

By: Gattis

H.B. No. 4799

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Seven Oaks Ranch Municipal Utility District; providing authority to impose a tax and issue bonds; granting the power of eminent domain.

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

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8347 to read as follows:

CHAPTER 8347. SEVEN OAKS RANCH MUNICIPAL UTILITY DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8347.001. DEFINITIONS. In this chapter:

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

(2) "Director" means a board member.

(3) "District" means the Seven Oaks Ranch Municipal Utility District.

Sec. 8347.002. NATURE OF DISTRICT. The district is a municipal utility district created under and essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution.

Sec. 8347.003. CONFIRMATION ELECTION REQUIRED. (a) The board shall hold an election to confirm the creation of the district as provided by Section 49.102, Water Code.

(b) If the creation of the district is not confirmed at a confirmation election before September 1, 2013:

(1) the district is dissolved September 1, 2013,

1 except that the district shall:

2 (A) pay any debts incurred;

3 (B) transfer to Williamson County any assets that  
4 remain after the payment of debts; and

5 (C) maintain the organization of the district  
6 until all debts are paid and remaining assets are transferred; and

7 (2) this chapter expires September 1, 2016.

8 Sec. 8347.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. All  
9 land and other property in the district will benefit from the  
10 improvements and services to be provided by the district.

11 Sec. 8347.005. INITIAL DISTRICT TERRITORY. (a) The  
12 district is initially composed of the territory described by  
13 Section 2 of the Act creating this chapter.

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

18 (1) organization, existence, or validity;

19 (2) right to issue any type of bond for a purpose for  
20 which the district is created or to pay the principal of and  
21 interest on the bond;

22 (3) right to impose an assessment or tax; or

23 (4) legality or operation.

24 [Sections 8347.006-8347.050 reserved for expansion]

25 SUBCHAPTER B. BOARD OF DIRECTORS

26 Sec. 8347.051. GOVERNING BODY; TERMS. (a) The district is  
27 governed by a board of five elected directors.

1 (b) Except as provided by Section 8347.052, directors serve  
2 staggered four-year terms.

3 Sec. 8347.052. INITIAL DIRECTORS. (a) The initial board  
4 consists of:

5 (1) Edward Rathgeber;

6 (2) R. Tim Mitchell;

7 (3) Mike Wittenberg;

8 (4) Marcos Canchola; and

9 (5) Bob Brent.

10 (b) Unless the initial board agrees otherwise, the initial  
11 directors shall draw lots to determine which two shall serve until  
12 the first regularly scheduled election of directors and which three  
13 shall serve until the second regularly scheduled election of  
14 directors.

15 (c) This section expires September 1, 2016.

16 [Sections 8347.053-8347.100 reserved for expansion]

17 SUBCHAPTER C. POWERS AND DUTIES

18 Sec. 8347.101. GENERAL POWERS AND DUTIES. The district has  
19 the powers and duties necessary to accomplish the purposes for  
20 which the district is created.

21 Sec. 8347.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
22 DUTIES. The district has the powers and duties provided by the  
23 general law of this state, including Chapters 49 and 54, Water Code,  
24 applicable to municipal utility districts created under Section 59,  
25 Article XVI, Texas Constitution.

26 Sec. 8347.103. REGIONAL WASTE DISPOSAL POWERS AND DUTIES.  
27 The district has the powers and duties applicable to a district

1 under Chapter 30, Water Code.

2 Sec. 8347.104. COMPLIANCE WITH MUNICIPAL CONSENT  
3 RESOLUTION. The district shall comply with all applicable  
4 requirements of any resolution, adopted by the governing body of a  
5 municipality under Section 54.016, Water Code, that consents to the  
6 creation of the district or to the inclusion of land in the  
7 district.

8 Sec. 8347.105. WASTEWATER TREATMENT FACILITY DESIGN  
9 APPROVAL. The district must obtain the approval of the Brazos River  
10 Authority for the design of any district wastewater treatment  
11 facility.

12 Sec. 8347.106. WASTEWATER SERVICE PROVIDERS. Only the  
13 Brazos River Authority or a provider approved by the Brazos River  
14 Authority may provide wastewater service in the district.

15 Sec. 8347.107. COMPLIANCE WITH FEBRUARY 2005 AGREEMENT.  
16 The district shall comply with the terms of the "Agreement  
17 Regarding Sewer Services Areas and Customers" among the Lower  
18 Colorado River Authority, the Brazos River Authority, the City of  
19 Georgetown, the City of Liberty Hill, and the Chisholm Trail  
20 Special Utility District dated February 1, 2005.

21 Sec. 8347.108. STREET REPAIR AND MAINTENANCE. (a) After  
22 September 1, 2019, the district, at the district's expense, shall  
23 repair and maintain any streets in the district.

24 (b) A district's repair and maintenance of streets under  
25 this section must meet all applicable construction standards and  
26 regulations of Williamson County.

27 [Sections 8347.109-8347.150 reserved for expansion]

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

Sec. 8347.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The district may issue, without an election, bonds and other obligations secured by revenue or contract payments from a source other than ad valorem taxation.

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

(c) An ad valorem tax rate imposed by the district may not exceed the rate approved at the election.

Sec. 8347.152. OPERATION AND MAINTENANCE TAX. (a) If authorized at an election held under Section 8347.151, the district may impose an operation and maintenance tax on taxable property in the district as provided by Chapter 49.107, Water Code.

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

[Sections 8347.153-8347.200 reserved for expansion]

SUBCHAPTER E. BONDS

Sec. 8347.201. AUTHORITY TO ISSUE BONDS AND OTHER OBLIGATIONS. The district may issue bonds or other obligations payable wholly or partly from ad valorem taxes, impact fees, revenue, grants, or other district money, or any combination of those sources, to pay for any authorized district purpose.

Sec. 8347.202. TAXES FOR BONDS AND OTHER OBLIGATIONS. At the time bonds or other obligations payable wholly or partly from ad valorem taxes are issued:

1           (1) the board shall impose a continuing direct annual  
2 ad valorem tax, at a rate not to exceed the rate approved at an  
3 election held under Section 8347.151, for each year that all or part  
4 of the bonds are outstanding; and

5           (2) the district annually shall impose an ad valorem  
6 tax on all taxable property in the district in an amount sufficient  
7 to:

8                   (A) pay the interest on the bonds or other  
9 obligations as the interest becomes due;

10                   (B) create a sinking fund for the payment of the  
11 principal of the bonds or other obligations when due or the  
12 redemption price at any earlier required redemption date; and

13                   (C) pay the expenses of imposing the taxes.

14           SECTION 2. The Seven Oaks Ranch Municipal Utility District  
15 initially includes all the territory contained in the following  
16 area:

17 DESCRIPTION FOR JAY ALAN LANSDALE ET. UX. - ROBERT D. WUNSCH,  
18 TRUSTEE

19           BEING 35.00 acres of the William Ashworth Survey, Abstract  
20 No. 24, in Williamson County, Texas. This tract is the same property  
21 called 35 acres as described in a deed to Jay A. Lansdale, et. ux.,  
22 of record in Doc. 2004025768, Official Records of Williamson  
23 County, Texas (ORWCT). This tract was surveyed on the ground in  
24 April of 2008, by William F. Forest, Jr., Registered Professional  
25 Land Surveyor No. 1847. Survey note: The bearing basis for this  
26 survey is the State Plane Coordinate System, Grid North, Texas  
27 Central Zone.

1 BEGINNING at an iron pin which was found in the curved South  
2 line of State Highway 29, at the Northwest corner of a 49.99 acre  
3 tract which is described in a deed to River Chase Subdivision II  
4 Ltd. of record in Doc. 2007104313 (ORWCT), and at the Northeast  
5 corner of the said 35 ac. property of Jay A. Lansdale.

6 THENCE along or near the general line of an existing fence,  
7 with the East boundary Lansdale and the West boundary of the said  
8 49.99 acre tract, S 20 deg. 32 min. 40 sec. E at 2468.65 feet pass an  
9 iron pin found, continuing an additional (L10) 126.38 feet, in all  
10 2595.03 feet to the approximate center of the San Gabriel River.

11 THENCE upstream with the approximate center of the River, and  
12 with the lower North boundary of a 137.21 acre property which is  
13 described in a deed to River Chase Subdivision II Ltd. (Doc.  
14 2008004193 ORWCT), as follows; (L9) S 81 deg. 42 min. 13 sec. W  
15 225.43 feet; (L8) N 85 deg. 25 min. 07 sec. W 260.32 feet; and N 70  
16 deg. 09 min. 07 sec. W 154.29 feet.

17 THENCE with the East boundary of the reserve of a tract of  
18 0.93 ac. as conveyed to Robert Scruggs (2092/414 ORWCT); less 0.255  
19 acre as conveyed by Court Judgment to David Kelley, et. ux. Cause  
20 82-180C, (L23) N 20 deg. 36 min. 51 sec. W 133.22 feet to an iron pin  
21 found at the Southeast corner of the said 0.255 ac. Kelley tract.

22 THENCE with the boundary of the property conveyed to Jay A.  
23 Lansdale, (L24) S 74 deg. 15 min. 31 sec. W 36.49 feet to an iron pin  
24 set.

25 THENCE with the common boundary between Lansdale and Scruggs,  
26 N 20 deg. 07 min. 50 sec. W 331.71 feet to an iron pin found at the  
27 Southeast corner of a 14.558 acre property conveyed to Henry and

1 Patricia Blum (1618/75).

2           THENCE with the common boundary between Lansdale and Blum  
3 finding iron pins in a fence line as follows; (L25) N 20 deg. 10 min.  
4 26 sec. W 44.99 feet; N 07 deg. 00 min. 16 sec. W 131.76 feet; N 18  
5 deg. 33 min. 47 sec. W 416.90 feet; and continuing with a line that  
6 departs the fence, N 20 deg. 56 min. 52 sec. W 706.17 feet.

7           THENCE with an unfenced boundary finding iron pins that are  
8 West of the fence, following the East line of the 13.83 acre  
9 property which is described in a deed to Albert and Cynthia Garcia  
10 (2476/920); N 21 deg. 02 min. 33 sec. W 419.30 feet to an iron pin  
11 found; and continuing with the East line of the property of William  
12 C. and Catherine Carrizales-Pintor (3.37 ac. Doc. 9624329 ORWCT), N  
13 20 deg. 57 min. 29 sec. W 629.07 feet to an iron pin set Northerly  
14 from an iron pin found which stands S 20 deg. 57 min. 29 sec. E 0.88  
15 feet.

16           THENCE with the South boundary of S.H. 29 and the North  
17 boundary of Jay Lansdale, finding concrete right-of-way monuments  
18 as follows; (L26) S 53 deg. 59 min. 35 sec. E 96.86 feet; and (L27) S  
19 41 deg. 57 min. 59 sec. E 95.73 feet to the beginning of a curve to  
20 the left having a radius of 697.27 feet; continuing with the arc of  
21 the curve 592.49 feet, the chord bears S 78 deg. 25 min. 45 sec. E  
22 574.83 feet to the POINT OF BEGINNING.

23 \* \* \* \* \*

24 DESCRIPTION FOR RIVER CHASE SUBDIVISION II LTD.

25           BEING 49.99 acres of the William Ashworth Survey, Abstract  
26 No. 24, in Williamson County, Texas. This tract is the same 49.99  
27 acre property which is described in a deed to River Chase



1 Subdivision II Ltd. of record in Doc. 2007104313, Official Records  
2 of Williamson County, Texas (ORWCT). This tract was surveyed on  
3 the ground in December of 2008, under the supervision of William F.  
4 Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey  
5 note: The bearing basis for this survey is the State Plane  
6 Coordinate System, Grid North, Texas Central Zone. Line codes used  
7 herein are in agreement with the survey plat prepared this date.

8 BEGINNING at an iron pin which was found in the curved South  
9 line of State Highway 29, at the Northwest corner of the said 49.99  
10 acre property and at the Northeast corner of the 35 ac. property  
11 conveyed to Waterstone Land and Cattle Co. L.P. as described in Doc.  
12 2008050683 (ORWCT).

13 THENCE with the South line of State Highway 29, (C1) 54.10  
14 feet with the arc of a curve to the left having a radius of 697.27  
15 feet; the chord bears N 75 deg. 00 min. 18 sec. E 54.09 feet to an  
16 iron pin found at the end of the curve; N 68 deg. 44 min. 48 sec. E  
17 417.01 feet to a concrete right-of-way marker found; and N 73 deg.  
18 18 min. 54 sec. E 328.98 feet to an iron pin found.

19 THENCE with the East line of the said 49.99 acre tract and the  
20 upper West line of the 137.21 acre tract which is described in a  
21 deed to River Chase Subdivision II Ltd. (Doc. 2008004193), S 20 deg.  
22 32 min. 29 sec. E at 2748.66 feet pass an iron pin found; continuing  
23 (L16) S 20 deg. 32 min. 29 sec. E an additional 116.99 feet to the  
24 approximate center of the San Gabriel River, continuing in all  
25 2865.65 feet.

26 THENCE upstream with the approximate center of the River and  
27 the South boundary of the said tract called 49.99 acres, following

1 the boundary of the said 137.21 acres, (L15) S 78 deg. 19 min. 05  
2 sec. W 61.75 feet; (L14) N 85 deg. 06 min. 10 sec. W 108.27 feet;  
3 (L13) N 81 deg. 53 min. 40 sec. W 106.23 feet; (L12) N 89 deg. 43  
4 min. 10 sec. W 440.07 feet; and (L11) S 81 deg. 42 min. 20 sec. W  
5 138.73 feet.

6 THENCE with the West line of the said tract called 49.99 acres  
7 and with the East line of the 35 acre tract conveyed to Waterstone  
8 Land and Cattle Co. L.P. (L10) N 20 deg. 32 min. 40 sec. W at 126.38  
9 feet pass an iron pin found on the North bank of a waterway;  
10 continuing N 20 deg. 32 min. 40 sec. W an additional 2468.65 feet,  
11 continuing in all 2595.03 feet to the POINT OF BEGINNING.

12 \* \* \* \* \*

13 DESCRIPTION FOR DAVID L. KELLEY, TRUSTEE - ROBERT D. WUNSCH,  
14 TRUSTEE

15 BEING 137.21 acres of the William Ashworth Survey, Abstract  
16 No. 24, in Williamson County, Texas. This tract is part of the  
17 property which was described in a deed to David L. Kelley, Trustee  
18 of the David L. Kelley Asset Liquidating Trust as set out in Doc.  
19 2002001651 of the Official Records of Williamson County, Texas  
20 (ORWCT). This tract was surveyed on the ground in October of 2007,  
21 by William F. Forest, Jr., Registered Professional Land Surveyor  
22 No. 1847. Survey note: The bearing basis for this survey is the  
23 State Plane Coordinate System, Grid North, Texas Central Zone.  
24 Line numbers utilized herein correlate to the attached survey plat  
25 prepared this date.

26 BEGINNING at an iron pin which was found in the West line of  
27 the property conveyed to Sam A. Easley Jr. as described in Vol. 221,

1 Pg. 55 (Deed Records), and in the East boundary of the 100 acre  
2 property conveyed to Gladys Townsend as described in Doc.  
3 2003078951 (ORWCT). This corner exists at the Southwest corner of  
4 Tract 1 called 375.88 acres (formerly 821/499) as described in the  
5 said Correction Deed to David L. Kelley, at the Northwest corner of  
6 the 433.04 acre tract conveyed to L. Kotrla Property, LLC. of record  
7 in Doc. 2005094096 (ORWCT) and at the Southwest corner of the 108.91  
8 acre Tract 4 described in said Kelley deed (Tract 4 is an exception  
9 tract out of Tract 1).

10       THENCE along or near the general line of an existing fence, N  
11 20 deg. 06 min. 11 sec. W 469.98 feet with the East line of Townsend  
12 to an iron pin found; continuing with the East line of the 483.20  
13 acre tract conveyed to Wallace Seggern as described in Vol. 742, Pg.  
14 295 (Deed Records); setting iron pins in the fence line as follows;  
15 (L1) N 18 deg. 58 min. 54 sec. W 122.43 feet; (L2) N 33 deg. 28 min.  
16 04 sec. W 92.26 feet; N 20 deg. 25 min. 40 sec. W 338.43 feet; and  
17 (L3) N 22 deg. 29 min. 25 sec. W 106.13 feet to an iron pin found;  
18 continuing with the common line of Seggern, with a line that departs  
19 the fence, as follows; (L4) N 15 deg. 01 min. 45 sec. E 45.37 feet to  
20 a pipe found; and (L5) N 20 deg. 17 min. 05 sec. W 219.29 feet to an  
21 iron pin set in the fence line, continuing along or near the East  
22 side of the fence with the West line of the said 108.91 acre Kelley  
23 tract, N 19 deg. 50 min. 50 sec. W 345.41 feet to an iron pin set 1.5  
24 feet East of the fence; N 20 deg. 12 min. 18 sec. W 1142.13 feet to  
25 an iron pin set; departing the West line of the 108.91 acre Tract 4  
26 and continuing with the West line of the said 375.88 acre tract and  
27 its common line with Seggern, (L6) N 20 deg. 12 min. 18 sec. W 165.97

1 feet to the approximate center of the channel of the San Gabriel  
2 River.

3           THENCE downstream with the South line of the 35 acre tract  
4 conveyed to Jay A. Lansdale (Doc. 2004025768) and with the  
5 approximate center of the river, as follows; (L7) S 70 deg. 09 min.  
6 07 sec. E 203.33 feet; (L8) S 85 deg. 25 min. 07 sec. E 260.32 feet;  
7 (L9) N 81 deg. 42 min. 13 sec. E 225.43 feet; continuing with the  
8 South line of the 50 acre tract conveyed to Round Rock Hydromulch,  
9 Inc. as described in Doc. 2004018474 (ORWCT); (L11) N 81 deg. 42  
10 min. 20 sec. E 138.73 feet; (L12) S 89 deg. 43 min. 10 sec. E 440.07  
11 feet; (L13) S 81 deg. 53 min. 40 sec. E 106.23 feet; (L14) S 85 deg.  
12 06 min. 10 sec. E 108.27 feet; and (L15) N 78 deg. 19 min. 05 sec. E  
13 61.75 feet.

14           THENCE with the East boundary of the said 50 acre Hydromulch  
15 tract, (L16) N 20 deg. 32 min. 29 sec. W 116.99 feet to an iron pin  
16 found on the North bank of the river; and N 20 deg. 32 min. 29 sec. W  
17 2748.66 feet to an iron pin found.

18           THENCE with the South line of State Highway 29, N 73 deg. 18  
19 min. 19 sec. E 422.98 feet to an iron pin set at the Northeast corner  
20 of the said 375.88 acre tract. This corner is the Northeast corner  
21 of the 224.18 acre property partitioned to Dorothy Aline Edwards as  
22 described in Vol. 582, Pg. 291, Deed Records.

23           THENCE with the common boundary between Kelly (Edwards) and  
24 Clare C. Mashburn (563/68), with a line that departs the existing  
25 fence, S 19 deg. 58 min. 13 sec. E 3445.88 feet to an iron pin found.

26           THENCE with the boundary of the Easley Sloan Cemetery (Doc.  
27 2007079512), (L17) S 17 deg. 25 min. 25 sec. W 162.99 feet to an iron

1 pin found; and (L18) S 73 deg. 28 min. 54 sec. E 125.17 feet to an  
2 iron pin found. An iron pin found at the Southeast corner of the  
3 Cemetery stands (L19) S 66 deg. 25 min. 32 sec. E 13.69 feet.

4 THENCE with the East line of the said 108.91 acre tract and  
5 the West line of the Clare Mashburn property, with a line that does  
6 not follow area fencing, S 19 deg. 59 min. 28 sec. E 1658.10 feet to  
7 an iron pin set. Most of this line follows the West line of a 30  
8 foot wide easement to the Easley Sloan Cemetery (see covenant  
9 563/68).

10 THENCE with the North boundary of the 100.08 acre property  
11 conveyed to Oak Stump, LLC. as described in Doc. 2003094213  
12 (ORWCT), S 69 deg. 59 min. 39 sec. W 482.83 feet to an iron pin found  
13 at a fence corner; continuing along or near an existing fence, with  
14 the North boundary of the said 433.04 acre Kotrla tract, S 69 deg.  
15 59 min. 40 sec. W 1321.01 feet to the POINT OF BEGINNING.

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

23 (b) The governor has submitted the notice and Act to the  
24 Texas Commission on Environmental Quality.

25 (c) The Texas Commission on Environmental Quality has filed  
26 its recommendations relating to this Act with the governor,  
27 lieutenant governor, and speaker of the house of representatives

1 within the required time.

2           (d) All requirements of the constitution and laws of this  
3 state and the rules and procedures of the legislature with respect  
4 to the notice, introduction, and passage of this Act are fulfilled  
5 and accomplished.

6           SECTION 4. This Act takes effect September 1, 2009.