

1-1 By: Oliverson (Senate Sponsor - Kolkhorst) H.B. No. 4684  
 1-2 (In the Senate - Received from the House May 6, 2019;  
 1-3 May 6, 2019, read first time and referred to Committee on  
 1-4 Intergovernmental Relations; May 15, 2019, reported favorably by  
 1-5 the following vote: Yeas 7, Nays 0; May 15, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7	X			
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 Harris County Municipal Utility  
 1-18 District No. 570; granting a limited power of eminent domain;  
 1-19 providing authority to issue bonds; providing authority to impose  
 1-20 assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-22 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-23 Code, is amended by adding Chapter 7894 to read as follows:

1-24 CHAPTER 7894. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 570

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 7894.0101. DEFINITIONS. In this chapter:

1-27 (1) "Board" means the district's board of directors.

1-28 (2) "Commission" means the Texas Commission on  
 1-29 Environmental Quality.

1-30 (3) "Director" means a board member.

1-31 (4) "District" means the Harris County Municipal  
 1-32 Utility District No. 570.

1-33 Sec. 7894.0102. NATURE OF DISTRICT. The district is a  
 1-34 municipal utility district created under Section 59, Article XVI,  
 1-35 Texas Constitution.

1-36 Sec. 7894.0103. CONFIRMATION AND DIRECTOR ELECTION  
 1-37 REQUIRED. The temporary directors shall hold an election to  
 1-38 confirm the creation of the district and to elect five permanent  
 1-39 directors as provided by Section 49.102, Water Code.

1-40 Sec. 7894.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-41 temporary directors may not hold an election under Section  
 1-42 7894.0103 until each municipality in whose corporate limits or  
 1-43 extraterritorial jurisdiction the district is located has  
 1-44 consented by ordinance or resolution to the creation of the  
 1-45 district and to the inclusion of land in the district.

1-46 Sec. 7894.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-47 (a) The district is created to serve a public purpose and benefit.

1-48 (b) The district is created to accomplish the purposes of:

1-49 (1) a municipal utility district as provided by  
 1-50 general law and Section 59, Article XVI, Texas Constitution; and

1-51 (2) Section 52, Article III, Texas Constitution, that  
 1-52 relate to the construction, acquisition, improvement, operation,  
 1-53 or maintenance of macadamized, graveled, or paved roads, or  
 1-54 improvements, including storm drainage, in aid of those roads.

1-55 Sec. 7894.0106. INITIAL DISTRICT TERRITORY. (a) The  
 1-56 district is initially composed of the territory described by  
 1-57 Section 2 of the Act enacting this chapter.

1-58 (b) The boundaries and field notes contained in Section 2 of  
 1-59 the Act enacting this chapter form a closure. A mistake made in the  
 1-60 field notes or in copying the field notes in the legislative process  
 1-61 does not affect the district's:

- 2-1 (1) organization, existence, or validity;
- 2-2 (2) right to issue any type of bond for the purposes
- 2-3 for which the district is created or to pay the principal of and
- 2-4 interest on a bond;
- 2-5 (3) right to impose a tax; or
- 2-6 (4) legality or operation.

SUBCHAPTER B. BOARD OF DIRECTORS

2-8 Sec. 7894.0201. GOVERNING BODY; TERMS. (a) The district is  
 2-9 governed by a board of five elected directors.  
 2-10 (b) Except as provided by Section 7894.0202, directors  
 2-11 serve staggered four-year terms.

2-12 Sec. 7894.0202. TEMPORARY DIRECTORS. (a) The temporary  
 2-13 board consists of:

- 2-14 (1) Susan Miller;
- 2-15 (2) Daniel Pereyra;
- 2-16 (3) Andrew McLoughlin;
- 2-17 (4) Jackson Gillette; and
- 2-18 (5) Stephanie Burns.

2-19 (b) Temporary directors serve until the earlier of:  
 2-20 (1) the date permanent directors are elected under  
 2-21 Section 7894.0103; or  
 2-22 (2) the fourth anniversary of the effective date of  
 2-23 the Act enacting this chapter.

2-24 (c) If permanent directors have not been elected under  
 2-25 Section 7894.0103 and the terms of the temporary directors have  
 2-26 expired, successor temporary directors shall be appointed or  
 2-27 reappointed as provided by Subsection (d) to serve terms that  
 2-28 expire on the earlier of:

- 2-29 (1) the date permanent directors are elected under  
 2-30 Section 7894.0103; or
- 2-31 (2) the fourth anniversary of the date of the  
 2-32 appointment or reappointment.

2-33 (d) If Subsection (c) applies, the owner or owners of a  
 2-34 majority of the assessed value of the real property in the district  
 2-35 may submit a petition to the commission requesting that the  
 2-36 commission appoint as successor temporary directors the five  
 2-37 persons named in the petition. The commission shall appoint as  
 2-38 successor temporary directors the five persons named in the  
 2-39 petition.

SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 7894.0301. GENERAL POWERS AND DUTIES. The district  
 2-42 has the powers and duties necessary to accomplish the purposes for  
 2-43 which the district is created.

2-44 Sec. 7894.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-45 DUTIES. The district has the powers and duties provided by the  
 2-46 general law of this state, including Chapters 49 and 54, Water Code,  
 2-47 applicable to municipal utility districts created under Section 59,  
 2-48 Article XVI, Texas Constitution.

2-49 Sec. 7894.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
 2-50 52, Article III, Texas Constitution, the district may design,  
 2-51 acquire, construct, finance, issue bonds for, improve, operate,  
 2-52 maintain, and convey to this state, a county, or a municipality for  
 2-53 operation and maintenance macadamized, graveled, or paved roads, or  
 2-54 improvements, including storm drainage, in aid of those roads.

2-55 Sec. 7894.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-56 road project must meet all applicable construction standards,  
 2-57 zoning and subdivision requirements, and regulations of each  
 2-58 municipality in whose corporate limits or extraterritorial  
 2-59 jurisdiction the road project is located.

2-60 (b) If a road project is not located in the corporate limits  
 2-61 or extraterritorial jurisdiction of a municipality, the road  
 2-62 project must meet all applicable construction standards,  
 2-63 subdivision requirements, and regulations of each county in which  
 2-64 the road project is located.

2-65 (c) If the state will maintain and operate the road, the  
 2-66 Texas Transportation Commission must approve the plans and  
 2-67 specifications of the road project.

2-68 Sec. 7894.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 2-69 ORDINANCE OR RESOLUTION. The district shall comply with all

3-1 applicable requirements of any ordinance or resolution that is  
 3-2 adopted under Section 54.016 or 54.0165, Water Code, and that  
 3-3 consents to the creation of the district or to the inclusion of land  
 3-4 in the district.

3-5 Sec. 7894.0306. DIVISION OF DISTRICT. (a) The district may  
 3-6 be divided into two or more new districts only if the district:

3-7 (1) has no outstanding bonded debt; and

3-8 (2) is not imposing ad valorem taxes.

3-9 (b) This chapter applies to any new district created by the  
 3-10 division of the district, and a new district has all the powers and  
 3-11 duties of the district.

3-12 (c) Any new district created by the division of the district  
 3-13 may, at the time the new district is created, contain only:

3-14 (1) land within the area described by Section 2 of the  
 3-15 Act enacting this chapter; or

3-16 (2) any land adjacent to the area described by Section  
 3-17 2 of the Act enacting this chapter if that adjacent land is:

3-18 (A) not within the extraterritorial jurisdiction  
 3-19 of a city; or

3-20 (B) within the extraterritorial jurisdiction of  
 3-21 a city and that adjacent land has been approved for inclusion in the  
 3-22 district under the consent ordinance or resolution adopted by a  
 3-23 city under Section 7894.0104.

3-24 (d) The board, on its own motion or on receipt of a petition  
 3-25 signed by the owner or owners of a majority of the assessed value of  
 3-26 the real property in the district, may adopt an order dividing the  
 3-27 district.

3-28 (e) The board may adopt an order dividing the district  
 3-29 before or after the date the board holds an election under Section  
 3-30 7894.0103 to confirm the district's creation.

3-31 (f) An order dividing the district must:

3-32 (1) name each new district;

3-33 (2) include the metes and bounds description of the  
 3-34 territory of each new district;

3-35 (3) appoint temporary directors for each new district;  
 3-36 and

3-37 (4) provide for the division of assets and liabilities  
 3-38 between or among the new districts.

3-39 (g) On or before the 30th day after the date of adoption of  
 3-40 an order dividing the district, the district shall file the order  
 3-41 with the commission and record the order in the real property  
 3-42 records of each county in which the district is located.

3-43 (h) Any new district created by the division of the district  
 3-44 shall hold a confirmation and directors' election as required by  
 3-45 Section 7894.0103.

3-46 (i) Municipal consent by a city is not required for the  
 3-47 creation of any new district created under this section.

3-48 (j) Any new district created by the division of the district  
 3-49 must hold an election as required by this chapter to obtain voter  
 3-50 approval before the district may impose a maintenance tax or issue  
 3-51 bonds payable wholly or partly from ad valorem taxes.

3-52 (k) If the voters of a new district do not confirm the  
 3-53 creation of the new district, the assets, obligations, territory,  
 3-54 and governance of the new district revert to that of the original  
 3-55 district.

3-56 Sec. 7894.0307. LIMITATION ON USE OF EMINENT DOMAIN. The  
 3-57 district may not exercise the power of eminent domain outside the  
 3-58 district boundaries to acquire a site or easement for:

3-59 (1) a recreational facility, as defined by Section  
 3-60 49.462, Water Code; or

3-61 (2) a road project authorized by Section 7894.0303.

3-62 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-63 Sec. 7894.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
 3-64 The district may issue, without an election, bonds and other  
 3-65 obligations secured by:

3-66 (1) revenue other than ad valorem taxes; or

3-67 (2) contract payments described by Section 7894.0403.

3-68 (b) The district must hold an election in the manner  
 3-69 provided by Chapters 49 and 54, Water Code, to obtain voter approval

4-1 before the district may impose an ad valorem tax or issue bonds  
 4-2 payable from ad valorem taxes.

4-3 (c) The district may not issue bonds payable from ad valorem  
 4-4 taxes to finance a road project unless the issuance is approved by a  
 4-5 vote of a two-thirds majority of the district voters voting at an  
 4-6 election held for that purpose.

4-7 Sec. 7894.0402. OPERATION AND MAINTENANCE TAX. (a) If  
 4-8 authorized at an election held under Section 7894.0401, the  
 4-9 district may impose an operation and maintenance tax on taxable  
 4-10 property in the district in accordance with Section 49.107, Water  
 4-11 Code.

4-12 (b) The board shall determine the tax rate. The rate may not  
 4-13 exceed the rate approved at the election.

4-14 Sec. 7894.0403. CONTRACT TAXES. (a) In accordance with  
 4-15 Section 49.108, Water Code, the district may impose a tax other than  
 4-16 an operation and maintenance tax and use the revenue derived from  
 4-17 the tax to make payments under a contract after the provisions of  
 4-18 the contract have been approved by a majority of the district voters  
 4-19 voting at an election held for that purpose.

4-20 (b) A contract approved by the district voters may contain a  
 4-21 provision stating that the contract may be modified or amended by  
 4-22 the board without further voter approval.

4-23 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-24 Sec. 7894.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
 4-25 OBLIGATIONS. The district may issue bonds or other obligations  
 4-26 payable wholly or partly from ad valorem taxes, impact fees,  
 4-27 revenue, contract payments, grants, or other district money, or any  
 4-28 combination of those sources, to pay for any authorized district  
 4-29 purpose.

4-30 Sec. 7894.0502. TAXES FOR BONDS. At the time the district  
 4-31 issues bonds payable wholly or partly from ad valorem taxes, the  
 4-32 board shall provide for the annual imposition of a continuing  
 4-33 direct ad valorem tax, without limit as to rate or amount, while all  
 4-34 or part of the bonds are outstanding as required and in the manner  
 4-35 provided by Sections 54.601 and 54.602, Water Code.

4-36 Sec. 7894.0503. BONDS FOR ROAD PROJECTS. At the time of  
 4-37 issuance, the total principal amount of bonds or other obligations  
 4-38 issued or incurred to finance road projects and payable from ad  
 4-39 valorem taxes may not exceed one-fourth of the assessed value of the  
 4-40 real property in the district.

4-41 SECTION 2. The Harris County Municipal Utility District No.  
 4-42 570 initially includes all the territory contained in the following  
 4-43 area:

4-44 447.471 ACRES  
 4-45 BEING A 447.471 ACRE TRACT OF LAND SITUATED IN THE JAMES O'BRIEN  
 4-46 SURVEY A-615, AND BEING A PORTION OF A CALLED 828.184 ACRE TRACT AS  
 4-47 DESCRIBED IN VOLUME 6327 PAGE 17 HARRIS COUNTY DEED RECORDS AND  
 4-48 BEING ALL OF A CALLED 389.083 ACRE TRACT DESCRIBED IN HARRIS COUNTY  
 4-49 CLERKS FILE NUMBER C-705448 AND BEING ALL OF A CALLED 50 ACRE AND 10  
 4-50 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY CLERKS FILE NUMBER H864435  
 4-51 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 4-52 BEGINNING AT A POINT FOR THE COMMON CORNER OF SAID JAMES O'BRIEN  
 4-53 SURVEY A-615, T. RANDLE SURVEY A-672, THOMAS EARLY SURVEY A-256 AND  
 4-54 W. JONES SURVEY A-490, SAME BEING THE NORTHWEST CORNER OF SAID  
 4-55 828.184 ACRE TRACT, FROM WHICH AN INTERSECTION OF FENCES BEARS  
 4-56 NORTH 71 DEGREES 19 MINUTES EAST, A DISTANCE OF 3.5 FEET;  
 4-57 THENCE SOUTH 03 DEGREE 36 MINUTES 04 SECONDS EAST, ALONG THE COMMON  
 4-58 LINE OF JAMES O'BRIEN SURVEY AND T. RANDLE SURVEY, A DISTANCE OF  
 4-59 310.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;  
 4-60 THENCE SOUTH 03 DEGREE 22 MINUTES 51 SECONDS EAST, CONTINUING ALONG  
 4-61 THE COMMON LINE OF JAMES O'BRIEN SURVEY AND T. RANDLE SURVEY, A  
 4-62 DISTANCE OF 1043.15 FEET TO A 5/8 INCH IRON ROD SET FOR THE  
 4-63 NORTHWEST CORNER OF SAID 389.083 ACRE TRACT AND THE HEREIN  
 4-64 DESCRIBED TRACT OF LAND;  
 4-65 THENCE NORTH 87 DEGREE 44 MINUTES 20 SECONDS EAST, ALONG THE NORTH  
 4-66 LINE OF SAID 389.083 ACRE TRACT A DISTANCE OF 4979.03 FEET TO A 5/8  
 4-67 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 389.083 ACRE  
 4-68 TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;  
 4-69 THENCE SOUTH 02 DEGREE 58 MINUTES 23 SECONDS EAST, ALONG THE EAST



5-1 LINE OF SAID 389.083 ACRE TRACT A DISTANCE OF 3935.98 FEET TO A 5/8  
 5-2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 389.083 ACRE  
 5-3 TRACT AND THE HEREIN DESCRIBED TRACT OF LAND IN THE NORTH LINE OF  
 5-4 MOUND ROAD;  
 5-5 THENCE ALONG THE COMMON LINE OF SAID 389.083 ACRE TRACT AND MOUND  
 5-6 ROAD THE FOLLOWING COURSES AND DISTANCES  
 5-7 SOUTH 87 DEGREES 56 MINUTES 08 SECONDS WEST, 2185.80 FEET TO A 1/2  
 5-8 INCH IRON ROD FOUND;  
 5-9 SOUTH 87 DEGREES 47 MINUTES 05 SECONDS WEST, 530.76 FEET TO A 1/2  
 5-10 INCH IRON ROD FOUND;  
 5-11 SOUTH 87 DEGREES 56 MINUTES 17 SECONDS WEST, 1143.43 FEET TO A 1/2  
 5-12 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 389.083 ACRE  
 5-13 TRACT;  
 5-14 THENCE NORTH 03 DEGREE 07 MINUTES 26 SECONDS WEST, A DISTANCE OF  
 5-15 9.45 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID  
 5-16 50 ACRE TRACT;  
 5-17 THENCE SOUTH 87 DEGREES 56 MINUTES 17 SECONDS WEST, ALONG THE SOUTH  
 5-18 LINE OF SAID 50 ACRE TRACT, A DISTANCE OF 1368.79 FEET TO A 1/2 INCH  
 5-19 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 50 ACRE TRACT AND  
 5-20 BEING IN THE COMMON LINE OF SAID JAMES O'BRIEN SURVEY AND T. RANDLE  
 5-21 SURVEY;  
 5-22 THENCE ALONG THE COMMON LINE OF SAID JAMES O'BRIEN AND T. RANDLE  
 5-23 SURVEYS, SAME BEING THE WEST LINE OF SAID 50 ACRE, 10 ACRE AND  
 5-24 389.083 ACRE TRACTS THE FOLLOWING COURSES AND DISTANCES;  
 5-25 NORTH 02 DEGREES 44 MINUTES 34 SECONDS WEST, 1024.08 FEET TO A 1/2  
 5-26 INCH IRON ROD FOUND;  
 5-27 NORTH 03 DEGREES 12 MINUTES 21 SECONDS WEST, 509.51 FEET TO A 1/2  
 5-28 INCH IRON ROD FOUND;  
 5-29 NORTH 03 DEGREES 19 MINUTES 08 SECONDS WEST, 340.60 FEET TO A 1 AND  
 5-30 1/4 INCH IRON PIPE FOUND;  
 5-31 NORTH 03 DEGREES 21 MINUTES 50 SECONDS WEST, 472.28 FEET TO A 1/2  
 5-32 INCH IRON ROD FOUND;  
 5-33 NORTH 01 DEGREES 33 MINUTES 42 SECONDS WEST, 1564.63 FEET TO THE  
 5-34 POINT OF BEGINNING AND CONTAINING 447.471 ACRES OF LAND.  
 5-35 100.00 ACRES  
 5-36 BEING A 100.00 ACRE TRACT OF LAND OUT OF 389.313 ACRE TRACT OF LAND  
 5-37 SITUATED IN THE EDWARD GREEN SURVEY A-307, AND BEING A PORTION OF A  
 5-38 CALLED 439.101 ACRE TRACT TO EMANUEL DENNISON, RUBY DENNISON AND  
 5-39 BOBBY GENE DENNISON AS RECORDED IN HARRIS COUNTY FILM CODE NUMBER  
 5-40 C-705448 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 5-41 COMMENCING AT A POINT FOR THE NORTHWEST CORNER OF SAID EDWARD GREEN  
 5-42 SURVEY, SAME BEING THE NORTHWEST CORNER OF SAID 439.101 ACRE AND  
 5-43 389.313 ACRE TRACT IN THE SOUTH RIGHT-OF-WAY LINE OF BETKA ROAD,  
 5-44 FROM WHICH A FOUND RAILROAD RAIL BEARS NORTH 02 DEGREES 47 MINUTES  
 5-45 EAST, A DISTANCE OF 1.1 FEET;  
 5-46 THENCE ALONG THE COMMON LINE OF SAID 439.101 ACRE AND 389.313 ACRE  
 5-47 TRACTS, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF BETKA ROAD, THE  
 5-48 FOLLOWING COURSES AND DISTANCES;  
 5-49 NORTH 88 DEGREES 08 MINUTES 03 SECONDS EAST, 1311.19 FEET TO A 1/2  
 5-50 INCH IRON ROD FOUND;  
 5-51 NORTH 88 DEGREES 20 MINUTES 22 SECONDS EAST, 598.55 FEET TO A 1/2  
 5-52 INCH IRON ROD FOUND;  
 5-53 NORTH 88 DEGREES 08 MINUTES 19 SECONDS EAST, 989.89 FEET TO A 1/2  
 5-54 INCH IRON ROD FOUND;  
 5-55 NORTH 87 DEGREES 57 MINUTES 47 SECONDS EAST, 318.55 FEET TO A 1/2  
 5-56 INCH IRON PIPE FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID  
 5-57 439.101 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 389.313 ACRE  
 5-58 TRACT;  
 5-59 THENCE ALONG THE EAST LINE OF SAID 439.101 ACRE AND 389.313 ACRE  
 5-60 TRACTS THE FOLLOWING COURSES AND DISTANCES;  
 5-61 SOUTH 01 DEGREES 41 MINUTES 08 SECONDS EAST, 480.34 FEET TO A 5/8  
 5-62 INCH IRON ROD FOUND;  
 5-63 SOUTH 01 DEGREES 45 MINUTES 38 SECONDS EAST, 633.16 FEET TO A 1/2  
 5-64 INCH IRON ROD FOUND;  
 5-65 SOUTH 01 DEGREES 49 MINUTES 23 SECONDS EAST, 428.77 FEET TO A 1/2  
 5-66 INCH IRON ROD FOUND;  
 5-67 SOUTH 01 DEGREES 45 MINUTES 50 SECONDS EAST, 1055.50 FEET TO A 5/8  
 5-68 INCH IRON ROD SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF  
 5-69 THE HEREIN DESCRIBED TRACT;

6-1 THENCE CONTINUING ALONG THE EAST LINE OF SAID 439.101 ACRE AND  
6-2 389.313 ACRE TRACTS AND THE HEREIN DESCRIBED 100.00 ACRE TRACT THE  
6-3 FOLLOWING COURSES AND DISTANCES;  
6-4 SOUTH 01 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 193.71  
6-5 FEET TO A 1/2 INCH IRON ROD FOUND;  
6-6 SOUTH 01 DEGREES 57 MINUTES 34 SECONDS EAST, 794.32 FEET TO A 1/2  
6-7 INCH IRON ROD FOUND;  
6-8 SOUTH 01 DEGREES 38 MINUTES 13 SECONDS EAST, 375.35 FEET TO A 1/2  
6-9 INCH IRON ROD FOUND;  
6-10 SOUTH 02 DEGREES 11 MINUTES 29 SECONDS EAST, 264.05 FEET TO A 1/2  
6-11 INCH IRON ROD FOUND FOR AN INTERIOR ANGLE POINT OF SAID 439.101 ACRE  
6-12 TRACT, AND NORTHWEST CORNER OF A CALLED 39.365 ACRE TRACT AS  
6-13 RECORDED IN HARRIS COUNTY CLERK'S FILE NO. C705448;  
6-14 THENCE SOUTH 01 DEGREES 48 MINUTES 44 SECONDS EAST, WITH THE EAST  
6-15 LINE OF SAID 389.313 ACRE TRACT, SAME BEING ALONG THE WEST LINE OF  
6-16 SAID 39.365 ACRE TRACT, A DISTANCE OF 1046.77 FEET TO A SET 5/8 INCH  
6-17 IRON ROD FOR THE SOUTHEAST CORNER OF SAID 389.313 ACRE TRACT, BEING  
6-18 IN THE SOUTH LINE OF SAID 439.101 ACRE TRACT FOR THE SOUTHWEST  
6-19 CORNER OF SAID 39.365 ACRE TRACT AND THE HEREIN DESCRIBED TRACT AND  
6-20 BEING IN THE SOUTH LINE OF SAID EDWARD GREEN SURVEY;  
6-21 THENCE SOUTH 88 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE SOUTH  
6-22 LINE OF SAID 439.101 ACRE AND 389.313 ACRE TRACTS AND EDWARD GREEN  
6-23 SURVEY A DISTANCE OF 1628.68 FEET TO A 5/8 INCH IRON ROD SET FOR THE  
6-24 SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
6-25 THENCE NORTH 01 DEGREES 48 MINUTES 45 SECONDS WEST, A DISTANCE OF  
6-26 2677.93 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF  
6-27 THE HEREIN DESCRIBED 100.00 ACRE TRACT OF LAND;  
6-28 THENCE NORTH 88 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF  
6-29 1626.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 100.00 ACRES  
6-30 OF LAND.  
6-31 97.00 ACRES  
6-32 BEING A 97.00 ACRE TRACT OUT OF A 389.313 ACRE TRACT OF LAND  
6-33 SITUATED IN THE EDWARD GREEN SURVEY A-307, AND BEING A PORTION OF A  
6-34 CALLED 439.101 ACRE TRACT TO EMANUEL DENNISON, RUBY DENNISON AND  
6-35 BOBBY GENE DENNISON AS RECORDED IN HARRIS COUNTY FILM CODE NUMBER  
6-36 C-705448 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
6-37 COMMENCING AT A POINT FOR THE NORTHWEST CORNER OF SAID EDWARD GREEN  
6-38 SURVEY, SAME BEING THE NORTHWEST CORNER OF SAID 439.101 ACRE TRACT  
6-39 AND THE 389.313 ACRE TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF BETKA  
6-40 ROAD, FROM WHICH A FOUND RAILROAD RAIL BEARS NORTH 02 DEGREES 47  
6-41 MINUTES EAST, A DISTANCE OF 1.1 FEET;  
6-42 THENCE ALONG THE NORTH LINE OF SAID 439.101 ACRE AND 389.313 ACRE  
6-43 TRACTS, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF BETKA ROAD, THE  
6-44 FOLLOWING COURSES AND DISTANCES;  
6-45 NORTH 88 DEGREES 08 MINUTES 03 SECONDS EAST, 1311.19 FEET TO A 1/2  
6-46 INCH IRON ROD FOUND;  
6-47 NORTH 88 DEGREES 20 MINUTES 22 SECONDS EAST, 278.32 FEET TO A 5/8  
6-48 INCH IRON ROD SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF  
6-49 THE HEREIN DESCRIBED 97.00 ACRE TRACT OF LAND;  
6-50 THENCE CONTINUING ALONG THE NORTH LINE OF SAID 439.101 ACRE AND  
6-51 389.313 ACRE TRACTS, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF  
6-52 BETKA ROAD, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT,  
6-53 THE FOLLOWING COURSES AND DISTANCES;  
6-54 THENCE NORTH 88 DEGREES 20 MINUTES 22 SECONDS EAST 320.23 FEET TO A  
6-55 1/2 INCH IRON ROD FOUND;  
6-56 NORTH 88 DEGREES 08 MINUTES 19 SECONDS EAST, 989.89 FEET TO A 1/2  
6-57 INCH IRON ROD FOUND;  
6-58 NORTH 87 DEGREES 57 MINUTES 47 SECONDS EAST, 318.55 FEET TO A 1/2  
6-59 INCH IRON PIPE FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID  
6-60 439.101 ACRE TRACT AND NORTHEAST CORNER OF SAID 389.313 ACRE TRACT  
6-61 AND THE HEREIN DESCRIBED 97.00 ACRE TRACT;  
6-62 THENCE ALONG THE EAST LINE OF SAID 439.101 ACRE AND 389.313 ACRE  
6-63 TRACTS, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED 97.00 ACRE  
6-64 TRACT THE FOLLOWING COURSES AND DISTANCES;  
6-65 SOUTH 01 DEGREES 41 MINUTES 08 SECONDS EAST, 480.34 FEET TO A 5/8  
6-66 INCH IRON ROD FOUND;  
6-67 SOUTH 01 DEGREES 45 MINUTES 38 SECONDS EAST, 633.16 FEET TO A 1/2  
6-68 INCH IRON ROD FOUND;  
6-69 SOUTH 01 DEGREES 49 MINUTES 23 SECONDS EAST, 428.77 FEET TO A 1/2

7-1 INCH IRON ROD FOUND; SOUTH 01 DEGREES 45 MINUTES 50 SECONDS EAST,  
7-2 1055.50 FEET TO A 5/8 INCH IRON ROD SET IN THE EAST LINE OF THE SAID  
7-3 439.101 ACRE AND 389.313 ACRE TRACTS AND BEING THE SOUTHEAST CORNER  
7-4 OF THE HEREIN DESCRIBED 97.00 ACRE TRACT  
7-5 THENCE SOUTH 88 DEGREES 09 MINUTES 24 SECONDS WEST, A DISTANCE OF  
7-6 1626.21 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF  
7-7 THE HEREIN DESCRIBED 97.00 ACRE TRACT OF LAND;  
7-8 THENCE NORTH 01 DEGREES 48 MINUTES 45 SECONDS WEST, A DISTANCE OF  
7-9 2597.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 97.00 ACRES OF  
7-10 LAND, MORE OR LESS.

7-11 SECTION 3. (a) The legal notice of the intention to  
7-12 introduce this Act, setting forth the general substance of this  
7-13 Act, has been published as provided by law, and the notice and a  
7-14 copy of this Act have been furnished to all persons, agencies,  
7-15 officials, or entities to which they are required to be furnished  
7-16 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7-17 Government Code.

7-18 (b) The governor, one of the required recipients, has  
7-19 submitted the notice and Act to the Texas Commission on  
7-20 Environmental Quality.

7-21 (c) The Texas Commission on Environmental Quality has filed  
7-22 its recommendations relating to this Act with the governor, the  
7-23 lieutenant governor, and the speaker of the house of  
7-24 representatives within the required time.

7-25 (d) All requirements of the constitution and laws of this  
7-26 state and the rules and procedures of the legislature with respect  
7-27 to the notice, introduction, and passage of this Act are fulfilled  
7-28 and accomplished.

7-29 SECTION 4. (a) Section 7894.0307, Special District Local  
7-30 Laws Code, as added by Section 1 of this Act, takes effect only if  
7-31 this Act receives a two-thirds vote of all the members elected to  
7-32 each house.

7-33 (b) If this Act does not receive a two-thirds vote of all the  
7-34 members elected to each house, Subchapter C, Chapter 7894, Special  
7-35 District Local Laws Code, as added by Section 1 of this Act, is  
7-36 amended by adding Section 7894.0307 to read as follows:

7-37 Sec. 7894.0307. NO EMINENT DOMAIN POWER. The district may  
7-38 not exercise the power of eminent domain.

7-39 (c) This section is not intended to be an expression of a  
7-40 legislative interpretation of the requirements of Section 17(c),  
7-41 Article I, Texas Constitution.

7-42 SECTION 5. This Act takes effect immediately if it receives  
7-43 a vote of two-thirds of all the members elected to each house, as  
7-44 provided by Section 39, Article III, Texas Constitution. If this  
7-45 Act does not receive the vote necessary for immediate effect, this  
7-46 Act takes effect September 1, 2019.

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