

AN ACT

relating to the creation of the Westwood Management District; providing authority to issue bonds; providing authority to impose fees or taxes.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3917 to read as follows:

CHAPTER 3917. WESTWOOD MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3917.001. DEFINITIONS. In this chapter:

- (1) "Board" means the district's board of directors.
- (2) "City" means the City of League City.

(3) "County" means Galveston County.

(4) "Director" means a board member.

(5) "District" means the Westwood Management District.

Sec. 3917.002. PRECONDITION; EXPIRATION. (a) The district may not exercise any powers under this chapter until each municipality in whose corporate limits or extraterritorial jurisdiction the district is located has consented by ordinance or resolution to the creation of the district and to the inclusion of land in the district.

(b) This chapter, including Section 3917.055, expires September 1, 2015, if any municipality described by Subsection (a) has not consented to the creation of the district and the inclusion of land in the district by that date.

Sec. 3917.003. NATURE OF DISTRICT. The Westwood Management District is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3917.004. PURPOSE; DECLARATION OF INTENT. (a) The

creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and in authorizing the city, the county, and other political subdivisions to contract with the district, the legislature has established a program to accomplish the public purposes set out in Section 52-a, Article III, Texas Constitution.

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

(c) This chapter and the creation of the district may not be interpreted to relieve the city or the county from providing the

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level of services provided as of the effective date of the Act enacting this chapter to the area in the district. The district is created to supplement and not to supplant city or county services provided in the district.

Sec. 3917.005. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

(a) The district is created to serve a public use and benefit.

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

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

(1) developing and diversifying the economy of the state;

(2) eliminating unemployment and underemployment; and

(3) developing or expanding transportation and commerce.

(d) The district will:

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

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

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

(4) provide for water, wastewater, drainage, road, and recreational facilities for the district.

(e) Pedestrian ways along or across a street, whether at

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grade or above or below the surface, and street lighting, street landscaping, parking, and street art objects are parts of and necessary components of a street and are considered to be a street or road improvement.

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

Sec. 3917.006. INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by Section 2 of the Act enacting this chapter.

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

(1) organization, existence, or validity;

(2) right to issue any type of bonds for the purposes

for which the district is created or to pay the principal of and interest on bonds;

(3) right to impose or collect a tax; or

(4) legality or operation.

Sec. 3917.007. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES;

AGREEMENTS. (a) All or any part of the area of the district is eligible to be included in:

(1) a tax increment reinvestment zone created under Chapter 311, Tax Code;

(2) a tax abatement reinvestment zone created under Chapter 312, Tax Code;

(3) an enterprise zone created under Chapter 2303, Government Code; or

(4) a district created under Chapter 42, Local Government Code, that has the same or similar powers, duties, and authority as the district created under this chapter.

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(b) The district may enter into an agreement with a district described by Subsection (a)(4) to coordinate services and improvement projects.

Sec. 3917.008. APPLICABILITY OF MUNICIPAL MANAGEMENT DISTRICTS LAW. Except as otherwise provided by this chapter, Chapter 375, Local Government Code, applies to the district.

Sec. 3917.009. CONSTRUCTION OF CHAPTER. This chapter shall be liberally construed in conformity with the findings and purposes stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 3917.051. GOVERNING BODY; TERMS. (a) The district is governed by a board of five directors who serve staggered terms of four years, with two or three directors' terms expiring June 1 of each odd-numbered year.

(b) The board by resolution or the governing body of the city by resolution or ordinance may change the number of directors on

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the board if the board determines that the change is in the best interest of the district. The board may not consist of fewer than five or more than seven directors.

Sec. 3917.052. APPOINTMENT OF DIRECTORS. The mayor and members of the governing body of the city shall appoint directors from persons recommended by the board. A person is appointed if a majority of those members and the mayor vote to appoint that person.

Sec. 3917.053. QUORUM. For purposes of determining the requirements for a quorum of the board, the following are not counted:

(1) a board position vacant for any reason, including death, resignation, or disqualification; or

(2) a director who is abstaining from participation in a vote because of a conflict of interest.

Sec. 3917.054. COMPENSATION. A director is entitled to

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receive fees of office and reimbursement for actual expenses as provided by Section 49.060, Water Code. Sections 375.069 and 375.070, Local Government Code, do not apply to the board.

Sec. 3917.055. INITIAL DIRECTORS. (a) The initial board consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Travis Campbell</u>
<u>2</u>	<u>Scott Short</u>
<u>3</u>	<u>Javier Morales</u>
<u>4</u>	<u>Tommy Cones</u>
<u>5</u>	<u>Maria Morales</u>

(b) Of the initial directors, the terms of directors appointed for positions one and two expire June 1, 2015, and the terms of directors appointed for positions three through five expire June 1, 2017.

(c) Section 3917.052 does not apply to this section.

(d) This section expires September 1, 2019.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 3917.101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 3917.102. IMPROVEMENT PROJECTS AND SERVICES. The district may provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service using any money available to the district, or contract with a governmental or private entity to provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under this chapter or Chapter 375, Local Government Code.

Sec. 3917.103. DEVELOPMENT CORPORATION AND DISTRICT POWERS. The district, using money available to the district, may exercise the powers given to a development corporation under Chapter 505,

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Local Government Code, and a municipal development district under Chapter 377, Local Government Code, including the power to own, operate, acquire, construct, lease, improve, or maintain a project under those chapters.

Sec. 3917.104. AGREEMENTS; GRANTS. (a) As provided by Chapter 375, Local Government Code, the district may make an agreement with or accept a gift, grant, or loan from any person.

(b) The implementation of a project is a governmental function or service for the purposes of Chapter 791, Government Code.

(c) The board may enter into a contract with the board of directors of a tax increment reinvestment zone created under Chapter 311, Tax Code, that has territory within or bordering the district and the governing body of the municipality or county that created the zone to manage the zone or implement the project plan and reinvestment zone financing plan.

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Sec. 3917.105. LAW ENFORCEMENT SERVICES. To protect the public interest, the district may contract with a qualified party, including the county or the city, to provide law enforcement services in the district for a fee.

Sec. 3917.106. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The district may join and pay dues to a charitable or nonprofit organization that performs a service or provides an activity consistent with the furtherance of a district purpose.

Sec. 3917.107. ECONOMIC DEVELOPMENT. (a) The district may engage in activities that accomplish the economic development purposes of the district.

(b) The district may establish and provide for the administration of one or more programs to promote state or local economic development and to stimulate business and commercial activity in the district, including programs to:

(1) make loans and grants of public money; and

(2) provide district personnel and services.

(c) The district may create economic development programs and exercise the economic development powers that:

(1) Chapter 380, Local Government Code, provides to a municipality; and

(2) Subchapter A, Chapter 1509, Government Code, provides to a municipality.

Sec. 3917.108. ANNEXATION OR EXCLUSION OF LAND. (a) The district may annex land as provided by Subchapter J, Chapter 49, Water Code.

(b) The district may exclude land as provided by Subchapter J, Chapter 49, Water Code. Section 375.044(b), Local Government Code, does not apply to the district.

Sec. 3917.109. APPROVAL BY CITY. (a) The district must obtain the approval of the city for:

(1) the issuance of bonds; and

(2) the plans and specifications of an improvement project related to the use of land owned by the city, an easement granted to the city, or a right-of-way of a street, road, or highway.

(b) The district may not issue bonds until the governing body of the city adopts a resolution or ordinance authorizing the issuance of the bonds.

(c) The governing body of the city:

(1) is not required to adopt a resolution or ordinance to approve plans and specifications described by Subsection (a); and

(2) may establish an administrative process to approve plans and specifications described by Subsection (a) without the involvement of the governing body.

Sec. 3917.110. NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

Sec. 3917.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The board by resolution shall establish the number of directors' signatures and the procedure required for a disbursement or transfer of district money.

Sec. 3917.152. MONEY USED FOR IMPROVEMENT PROJECTS OR SERVICES. The district may acquire, construct, finance, operate, or maintain an improvement project or service authorized under this chapter or Chapter 375, Local Government Code, using any money available to the district.

Sec. 3917.153. ASSESSMENTS NOT AUTHORIZED. (a) The district may not impose an assessment.

(b) Subchapter F, Chapter 375, Local Government Code, does not apply to the district.

Sec. 3917.154. RESIDENTIAL PROPERTY NOT EXEMPT. Section 375.161, Local Government Code, does not apply to a tax approved by

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the district voters or a required payment for service provided by the district, including water and sewer services.

Sec. 3917.155. COMPETITIVE BIDDING. Subchapter I, Chapter 49, Water Code, applies to the district. Sections 375.221 and 375.223, Local Government Code, do not apply to the district.

Sec. 3917.156. PROJECT DEVELOPMENT AGREEMENT REQUIRED TO IMPOSE TAXES OR BORROW MONEY, INCLUDING BONDS. Before the district may issue bonds, impose taxes, or borrow money, the district and the city must negotiate and execute a mutually approved and accepted interlocal project development agreement regarding the development plans and rules for:

- (1) the development and operation of the district; and
- (2) the financing of improvement projects.

SUBCHAPTER E. TAXES AND BONDS

Sec. 3917.201. ELECTIONS REGARDING TAXES AND BONDS. (a) The district may issue, without an election, bonds, notes, and other

obligations secured by:

(1) revenue other than ad valorem taxes; or

(2) contract payments described by Section 3917.203.

(b) The district must hold an election in the manner provided by Subchapter L, Chapter 375, Local Government Code, to obtain voter approval before the district may impose an ad valorem tax or issue bonds payable from ad valorem taxes.

(c) Section 375.243, Local Government Code, does not apply to the district.

(d) All or any part of any facilities or improvements that may be acquired by a district by the issuance of its bonds may be submitted as a single proposition or as several propositions to be voted on at the election.

Sec. 3917.202. OPERATION AND MAINTENANCE TAX. (a) If authorized by a majority of the district voters voting at an election held in accordance with Section 3917.201, the district may

impose an operation and maintenance tax on taxable property in the district in accordance with Section 49.107, Water Code, for any district purpose, including to:

- (1) maintain and operate the district;
- (2) construct or acquire improvements; or
- (3) provide a service.

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

(c) Section 49.107(h), Water Code, does not apply to the district.

Sec. 3917.203. CONTRACT TAXES. (a) In accordance with Section 49.108, Water Code, the district may impose a tax other than an operation and maintenance tax and use the revenue derived from the tax to make payments under a contract after the provisions of the contract have been approved by a majority of the district voters voting at an election held for that purpose.

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

Sec. 3917.204. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS.

(a) The district may borrow money on terms determined by the board. Section 375.205, Local Government Code, does not apply to a loan, line of credit, or other borrowing from a bank or financial institution secured by revenue other than ad valorem taxes.

(b) The district may issue bonds, notes, or other obligations payable wholly or partly from ad valorem taxes, impact fees, revenue, contract payments, grants, or other district money, or any combination of those sources of money, to pay for any authorized district purpose.

Sec. 3917.205. TAXES FOR BONDS. At the time the district issues bonds payable wholly or partly from ad valorem taxes, the board shall provide for the annual imposition of a continuing

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direct annual ad valorem tax, without limit as to rate or amount,
for each year that all or part of the bonds are outstanding as
required and in the manner provided by Sections 54.601 and 54.602,
Water Code.

Sec. 3917.206. BONDS FOR RECREATIONAL FACILITIES. The
limitation on the outstanding principal amount of bonds, notes, and
other obligations provided by Section 49.4645, Water Code, does not
apply to the district.

Sec. 3917.207. CITY NOT REQUIRED TO PAY DISTRICT OBLIGATIONS.
Except as provided by Section 375.263, Local Government Code, the
city is not required to pay a bond, note, or other obligation of
the district.

SUBCHAPTER F. DISSOLUTION

Sec. 3917.251. DISSOLUTION OF DISTRICT WITH OUTSTANDING DEBT.
(a) The district may be dissolved as provided by Subchapter M,
Chapter 375, Local Government Code, except that Section 375.264,

Local Government Code, does not apply to the district.

(b) The board may dissolve the district regardless of whether the district has debt.

(c) If by December 31, 2037, the district has not been dissolved, the district is dissolved and this chapter expires on that date.

(d) If the district has debt when it is dissolved, the district shall remain in existence solely for the purpose of discharging its debts. The dissolution is effective when all debts have been discharged.

SECTION 2. The Westwood Management District initially includes all territory contained in the following area:

A 24.113 acre (1,050,366 sq. ft.) tract of land being a commercial reserve out of the John Dickinson Survey , Abstract - 9, lying in League City, Galveston County, Texas.

Beginning at a found 5/8" iron rod with cap lying at the

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intersection of East right-of-way line of Windmere Road, called 60' right-of-way and the South right-of-way of Farm to Market Road 518, Called 140' right-of-way being also the common boundary of League City and Friendswood.

Thence, South 77 deg. 38 min. 11 sec. East along the South right-of-way line of the said F.M. 518 a distance of 1,614.01 feet to a found 5/8" iron rod w/cap being a point of curve to the right with a radius of 25' for the Northeast corner of the herein described tract.

Thence, along the curve to the right with a delta angle of 90 degrees, an arc length of 39.27' whose chord bears South 32 deg. 38 min. 11 sec. East a distance of 35.36' to a found 5/8" iron rod w/cap for the Northeast corner of the herein described tract.

Thence, South 12 deg. 21 min. 44 sec. West along the West right-of-way line of Maple Leaf Drive (called 100' right-of-way) a distance of 451.53' to a found 5/8" iron rod w/cap being a point of curve to

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the right with a radius of 3,150' for an Easterly corner of the herein described tract.

Thence, continuing along the West right-of-way line of Maple Leaf Drive and the said curve to the right with a delta angle of 2 deg. 14 min. 47 sec., an arc length of 123.50', whose chord bears South 13 deg. 29 min. 12 sec. West a distance of 123.49' to a found 5/8" iron rod w/cap for the Southeast corner of the herein described tract.

Thence, North 77 deg. 38 min. 11 sec. West along the North line of Section 1 of Westwood Subdivision a distance of 1,860.57' to a found 5/8" iron rod w/cap lying on the East line of Windmere Road for the Southwest corner of the herein described tract.

Thence, North 32 deg. 50 min. 02 sec. East along the East line of Windmere Road a distance of 640.44' to the POINT OF BEGINNING, containing 24.113 acres 1,050,366 square feet.

A 148.778 acre (6,480,767 sq. ft.) tract of land out of the John

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Dickinson Survey , Abstract - 9, lying in League City, Galveston County, Texas.

Beginning at a point being Northwest corner of the league City Parkway (called 100' right-of-way) and a Westerly line of Windmere Road and also the Southwest corner of the herein described tract for the POINT OF BEGINNING.

Thence, North 4 deg. 55 min. 57 sec. West along the West line of the subject tract and the East line of Windmere Road a distance of 400.00 feet to a point for a Westerly corner of the herein described tract.

Thence, South 85 deg. 55 min. 58 sec. East continuing along the East line of Windmere Road a distance of 1,094.00 feet a point for a Westerly corner of the herein described tract.

Thence, North 32 deg. 50 min. 02 sec. East along the West line of the subject tract and the East line of Windmere Road a distance of 3,239.74 feet to a point for the Northwest corner of the herein

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described tract.

Thence, the following bearings and distances along the South line of the existing Westwood subdivision section 1:

S. 75 deg. 17 min. 00 sec. E. - 734.15'

Curve to the left, Radius = 945.00', delta angle = 5 deg. 02 min. 53 sec., arc length = 83.26', chord = S. 12 deg. 04 min. 23 sec. E. - 83.23'

S. 09 deg. 32 min. 56 sec. W. - 296.81'

S. 09 deg. 33 min. 16 sec. W. - 60.00'

Curve to the right, Radius = 1,655.00', delta angle = 8 deg. 35 min. 16 sec., arc length = 248.06', chord = S. 13 deg. 45 min. 29 sec. W. - 247.83'

S. 71 deg. 51 min. 51 sec. E. - 115.00'

S. 18 deg. 13 min. 05 sec. W. - 5.02'

S. 71 deg. 42 min. 07 sec. E. - 60.01'

S. 70 deg. 32 min. 30 sec. E. - 120.03'

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Curve to the left, Radius = 1,950.00', delta angle = 3 deg. 11 min.
47 sec., arc length = 108.79', chord = N. 16 deg. 42 min. 02 sec.
E. - 108.78'

S. 74 deg. 53 min. 52 sec, E. - 120.00'

Curve to the right, Radius = 2,070.00', delta angle = 00 deg. 28
min. 50 sec., arc length = 17.36', chord = S. 15 deg. 20 min. 32
sec. W. - 17.36'

S. 74 deg. 25 min. 02 sec. E. - 180.00'

Curve to the left, Radius = 2,250.00', delta angle = 3 deg. 02 min.
51 sec., arc length = 119.67', chord = N. 14 deg. 03 min. 32 sec.
E. - 119.66'

S. 77 deg. 27 min. 53 sec. E. - 180.00'

Curve to the left, Radius = 2,430.00', delta angle = 00 deg. 46
min. 12 sec., arc length = 32.66', chord = N. 12 deg. 09 min. 01
sec. E. - 32.66'

S. 78 deg. 14 min. 05 sec. E. - 120.00'

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Curve to the left, Radius = 2,550.00', delta angle = 1 deg. 32 min.
34 sec., arc length = 68.67', chord = N. 10 deg. 59 min. 38 sec.
E. - 68.66'

N. 09 deg. 43 min. 17 sec. E. - 60.00'

N. 09 deg. 32 min. 54 sec. E. - 120.00'

S. 80 deg. 27 min. 07 sec. E. - 70.00'

Curve to the right, Radius = 170.00', delta angle = 95 deg. 44 min.
09 sec., arc length = 284.05', chord = S. 60 deg. 39 min. 23 sec.
E. - 252.14'

Thence, S. 68 deg. 53 min. 16 sec. E. a distance of 44.12 feet to a
point of curve to the left with a radius of 3,250.00 feet, lying on
the West right-of-way of Maple Leaf Drive (100' right-of-way) for
the Northeast corner of the herein described tract.

Thence, along the said curve to the left , delta angle = 12 deg. 18
min. 41 sec., arc length = 698.34', chord = S. 14 deg. 57 min. 24
sec. W. - 697.00' to a point for an Easterly corner of the herein

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described tract.

Thence, S. 8 deg. 48 min. 03 sec. W. a distance of 1,044.90 feet to a point of curve to the right with a radius of 25.00 feet, lying on the West right-of-way of Maple Leaf Drive (100' right-of-way) for the Southeast corner of the herein described tract

Thence, along the said curve to the right , delta angle = 88 deg. 41 min. 18 sec., arc length = 38.70', chord = S. 53 deg. 08 min. 42 sec. W. - 34.95' to a point on the North right-of-way line of League City Parkway for a Southerly corner of the herein described tract.

Thence, along the said curve to the left , with a radius of 3,250.00 feet, delta angle = 26 deg. 39 min. 08 sec., arc length = 1,511.80', chord = S. 84 deg. 09 min. 47 sec. W. - 1,498.20' to a point for a Southerly of the herein described tract.

Thence, S. 70 deg. 50 min. 13 sec. West along the North line of the League City Parkway a distance of 938.41 feet to a point for a

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Southerly corner of the herein described tract.

Thence, along the said curve to the right , with a radius of 3,150.00 feet, delta angle = 15 deg. 05 min. 45 sec., arc length = 829.94', chord = S. 78 deg. 22 min. 55 sec. W. - 827.54' to a point for a Southerly of the herein described tract.

Thence, S. 85 deg. 55 min. 58 sec. West along the North line of the League City Parkway a distance of 1,133.35 feet to the POINT OF BEGINNING, containing 148.778 acres 6,480,767 square feet.

A 242.462 acre (10,561,639 sq. ft.) tract of land out of the John Dickinson Survey , Abstract - 9, lying in League City, Galveston County, Texas.

Beginning at a point being the Southwest corner of the West right-of-way line of Maple Leaf Drive, called 100' right-of-way and the Southeast corner of the herein described tract for the POINT OF BEGINNING.

Thence, South 87 deg. 53 min. 09 sec. West along the South line of

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the herein described tract a distance of 1,651.84 feet to a point being the Southwest corner of the herein described tract.

Thence, North 4 deg. 55 min. 57 Sec. West along the West line of the subject tract and the East line of Windmere Road a distance of 3,230.63 feet to a point for a Westerly corner of the herein described tract.

Thence, the following bearings and distances along the South line of League City Boulevard:

South 85 deg. 55 min. 58 sec. East - 1,131.85 feet

Curve to the left Radius = 3,250.00, arc length = 856.28 feet, delta = 15 deg. 05 min 45 sec. and a chord which bears North 78 deg. 22 min. 55 sec. East a distance of 853.81 feet.

North 70 deg. 50 min. 13 sec. East - 938.41 feet

Curve to the right Radius = 3,150.00, arc length = 1,461.82 feet, delta = 26 deg. 35 min 21 sec. and a chord which bears North 84 deg. 07 min. 54 sec. East a distance of 1,448.74 feet.

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Curve to the right Radius = 25.00, arc length = 39.87 feet, delta = 91 deg. 22 min 29 sec. and a chord which bears South 36 deg. 53 min. 11 sec. East a distance of 35.78 feet to a point on the West right-of-way of Maple Leaf Drive for the Northeast corner of the herein described tract.

Thence, the following bearings and distances along the West line of Maple Leaf Drive:

South 8 deg. 48 min. 03 sec. West - 156.30 feet

Curve to the right Radius = 2,950.00, arc length = 2,138.22 feet, delta = 41 deg. 31 min 45 sec. and a chord which bears South 29 deg. 33 min. 56 sec. West a distance of 2,091.72 feet

South 50 deg. 19 min. 48 sec. West - 352.28 feet

Thence, continuing along the West right-of-way line of Maple Leaf Drive and a curve to the left with radius on 3,250 feet, a delta angle of 34 deg. 56 min. 02 sec., an arc length of 1,981.56 feet, whose chord bears South 32 deg. 51 min. 47 West a distance of

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1,951.01 to the POINT OF BEGINNING, containing 242.462 acres
10,561,639 square feet.

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

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

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

(d) The general law relating to consent by political subdivisions to the creation of districts with conservation, reclamation, and road powers and the inclusion of land in those districts has been complied with.

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

SECTION 4. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2013.

President of the Senate

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Speaker of the House

I hereby certify that S.B. No. 1884 passed the Senate on
May 2, 2013, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

I hereby certify that S.B. No. 1884 passed the House on
May 20, 2013, by the following vote: Yeas 147, Nays 0, two present
not voting.

Chief Clerk of the House

Approved:

Date

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Governor