rights and obligations of the
7-25 district regarding enforcement and collection of the assessments or
7-26 other revenue.

7-27 (b) The city shall have and exercise all district powers to
7-28 enforce and collect the assessments or other revenue to pay:

7-29 (1) the bonds or other obligations when due and
7-30 payable according to their terms; or

7-31 (2) special revenue or assessment bonds or other
7-32 obligations issued by the city to refund the outstanding bonds or
7-33 obligations.

7-34 Sec. 3952.353. ASSUMPTION OF ASSETS AND LIABILITIES. (a)
7-35 After the city dissolves the district, the city assumes the
7-36 obligations of the district, including any bonds or other debt
7-37 payable from assessments or other district revenue.

7-38 (b) If the city dissolves the district, the board shall
7-39 transfer ownership of all district property to the city.

7-40 SECTION 2. The Midlothian Municipal Management District No.
7-41 3 initially includes all the territory contained in the following
7-42 area:

7-43 LEGAL LAND DESCRIPTION

7-44 BEING 175.834 acres (7,659,336 square feet) in the
7-45 William W. Rawls Survey, Abstract No. 915, Benjamin F.
7-46 Hawkins Survey, Abstract Number 464, Marcellus T.
7-47 Hawkins Survey, Abstract No. 463, and John M. Garvin
7-48 Survey, Abstract No. 424, Ellis County, Texas; being a
7-49 175.834 acres (7,659,336 square feet) of land being
7-50 all of that certain tract of land described in a
7-51 Special Warranty Deed to Hawkins Midlothian
7-52 Development, LLC (hereinafter referred to as Hawkins
7-53 Midlothian Development tract), as recorded in
7-54 Instrument Number 1521607, Official Public Records,
7-55 Ellis County, Texas (O.P.R.E.C.T.); said 175.834 acres
7-56 (7,659,336 square feet) being more particularly
7-57 described, by metes and bounds, as follows:

7-58 BEGINNING at a 60D nail found for the Westerly
7-59 Southwest corner of said Hawkins Midlothian
7-60 Development tract, same being the existing Easterly
7-61 right-of-way line of F.M. Road 663 (80' right-of-way),
7-62 as recorded in Volume 387, Page 161, Deed Records,
7-63 Ellis County, Texas (D.R.E.C.T.), same also being the
7-64 North line of Lawson Farms - Phase One (hereinafter
7-65 referred to as Lawson Farms - Phase One), an addition
7-66 to the City of Midlothian, Ellis County, Texas,
7-67 according to the plat recorded in Cabinet G, Slide 388,
7-68 Plat Records, Ellis County, Texas, from which the
7-69 Northwest corner of Lot 20, Block 1 of said Lawson

8-1 Farms - Phase One bears North 89 degrees 45 minutes 57
8-2 seconds East, a distance of 13.69 feet;
8-3 THENCE North 05 degrees 16 minutes 20 seconds East,
8-4 departing the North line of said Lawson Farms - Phase
8-5 One and with the common line between said Hawkins
8-6 Midlothian Development tract and the existing Easterly
8-7 right-of-way line of said F.M. Road 663, a distance of
8-8 575.72 feet to a five-eighths inch iron rod found for
8-9 the Southerly corner of that certain tract of land
8-10 described in a Deed to the State of Texas for
8-11 right-of-way of said F.M. Road 663, as recorded in
8-12 Volume 1465, Page 1208, D.R.E.C.T.;

8-13 THENCE with the common line between the remainder of
8-14 said Hawkins Midlothian Development tract and the
8-15 existing Easterly right-of-way line of said F.M. Road
8-16 663 for the following 7 courses:

- 8-17 1. North 08 degrees 21 minutes 23 seconds East, a
8-18 distance of 200.25 feet to a fence post found for
8-19 corner;
- 8-20 2. North 06 degrees 48 minutes 13 seconds East, a
8-21 distance of 85.00 feet to a five-eighths inch iron rod
8-22 found for corner;
- 8-23 3. North 09 degrees 25 minutes 21 seconds East, a
8-24 distance of 85.00 feet to a five-eighths inch iron rod
8-25 found for corner;
- 8-26 4. North 12 degrees 02 minutes 28 seconds East, a
8-27 distance of 85.00 feet to a one-half inch iron rod with
8-28 plastic cap stamped "VOTEX" found for corner;
- 8-29 5. North 14 degrees 39 minutes 36 seconds East, at a
8-30 distance of 6.91 feet, pass a TxDOT monument found for
8-31 the Southeast corner that certain tract of land
8-32 described in a Deed to the State of Texas for
8-33 right-of-way of said F.M. Road 663, as recorded in
8-34 Volume 1747, Page 1109, D.R.E.C.T, and continue a
8-35 total distance of 85.00 feet to a one-half inch iron
8-36 rod with plastic cap stamped "VOTEX" found for corner;
- 8-37 6. North 17 degrees 16 minutes 43 seconds East, a
8-38 distance of 85.00 feet to a one-half inch iron rod with
8-39 plastic cap stamped "VOTEX" found for corner;
- 8-40 7. North 19 degrees 53 minutes 51 seconds East, a
8-41 distance of 52.97 feet to a one-half inch iron rod with
8-42 plastic cap stamped "VOTEX" found for corner, same
8-43 being the Westerly Northwest corner of said Hawkins
8-44 Midlothian Development tract and the Southwest corner
8-45 of the remainder of that certain tract of land
8-46 described in a deed to Wilbur L. Stephenson and Wife
8-47 Jo. M. Stephenson (hereinafter referred to as
8-48 Stephenson tract), as recorded in Volume 1866, Page
8-49 2280, D.R.E.C.T.;

8-50 THENCE South 68 degrees 03 minutes 05 seconds East,
8-51 departing the existing Easterly right-of-way line of
8-52 said F.M. Road 663 and with the common line between
8-53 said Hawkins Midlothian Development tract and the
8-54 remainder of said Stephenson tract, a distance of
8-55 337.59 feet to a one-half inch iron rod with plastic
8-56 cap stamped "VOTEX" found for the beginning of a curve
8-57 to the left, whose long chord bears South 79 degrees 19
8-58 minutes 22 seconds East, a distance of 390.93 feet;

8-59 THENCE Easterly continue with the common line between
8-60 said Hawkins Midlothian Development tract and the
8-61 remainder of said Stephenson tract and with said curve
8-62 to the left having a radius of 1000.00 feet, through a
8-63 central angle of 22 degrees 32 minutes 39 seconds, for
8-64 an arc distance of 393.47 feet to a one-half inch iron
8-65 rod with plastic cap stamped "VOTEX" found for the end
8-66 of said curve;

8-67 THENCE North 89 degrees 24 minutes 17 seconds East
8-68 continue with the common line between said Hawkins
8-69 Midlothian Development tract and the remainder of said

9-1 Stephenson tract and generally with a fence line, a
 9-2 distance of 1149.39 feet to a fence post for an
 9-3 inner-ell corner of said Hawkins Midlothian
 9-4 Development tract;
 9-5 THENCE North 01 degree 48 minutes 16 seconds West with
 9-6 the common line between said Hawkins Midlothian
 9-7 Development tract and said Stephenson tract, a
 9-8 distance of 45.01 feet to a one-half inch iron rod with
 9-9 plastic cap stamped "VOTEX" found for the Southwest
 9-10 corner of that certain tract of land described in a
 9-11 Special Warranty Deed to The Board of Trustees of the
 9-12 Midlothian Independent School District (hereinafter
 9-13 referred to as MISD tract), as recorded in Instrument
 9-14 Number 1522030, O.P.R.E.C.T.;
 9-15 THENCE North 89 degrees 23 minutes 54 seconds East,
 9-16 departing the Easterly line of said Stephenson tract
 9-17 and with the common line between said Hawkins
 9-18 Midlothian Development tract and said MISD tract, a
 9-19 distance of 474.84 feet to a one-half inch iron rod
 9-20 with yellow plastic cap stamped "VOTEX R.P.L.S. 4813"
 9-21 found for the Southerly Southeast corner of said MISD
 9-22 tract;
 9-23 THENCE North 44 degrees 18 minutes 23 seconds East
 9-24 continue with the common line between said Hawkins
 9-25 Midlothian Development tract and said Hawkins Meadow
 9-26 tract, a distance of 63.58 feet to a one-half inch iron
 9-27 rod with yellow plastic cap stamped "VOTEX R.P.L.S.
 9-28 4813" found for the Easterly Southeast corner of said
 9-29 Hawkins Meadow tract;
 9-30 THENCE North 00 degrees 47 minutes 14 seconds West,
 9-31 continue with the common line between said Hawkins
 9-32 Midlothian Development tract and said MISD tract, a
 9-33 distance of 1004.02 feet to a one-half inch iron rod
 9-34 with yellow plastic cap stamped "VOTEX R.P.L.S. 4813"
 9-35 found for the Northeast corner of said MISD tract;
 9-36 THENCE South 88 degrees 44 minutes 42 seconds West
 9-37 continue with the common line between said Midlothian
 9-38 Development tract and said MISD tract, a distance of
 9-39 30.26 feet to a three-quarter inch iron rod found for
 9-40 an angle point on the West line of said Hawkins
 9-41 Midlothian Development tract;
 9-42 THENCE North 01 degree 36 minutes 49 seconds West,
 9-43 departing the North line of said MISD tract and with
 9-44 the West line of said Hawkins Midlothian Development
 9-45 tract, a distance of 574.65 feet to a three-quarters
 9-46 inch pipe found for the Northwest corner of said
 9-47 Hawkins Midlothian Development tract;
 9-48 THENCE South 89 degrees 25 minutes 31 seconds East with
 9-49 a Nand the existing South right-of-way line of said Mt.
 9-50 Zion Road, a distance of 56.72 feet to a one-half inch
 9-51 iron rod with yellow plastic cap stamped "VOTEX
 9-52 R.P.L.S. 4813" found for the beginning of a
 9-53 non-tangent curve to the left, whose long chord bears
 9-54 South 14 degrees 42 minutes 34 seconds East, a distance
 9-55 of 103.35 feet;
 9-56 THENCE with a Northerly line of said Hawkins
 9-57 Midlothian Development tract for the following 6
 9-58 courses:
 9-59 1. Southerly, departing the existing South
 9-60 right-of-way line of said Mt. Zion Road and with said
 9-61 non-tangent curve to the left having a radius of
 9-62 1000.00 feet, through a central angle of 5 degrees 55
 9-63 minutes 26 seconds, for an arc distance of 103.39 feet
 9-64 to a one-half inch iron rod with yellow plastic cap
 9-65 stamped "VOTEX R.P.L.S. 4813" found for the beginning
 9-66 of a reverse curve whose long chord bears South 09
 9-67 degrees 34 minutes 03 seconds East, a distance of
 9-68 307.31 feet;
 9-69 2. Southerly with said reverse curve having a radius

10-1 of 1090.00 feet, through a central angle of 16 degrees
10-2 12 minutes 28 seconds, for an arc distance of 308.34
10-3 feet to a one-half inch iron rod with yellow plastic
10-4 cap stamped "VOTEX R.P.L.S. 4813" found for corner;
10-5 3. North 88 degrees 57 minutes 58 seconds East, a
10-6 distance of 170.22 feet to a one-half inch iron rod
10-7 with yellow plastic cap stamped "VOTEX R.P.L.S. 4813"
10-8 found for corner;
10-9 4. North 00 degrees 18 minutes 59 seconds West, a
10-10 distance of 255.12 feet to a one-half inch iron rod
10-11 with yellow plastic cap stamped "VOTEX R.P.L.S. 4813"
10-12 found for corner;
10-13 5. South 89 degrees 41 minutes 01 second West, a
10-14 distance of 113.27 feet to a one-half inch iron rod
10-15 with yellow plastic cap stamped "VOTEX R.P.L.S. 4813"
10-16 found for corner;
10-17 6. North 00 degrees 18 minutes 59 seconds West, a
10-18 distance of 139.90 feet to a one-half inch iron rod
10-19 with yellow plastic cap stamped "VOTEX R.P.L.S. 4813"
10-20 found for the existing South right-of-way line of said
10-21 Mt. Zion Road, same being the beginning of a
10-22 non-tangent curve to the right, whose long chord bears
10-23 South 74 degrees 38 minutes 51 seconds East, a distance
10-24 of 227.69 feet;
10-25 THENCE Easterly with the common line between said
10-26 Hawkins Midlothian Development tract and the existing
10-27 South right-of-way line of Mt. Zion Road and with said
10-28 non-tangent curve to the right having a radius of
10-29 755.00 feet, through a central angle of 17 degrees 20
10-30 minutes 43 seconds, for an arc distance of 228.56 feet
10-31 to a five-eighths inch iron rod with plastic cap
10-32 stamped "RPLS 4838" set for corner;
10-33 THENCE South 67 degrees 58 minutes 31 seconds East
10-34 continue with the common line between said Hawkins
10-35 Midlothian Development tract and the existing South
10-36 right-of-way line of Mt. Zion Road, a distance of
10-37 460.94 feet to a five-eighths inch iron rod with
10-38 plastic cap stamped "RPLS 4838" set for the beginning
10-39 of a curve to the left, whose long chord bears South 68
10-40 degrees 55 minutes 06 seconds East, a distance of 86.66
10-41 feet;
10-42 THENCE Southeasterly continue with the common line
10-43 between said Hawkins Midlothian Development tract and
10-44 the existing South right-of-way line of Mt. Zion Road
10-45 and with said curve to the left having a radius of
10-46 842.75 feet, through a central angle of 5 degrees 53
10-47 minutes 40 seconds, for an arc distance of 86.70 feet
10-48 to a five-eighths inch iron rod with plastic cap
10-49 stamped "RPLS 4838" set for the Northerly Northeast
10-50 corner of said Hawkins Midlothian Development tract;
10-51 THENCE South 00 degrees 13 minutes 36 seconds West with
10-52 an Easterly line of said Hawkins Midlothian
10-53 Development tract, passing at a distance of 9.50 feet,
10-54 the Northwest corner of that certain tract of land
10-55 described in a General Warranty Deed to Midlothian
10-56 Economic Development (hereinafter referred to as
10-57 Midlothian Economic Development tract), as recorded in
10-58 Instrument Number 1517886, O.P.R.E.C.T. and continue
10-59 with said course and the common line between said
10-60 Hawkins Midlothian Development tract and Midlothian
10-61 Economic Development tract for a total distance of
10-62 241.18 feet to a one inch iron pipe found for an
10-63 inner-ell corner of said Hawkins Midlothian
10-64 Development tract, same being the Southwest corner of
10-65 said Midlothian Economic Development tract;
10-66 THENCE South 89 degrees 55 minutes 29 seconds East
10-67 continue with the common line between said Hawkins
10-68 Midlothian Development tract and said Midlothian
10-69 Economic Development tract, a distance of 188.11 feet

11-1 to a five-eighths inch iron rod found for an angle
11-2 point in a Northerly line of said Hawkins Midlothian
11-3 Development tract, same being the Southeasterly corner
11-4 of said Midlothian Economic Development tract;
11-5 THENCE North 89 degrees 29 minutes 47 seconds East with
11-6 a Northerly line of said Hawkins Midlothian
11-7 Development tract, passing at a distance of 93.18
11-8 feet, the Southwest corner of that certain tract of
11-9 land described in a deed to Christina Marie Luther
11-10 (hereinafter referred to as Luther tract), as recorded
11-11 in Volume 1652, Page 287, O.P.R.E.C.T. and continue
11-12 with said course and the common line between said
11-13 Hawkins Midlothian Development tract and said Luther
11-14 tract for a total distance of 380.22 feet to a fence
11-15 post found for the Easterly Northeast corner of said
11-16 Hawkins Midlothian Development tract, same being the
11-17 Southeast corner of said Luther tract;
11-18 THENCE South 02 degrees 37 minutes 04 seconds East with
11-19 the East line of said Hawkins Midlothian Development
11-20 tract, passing at a distance of 155.04 feet, the
11-21 Northwest corner of that certain tract of land
11-22 described in a General Warranty Deed with Third Party
11-23 Vendor's Lien to Lee Morgan Whitehead and wife, Deborah
11-24 Lei Whitehead (hereinafter referred to as Whitehead
11-25 tract), as recorded in Volume 2555, Page 1721,
11-26 O.P.R.E.C.T. and continue with said course and the
11-27 common line between said Hawkins Midlothian
11-28 Development tract and said Whitehead tract for a total
11-29 distance of 675.55 feet to a five-eighths inch pipe
11-30 found for the Easterly Southeast corner of said
11-31 Hawkins Midlothian Development tract, same being the
11-32 Southwest corner of said Whitehead tract, same being
11-33 the North line of that certain tract of land described
11-34 in a deed to Billy Ray Brandon (hereinafter referred to
11-35 as Brandon tract), as recorded in Volume 548, Page 79,
11-36 Deed Records, Ellis County, Texas (D.R.E.C.T.);
11-37 THENCE South 89 degrees 36 minutes 52 seconds West with
11-38 the common line between said Hawkins Midlothian
11-39 Development tract and said Brandon tract, a distance
11-40 of 571.25 feet to a five-eighths inch iron pipe found
11-41 for an inner-ell corner of said Hawkins Midlothian
11-42 Development tract, same being the Northwest corner of
11-43 said Brandon tract;
11-44 THENCE South 01 degree 30 minutes 18 seconds East
11-45 continue with the common line between said Hawkins
11-46 Midlothian Development tract and said Brandon tract,
11-47 passing at a distance of 660.17 feet, the Southwest
11-48 corner of said Brandon tract, same being the Northwest
11-49 corner of that certain tract of land described in a
11-50 Warranty Deed to City of Midlothian (hereinafter
11-51 referred to as City of Midlothian tract), as recorded
11-52 in Volume 2540, Page 2088, D.R.E.C.T. and continue
11-53 with said course and the common line between said
11-54 Hawkins Midlothian Development tract and said City of
11-55 Midlothian tract, passing at a distance of 1980.54
11-56 feet, the Southwest corner of said City of Midlothian
11-57 tract, same being the Northerly Northwest corner of
11-58 that certain tract of land described as Lakegrove
11-59 (hereinafter referred to as Lakegrove), an addition to
11-60 Ellis County, Texas, according to the plat recorded in
11-61 Cabinet A, Page 753, P.R.E.C.T. and continue with said
11-62 course for a total distance of 3388.12 feet to a fence
11-63 post found for the Southeast corner of said Hawkins
11-64 Midlothian Development tract, same being an inner-ell
11-65 corner of said Lakegrove;
11-66 THENCE South 88 degrees 56 minutes 48 seconds West
11-67 continue with the common line between said Hawkins
11-68 Midlothian Development tract and said Lakegrove,
11-69 passing at a distance of 361.12 feet, the Westerly

12-1 Northwest corner of said Lakegrove, same being the
12-2 Northeast corner of that certain tract of land
12-3 described in a deed to the City of Midlothian
12-4 (hereinafter referred to as City of Midlothian 2
12-5 tract), as recorded in Volume 2540, Page 1952,
12-6 D.R.E.C.T., and continue with said course and the
12-7 common line between said Hawkins Midlothian
12-8 Development tract and said City of Midlothian 2 tract
12-9 for a total distance of 452.58 feet to a five-eighths
12-10 inch iron rod with plastic cap stamped "RPLS 4838" set
12-11 for corner;
12-12 THENCE South 86 degrees 33 minutes 50 seconds West,
12-13 continue with the common line between said Hawkins
12-14 Midlothian Development tract and said City of
12-15 Midlothian 2 tract, a distance of 380.52 feet to a
12-16 one-half inch iron rod found for the Southerly
12-17 Southwest corner of said Hawkins Midlothian
12-18 Development tract;
12-19 THENCE North 01 degree 50 minutes 27 seconds East,
12-20 continue with the common line between said Hawkins
12-21 Midlothian Development tract and said City of
12-22 Midlothian 2 tract, a distance of 562.86 feet to a
12-23 one-half inch iron rod found for corner;
12-24 THENCE South 89 degrees 50 minutes 48 seconds West,
12-25 continue with the common line between said Hawkins
12-26 Midlothian Development tract and said City of
12-27 Midlothian 2 tract, passing at a distance of 456.78
12-28 feet, the Northeast corner of Lot 32, Block 2 of that
12-29 certain tract of land described as Lawson Farms - Phase
12-30 2A (hereinafter referred to as Lawson Farms - Phase
12-31 2A), an addition to the City of Midlothian, Ellis
12-32 County, Texas, according to the plat recorded in
12-33 Cabinet H, Page 252, P.R.E.C.T., and continue with
12-34 said course and with the common line between said
12-35 Hawkins Midlothian Development tract and said Lawson
12-36 Farms - Phase 2A, a total distance of 620.49 feet to a
12-37 one-half inch iron rod found for corner;
12-38 THENCE North 00 degrees 20 minutes 17 seconds West
12-39 continue with the common line between said Hawkins
12-40 Midlothian Development tract and said Lawson Farms -
12-41 Phase 2A, passing at a distance of 154.34 feet, a
12-42 Northerly corner of said Lawson Farms - Phase 2A, same
12-43 being the Southeast corner of the remainder of that
12-44 certain tract of land described in a deed to SKJ Lawson
12-45 Farms Development, L.P., (hereinafter referred to as
12-46 SKJ Lawson Farms Development tract), as recorded in
12-47 Volume 2005, Page 2309, O.P.R.E.C.T. and continue with
12-48 said course and the common line between said Hawkins
12-49 Midlothian Development tract and the remainder of said
12-50 SKJ Lawson Farms Development tract for a total
12-51 distance of 1330.40 feet to a one-half inch iron rod
12-52 found for an inner-ell corner of said Hawkins
12-53 Midlothian Development tract, same being the Northeast
12-54 corner of said SKJ Lawson Farms Development tract;
12-55 THENCE South 89 degrees 45 minutes 57 seconds West with
12-56 the common line between said Hawkins Midlothian
12-57 Development tract and said SKJ Lawson Farms
12-58 Development tract, passing at a distance of 1209.51
12-59 feet, a one-half inch iron rod found for the Northeast
12-60 corner of the aforesaid Lawson Farms - Phase One and
12-61 continue with said course and the common line between
12-62 said Hawkins Midlothian Development tract and said
12-63 Lawson Farms - Phase One, for a total distance of
12-64 2082.59 feet to the PLACE OF BEGINNING, and containing
12-65 a calculated area of 175.834 acres (7,659,336 square
12-66 feet) of land.

12-67 SAVE AND EXCEPT
12-68 LEGAL LAND DESCRIPTION:
12-69 BEING 4.339 acres or (188,987 square feet) in the

13-1 Marcellus T. Hawkins Survey, Abstract No. 463 and
 13-2 Benjamin F. Hawkins Survey, Abstract No. 464, Ellis
 13-3 County, Texas; said 4.339 acres or (188,987 square
 13-4 feet) of land being all of that certain tract of land
 13-5 described in a Correction Warranty Deed to James
 13-6 Marcus Pitts, as recorded in Volume 2132, Page 442,
 13-7 Official Public Records, Ellis County, Texas
 13-8 (O.P.R.E.C.T.); said 4.339 acres or (188,987 square
 13-9 feet) of land being all of that certain tract of land
 13-10 described as SAVE AND EXCEPT TRACT in a Special
 13-11 Warranty Deed to Hawkins Midlothian Development, LLC
 13-12 (hereinafter referred to as SAVE AND EXCEPT TRACT), as
 13-13 recorded in Instrument Number 1521607, O.P.R.E.C.T.;
 13-14 said 4.339 acres or (188,987 square feet) being more
 13-15 particularly described, by metes and bounds, as
 13-16 follows:
 13-17 BEGINNING at a three-quarters inch iron rod found for
 13-18 the Northwest corner of said SAVE AND EXCEPT TRACT,
 13-19 same being an inner-ell corner of that certain tract of
 13-20 land described in a Special Warranty Deed to Hawkins
 13-21 Midlothian Development, LLC (hereinafter referred to
 13-22 as Hawkins Midlothian Development tract), as recorded
 13-23 in Instrument Number 1521607, O.P.R.E.C.T.;
 13-24 THENCE North 89 degrees 47 minutes 57 seconds East with
 13-25 the common line between said SAVE AND EXCEPT TRACT and
 13-26 said Hawkins Midlothian Development tract, a distance
 13-27 of 477.86 feet to a three-eighths inch iron rod found
 13-28 for the Northeast corner of said SAVE AND EXCEPT TRACT,
 13-29 same being an inner-ell corner of said Hawkins
 13-30 Midlothian Development tract;
 13-31 THENCE South 02 degrees 32 minutes 45 seconds West
 13-32 continue with the common line between said SAVE AND
 13-33 EXCEPT TRACT and said Hawkins Midlothian Development
 13-34 tract, a distance of 399.01 feet to a one-half inch
 13-35 iron rod found for the Southeast corner of said SAVE
 13-36 AND EXCEPT TRACT, same being an inner-ell corner of
 13-37 said Hawkins Midlothian Development tract;
 13-38 THENCE South 87 degrees 30 minutes 51 seconds West
 13-39 continue with the common line between said SAVE AND
 13-40 EXCEPT TRACT and said Hawkins Midlothian Development
 13-41 tract, a distance of 450.20 feet to a five-eighths inch
 13-42 iron rod with plastic cap stamped "RPLS 4838" set for
 13-43 the Southwest corner of said SAVE AND EXCEPT TRACT,
 13-44 same being an inner-ell corner of said Hawkins
 13-45 Midlothian Development tract;
 13-46 THENCE North 01 degree 25 minutes 30 seconds West
 13-47 continue with the common line between said SAVE AND
 13-48 EXCEPT TRACT and said Hawkins Midlothian Development
 13-49 tract, a distance of 416.60 feet to the PLACE OF
 13-50 BEGINNING, and containing a calculated area of 4.339
 13-51 acres or (188,987 square feet) of land.
 13-52 LEAVING A NET ACREAGE OF 171.496 ACRES or (7,470,349
 13-53 SQUARE FEET).
 13-54 SECTION 3. (a) The legal notice of the intention to
 13-55 introduce this Act, setting forth the general substance of this
 13-56 Act, has been published as provided by law, and the notice and a
 13-57 copy of this Act have been furnished to all persons, agencies,
 13-58 officials, or entities to which they are required to be furnished
 13-59 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 13-60 Government Code.
 13-61 (b) The governor, one of the required recipients, has
 13-62 submitted the notice and Act to the Texas Commission on
 13-63 Environmental Quality.
 13-64 (c) The Texas Commission on Environmental Quality has filed
 13-65 its recommendations relating to this Act with the governor,
 13-66 lieutenant governor, and speaker of the house of representatives
 13-67 within the required time.
 13-68 (d) The general law relating to consent by political
 13-69 subdivisions to the creation of districts with conservation,

14-1 reclamation, and road powers and the inclusion of land in those
14-2 districts has been complied with.

14-3 (e) All requirements of the constitution and laws of this
14-4 state and the rules and procedures of the legislature with respect
14-5 to the notice, introduction, and passage of this Act have been
14-6 fulfilled and accomplished.

14-7 SECTION 4. This Act takes effect immediately if it receives
14-8 a vote of two-thirds of all the members elected to each house, as
14-9 provided by Section 39, Article III, Texas Constitution. If this
14-10 Act does not receive the vote necessary for immediate effect, this
14-11 Act takes effect September 1, 2017.

14-12

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