

1-1 By: Stephenson (Senate Sponsor - Kolkhorst) H.B. No. 4634  
 1-2 (In the Senate - Received from the House May 17, 2021;  
 1-3 May 17, 2021, read first time and referred to Committee on Local  
 1-4 Government; May 21, 2021, reported favorably by the following  
 1-5 vote: Yeas 7, Nays 0; May 21, 2021, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Menéndez	X			
1-9 Eckhardt	X			
1-10 Gutierrez			X	
1-11 Hall	X			
1-12 Nichols	X			
1-13 Paxton	X			
1-14 Springer	X			
1-15 Zaffirini			X	

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

1-19 relating to the creation of the Fort Bend County Municipal Utility  
 1-20 District No. 250; granting a limited power of eminent domain;  
 1-21 providing authority to issue bonds; providing authority to impose  
 1-22 assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-25 Code, is amended by adding Chapter 7943A to read as follows:

1-26 CHAPTER 7943A. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 250  
 1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 7943A.0101. DEFINITIONS. In this chapter:

1-29 (1) "Board" means the district's board of directors.  
 1-30 (2) "Commission" means the Texas Commission on  
 1-31 Environmental Quality.

1-32 (3) "Director" means a board member.  
 1-33 (4) "District" means the Fort Bend County Municipal  
 1-34 Utility District No. 250.

1-35 Sec. 7943A.0102. NATURE OF DISTRICT. The district is a  
 1-36 municipal utility district created under Section 59, Article XVI,  
 1-37 Texas Constitution.

1-38 Sec. 7943A.0103. CONFIRMATION AND DIRECTOR ELECTION  
 1-39 REQUIRED. The temporary directors shall hold an election to  
 1-40 confirm the creation of the district and to elect five permanent  
 1-41 directors as provided by Section 49.102, Water Code.

1-42 Sec. 7943A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-43 temporary directors may not hold an election under Section  
 1-44 7943A.0103 until each municipality in whose corporate limits or  
 1-45 extraterritorial jurisdiction the district is located has  
 1-46 consented by ordinance or resolution to the creation of the  
 1-47 district and to the inclusion of land in the district.

1-48 Sec. 7943A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.  
 1-49 (a) The district is created to serve a public purpose and benefit.

1-50 (b) The district is created to accomplish the purposes of:  
 1-51 (1) a municipal utility district as provided by  
 1-52 general law and Section 59, Article XVI, Texas Constitution; and  
 1-53 (2) Section 52, Article III, Texas Constitution, that  
 1-54 relate to the construction, acquisition, improvement, operation,  
 1-55 or maintenance of macadamized, graveled, or paved roads, or  
 1-56 improvements, including storm drainage, in aid of those roads.

1-57 Sec. 7943A.0106. INITIAL DISTRICT TERRITORY. (a) The  
 1-58 district is initially composed of the territory described by  
 1-59 Section 2 of the Act enacting this chapter.

1-60 (b) The boundaries and field notes contained in Section 2 of  
 1-61 the Act enacting this chapter form a closure. A mistake made in the

2-1 field notes or in copying the field notes in the legislative process  
 2-2 does not affect the district's:  
 2-3 (1) organization, existence, or validity;  
 2-4 (2) right to issue any type of bond for the purposes  
 2-5 for which the district is created or to pay the principal of and  
 2-6 interest on a bond;  
 2-7 (3) right to impose a tax; or  
 2-8 (4) legality or operation.

2-9 SUBCHAPTER B. BOARD OF DIRECTORS

2-10 Sec. 7943A.0201. GOVERNING BODY; TERMS. (a) The district  
 2-11 is governed by a board of five elected directors.

2-12 (b) Except as provided by Section 7943A.0202, directors  
 2-13 serve staggered four-year terms.

2-14 Sec. 7943A.0202. TEMPORARY DIRECTORS. (a) The temporary  
 2-15 board consists of:

- 2-16 (1) Kyle Kraus;
- 2-17 (2) Darrin Fentress;
- 2-18 (3) Joseph Koch;
- 2-19 (4) Michelle Vinklarek; and
- 2-20 (5) Justin Vickery.

2-21 (b) Temporary directors serve until the earlier of:

2-22 (1) the date permanent directors are elected under  
 2-23 Section 7943A.0103; or

2-24 (2) the fourth anniversary of the effective date of  
 2-25 the Act enacting this chapter.

2-26 (c) If permanent directors have not been elected under  
 2-27 Section 7943A.0103 and the terms of the temporary directors have  
 2-28 expired, successor temporary directors shall be appointed or  
 2-29 reappointed as provided by Subsection (d) to serve terms that  
 2-30 expire on the earlier of:

2-31 (1) the date permanent directors are elected under  
 2-32 Section 7943A.0103; or

2-33 (2) the fourth anniversary of the date of the  
 2-34 appointment or reappointment.

2-35 (d) If Subsection (c) applies, the owner or owners of a  
 2-36 majority of the assessed value of the real property in the district  
 2-37 may submit a petition to the commission requesting that the  
 2-38 commission appoint as successor temporary directors the five  
 2-39 persons named in the petition. The commission shall appoint as  
 2-40 successor temporary directors the five persons named in the  
 2-41 petition.

2-42 SUBCHAPTER C. POWERS AND DUTIES

2-43 Sec. 7943A.0301. GENERAL POWERS AND DUTIES. The district  
 2-44 has the powers and duties necessary to accomplish the purposes for  
 2-45 which the district is created.

2-46 Sec. 7943A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-47 DUTIES. The district has the powers and duties provided by the  
 2-48 general law of this state, including Chapters 49 and 54, Water Code,  
 2-49 applicable to municipal utility districts created under Section 59,  
 2-50 Article XVI, Texas Constitution.

2-51 Sec. 7943A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
 2-52 Section 52, Article III, Texas Constitution, the district may  
 2-53 design, acquire, construct, finance, issue bonds for, improve,  
 2-54 operate, maintain, and convey to this state, a county, or a  
 2-55 municipality for operation and maintenance macadamized, graveled,  
 2-56 or paved roads, or improvements, including storm drainage, in aid  
 2-57 of those roads.

2-58 Sec. 7943A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-59 road project must meet all applicable construction standards,  
 2-60 zoning and subdivision requirements, and regulations of each  
 2-61 municipality in whose corporate limits or extraterritorial  
 2-62 jurisdiction the road project is located.

2-63 (b) If a road project is not located in the corporate limits  
 2-64 or extraterritorial jurisdiction of a municipality, the road  
 2-65 project must meet all applicable construction standards,  
 2-66 subdivision requirements, and regulations of each county in which  
 2-67 the road project is located.

2-68 (c) If the state will maintain and operate the road, the  
 2-69 Texas Transportation Commission must approve the plans and

3-1 specifications of the road project.

3-2 Sec. 7943A.0305. COMPLIANCE WITH MUNICIPAL CONSENT

3-3 ORDINANCE OR RESOLUTION. The district shall comply with all

3-4 applicable requirements of any ordinance or resolution that is

3-5 adopted under Section 54.016 or 54.0165, Water Code, and that

3-6 consents to the creation of the district or to the inclusion of land

3-7 in the district.

3-8 Sec. 7943A.0306. DIVISION OF DISTRICT. (a) The district

3-9 may be divided into two or more new districts only if the district:

3-10 (1) has never issued any bonds; and

3-11 (2) is not imposing ad valorem taxes.

3-12 (b) This chapter applies to any new district created by

3-13 division of the district, and a new district has all the powers and

3-14 duties of the district.

3-15 (c) A new district created by the division of the district

3-16 may not, at the time the new district is created, contain any land

3-17 outside the area described by Section 2 of the Act enacting this

3-18 chapter.

3-19 (d) The board, on its own motion or on receipt of a petition

3-20 signed by the owner or owners of a majority of the assessed value of

3-21 the real property in the district, may adopt an order dividing the

3-22 district.

3-23 (e) The board may adopt an order dividing the district

3-24 before or after the date the board holds an election under Section

3-25 7943A.0103 to confirm the district's creation.

3-26 (f) An order dividing the district shall:

3-27 (1) name each new district;

3-28 (2) include the metes and bounds description of the

3-29 territory of each new district;

3-30 (3) appoint temporary directors for each new district;

3-31 and

3-32 (4) provide for the division of assets and liabilities

3-33 between the new districts.

3-34 (g) On or before the 30th day after the date of adoption of

3-35 an order dividing the district, the district shall file the order

3-36 with the commission and record the order in the real property

3-37 records of each county in which the district is located.

3-38 (h) A new district created by the division of the district

3-39 shall hold a confirmation and directors' election as required by

3-40 Section 7943A.0103.

3-41 (i) If the creation of the new district is confirmed, the

3-42 new district shall provide the election date and results to the

3-43 commission.

3-44 (j) A new district created by the division of the district

3-45 must hold an election as required by this chapter to obtain voter

3-46 approval before the district may impose a maintenance tax or issue

3-47 bonds payable wholly or partly from ad valorem taxes.

3-48 (k) Municipal consent to the creation of the district and to

3-49 the inclusion of land in the district granted under Section

3-50 7943A.0104 acts as municipal consent to the creation of any new

3-51 district created by the division of the district and to the

3-52 inclusion of land in the new district.

3-53 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-54 Sec. 7943A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)

3-55 The district may issue, without an election, bonds and other

3-56 obligations secured by:

3-57 (1) revenue other than ad valorem taxes; or

3-58 (2) contract payments described by Section

3-59 7943A.0403.

3-60 (b) The district must hold an election in the manner

3-61 provided by Chapters 49 and 54, Water Code, to obtain voter approval

3-62 before the district may impose an ad valorem tax or issue bonds

3-63 payable from ad valorem taxes.

3-64 (c) The district may not issue bonds payable from ad valorem

3-65 taxes to finance a road project unless the issuance is approved by a

3-66 vote of a two-thirds majority of the district voters voting at an

3-67 election held for that purpose.

3-68 Sec. 7943A.0402. OPERATION AND MAINTENANCE TAX. (a) If

3-69 authorized at an election held under Section 7943A.0401, the

4-1 district may impose an operation and maintenance tax on taxable  
 4-2 property in the district in accordance with Section 49.107, Water  
 4-3 Code.

4-4 (b) The board shall determine the tax rate. The rate may not  
 4-5 exceed the rate approved at the election.

4-6 Sec. 7943A.0403. CONTRACT TAXES. (a) In accordance with  
 4-7 Section 49.108, Water Code, the district may impose a tax other than  
 4-8 an operation and maintenance tax and use the revenue derived from  
 4-9 the tax to make payments under a contract after the provisions of  
 4-10 the contract have been approved by a majority of the district voters  
 4-11 voting at an election held for that purpose.

4-12 (b) A contract approved by the district voters may contain a  
 4-13 provision stating that the contract may be modified or amended by  
 4-14 the board without further voter approval.

4-15 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-16 Sec. 7943A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
 4-17 OBLIGATIONS. The district may issue bonds or other obligations  
 4-18 payable wholly or partly from ad valorem taxes, impact fees,  
 4-19 revenue, contract payments, grants, or other district money, or any  
 4-20 combination of those sources, to pay for any authorized district  
 4-21 purpose.

4-22 Sec. 7943A.0502. TAXES FOR BONDS. At the time the district  
 4-23 issues bonds payable wholly or partly from ad valorem taxes, the  
 4-24 board shall provide for the annual imposition of a continuing  
 4-25 direct ad valorem tax, without limit as to rate or amount, while all  
 4-26 or part of the bonds are outstanding as required and in the manner  
 4-27 provided by Sections 54.601 and 54.602, Water Code.

4-28 Sec. 7943A.0503. BONDS FOR ROAD PROJECTS. At the time of  
 4-29 issuance, the total principal amount of bonds or other obligations  
 4-30 issued or incurred to finance road projects and payable from ad  
 4-31 valorem taxes may not exceed one-fourth of the assessed value of the  
 4-32 real property in the district.

4-33 SECTION 2. The Fort Bend County Municipal Utility District  
 4-34 No. 250 initially includes all the territory contained in the  
 4-35 following area:

4-36 A METES & BOUNDS description of a 428.72 acre tract of land in  
 4-37 the B. B. B. & C. Railroad Company Survey Section 309, Abstract 126,  
 4-38 and the Gabriel Cole 3/4 League, Abstract 19, Fort Bend County,  
 4-39 Texas, being those portions of that certain called 614.964 acre  
 4-40 tract (Tract One) and called 4.00 acre tract (Tract Two) recorded  
 4-41 under County Clerk's File Number 2020160769, Official Public  
 4-42 Records, Fort Bend County, Texas, and that certain called 315.937  
 4-43 acre tract recorded under 2015047309, Official Public Records, Fort  
 4-44 Bend County, Texas, outside of the Extraterritorial Jurisdictional  
 4-45 limits of the City of Rosenberg, with all bearings based upon the  
 4-46 Texas Coordinate System of 1983, South Central Zone, based upon GPS  
 4-47 observations.

4-48 Beginning at a concrete monument found in the southeast  
 4-49 right-of-way line of U. S. Highway 59 (width varies) for the north  
 4-50 corner of said called 614.964 acre tract, same being the west corner  
 4-51 of an adjoining called 130.806 acre tract (First Tract) recorded in  
 4-52 Volume 382, Page 180, Deed Records, Fort Bend County, Texas, for the  
 4-53 north corner and Place of Beginning of the herein described tract,  
 4-54 said point being in the northeast line of said B. B. B. & C. Railroad  
 4-55 company Survey Section 309, Abstract 126, same being the southwest  
 4-56 line of the adjoining S. N. Cross Survey, Abstract 400;

4-57 Thence South 39 degrees 03 minutes 55 seconds East along the  
 4-58 northeast line of the herein described tract and said called  
 4-59 614.964 acre tract, same being the southwest line of said adjoining  
 4-60 called 130.806 acre tract, being the northeast line of said B. B. B.  
 4-61 & C. Railroad Company Survey Section 309, Abstract 126, same being  
 4-62 the southwest line of said adjoining S. N. Cross Survey, Abstract  
 4-63 400, 1,148.86 feet to a point on said line at its intersection with  
 4-64 the Extraterritorial Jurisdictional limits of the City of Rosenberg  
 4-65 based on a 2-mile arc from the west line of City of Rosenberg  
 4-66 Annexation Number 66, said point being in a non-tangent curve to the  
 4-67 left;

4-68 Thence with said non-tangent curve to the left, being the  
 4-69 Extraterritorial Jurisdictional limits of the City of Rosenberg,

5-1 having a central angle of 20 degrees 50 minutes 55 seconds, an arc  
 5-2 length of 3,842.56 feet, a radius of 10,560.00 feet, and a chord  
 5-3 bearing South 08 degrees 54 minutes 47 seconds West, 3,821.40 feet  
 5-4 to a point in the upper southwest line of said called 614.964 acre  
 5-5 tract and said B. B. B. & C. Railroad Company Survey Section 309,  
 5-6 Abstract 126, same being the northeast line of said Gabriel Cole 3/4  
 5-7 League, Abstract 19;

5-8 Thence North 39 degrees 01 minute 53 seconds West along an  
 5-9 interior line of the herein described tract, being the upper  
 5-10 southwest line of said called 614.964 acre tract and said B. B. B. &  
 5-11 C. Railroad Company Survey Section 309, Abstract 126, same being  
 5-12 the northeast line of said Gabriel Cole 3/4 League, Abstract 19,  
 5-13 2,484.19 feet to the upper southeast corner of the aforementioned  
 5-14 called 315.937 acre tract for a reentry corner to the herein  
 5-15 described tract;

5-16 Thence South 71 degrees 57 minutes 09 seconds West along an  
 5-17 interior line of the herein described tract and said called 315.937  
 5-18 acre tract, and along the northwest line of an adjoining called  
 5-19 25.00 acre tract recorded under County Clerk's File Number  
 5-20 2001085827, Official Public Records, Fort Bend County, Texas, and  
 5-21 described in Volume 638, Page 367, Deed Records, Fort Bend County,  
 5-22 Texas, 1,494.57 feet to the west corner of said adjoining called  
 5-23 25.00 acre tract, being a reentry corner of said called 315.937 acre  
 5-24 tract and a reentry corner to the herein described tract;

5-25 Thence South 67 degrees 13 minutes 47 seconds East along the  
 5-26 southerly line of said adjoining called 25.00 acre tract, 2,718.67  
 5-27 feet to the southeast corner of said adjoining called 25.00 acre  
 5-28 tract;

5-29 Thence South 41 degrees 16 minutes 22 seconds East along an  
 5-30 interior line of the herein described tract, being the  
 5-31 northeasterly line of said called 315.937 acre tract, 732.40 feet  
 5-32 to a point on said line at its intersection with the above-described  
 5-33 Extraterritorial Jurisdictional limits of the City of Rosenberg;

5-34 Thence with said non-tangent curve to the left, being the  
 5-35 Extraterritorial Jurisdictional limits of the City of Rosenberg,  
 5-36 having a central angle of 11 degrees 03 minutes 22 seconds, an arc  
 5-37 length of 2,037.72 feet, a radius of 10,560.00 feet, and a chord  
 5-38 bearing South 07 degrees 46 minutes 39 seconds East, 2,034.56 feet  
 5-39 to a point in the southwest line of said called 315.937 acre tract,  
 5-40 same being the northeast line of an adjoining called 189.1838 acre  
 5-41 tract recorded under County Clerk's File Number 2014097231,  
 5-42 Official Public Records, Fort Bend County, Texas, for the south  
 5-43 corner of the herein described tract;

5-44 Thence North 67 degrees 34 minutes 04 seconds West along the  
 5-45 southwest line of the herein described tract and said called  
 5-46 315.937 acre tract, same being the northeast line of said adjoining  
 5-47 called 189.183 acre tract, 1,285.70 feet to the north corner of said  
 5-48 adjoining called 189.183 acre tract, same being the east corner of  
 5-49 an adjoining called 133.7601 acre tract recorded in Volume 2180,  
 5-50 Page 1885, Official Records, Fort Bend County, Texas;

5-51 Thence North 67 degrees 21 minutes 28 seconds West along the  
 5-52 southwest line of the herein described tract and said called  
 5-53 315.937 acre tract, same being a northeast line of said adjoining  
 5-54 called 133.7601 acre tract, 912.38 feet to the lower north corner of  
 5-55 said adjoining called 133.7601 acre tract for corner, said point  
 5-56 being in the southeast line of an adjoining called 8.6 acre tract  
 5-57 recorded in Volume 963, Page 371, Deed Records, Fort Bend County,  
 5-58 Texas;

5-59 Thence North 57 degrees 49 minutes 44 seconds East along the  
 5-60 common line of the herein described tract and said adjoining called  
 5-61 8.6 acre tract, 121.36 feet to the east corner of said adjoining  
 5-62 called 8.6 acre tract for a reentry corner to the herein described  
 5-63 tract;

5-64 Thence North 67 degrees 39 minutes 16 seconds West continuing  
 5-65 along said common line, and along the northeast line of an adjoining  
 5-66 called 11.05 acre tract recorded in Volume 81, Page 265, Deed  
 5-67 Records, Fort Bend County, Texas, 1,458.82 feet to the north corner  
 5-68 of said adjoining called 11.05 acre tract, same being the lower east  
 5-69 corner of an adjoining called 177.581 acre tract recorded under

6-1 County Clerk's File Number 2016022967, Official Public Records,  
6-2 Fort Bend County, Texas;  
6-3 Thence North 68 degrees 05 minutes 20 seconds West along the  
6-4 common line of the herein described tract and said adjoining called  
6-5 177.581 acre tract, 2,064.49 feet to a point in the centerline of  
6-6 Turkey Creek;  
6-7 Thence continuing along said common line, being the  
6-8 centerline of Turkey Creek, with the following meanders:  
6-9 North 65 degrees 07 minutes 28 seconds West, 96.85 feet;  
6-10 North 74 degrees 24 minutes 56 seconds West, 132.63  
6-11 feet;  
6-12 South 60 degrees 58 minutes 04 seconds West, 22.62 feet;  
6-13 North 82 degrees 08 minutes 09 seconds West, 34.34 feet;  
6-14 North 60 degrees 55 minutes 28 seconds West, 74.41 feet;  
6-15 North 32 degrees 56 minutes 51 seconds West, 57.73 feet;  
6-16 North 49 degrees 02 minutes 35 seconds West, 56.30 feet;  
6-17 North 50 degrees 06 minutes 14 seconds West, 38.15 feet;  
6-18 North 26 degrees 39 minutes 23 seconds West, 55.25 feet;  
6-19 North 19 degrees 50 minutes 01 second East, 25.51 feet;  
6-20 North 51 degrees 51 minutes 14 seconds East, 44.50 feet;  
6-21 North 42 degrees 17 minutes 14 seconds East, 63.75 feet;  
6-22 North 85 degrees 38 minutes 12 seconds East, 96.38 feet;  
6-23 North 01 degree 45 minutes 24 seconds West, 27.11 feet;  
6-24 North 43 degrees 44 minutes 40 seconds West, 84.31 feet;  
6-25 North 45 degrees 44 minutes 36 seconds West, 53.16 feet;  
6-26 South 88 degrees 33 minutes 49 seconds West, 27.33 feet;  
6-27 South 61 degrees 21 minutes 16 seconds West, 46.71 feet;  
6-28 North 71 degrees 54 minutes 51 seconds West, 30.41 feet;  
6-29 North 33 degrees 27 minutes 49 seconds West, 51.91 feet;  
6-30 North 13 degrees 54 minutes 32 seconds East, 51.27 feet;  
6-31 North 31 degrees 15 minutes 08 seconds East, 103.53 feet  
6-32 to a point for corner, said point being the west corner of an  
6-33 adjoining called 8.6215 acre tract in deed to the State of Texas,  
6-34 and described under County Clerk's File Number 2016123444, Official  
6-35 Public Records, Fort Bend County, Texas;  
6-36 Thence South 42 degrees 35 minutes 10 seconds East along the  
6-37 common line of the herein described tract and said adjoining called  
6-38 8.6215 acre tract, 798.02 feet to a point for corner;  
6-39 Thence North 47 degrees 22 minutes 21 seconds East continuing  
6-40 along said common line, 120.63 feet to a point for corner;  
6-41 Thence North 42 degrees 23 minutes 23 seconds West continuing  
6-42 along said common line, 19.45 feet to a point for corner;  
6-43 Thence North 49 degrees 23 minutes 31 seconds East continuing  
6-44 along said common line, 70.26 feet to a point for corner, said point  
6-45 being in a non-tangent curve to the left;  
6-46 Thence with said non-tangent curve to the left, continuing  
6-47 along said common line, having a central angle of 85 degrees 32  
6-48 minutes 06 seconds, an arc length of 528.48 feet, a radius of 354.00  
6-49 feet, and a chord bearing North 06 degrees 39 minutes 42 seconds  
6-50 East, 480.75 feet to the end of said curve;  
6-51 Thence North 36 degrees 05 minutes 40 seconds West continuing  
6-52 along said common line, 348.39 feet to a point for corner, said  
6-53 point being in the southeast line of an adjoining called 3.307 acre  
6-54 tract (Parcel 98-E) in deed to the State of Texas in Volume 486,  
6-55 Page 735, Deed Records, Fort Bend County, Texas;  
6-56 Thence North 53 degrees 54 minutes 57 seconds East along the  
6-57 southeast line of said adjoining called 3.307 acre tract, 748.91  
6-58 feet to the east corner of said adjoining called 3.307 acre tract  
6-59 for a reentry corner to the herein described tract;  
6-60 Thence North 36 degrees 16 minutes 59 seconds West along the  
6-61 northeast line of said adjoining called 3.307 acre tract, 150.00  
6-62 feet to the north corner of said adjoining called 3.307 acre tract,  
6-63 said point being in the southeast right-of-way line of U. S. Highway  
6-64 59;  
6-65 Thence North 53 degrees 54 minutes 14 seconds East along the  
6-66 southeast right-of-way line of U.S. Highway 59, 2,333.11 feet to  
6-67 the north corner of said called 315.937 acre tract, same being the  
6-68 west corner of said called 614.964 acre tract;  
6-69 Thence North 53 degrees 55 minutes 05 seconds East continuing

7-1 along the southeast right-of-way line of U. S. Highway 59, 2,841.22  
7-2 feet to the Place of Beginning and containing 428.72 acres of land,  
7-3 more or less.

7-4 SECTION 3. (a) The legal notice of the intention to  
7-5 introduce this Act, setting forth the general substance of this  
7-6 Act, has been published as provided by law, and the notice and a  
7-7 copy of this Act have been furnished to all persons, agencies,  
7-8 officials, or entities to which they are required to be furnished  
7-9 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7-10 Government Code.

7-11 (b) The governor, one of the required recipients, has  
7-12 submitted the notice and Act to the Texas Commission on  
7-13 Environmental Quality.

7-14 (c) The Texas Commission on Environmental Quality has filed  
7-15 its recommendations relating to this Act with the governor, the  
7-16 lieutenant governor, and the speaker of the house of  
7-17 representatives within the required time.

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

7-22 SECTION 4. (a) If this Act does not receive a two-thirds  
7-23 vote of all the members elected to each house, Subchapter C, Chapter  
7-24 7943A, Special District Local Laws Code, as added by Section 1 of  
7-25 this Act, is amended by adding Section 7943A.0307 to read as  
7-26 follows:

7-27 Sec. 7943A.0307. NO EMINENT DOMAIN POWER. The district may  
7-28 not exercise the power of eminent domain.

7-29 (b) This section is not intended to be an expression of a  
7-30 legislative interpretation of the requirements of Section 17(c),  
7-31 Article I, Texas Constitution.

7-32 SECTION 5. This Act takes effect immediately if it receives  
7-33 a vote of two-thirds of all the members elected to each house, as  
7-34 provided by Section 39, Article III, Texas Constitution. If this  
7-35 Act does not receive the vote necessary for immediate effect, this  
7-36 Act takes effect September 1, 2021.

7-37

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