

1-1 By: Lalani (Senate Sponsor - Kolckhorst) H.B. No. 5656
1-2 (In the Senate - Received from the House May 8, 2025;
1-3 May 21, 2025, read first time and referred to Committee on Local
1-4 Government; May 22, 2025, reported favorably by the following
1-5 vote: Yeas 6, Nays 0, 1 present not voting; May 22, 2025, sent to
1-6 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 A BILL TO BE ENTITLED
1-17 AN ACT

1-18 relating to the creation of the Fort Bend County Municipal Utility
1-19 District No. 263; granting a limited power of eminent domain;
1-20 providing authority to issue bonds; providing authority to impose
1-21 assessments, fees, and taxes.

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

1-23 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-24 Code, is amended by adding Chapter 8018A to read as follows:

1-25 CHAPTER 8018A. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 263

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 8018A.0101. DEFINITIONS. In this chapter:

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

1-29 (2) "Commission" means the Texas Commission on
1-30 Environmental Quality.

1-31 (3) "Director" means a board member.

1-32 (4) "District" means the Fort Bend County Municipal
1-33 Utility District No. 263.

1-34 Sec. 8018A.0102. NATURE OF DISTRICT. The district is a
1-35 municipal utility district created under Section 59, Article XVI,
1-36 Texas Constitution.

1-37 Sec. 8018A.0103. CONFIRMATION AND DIRECTOR ELECTION
1-38 REQUIRED. The temporary directors shall hold an election to
1-39 confirm the creation of the district and to elect five permanent
1-40 directors as provided by Section 49.102, Water Code.

1-41 Sec. 8018A.0104. CONSENT OF MUNICIPALITY REQUIRED. The
1-42 temporary directors may not hold an election under Section
1-43 8018A.0103 until each municipality in whose corporate limits or
1-44 extraterritorial jurisdiction the district is located has
1-45 consented by ordinance or resolution to the creation of the
1-46 district and to the inclusion of land in the district as required by
1-47 applicable law.

1-48 Sec. 8018A.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. 8018A.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. 8018A.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 8018A.0202, directors
 2-13 serve staggered four-year terms.

2-14 Sec. 8018A.0202. TEMPORARY DIRECTORS. (a) On or after the
 2-15 effective date of the Act enacting this chapter, the owner or owners
 2-16 of a majority of the assessed value of the real property in the
 2-17 district may submit a petition to the commission requesting that
 2-18 the commission appoint as temporary directors the five persons
 2-19 named in the petition. The commission shall appoint as temporary
 2-20 directors the five persons named in the petition.

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

2-22 (1) the date permanent directors are elected under
 2-23 Section 8018A.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 8018A.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 8018A.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. 8018A.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. 8018A.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. 8018A.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. 8018A.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. 8018A.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. 8018A.0306. DIVISION OF DISTRICT. This chapter
 3-9 applies to any new district created by the division of the district
 3-10 under Section 49.316, Water Code, and a new district has all the
 3-11 powers and duties of the district.
 3-12 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS
 3-13 Sec. 8018A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
 3-14 The district may issue, without an election, bonds and other
 3-15 obligations secured by:
 3-16 (1) revenue other than ad valorem taxes; or
 3-17 (2) contract payments described by Section
 3-18 8018A.0403.
 3-19 (b) The district must hold an election in the manner
 3-20 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 3-21 before the district may impose an ad valorem tax or issue bonds
 3-22 payable from ad valorem taxes.
 3-23 (c) The district may not issue bonds payable from ad valorem
 3-24 taxes to finance a road project unless the issuance is approved by a
 3-25 vote of a two-thirds majority of the district voters voting at an
 3-26 election held for that purpose.
 3-27 Sec. 8018A.0402. OPERATION AND MAINTENANCE TAX. (a) If
 3-28 authorized at an election held under Section 8018A.0401, the
 3-29 district may impose an operation and maintenance tax on taxable
 3-30 property in the district in accordance with Section 49.107, Water
 3-31 Code.
 3-32 (b) The board shall determine the tax rate. The rate may not
 3-33 exceed the rate approved at the election.
 3-34 Sec. 8018A.0403. CONTRACT TAXES. (a) In accordance with
 3-35 Section 49.108, Water Code, the district may impose a tax other than
 3-36 an operation and maintenance tax and use the revenue derived from
 3-37 the tax to make payments under a contract after the provisions of
 3-38 the contract have been approved by a majority of the district voters
 3-39 voting at an election held for that purpose.
 3-40 (b) A contract approved by the district voters may contain a
 3-41 provision stating that the contract may be modified or amended by
 3-42 the board without further voter approval.
 3-43 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS
 3-44 Sec. 8018A.0501. AUTHORITY TO ISSUE BONDS AND OTHER
 3-45 OBLIGATIONS. The district may issue bonds or other obligations
 3-46 payable wholly or partly from ad valorem taxes, impact fees,
 3-47 revenue, contract payments, grants, or other district money, or any
 3-48 combination of those sources, to pay for any authorized district
 3-49 purpose.
 3-50 Sec. 8018A.0502. TAXES FOR BONDS. At the time the district
 3-51 issues bonds payable wholly or partly from ad valorem taxes, the
 3-52 board shall provide for the annual imposition of a continuing
 3-53 direct ad valorem tax, without limit as to rate or amount, while all
 3-54 or part of the bonds are outstanding as required and in the manner
 3-55 provided by Sections 54.601 and 54.602, Water Code.
 3-56 Sec. 8018A.0503. BONDS FOR ROAD PROJECTS. At the time of
 3-57 issuance, the total principal amount of bonds or other obligations
 3-58 issued or incurred to finance road projects and payable from ad
 3-59 valorem taxes may not exceed one-fourth of the assessed value of the
 3-60 real property in the district.
 3-61 SECTION 2. The Fort Bend County Municipal Utility District
 3-62 No. 263 initially includes all the territory contained in the
 3-63 following area:
 3-64 Being all of the following tracts of land: a 721.9 acre tract
 3-65 of land (Tract A) located in the W. Morton Survey, A-62, an 812.1
 3-66 acre tract of land (Tract B), a 79.97 acre tract of land (Tract C)
 3-67 and a 3.019 acre tract of land (Tract D) located in the J. Wilkins
 3-68 Survey, A-96 and the J.H. Cartwright Survey, A-16 in Fort Bend
 3-69 County, Texas; said 721.9 acre tract being all of the remainder of

4-1 "TRACT 3" (called 575.744 acres) and all of "TRACT 4" (called
 4-2 49.1434 acres) recorded in Clerk's File Number 9632563 of the
 4-3 Official Records of Fort Bend County (O.R.F.B.C.), all of a called
 4-4 103.039 acre tract of land recorded as "TRACT THREE" in Clerk's File
 4-5 Number 2018058651 of the O.R.F.B.C., and all of the remainder of a
 4-6 called 19.4224 acre tract of land recorded in Clerk's File Number
 4-7 2002071030 of the O.R.F.B.C.; said 812.1 acre tract being all of a
 4-8 called 317.812 acre tract of land and all of a called 186.183 acre
 4-9 tract of land recorded in Clerk's File Number 2018058651 of the
 4-10 O.R.F.B.C., and all of "TRACT 9" (called 307.968 acres) recorded in
 4-11 Clerks File Number 9632563 of the O.R.F.B.C., said 79.97 acre tract
 4-12 being all of a called 79.967 acre tract of land recorded in Clerk's
 4-13 File Number 2018058651 of the O.R.F.B.C., and said 3.019 acre tract
 4-14 being all of a called 3.019 acre tract of land recorded in Clerk's
 4-15 File Number 2018058651 of the O.R.F.B.C.; said tracts being more
 4-16 particularly described by metes and bounds as follows (all bearings
 4-17 are based on the Texas Coordinate System, South Central Zone):

4-18 TRACT "A": 721.9 ACRES

4-19 BEGINNING at a 5/8-inch iron rod found for the northwest
 4-20 corner of said 575.744 acre tract and the southwest corner of
 4-21 Plantation Crossing, a subdivision recorded in Slide Number 2047A
 4-22 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the
 4-23 east line of the Replat of Pecan Grove Plantation Section 5, a
 4-24 subdivision recorded in Slide Number 685A of the F.B.C.P.R.;

4-25 THENCE: N 87°38'06" E, along and with the common line of said
 4-26 575.744 acre tract and said Plantation Crossing and the south line
 4-27 of Reserve "B-2" of Plantation Crossing Subdivision Partial Replat
 4-28 No. 1 of Unrestricted Reserve "B", a subdivision recorded in Plat
 4-29 Number 20100032 of the F.B.C.P.R., a distance of 1,888.98 feet to a
 4-30 5/8-inch iron rod (bent) found at the northeast corner of said
 4-31 575.744 acre tract and the southeast corner of said Plantation
 4-32 Crossing, same being on the west Right-of-Way (R.O.W.) line of
 4-33 Harlem Road (width varies-minimum 140-feet wide) as recorded in
 4-34 Volume 63, Page 203 of the Fort Bend County Deed Records
 4-35 (F.B.C.D.R.) and in Clerk's File Numbers 2010100611, 2011015402 and
 4-36 2011015403 of the O.R.F.B.C.;

4-37 THENCE: Along and with said west R.O.W. line, the following
 4-38 four (4) courses and distances:

4-39 S 03°26'34" E, a distance of 1,780.95 feet to a point,

4-40 S 02°54'24" E, a distance of 599.47 feet to a 5/8-inch iron rod
 4-41 with cap stamped "LANDTECH" found,

4-42 S 02°21'25" E, a distance of 329.14 feet to a 5/8-inch iron rod
 4-43 with cap stamped "LANDTECH" found, and

4-44 S 02°07'07" E, a distance of 2,791.77 feet to a 3/4-inch iron
 4-45 rod with cap stamped "WEISSER ENG" found at the northeast corner of
 4-46 a called 2.817 acre tract of land recorded in Clerk's File Number
 4-47 2021161425 of the O.R.F.B.C.;

4-48 THENCE: S 87°51'34" W, along and with the north line of said
 4-49 2.817 acre tract, a distance of 875.94 feet to a 3/4-inch iron rod
 4-50 with cap stamped "WEISSER ENG" found at the northwest corner of said
 4-51 2.817 acre tract, same being on the east line of aforesaid 103.039
 4-52 acre tract;

4-53 THENCE: S 01°46'00" E, along and with the common line of said
 4-54 2.817 acre tract and said 103.039 acre tract, a distance of 139.87
 4-55 feet to a 1/2-inch iron rod found at the southwest corner of said
 4-56 2.817 acre tract and the northwest corner of a called 10.00 acre
 4-57 tract of land recorded in Volume 2491, Page 256 of the F.B.C.D.R.;

4-58 THENCE: S 01°53'54" E, along and with the common line of said
 4-59 103.039 acre tract and said 10.00 acre tract, a distance of 496.44
 4-60 feet to a 1-inch iron pipe found at the southwest corner of said
 4-61 10.00 acre tract and the northwest corner of aforesaid 49.1434 acre
 4-62 tract;

4-63 THENCE: N 87°52'26" E, along and with the common line of said
 4-64 10.00 acre tract and said 49.1434 acre tract, a distance of 878.71
 4-65 feet to a 5/8-inch iron rod found at the southeast corner of said
 4-66 10.00 acre tract and the northeast corner of said 49.1434 acre
 4-67 tract, same being on the west R.O.W. line of aforesaid Harlem Road;

4-68 THENCE: S 02°07'07" E, along and with said west R.O.W. line, a
 4-69 distance of 2,470.38 feet to a 5/8-inch iron rod with cap stamped

5-1 "WINDROSE" found at the southeast corner of said 49.1434 acre tract
5-2 and the northeast corner of a called 6.170 acre tract of land
5-3 recorded in Clerk's File Number 2013073107 of the O.R.F.B.C.;

5-4 THENCE: S 87°54'25" W, along and with the common line of said
5-5 49.1434 acre tract and said 6.170 acre tract and with the north line
5-6 of the remainder of a called 6.555 acre tract of land recorded in
5-7 Clerk's File Number 2008022579 of the O.R.F.B.C., a distance of
5-8 887.56 feet to a 3-inch iron pipe found at the southwest corner of
5-9 said 49.1434 acre tract and the northwest corner of said 6.555 acre
5-10 tract, same being on the east line of aforesaid 103.039 acre tract;

5-11 THENCE: S 01°54'40" E, along and with the common line of said
5-12 103.039 acre tract and said 6.555 acre tract and with the west line
5-13 of said 6.170 acre tract, a distance of 372.49 feet to a 3/4-inch
5-14 iron rod found at the southeast corner of said 103.039 acre tract
5-15 and the southwest corner of said 6.170 acre tract, same being on the
5-16 north line of the Union Pacific Railroad tract (100-foot wide) as
5-17 recorded in Volume 15, Page 218, Volume 59, Page 315, Volume 64,
5-18 Page 182 and Volume 95, Page 24 of the F.B.C.D.R.;

5-19 THENCE: S 81°27'29" W, along and with the common line of said
5-20 Railroad tract and said 103.039 acre tract and with the south line
5-21 of aforesaid 575.744 acre tract, a distance of 5,473.20 feet to a
5-22 1-inch iron pipe found on the east R.O.W. line of Pitts Road (width
5-23 varies) as recorded in Clerk's File Number 9509356 of the
5-24 O.R.F.B.C.;

5-25 THENCE: N 02°09'49" W, along and with said east R.O.W. line, a
5-26 distance of 3,187.67 feet to a 1-inch iron pipe (bent) found on the
5-27 common line of aforesaid 575.744 acre tract and a called 39.8846
5-28 acre tract of land recorded in Volume 2166, Page 1939 of the
5-29 O.R.F.B.C.;

5-30 THENCE: N 89°03'34" E, along and with said common line, a
5-31 distance of 1,465.14 feet to a 1-inch iron pipe found at the
5-32 southeast corner of said 39.8846 acre tract and the southwest
5-33 corner of a called 4.6051 acre tract of land recorded in Clerk's
5-34 File Number 2005101569 of the O.R.F.B.C.;

5-35 THENCE: N 88°53'30" E, along and with the common line of said
5-36 575.744 acre tract and said 4.6051 acre tract and with the south
5-37 line of a called 3.7506 acre tract of land and a called 3.7803 acre
5-38 tract of land also recorded in Clerk's File Number 2005101569 of the
5-39 O.R.F.B.C., a distance of 759.44 feet to a 1-inch iron pipe found at
5-40 the southeast corner of said 3.7803 acre tract and the southwest
5-41 corner of The Grove Section 5, a subdivision recorded in Slide
5-42 Number 554A of the F.B.C.P.R.;

5-43 THENCE: N 88°51'35" E, along and with the common line of said
5-44 subdivision and said 575.744 acre tract and with the south line of a
5-45 called 22.0959 acre tract of land recorded in Clerk's File Number
5-46 2015102372 of the O.R.F.B.C., a distance of 1,637.79 feet to a
5-47 5/8-inch iron rod with cap stamped "COTTON SURVEYING" found at the
5-48 southeast corner of said 22.0959 acre tract;

5-49 THENCE: Along and with the east line of said 22.0959 acre
5-50 tract, the following three (3) courses and distances:
5-51 N 02°37'41" W, a distance of 4,075.39 feet to a point,
5-52 N 87°13'51" E, a distance of 599.62 feet to a 5/8-inch iron rod
5-53 with cap found, and
5-54 N 03°14'20" W, a distance of 513.53 feet to a 1/2-inch iron
5-55 pipe found at the northeast corner of said 22.0959 acre tract and
5-56 the southeast corner of Pecan Grove Plantation Section 4, a
5-57 subdivision recorded in Volume 27, Page 6 of the F.B.C.P.R., same
5-58 being on the west line of aforesaid 575.744 acre tract;

5-59 THENCE: N 02°52'04" W, along and with the common line of said
5-60 575.744 acre tract and said subdivision and with the east line of
5-61 aforesaid Pecan Grove Plantation Section 5, a distance of 1,872.48
5-62 feet to the Point of Beginning and containing 721.9 acres of land.

5-63 TRACT B: 812.1 ACRES

5-64 BEGINNING: At a 5/8-inch iron rod found for the northwest
5-65 corner of aforesaid 317.812 acre tract and the southwest corner of a
5-66 called 145.368 acre tract of land recorded in Clerk's File Number
5-67 2017087205 of the O.R.F.B.C., same being on the east R.O.W. line of
5-68 aforesaid Harlem Road;

5-69 THENCE: N 86°48'57" E, along and with the north line of said

6-1 317.812 acre tract, the north line of aforesaid 307.968 acre tract,
6-2 the north line of aforesaid 186.183 acre tract, the south line of
6-3 said 145.368 acre tract and the south line of a called 143.287 acre
6-4 tract recorded in said Clerk's File Number 2017087205 of the
6-5 O.R.F.B.C., a distance of 6,884.55 feet to a 5/8-inch iron rod found
6-6 at the northeast corner of said 186.183 acre tract and the southeast
6-7 corner of said 143.287 acre tract, same being on the west R.O.W.
6-8 line of the Grand Parkway (Highway 99) (width varies) as recorded
6-9 in Clerk's File Number 9830483 of the O.R.F.B.C.;

6-10 THENCE: Along and with said west R.O.W. line, the following
6-11 six (6) courses and distances:
6-12 S 42°12'55" E, a distance of 228.10 feet to a found TXDOT Disk,
6-13 Southeasterly along the arc of a curve to the right, having a
6-14 radius of 5,579.59 feet, a central angle of 16°01' 18", a chord
6-15 bearing and distance of S 34°12'17" E, 1,555.13 feet, for an arc
6-16 length of, 1,560.21 feet to a found TXDOT Disk,
6-17 S 26°11'38" E, a distance of 788.16 feet to a found 1/2-iron
6-18 rod,
6-19 S 88°31'13" W, a distance of 66.04 feet to a found TXDOT Disk,
6-20 S 26°12'25" E, a distance of 1,235.45 feet to a found TXDOT
6-21 Disk, and
6-22 S 17°52'00" E, at a distance of 560.55 feet passing a 5/8-inch
6-23 iron rod with cap found and continuing for a total distance of
6-24 621.35 feet to the southeast corner of aforesaid 186.183 acre
6-25 tract, same being on the north line of aforesaid Union Pacific
6-26 Railroad (75-foot wide) as recorded in Volume 15, Page 218, Volume
6-27 59, Page 315, Volume 59, Page 183 and Volume 95, Page 24 of the
6-28 F.B.C.D.R.;

6-29 THENCE: S 81°27'54" W, along and with the common line of said
6-30 186.183 acre tract and said Railroad tract and with the south line
6-31 of aforesaid 307.968 acre tract and aforesaid 317.812 acre tract, a
6-32 distance of 8,839.89 feet to the southwest corner of said 317.812
6-33 acre tract, being on the east R.O.W. line of aforesaid Harlem Road;

6-34 THENCE: N 02°07'07" W, along and with said east R.O.W. line, a
6-35 distance of 4,796.72 feet to the Point of Beginning and containing
6-36 812.1 acres of land.

6-37 TRACT C: 79.97 ACRES

6-38 BEGINNING: At the northwest corner of aforesaid called 79.967
6-39 acre tract and the southwest corner of Windsor Estates Sec 3, a
6-40 subdivision recorded in Plat Number 20140040 of the F.B.C.P.R.,
6-41 same being on the northeasterly R.O.W. line of aforesaid Grand
6-42 Parkway, from which a 5/8-inch iron rod found bears S58°28'30"E, a
6-43 distance of 0.60 feet;

6-44 THENCE: N 86°48'57" E, along and with the north line of said
6-45 79.967 acre tract, the south line of said Sec 3 and the south line of
6-46 Windsor Estates Sec 1, a subdivision recorded in Plat Number
6-47 20130085 of the F.B.C.P.R., a distance of 2,061.83 feet to the
6-48 northeast corner of said 79.967 acre tract, same being on the west
6-49 R.O.W. line of F.M. 1464 (width varies) as recorded in Clerk's File
6-50 Numbers 2010065925, 2010067366 and 2010054458 of the O.R.F.B.C.;

6-51 THENCE: Along and with said west R.O.W. line, the following
6-52 eight (8) courses and distances:
6-53 S 02°29'10" E, a distance of 1,931.46 feet to a found 5/8-inch
6-54 iron rod,
6-55 S 87°34'52" W, a distance of 238.37 feet to a found 5/8-inch
6-56 iron rod (bent),
6-57 S 02°28'00" E, a distance of 373.47 feet to a found TXDOT Disk,
6-58 S 58°47'14" E, a distance of 204.28 feet to a found 5/8-inch
6-59 iron rod with cap (bent),
6-60 S 02°27'37" E, a distance of 318.23 feet to a found 5/8-inch
6-61 iron rod,
6-62 S 25°12'50" E, a distance of 137.03 feet to a point,
6-63 S 02°27'37" E, a distance of 64.38 feet to a found 5/8-inch
6-64 iron rod that bears S61°52'50"E, a distance of 1.00 feet, and
6-65 Southwesterly, along the arc of a curve to the right, having a
6-66 radius of 425.00 feet, a central angle of 65°11' 24", a chord bearing
6-67 and distance of S 48°38'51" W, 457.89 feet, for an arc length of
6-68 483.56 feet to the east R.O.W. line of aforesaid Grand Parkway, from
6-69 which a TXDOT Disk found bears N77°48'02"E, a distance of 0.7 feet;

7-1 THENCE: Along and with the east R.O.W. line of said Grand
7-2 Parkway, the following four (4) courses and distances:
7-3 N 26°12'25" W, a distance of 1,046.40 feet to a TXDOT Disk
7-4 found,
7-5 S 88°31'13" W, a distance of 44.09 feet to a TXDOT Disk found,
7-6 N 26°11'38" W, a distance of 926.23 feet to a TXDOT Disk found,
7-7 and
7-8 Northwesterly, along a curve to the left, having a radius of
7-9 5,879.59 feet, a central angle of 15°52' 28", a chord bearing and
7-10 distance of
7-11 N 34°07'52" W, 1,623.81 feet for an arc length of 1,629.01
7-12 feet to the Point of Beginning and containing 79.97 acres of land.
7-13 TRACT D: 3.019 ACRES
7-14 BEGINNING: At a TXDOT Disk found for at north end of a cutback
7-15 at the intersection of the southeast R.O.W. line of aforesaid F.M.
7-16 1464 with the east R.O.W. line of aforesaid Grand Parkway and being
7-17 a northwest corner of aforesaid 3.019 acre tract;
7-18 THENCE: Along and with the southeast R.O.W. line of said F.M.
7-19 1464, the following seven (7) courses and distances:
7-20 Northeasterly, along a curve to the left having a radius of
7-21 548.22 feet, a central angle of 30°46' 40", a chord bearing and
7-22 distance of N 66°01'51" E, 290.96 feet for an arc length of 294.49
7-23 feet to a found TXDOT Disk,
7-24 S 89°19'20" E, a distance of 44.86 feet to a found TXDOT Disk,
7-25 S 47°43'32" E, a distance of 33.66 feet to a found 5/8-inch
7-26 iron rod that bears N75°36'31"W, a distance of 1.5 feet,
7-27 S 02°21'21" E, a distance of 204.21 feet to a found 5/8-inch
7-28 iron rod,
7-29 S 04°43'36" E, a distance of 239.96 feet to a found TXDOT Disk,
7-30 S 38°30'36" W, a distance of 87.66 feet to a found TXDOT Disk,
7-31 and
7-32 S 81°19'35" W, a distance of 89.98 feet to a found 5/8-inch
7-33 iron rod in concrete at the east R.O.W. line of aforesaid Grand
7-34 Parkway;
7-35 THENCE: N 32°31'32" W, along and with said east R.O.W. line, a
7-36 distance of 451.59 feet to the south end of aforesaid cutback line;
7-37 THENCE: N 24°27'31" E, along and with said cutback line, a
7-38 distance of 54.43 feet to the Point of Beginning and containing
7-39 3.019 acres of land.
7-40 SECTION 3. (a) The legal notice of the intention to
7-41 introduce this Act, setting forth the general substance of this
7-42 Act, has been published as provided by law, and the notice and a
7-43 copy of this Act have been furnished to all persons, agencies,
7-44 officials, or entities to which they are required to be furnished
7-45 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7-46 Government Code.
7-47 (b) The governor, one of the required recipients, has
7-48 submitted the notice and Act to the Texas Commission on
7-49 Environmental Quality.
7-50 (c) The Texas Commission on Environmental Quality has filed
7-51 its recommendations relating to this Act with the governor, the
7-52 lieutenant governor, and the speaker of the house of
7-53 representatives within the required time.
7-54 (d) All requirements of the constitution and laws of this
7-55 state and the rules and procedures of the legislature with respect
7-56 to the notice, introduction, and passage of this Act are fulfilled
7-57 and accomplished.
7-58 SECTION 4. (a) If this Act does not receive a two-thirds
7-59 vote of all the members elected to each house, Subchapter C, Chapter
7-60 8018A, Special District Local Laws Code, as added by Section 1 of
7-61 this Act, is amended by adding Section 8018A.0307 to read as
7-62 follows:
7-63 Sec. 8018A.0307. NO EMINENT DOMAIN POWER. The district may
7-64 not exercise the power of eminent domain.
7-65 (b) This section is not intended to be an expression of a
7-66 legislative interpretation of the requirements of Section 17(c),
7-67 Article I, Texas Constitution.
7-68 SECTION 5. This Act takes effect immediately if it receives
7-69 a vote of two-thirds of all the members elected to each house, as

8-1 provided by Section 39, Article III, Texas Constitution. If this
8-2 Act does not receive the vote necessary for immediate effect, this
8-3 Act takes effect September 1, 2025.

8-4

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