

1-1 By: Taylor S.B. No. 2469
1-2 (In the Senate - Filed March 26, 2019; March 27, 2019, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; April 15, 2019, reported favorably by the following
1-5 vote: Yeas 7, Nays 0; April 15, 2019, 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 Brazoria County Municipal Utility
1-18 District No. 76; 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 8099 to read as follows:

1-24 CHAPTER 8099. BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 76

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 8099.0101. 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 Brazoria County Municipal
1-32 Utility District No. 76.

1-33 Sec. 8099.0102. 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. 8099.0103. 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. 8099.0104. CONSENT OF MUNICIPALITY REQUIRED. The
1-41 temporary directors may not hold an election under Section
1-42 8099.0103 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. 8099.0105. 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. 8099.0106. 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. 8099.0201. GOVERNING BODY; TERMS. (a) The district

2-9 is governed by a board of five elected directors.

2-10 (b) Except as provided by Section 8099.0202, directors

2-11 serve staggered four-year terms.

2-12 Sec. 8099.0202. TEMPORARY DIRECTORS. (a) The temporary

2-13 board consists of:

- 2-14 (1) Timothy White;
- 2-15 (2) Lyle Klingbeil;
- 2-16 (3) Jennifer Vaughan;
- 2-17 (4) Maria George; and
- 2-18 (5) Hunter Waneck.

2-19 (b) Temporary directors serve until the earlier of:

2-20 (1) the date permanent directors are elected under

2-21 Section 8099.0103; 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 8099.0103 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 8099.0103; 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. 8099.0301. 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. 8099.0302. 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. 8099.0303. 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. 8099.0304. 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. 8099.0305. 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 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-6 Sec. 8099.0401. ELECTIONS REGARDING TAXES OR BONDS.

3-7 (a) The district may issue, without an election, bonds and other
3-8 obligations secured by:

- 3-9 (1) revenue other than ad valorem taxes; or
- 3-10 (2) contract payments described by Section 8099.0403.

3-11 (b) The district must hold an election in the manner
3-12 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-13 before the district may impose an ad valorem tax or issue bonds
3-14 payable from ad valorem taxes.

3-15 (c) The district may not issue bonds payable from ad valorem
3-16 taxes to finance a road project unless the issuance is approved by a
3-17 vote of a two-thirds majority of the district voters voting at an
3-18 election held for that purpose.

3-19 Sec. 8099.0402. OPERATION AND MAINTENANCE TAX. (a) If
3-20 authorized at an election held under Section 8099.0401, the
3-21 district may impose an operation and maintenance tax on taxable
3-22 property in the district in accordance with Section 49.107, Water
3-23 Code.

3-24 (b) The board shall determine the tax rate. The rate may not
3-25 exceed the rate approved at the election.

3-26 Sec. 8099.0403. CONTRACT TAXES. (a) In accordance with
3-27 Section 49.108, Water Code, the district may impose a tax other than
3-28 an operation and maintenance tax and use the revenue derived from
3-29 the tax to make payments under a contract after the provisions of
3-30 the contract have been approved by a majority of the district voters
3-31 voting at an election held for that purpose.

3-32 (b) A contract approved by the district voters may contain a
3-33 provision stating that the contract may be modified or amended by
3-34 the board without further voter approval.

3-35 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-36 Sec. 8099.0501. AUTHORITY TO ISSUE BONDS AND OTHER
3-37 OBLIGATIONS. The district may issue bonds or other obligations
3-38 payable wholly or partly from ad valorem taxes, impact fees,
3-39 revenue, contract payments, grants, or other district money, or any
3-40 combination of those sources, to pay for any authorized district
3-41 purpose.

3-42 Sec. 8099.0502. TAXES FOR BONDS. At the time the district
3-43 issues bonds payable wholly or partly from ad valorem taxes, the
3-44 board shall provide for the annual imposition of a continuing
3-45 direct ad valorem tax, without limit as to rate or amount, while all
3-46 or part of the bonds are outstanding as required and in the manner
3-47 provided by Sections 54.601 and 54.602, Water Code.

3-48 Sec. 8099.0503. BONDS FOR ROAD PROJECTS. At the time of
3-49 issuance, the total principal amount of bonds or other obligations
3-50 issued or incurred to finance road projects and payable from ad
3-51 valorem taxes may not exceed one-fourth of the assessed value of the
3-52 real property in the district.

3-53 SECTION 2. The Brazoria County Municipal Utility District
3-54 No. 76 initially includes all the territory contained in the
3-55 following area:

3-56 TRACT 1

3-57 FIELD NOTES OF AN 80.41 ACRE TRACT OUT OF AN 83.72 ACRE TRACT
3-58 OUT OF A 121.90 ACRE TRACT IN THE ANDREW ROBERTS LABOR, ABSTRACT
3-59 363, BRAZORIA COUNTY, TEXAS; SAID 121.90 ACRE TRACT BEING THAT
3-60 TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 735, PAGE 629 OF THE
3-61 DEED RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 80.41 ACRE TRACT
3-62 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

3-63 COMMENCING at a 1/2" iron rod found in the East line of the
3-64 William Roberts League, Abstract 124, Brazoria County, Texas; said
3-65 rod marking the Northwest corner of the Andrew Roberts Labor,
3-66 Abstract 363, Brazoria County, Texas;

3-67 THENCE; North 88° 13' East 94.63 feet, along the North line of
3-68 the Andrew Roberts Labor, Abstract 363, to a 1/2" iron pipe found
3-69 for the place of beginning of the herein described tract; said pipe

4-1 also marking the Northeast corner of a 91.41 acre tract in the
4-2 Andrew Roberts Labor, Abstract 363;
4-3 THENCE; North 89° 19' 51" East 2328.77 feet, along the North
4-4 line of the Andrew Roberts Labor, Abstract 363, to a 1/2" iron rod
4-5 with cap stamped "RSTROUD RPLS 2112" found for corner in the West
4-6 right-of-way line of the State Highway 288 Freeway;
4-7 THENCE; South 0° 23' 56" East 627.04 feet, along the West
4-8 right-of-way line of the State Highway 288 Freeway, to a concrete
4-9 right-of-way monument found for angle point;
4-10 THENCE; South 0° 02' 56" West 1096.29 feet, along the West
4-11 right-of-way line of the State Highway 288 Freeway, to a 1/2" iron
4-12 rod found for corner at the Northeast corner of the Angleton
4-13 Drainage District 3.32 acre tract described in County Clerk's
4-14 Document No. 2014-024678 of the Official Records of Brazoria
4-15 County, Texas;
4-16 THENCE; North 80° 57' West 87.55 feet, along the North line of
4-17 said 3.32 acre tract, to a 1/2" iron rod with cap stamped "RPLS 2112
4-18 RPLS 6017" found for corner at the Northwest corner of said 3.32
4-19 acre tract;
4-20 THENCE; South 5° 08' 13" West 1408.09 feet (called 1400.09
4-21 feet), along the West line of said 3.32 acre tract, to a concrete
4-22 right-of-way monument found for corner; said monument marking the
4-23 Southwest corner of said 3.32 acre tract;
4-24 THENCE; South 1° 23' 59" West 61.07 feet, along the West
4-25 right-of-way line of State Highway 288 Freeway, to a concrete
4-26 monument found for corner in the South line of the Andrew Roberts
4-27 Labor, Abstract 363;
4-28 THENCE; South 89° 18' 30" West 769.14 feet, along the South
4-29 line of the Andrew Roberts Labor, Abstract 363, to a point for
4-30 corner at the Southeast corner of said 91.41 acre tract;
4-31 THENCE; North 0° 11' 54" East, at 55.01 feet pass a 1/2" iron
4-32 rod found in the North right-of-way fence of a closed portion of
4-33 Belk Road, and continue to a total distance of 2711.40 feet to a
4-34 1/2" iron rod with cap stamped "R STROUD RPLS 2112" found for corner
4-35 at the Easterly Northeast corner of said 91.41 acre tract;
4-36 THENCE; South 89° 19' 51" West 1359.50 feet, along the common
4-37 line with said 91.41 acre tract, to a 1/2" iron pipe found for
4-38 corner;
4-39 THENCE; North 0° 08' 09" East 459.60 feet, along the common
4-40 line with said 91.41 acre tract, to the place of beginning.
4-41 Said tract therein containing 80.41 acres of land.
4-42 The reference bearing for this survey is the North line of the
4-43 S. J. Jamison 100 acre tract as described in a deed recorded in
4-44 Volume 578, Page 443 of the Deed Records of Brazoria County, Texas.
4-45 The bearing of the North line for reference is South 89° 47' West.
4-46 TRACT 2
4-47 FIELD NOTES OF A 5.62 ACRE TRACT, CALLED TRACT 161A, AND BEING
4-48 THAT PORTION LYING WEST OF STATE HIGHWAY 288 FREEWAY OF A NINE ACRE
4-49 TRACT CONVEYED TO BRAZORIA COUNTY FROM J. D. CANNAN, TRUSTEE, BY
4-50 DEED DATED AUGUST 9, 1897 AND RECORDED IN VOLUME 42, PAGE 235 OF THE
4-51 DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY
4-52 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
4-53 BEGINNING at a 1/2" iron rod found at the intersection of the
4-54 South line of said nine acre tract with the West right-of-way line
4-55 of the State Highway 288 Freeway;
4-56 THENCE; North 0° 04' 38" East 971.25 feet, along the West
4-57 right-of-way line of the State Highway 288 Freeway, to a 1/2" iron
4-58 rod found for corner of a called 0.269 acre tract previously cut out
4-59 of said nine acre tract;
4-60 THENCE; South 88° 07' 44" West 258.76 feet, along the South
4-61 line of said called 0.269 acre tract, to a 1/2" iron rod found for
4-62 corner in the West line of said nine acre tract;
4-63 THENCE; South 0° 33' 01" East 962.86 feet, along the West line
4-64 of said nine acre tract, to a 1/2" iron rod found marking the
4-65 Southwest corner of said nine acre tract;
4-66 THENCE; South 89° 59' 36" East 248.07 feet, along the South
4-67 line of said nine acre tract, to the place of beginning.
4-68 Said tract therein containing 5.62 acres of land.
4-69 The reference bearing for this survey is the North line of the

5-1 S. J. Jamison 100 acre tract in the William Roberts League, Abstract
 5-2 124, as described in a deed recorded in Volume 578, Page 443 of the
 5-3 Deed Records of Brazoria County, Texas. The bearing of the line is
 5-4 South 89° 47' West.

5-5 TRACT 3

5-6 FIELD NOTES OF AN 85.95 ACRE TRACT OUT OF A 91.41 ACRE TRACT
 5-7 IN THE ANDREW ROBERTS LABOR, ABSTRACT 363, BRAZORIA COUNTY, TEXAS;
 5-8 SAID 91.41 ACRES BEING THAT SAME TRACT (CALLED 91.9 ACRES)
 5-9 DESCRIBED AS "SECOND TRACT" IN THAT CERTAIN DEED RECORDED IN VOLUME
 5-10 406, PAGE 99 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID
 5-11 85.95 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND
 5-12 BOUNDS AS FOLLOWS:

5-13 COMMENCING at a 1/2" iron rod found at the Southwest corner of
 5-14 the Andrew Roberts Labor, Abstract 363; said rod being in the South
 5-15 right-of-way line of Belk Road (County Road 28);

5-16 THENCE; North 89° 19' 01" East 75.01 feet, along the South
 5-17 line of Belk Road, to a 1/2" iron rod set in the East line of a 75
 5-18 foot Drainage Easement, for the place of beginning of the herein
 5-19 described tract; said Drainage Easement being described in a deed
 5-20 recorded in File 2013-033166 of the Official Records of Brazoria
 5-21 County, Texas;

5-22 THENCE; North 0° 08' 09" East, along the East line of said 75
 5-23 foot Drainage Easement, at 55.57 feet pass a 1/2" iron rod found in
 5-24 the North right-of-way line of Belk Road, and continue to a total
 5-25 distance of 3170.85 feet to a 1/2" iron rod found for corner in the
 5-26 Most northerly North line of said 91.41 acre tract in the North line
 5-27 of the Andrew Roberts Labor, Abstract 363;

5-28 THENCE; North 88° 13' East 19.60 feet, along the North line of
 5-29 the Andrew Roberts Labor, to a 1/2" iron pipe found for corner at
 5-30 the most northerly Northeast corner of said 91.41 acre tract;

5-31 THENCE; South 0° 08' 09" West 459.6 feet to a 1/2" iron pipe
 5-32 found for corner;

5-33 THENCE; North 89° 19' 51" East 1359.60 feet to a 1/2" iron rod
 5-34 found for corner;

5-35 THENCE; South 0° 11' 54" West, along a barbed wire fence, at
 5-36 2656.39 feet pass a 1/2" iron rod found on line in the North
 5-37 right-of-way fence of a closed portion of Belk Road, and continue to
 5-38 a total distance of 2711.4 feet to a point for corner in the South
 5-39 line of the Andrew Roberts Labor, Abstract 363;

5-40 THENCE; South 89° 19' 10" West 1376.13 feet, along the South
 5-41 line of the Andrew Roberts labor, Abstract 363, to the place of
 5-42 beginning.

5-43 Said tract therein containing 85.95 acres of land.

5-44 The reference bearing for this survey is the North line of the
 5-45 S. J. Jamison 100 acre tract in the William Roberts League, Abstract
 5-46 124, as described in a deed recorded in Volume 578, Page 443 of the
 5-47 Deed Records of Brazoria County, Texas. The bearing of the North
 5-48 line, for reference, is South 89° 47' West.

5-49 TRACT 4

5-50 FIELD NOTES OF A 132.13 ACRE TRACT OUT OF A 134.73 ACRE TRACT
 5-51 OUT OF TRACT 158 (50 ACRES, VOLUME 989, PAGE 287, BRAZORIA COUNTY
 5-52 DEED RECORDS) AND TRACT 159 (100 ACRES, VOLUME 226, PAGE 256,
 5-53 BRAZORIA COUNTY DEED RECORDS) OUT OF THE JOSE DE JESUS VALDERAS
 5-54 SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, AND BEING MORE
 5-55 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

5-56 BEGINNING at a 1/2" iron rod found at the intersection of the
 5-57 West line of the Jose de Jesus Valderas Survey, Abstract 380, with
 5-58 the South line of a 31.74 acre tract described in a deed recorded in
 5-59 File 1997-006563 of the Official Records of Brazoria County, Texas;

5-60 THENCE; North 88° 29' 40" East 350.83 feet, along the South
 5-61 line of said 31.74 acre tract, to a 1/2" iron rod found for corner at
 5-62 the Southeast corner of said 31.74 acre tract;

5-63 THENCE; North 1° 33' 32" West 923.92 feet, along the East line
 5-64 of said 31.74 acre tract, to a 1/2" iron rod found for corner in the
 5-65 South line of a called 1.810 acre tract conveyed to the City of
 5-66 Angleton by deed recorded in File 1997-022173 of the Official
 5-67 Records of Brazoria County, Texas;

5-68 THENCE; North 88° 30' 36" East 747.51 feet, along the south
 5-69 line of said 1.810 acre tract, to a 1/2" iron rod found for angle

6-1 point;

6-2 THENCE; North 88° 36' 36" East 1088.22 feet, along the South
6-3 line of said called 1.810 acre tract, to a 1/2" iron rod found for
6-4 corner at the Southeast corner of said called 1.810 acre tract; said
6-5 rod also being in the West line of a called nine acre tract conveyed
6-6 to Brazoria County by deed recorded in Volume 35, Page 457 of the
6-7 Deed Records of Brazoria County, Texas;

6-8 THENCE; South 0° 33' 01" East, along the West line of said nine
6-9 acre tract, at 4.96 feet pass a 1/2" iron rod found marking the
6-10 Southwest corner of a 0.269 acre tract out of said nine acre tract,
6-11 and continue to a total distance of 967.82 feet to a 1/2" iron rod
6-12 found for corner at the Southwest corner of said nine acre tract;

6-13 THENCE; South 89° 59' 36" East 248.07 feet, along the South
6-14 line of said nine acre tract, to a 1/2" iron rod found for corner at
6-15 the intersection of said South line with the West right-of-way line
6-16 of the State Highway 288 Freeway;

6-17 THENCE; South 0° 00' 52" West 324.64 feet, along the West
6-18 right-of-way line of the State Highway 288 Freeway, to a concrete
6-19 right-of-way monument found for angle point;

6-20 THENCE; South 0° 05' 06" West 1000.53 feet, along the West
6-21 right-of-way line of the State Highway 288 Freeway, to a concrete
6-22 right-of-way monument found for angle point;

6-23 THENCE; South 0° 23' 56" East 373.19 feet, along the West
6-24 right-of-way line of the State Highway 288 Freeway, to a 1/2" iron
6-25 rod found for corner in the North line of the Andrew Roberts labor,
6-26 Abstract 363;

6-27 THENCE; South 89° 19' 51" West 2328.77 feet, along the north
6-28 line of the Andrew Roberts Labor, Abstract 363, to a 1/2" iron pipe
6-29 found marking the Northeast corner of a 91.41 acre tract out of said
6-30 Abstract 363;

6-31 THENCE; South 88° 13' West 19.60 feet, along the North line of
6-32 said 91.41 acre tract, and the North line of the Andrew Roberts
6-33 Labor, Abstract 363, to a 1/2" iron rod found for corner in the East
6-34 line of a 75 foot Drainage Easement (2.89 acres) as described in a
6-35 deed recorded in File 2013-033166 of the Official Records of
6-36 Brazoria County, Texas;

6-37 THENCE; North 0° 08' 09" East, along the East line of said 75
6-38 foot Drainage Easement, for a distance of a 1397.41 feet to a 1/2"
6-39 iron rod found for angle point in the East line of said 75 foot
6-40 Drainage Easement;

6-41 THENCE; North 17° 51' 44" West 242.73 feet, along the East
6-42 line of said 75 foot Drainage Easement, to a 1/2" iron rod found for
6-43 corner in the West line of said 134.73 acre tract; said rod also
6-44 being in the West line of the Jose de Jesus Valderas Survey,
6-45 Abstract 380, and the East line of the William Roberts League,
6-46 Abstract 124;

6-47 THENCE; North 0° 08' 09" East 86.89 feet, along the West line
6-48 of said 134.73 acre tract, to the place of beginning
6-49 Said tract therein containing 132.13 acres of land.

6-50 The reference bearing for this survey is the North line of the
6-51 S. J. Jamison 100 acre tract in the William Roberts League, Abstract
6-52 124, as described in a deed recorded in Volume 578, Page 443 of the
6-53 Deed Records of Brazoria County, Texas. The bearing of the North
6-54 line, for reference, is South 89° 47' West.

6-55 SECTION 3. (a) The legal notice of the intention to
6-56 introduce this Act, setting forth the general substance of this
6-57 Act, has been published as provided by law, and the notice and a
6-58 copy of this Act have been furnished to all persons, agencies,
6-59 officials, or entities to which they are required to be furnished
6-60 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
6-61 Government Code.

6-62 (b) The governor, one of the required recipients, has
6-63 submitted the notice and Act to the Texas Commission on
6-64 Environmental Quality.

6-65 (c) The Texas Commission on Environmental Quality has filed
6-66 its recommendations relating to this Act with the governor, the
6-67 lieutenant governor, and the speaker of the house of
6-68 representatives within the required time.

6-69 (d) All requirements of the constitution and laws of this

7-1 state and the rules and procedures of the legislature with respect
7-2 to the notice, introduction, and passage of this Act are fulfilled
7-3 and accomplished.

7-4 SECTION 4. (a) If this Act does not receive a two-thirds
7-5 vote of all the members elected to each house, Subchapter C, Chapter
7-6 8099, Special District Local Laws Code, as added by Section 1 of
7-7 this Act, is amended by adding Section 8099.0306 to read as follows:

7-8 Sec. 8099.0306. NO EMINENT DOMAIN POWER. The district may
7-9 not exercise the power of eminent domain.

7-10 (b) This section is not intended to be an expression of a
7-11 legislative interpretation of the requirements of Section 17(c),
7-12 Article I, Texas Constitution.

7-13 SECTION 5. This Act takes effect immediately if it receives
7-14 a vote of two-thirds of all the members elected to each house, as
7-15 provided by Section 39, Article III, Texas Constitution. If this
7-16 Act does not receive the vote necessary for immediate effect, this
7-17 Act takes effect September 1, 2019.

7-18

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