

By: Ellis

S.B. No. 1884

Substitute the following for S.B. No. 1884:

By: Puente

C.S.S.B. No. 1884

A BILL TO BE ENTITLED

1

AN ACT

2 relating to the creation of the Harris County Municipal Utility  
3 District No. 460; providing authority to impose a tax and issue  
4 bonds; granting the power of eminent domain.

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

6 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
7 Code, is amended by adding Chapter 8124 to read as follows:

8 CHAPTER 8124. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT

9

NO. 460

10

SUBCHAPTER A. GENERAL PROVISIONS

11

Sec. 8124.001. DEFINITIONS. In this chapter:

12

(1) "Board" means the board of directors of the

13

district.

14

(2) "Director" means a member of the board.

15

(3) "District" means the Harris County Municipal

16

Utility District No. 460.

17

Sec. 8124.002. NATURE OF DISTRICT. The district is a

18

municipal utility district in Harris County created under and

19

essential to accomplish the purposes of Section 59, Article XVI,

20

Texas Constitution.

21

Sec. 8124.003. CONFIRMATION ELECTION REQUIRED. If the

22

creation of the district is not confirmed at a confirmation

23

election held under Section 8124.023 before September 1, 2007:

24

(1) the district is dissolved September 1, 2007,

1 except that:

2 (A) any debts incurred shall be paid;

3 (B) any assets that remain after the payment of  
4 debts shall be transferred to Harris County; and

5 (C) the organization of the district shall be  
6 maintained until all debts are paid and remaining assets are  
7 transferred; and

8 (2) this chapter expires September 1, 2010.

9 Sec. 8124.004. INITIAL DISTRICT TERRITORY. (a) The  
10 district is initially composed of the territory described by  
11 Section 2 of the Act creating this chapter.

12 (b) The boundaries and field notes contained in Section 2 of  
13 the Act creating this chapter form a closure. A mistake made in the  
14 field notes or in copying the field notes in the legislative process  
15 does not affect:

16 (1) the organization, existence, or validity of the  
17 district;

18 (2) the right of the district to impose taxes;

19 (3) the validity of the district's bonds, notes, or  
20 indebtedness; or

21 (4) the legality or operation of the district or the  
22 board.

23 [Sections 8124.005-8124.020 reserved for expansion]

24 SUBCHAPTER A1. TEMPORARY PROVISIONS

25 Sec. 8124.021. TEMPORARY DIRECTORS. (a) On or after  
26 September 1, 2005, a person who owns land in the district may submit  
27 a petition to the Texas Commission on Environmental Quality

1 requesting that the commission appoint as temporary directors the  
2 five persons named in the petition.

3 (b) The commission shall appoint as temporary directors the  
4 five persons named in the first petition received by the commission  
5 under Subsection (a).

6 (c) If a temporary director fails to qualify for office, the  
7 commission shall appoint a person to fill the vacancy.

8 (d) Temporary directors serve until the earlier of:

9 (1) the date directors are elected under Section  
10 8124.023; or

11 (2) the date this chapter expires under Section  
12 8124.003.

13 Sec. 8124.022. ORGANIZATIONAL MEETING OF TEMPORARY  
14 DIRECTORS. As soon as practicable after all the temporary  
15 directors have qualified under Section 49.055, Water Code, the  
16 temporary directors shall meet at a location in the district  
17 agreeable to a majority of the directors. If a location cannot be  
18 agreed upon, the meeting shall be at the Harris County Courthouse.  
19 At the meeting, the temporary directors shall elect officers from  
20 among the temporary directors and conduct any other district  
21 business.

22 Sec. 8124.023. CONFIRMATION AND INITIAL DIRECTORS'  
23 ELECTION. The temporary directors shall hold an election to  
24 confirm the creation of the district and to elect five directors as  
25 provided by Section 49.102, Water Code.

26 Sec. 8124.024. INITIAL ELECTED DIRECTORS; TERMS. The  
27 directors elected under Section 8124.023 shall draw lots to

1 determine which two shall serve until the first regularly scheduled  
2 election of directors under Section 8124.052 and which three shall  
3 serve until the second regularly scheduled election of directors.

4 Sec. 8124.025. EXPIRATION OF SUBCHAPTER. This subchapter  
5 expires September 1, 2010.

6 [Sections 8124.026-8124.050 reserved for expansion]

7 SUBCHAPTER B. BOARD OF DIRECTORS

8 Sec. 8124.051. DIRECTORS; TERMS. (a) The district is  
9 governed by a board of five directors.

10 (b) Directors serve staggered four-year terms.

11 Sec. 8124.052. ELECTION OF DIRECTORS. On the uniform  
12 election date in May of each even-numbered year, the appropriate  
13 number of directors shall be elected.

14 [Sections 8124.053-8124.100 reserved for expansion]

15 SUBCHAPTER C. POWERS AND DUTIES

16 Sec. 8124.101. MUNICIPAL UTILITY DISTRICT POWERS AND  
17 DUTIES. The district has the powers and duties provided by the  
18 general law of this state, including Chapters 49 and 54, Water Code,  
19 applicable to municipal utility districts created under Section 59,  
20 Article XVI, Texas Constitution.

21 Sec. 8124.102. ROAD PROJECTS. (a) To the extent authorized  
22 by Section 52, Article III, Texas Constitution, the district may  
23 construct, acquire, improve, maintain, or operate macadamized,  
24 graveled, or paved roads or turnpikes, or improvements in aid of  
25 those roads or turnpikes, inside the district.

26 (b) A road project must meet all applicable construction  
27 standards, zoning and subdivision requirements, and regulatory

1 ordinances of the municipality or county in whose jurisdiction the  
2 district is located.

3 (c) The district may not undertake a road project unless  
4 each municipality or county in whose jurisdiction the district is  
5 located consents by ordinance or resolution.

6 Sec. 8124.103. COMPLIANCE WITH MUNICIPAL CONSENT  
7 ORDINANCES OR RESOLUTIONS. Subject to the limitations of Section  
8 54.016, Water Code, the district shall comply with all applicable  
9 requirements of any ordinance or resolution adopted by the city  
10 council of the City of Houston, including an ordinance or  
11 resolution adopted before September 1, 2005, that consents to the  
12 creation of the district or to the inclusion of lands within the  
13 district.

14 Sec. 8124.104. LIMITATION ON USE OF EMINENT DOMAIN. The  
15 district may exercise the power of eminent domain outside the  
16 district only to acquire an easement necessary for a pipeline that  
17 serves the district.

18 [Sections 8124.105-8124.150 reserved for expansion]

19 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

20 Sec. 8124.151. TAX TO REPAY BONDS. The district may impose  
21 a tax to pay the principal of or interest on bonds issued under  
22 Section 8124.201.

23 [Sections 8124.152-8124.200 reserved for expansion]

24 SUBCHAPTER E. BONDS

25 Sec. 8124.201. AUTHORITY TO ISSUE BONDS AND OTHER  
26 OBLIGATIONS. (a) The district may issue bonds or other obligations  
27 as provided by Chapters 49 and 54, Water Code, to finance the

1 construction, maintenance, or operation of projects under Sections  
2 8124.101 and 8124.102.

3 (b) The district may not issue bonds to finance projects  
4 authorized by Section 8124.102 unless the issuance is approved by a  
5 vote of a two-thirds majority of the voters of the district voting  
6 at an election called for that purpose.

7 (c) Bonds or other obligations issued or incurred to finance  
8 projects authorized by Section 8124.102 may not exceed one-fourth  
9 of the assessed value of the real property in the district.

10 (d) Sections 49.181 and 49.182, Water Code, do not apply to  
11 a project undertaken by the district under Section 8124.102 or to  
12 bonds issued by the district to finance the project.

13 SECTION 2. The Harris County Municipal Utility District No.  
14 460 initially includes all the territory contained in the following  
15 area:

16 TRACT I:

17 BEING all of Lot 191 of Minnetex Place an addition in Harris  
18 County, Texas according to the map or plat thereof recorded at  
19 Volume 2, Page 57 of the Harris County Map Records (HCMR) situated  
20 in the William J. Lovett Survey, Abstract No. 526;

21 BEGINNING at the northwest corner of Lot 191 in the south line  
22 of Fuqua Street same being the northwest corner of Lot 192;

23 THENCE West along the south line of Fuqua Street, 655 feet  
24 (Volume 2 Page 57 HCMR) to a point for the northeast corner of said  
25 Lot 191 in the West right-of-way line of Myakawa Road;

26 THENCE 15° 20' E, 810.5 feet (calculated) along the west  
27 right-of-way line of Myakawa Road to a point for the southeast

1 corner of this tract same being the northeast corner of Lot 255;

2 THENCE West 869.4 feet (Volume 2, Page 57 HCMR) along the  
3 north line of Lots 255 and 254 to a point for the southwest corner of  
4 Lot 191 same being the southeast corner of Lot 192;

5 THENCE North 781.6 feet (Volume 2, Page 57 HCMR) along the  
6 common line of Lot 191 and 192 to PLACE OF BEGINNING and containing  
7 14.08 acres of land.

8 TRACT II:

9 The East one-half of Block 192 of Minnetex Place Subdivision  
10 as shown in Volume 2, Page 27, of the Map Records of Harris County,  
11 Texas.

12 BEGINNING at a found iron rod for the Southeast corner of  
13 said Block 192;

14 THENCE in a Northerly direction along the East line of said  
15 Block 192 a distance of 780.30 feet to a found iron rod marking the  
16 South line of Fuqua Street; and being a point for corner;

17 THENCE in a Westerly direction along the South line of Fuqua  
18 Street; a distance of 270.60 feet to a point for corner;

19 THENCE in a Southerly direction along a line parallel to the  
20 East line of said Block 192, a distance of 780.30 feet to a point for  
21 corner, said point being on the South line of said Block 192;

22 THENCE in an Easterly direction along said line a distance of  
23 270.60 feet to the Point of BEGINNING and containing 4.85 acres,  
24 more or less.

25 TRACT III

26 BEING 6.500 acres of land out of and a part of Lot 192 and Lot  
27 193 of Minnetex Place Subdivision, situated in the William J.

1 Lovett Abstract 526, according to the map or plat thereof record in  
2 Volume 2, Page 57, Map Records, Harris County, Texas; said 6.500  
3 acres more fully described as follows:

4 BEGINNING at a point in the centerline of Fuqua Road from  
5 which a 5/8 inch iron rod set in the South line of Fuqua Road, lying  
6 due West 81.18 feet and North 00° 33' 01" West, 0.98 feet from an old  
7 iron pipe found on line between Lot 192 and said Lot 193;

8 THENCE due East with the centerline of Fuqua Road, at 81.18  
9 feet pass the North common corner of Lots 192 and 193 from which an  
10 old 1 1/2 inch iron pipe found bears South 00° 33' 01" East 25.00  
11 feet, continuing in all a distance of 351.78 feet to a point for the  
12 North common corner of the East one-half and the West one-half of  
13 Lot 192;

14 THENCE South 00° 33' 01" East at 25.00 feet pass a 5/8 inch  
15 iron rod set for reference in the South line of Fuqua Road,  
16 continuing in all, a distance of 804.90 feet to a 5/8 inch iron rod  
17 set for corner in the North line of Lot 253;

18 THENCE due West with the North line of Lot 253, at 269.97 feet  
19 pass the South common corner of Lots 192 and 193 continuing in all,  
20 a distance of 351.78 feet to a 5/8 inch iron rod set for corner, in  
21 the North line of Lot 252;

22 THENCE North 00° 33' 01" West a distance of 804.90 feet to the  
23 Place of Beginning containing 6.50 acres;

24 TRACT IV

25 BEING 6.500 acres of land out of and a part of Lot 193 of  
26 Minnetex Place Subdivision, situated in the William J. Lovett  
27 Survey Abstract 526, according to the map or plat thereof record in



1 Volume 2, Page 57, Map Records, Harris County, Texas; said 6.500  
2 acres more fully described as follows:

3 BEGINNING at a point in the centerline of Fuqua Road from  
4 which a 5/8 inch iron rod set in the South line of Fuqua Road, lying  
5 due West 81.18 feet and North 00° 33' 01" West, 0.98 feet from an old  
6 iron pipe found on line between Lot 192 and said Lot 193;

7 THENCE South 00° 33' 01" East a distance of 804.90 feet to a  
8 5/8 inch iron rod set for corner in the North line of Lot 252;

9 THENCE due West with the North line of Lot 252, a distance of  
10 351.78 feet to a 5/8 inch iron rod set for corner, from which a  
11 railroad "X" tie for fence corner bears South 00° 33' 01" East, 23.62  
12 feet;

13 THENCE North 00° 33' 01" West with the East line of a 2.000  
14 acre tract, part of said Lot 193, at 779.90 feet pass a 5/8 inch iron  
15 rod set for reference in the South line of Fuqua Road continuing in  
16 all, a distance of 804.90 feet to a point for corner, in the  
17 centerline of Fuqua Road; 5/8 inch iron rod set for corner in the  
18 South line of Fuqua Road from which a chain link fence post bears  
19 North 84° 34' 17" East, 6.9 feet and a railroad "X" tie for fence  
20 corner post bears North 85° 41' 38" East, 8.9 feet;

21 THENCE due East with the centerline of Fuqua Road, a distance  
22 of 351.78 feet to the Place of Beginning containing 6.500 acres.

23 TRACT V:

24 A tract or parcel of land containing 36.8116 acres of land  
25 being all of lots 252, 253, 254, and 255 of Minnetex Place  
26 Subdivision in the William J. Lovett Survey, Abstract 526 in Harris  
27 County, Texas, according to the map or plat thereof recorded in

1 Volume 2, Page 57 of the Harris County Map Records, said 36.8116  
2 acre tract of land being more particularly described by metes and  
3 bounds as follows to-wit:

4 BEGINNING at a 5/8 inch iron rod set at the residual Southeast  
5 corner of Lot 255 marking the intersection of the North  
6 right-of-way line of Schurmier Road (50.00 ft. in width) and the  
7 Southwesterly right-of-way line of Mykawa Road (60.00 ft. in width)  
8 and the Southeast corner of the herein described 36.8116 acre  
9 tract;

10 THENCE South 88 degrees 26 minutes 10 seconds West with the  
11 North right-of-way line of Schurmier Road at a distance of 2162.38  
12 ft. to a 5/8 inch iron rod set at the Southwest corner of the herein  
13 described tract;

14 THENCE North 1 degree 22 minutes 58 seconds West with the  
15 division line between Lots 251 and 252 and passing a 5/8 inch iron  
16 rod at the Southeast corner of the William Shoff Estate tract at  
17 2.19 ft. and following an old fence line a total distance of 779.59  
18 ft. (called 779.9 ft.) to 1/2 inch iron rod found at a fence corner  
19 marking the Northwest corner of Lot 252, the Northeast corner of Lot  
20 251, the Southeast corner of Lot 194, and the Southwest corner of  
21 Lot 193;

22 THENCE North 88 degrees 26 minutes 10 seconds East with the  
23 division line between Lots 193 and 252, and 192 and 253, and 191 and  
24 254 and 255 and with the South line of the Ada Sullivan tract and the  
25 South line of the Texas A&M Development Foundation tracts a total  
26 distance of 1952.78 ft. to a 5/8 inch iron rod marking the Northeast  
27 corner of Lot 255 and the Southwest corner of Lot 191;

1           THENCE South 16 degrees 26 minutes 44 seconds East with the  
2           Westerly right-of-way line of said Mykawa Road a distance of 806.48  
3           ft. to the PLACE OF BEGINNING and containing 36.8116 acres of land.

4           TRACT VI

5           All that certain tract or parcel of land lying and being  
6           situated in the County of Harris, State of Texas, in the W. J.  
7           Lovett Survey, and described by metes and bounds as follows,  
8           to-wit:

9           BEGINNING at the Northeast corner of the tract which is South  
10          13 deg. 25' East 60 feet from the Southeast corner of Block R of the  
11          Townsite of Mykawa, Texas, for description of which reference is  
12          hereby made to Volume 2, Page 57, of the Map Records of Harris  
13          County, Texas;

14          THENCE North 88 deg. 31' West 1507.1 feet to the Northwest  
15          corner of this tract;

16          THENCE South 1 deg. 29' West 1554.7 feet to the Southwest  
17          corner of this tract;

18          THENCE South 88 deg. 31' East 1920.8 feet to the West edge of  
19          Mykawa and Pearland Road for the Southeast corner of this tract;

20          THENCE North 13 deg. 25' West 1615 feet to the place of  
21          beginning, containing 61.1 acres of land, and being the same  
22          property conveyed to E. G. Siadous by Peter Martin, et al, by Deed  
23          dated February 1, 1928, recorded in Volume 734, Page 606 of the Deed  
24          Records of Harris County, Texas.

25          SECTION 3. (a)    The legal notice of the intention to  
26          introduce this Act, setting forth the general substance of this  
27          Act, has been published as provided by law, and the notice and a

1 copy of this Act have been furnished to all persons, agencies,  
2 officials, or entities to which they are required to be furnished  
3 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
4 Government Code.

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

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

12 (d) All requirements of the constitution and laws of this  
13 state and the rules and procedures of the legislature with respect  
14 to the notice, introduction, and passage of this Act are fulfilled  
15 and accomplished.

16 SECTION 4. This Act takes effect September 1, 2005.