

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Rowlett Pecan Grove Management District; providing authority to impose a tax, levy an assessment, and issue bonds.

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 3895 to read as follows:

CHAPTER 3895. ROWLETT PECAN GROVE MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3895.001. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Rowlett, Texas.

(3) "Director" means a board member.

(4) "District" means the Rowlett Pecan Grove Management District.

(5) "Improvement project" means any program or project authorized by Section 3895.102, inside or outside the district.

Sec. 3895.002. CREATION AND NATURE OF DISTRICT. The district is a special district created under Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution.

Sec. 3895.003. 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

1 chapter. By creating the district and in authorizing the city and
2 other political subdivisions to contract with the district, the
3 legislature has established a program to accomplish the public
4 purposes set out in Section 52-a, Article III, Texas Constitution.

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

10 (c) This chapter and the creation of the district may not be
11 interpreted to relieve the city or Dallas County from providing the
12 level of services provided to the area in the district as of the
13 effective date of the Act enacting this chapter. The district is
14 created to supplement and not to supplant the city and county
15 services provided in the district.

16 Sec. 3895.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

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

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

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

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

27 (2) eliminating unemployment and underemployment; and

1 (3) developing or expanding transportation and
2 commerce.

3 (d) The district will:

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

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

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

15 (e) Pedestrian ways along or across a street, whether at
16 grade or above or below the surface, and street lighting, street
17 landscaping, parking, and street art objects are parts of and
18 necessary components of a street and are considered to be an
19 improvement project that includes a street or road improvement.

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

23 Sec. 3895.005. DISTRICT TERRITORY. (a) The district is
24 composed of the territory described by Section 2 of the Act creating
25 this chapter, as that territory may have been modified under
26 Section 3895.109 or other law.

27 (b) The boundaries and field notes of the district contained

1 in Section 2 of the Act creating this chapter form a closure. A
2 mistake in the field notes of the district contained in Section 2 of
3 the Act creating this chapter or in copying the field notes in the
4 legislative process does not in any way affect the district's:

- 5 (1) organization, existence, or validity;
- 6 (2) right to contract, including the right to issue
7 any type of bond or other obligation for a purpose for which the
8 district is created;
- 9 (3) right to impose or collect an assessment, tax, or
10 any other revenue; or
- 11 (4) legality or operation.

12 Sec. 3895.006. ELIGIBILITY FOR REINVESTMENT OR ENTERPRISE
13 ZONES. (a) All or any part of the area of the district is
14 eligible, regardless of other statutory criteria, to be included
15 in:

- 16 (1) a tax increment reinvestment zone created by the
17 city under Chapter 311, Tax Code; or
- 18 (2) a tax abatement reinvestment zone created by the
19 city under Chapter 312, Tax Code.

20 (b) All or any part of the area of the district is eligible
21 to be nominated for inclusion in an enterprise zone by the city
22 under Chapter 2303, Government Code.

23 Sec. 3895.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
24 DISTRICTS LAW. Except as otherwise provided by this chapter,
25 Chapter 375, Local Government Code, applies to the district.

26 Sec. 3895.008. LIBERAL CONSTRUCTION OF CHAPTER. This
27 chapter shall be liberally construed in conformity with the

1 findings and purposes stated in this chapter.

2 [Sections 3895.009-3895.050 reserved for expansion]

3 SUBCHAPTER B. BOARD OF DIRECTORS

4 Sec. 3895.051. BOARD OF DIRECTORS. The district is
5 governed by a board of five directors appointed under Section
6 3895.052 and three directors serving ex officio under Section
7 3895.053.

8 Sec. 3895.052. APPOINTMENT OF DIRECTORS; TERMS. (a) The
9 mayor and governing body of the city shall appoint voting
10 directors. A person is appointed if a majority of the members of
11 the governing body, including the mayor, vote to appoint that
12 person. A member of the governing body of the city may not be
13 appointed to the board.

14 (b) Section 375.063, Local Government Code, does not apply
15 to the district.

16 (c) The appointed directors serve staggered terms of four
17 years, with two or three directors' terms expiring June 1 of each
18 odd-numbered year.

19 (d) A person may not be appointed to the board if the
20 appointment of that person would result in fewer than three of the
21 directors residing in the city.

22 (e) The governing body of the city shall appoint a director
23 to fill a vacancy that occurs on the board.

24 (f) A director is a public official entitled to governmental
25 immunity for the director's official actions.

26 Sec. 3895.053. NONVOTING DIRECTORS. (a) The following
27 persons serve as nonvoting ex officio directors:

- 1 (1) the manager of the city;
- 2 (2) the financial director of the city; and
- 3 (3) the planning director of the city.

4 (b) If an office described by Subsection (a) is renamed,
5 changed, or abolished, the governing body of the city may appoint
6 another city officer or employee who performs duties comparable to
7 those performed by the officer described by Subsection (a).

8 Sec. 3895.054. CONFLICTS OF INTEREST. (a) Except as
9 provided by Section 3895.053 or this section:

- 10 (1) a director may participate in all board votes and
11 decisions; and
- 12 (2) Chapter 171, Local Government Code, governs
13 conflicts of interest of board members.

14 (b) A director who has a beneficial interest in a business
15 entity that will receive a pecuniary benefit from an action of the
16 board may participate in discussion and vote on that action if a
17 majority of the board has a similar interest in the same action or
18 if all other similar business entities in the district will receive
19 a similar pecuniary benefit.

20 (c) A director who is also an officer or employee of a public
21 entity may not participate in a discussion of or vote on a matter
22 regarding a contract with that same public entity.

23 Sec. 3895.055. DIRECTOR'S OATH OR AFFIRMATION. A
24 director's oath or affirmation of office shall be filed with the
25 district and the district shall retain the oath or affirmation in
26 the district records.

27 Sec. 3895.056. OFFICERS. The board shall elect from among

1 the directors a chair, vice chair, and secretary.

2 Sec. 3895.057. COMPENSATION OF DIRECTORS; REIMBURSEMENT OF
3 EXPENSES. A director is not entitled to compensation for service on
4 the board but is entitled to be reimbursed for necessary expenses
5 incurred in carrying out the duties and responsibilities of a
6 director.

7 Sec. 3895.058. INITIAL DIRECTORS. (a) The initial board
8 consists of the following directors:

- 9 (1) _____;
- 10 (2) _____;
- 11 (3) _____;
- 12 (4) _____; and
- 13 (5) _____.

14 (b) Of the initial directors, the terms of directors
15 appointed for positions 1 and 2 expire June 1, 2013, and the terms
16 of directors appointed for positions 3 through 5 expire June 1,
17 2015.

18 (c) This section expires September 1, 2015.

19 Sec. 3895.059. QUORUM. For purposes of determining whether
20 a quorum of the board is present, the following are not counted:

- 21 (1) a board position vacant for any reason, including
22 death, resignation, or disqualification;
- 23 (2) a director who is abstaining from participation in
24 a vote because of a conflict of interest; or
- 25 (3) a nonvoting director.

26 [Sections 3895.060-3895.100 reserved for expansion]

1 SUBCHAPTER C. POWERS AND DUTIES

2 Sec. 3895.101. GENERAL POWERS AND DUTIES. The district has
3 the powers and duties provided by:

4 (1) the general laws relating to conservation and
5 reclamation districts created under Section 59, Article XVI, Texas
6 Constitution, including Chapters 49 and 54, Water Code;

7 (2) the general laws relating to road districts and
8 road utility districts created under Section 52(b), Article III,
9 Texas Constitution, including Chapter 441, Transportation Code;

10 and

11 (3) Chapter 375, Local Government Code.

12 Sec. 3895.102. IMPROVEMENT PROJECTS. (a) The district may
13 provide, or it may enter into contracts with a governmental or
14 private entity to provide, the following types of improvement
15 projects or activities in support of or incidental to those
16 projects:

17 (1) a supply and distribution facility or system to
18 provide potable and city-approved nonpotable water to the residents
19 and businesses of the district, including a wastewater collection
20 facility;

21 (2) a paved road or street, inside and outside the
22 district, to the extent authorized by Section 52, Article III,
23 Texas Constitution;

24 (3) the planning, design, construction, improvement,
25 and maintenance of:

26 (A) landscaping;

27 (B) highway right-of-way or transit corridor

- 1 beautification and improvement;
2 (C) lighting, banners, and signs;
3 (D) a street or sidewalk;
4 (E) a hiking and cycling path or trail;
5 (F) a pedestrian walkway, skywalk, crosswalk, or
6 tunnel;
7 (G) a park, lake, garden, recreational facility,
8 sports facility, open space, scenic area, or related exhibit or
9 preserve;
10 (H) a fountain, plaza, or pedestrian mall; or
11 (I) a drainage or storm-water detention
12 improvement;
13 (4) protection and improvement of the quality of storm
14 water that flows through the district;
15 (5) the planning, design, construction, improvement,
16 maintenance, and operation of:
17 (A) a water or sewer facility;
18 (B) an off-street parking facility or heliport;
19 or
20 (C) alternative power generation facilities,
21 including solar, geothermal, and wind;
22 (6) the planning and acquisition of:
23 (A) public art and sculpture and related exhibits
24 and facilities; or
25 (B) an educational and cultural exhibit or
26 facility;
27 (7) the planning, design, construction, acquisition,

1 lease, rental, improvement, maintenance, installation, and
2 management of and provision of furnishings for a facility for:
3 (A) a conference, convention, or exhibition;
4 (B) a manufacturer, consumer, or trade show;
5 (C) a civic, community, or institutional event;
6 or
7 (D) an exhibit, display, attraction, special
8 event, or seasonal or cultural celebration or holiday;
9 (8) the removal, razing, demolition, or clearing of
10 land or improvements in connection with an improvement project;
11 (9) the acquisition and improvement of land or other
12 property for the mitigation of the environmental effects of an
13 improvement project;
14 (10) the acquisition of property or an interest in
15 property in connection with an authorized improvement project;
16 (11) a special or supplemental service for the
17 improvement and promotion of the district or an area adjacent to the
18 district or for the protection of public health and safety in or
19 adjacent to the district, including:
20 (A) advertising;
21 (B) promotion;
22 (C) tourism;
23 (D) health and sanitation;
24 (E) public safety;
25 (F) security;
26 (G) fire protection or emergency medical
27 services;

- 1 (H) business recruitment;
- 2 (I) development;
- 3 (J) elimination of traffic congestion; and
- 4 (K) recreational, educational, or cultural
- 5 improvements, enhancements, and services; or

6 (12) any similar public improvement, facility, or
7 service.

8 (b) The district may not undertake an improvement project
9 under this section unless the board determines the project to be
10 necessary to accomplish a public purpose of the district.

11 (c) An improvement project must comply with any applicable
12 city requirements, including codes and ordinances.

13 (d) The district may not provide, conduct, or authorize any
14 improvement project on the city streets, highways, rights-of-way,
15 or easements without the consent of the governing body of the city.

16 (e) The district shall immediately comply with any city
17 ordinance, order, or resolution that:

18 (1) requires the district to transfer to the city the
19 title to all or any portion of an improvement project; or

20 (2) authorizes the district to own, encumber,
21 maintain, and operate an improvement project, subject to the right
22 of the city to order a conveyance of the project to the city on a
23 date determined by the city.

24 (f) For the purposes of this section, planning, design,
25 construction, improvement, and maintenance of a lake include work
26 done for drainage, reclamation, or recreation.

27 Sec. 3895.103. DEVELOPMENT CORPORATION POWERS. The

1 district, using money available to the district, may exercise the
2 powers given to a development corporation under Chapter 505, Local
3 Government Code, including the power to own, operate, acquire,
4 construct, lease, improve, or maintain a project under that
5 chapter.

6 Sec. 3895.104. GENERAL POWERS REGARDING CONTRACTS.

7 (a) The district may:

8 (1) contract with any person to accomplish any
9 district purpose, including a contract for:

10 (A) the payment, repayment, or reimbursement of
11 costs incurred by that person on behalf of the district, including
12 all or part of the costs of an improvement project and interest on
13 the reimbursed cost; or

14 (B) the use, occupancy, lease, rental,
15 operation, maintenance, or management of all or part of a proposed
16 or existing improvement project; and

17 (2) apply for and contract with any person to receive,
18 administer, and perform a duty or obligation of the district under a
19 federal, state, local, or private gift, grant, loan, conveyance,
20 transfer, bequest, or other financial assistance arrangement
21 relating to the investigation, planning, analysis, study, design,
22 acquisition, construction, improvement, completion,
23 implementation, or operation by the district or others of a
24 proposed or existing improvement project.

25 (b) A contract the district enters into to carry out a
26 purpose of this chapter may be on any terms and for any period the
27 board determines, including a negotiable or nonnegotiable note or

1 warrant payable to the city, Dallas County, and any other person.

2 (c) Any person may contract with the district to carry out
3 the purposes of this chapter without further statutory or other
4 authorization.

5 (d) A contract payable from ad valorem taxes for a period
6 longer than one year must be approved by the governing body of the
7 city.

8 Sec. 3895.105. COMPETITIVE BIDDING. Section 375.221, Local
9 Government Code, applies only to a district contract that has a
10 value of more than \$50,000.

11 Sec. 3895.106. ECONOMIC DEVELOPMENT. (a) The district may
12 engage in activities that accomplish the economic development
13 purposes of the district.

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

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

19 (2) provide district personnel and services.

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

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

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

26 Sec. 3895.107. RULES; ENFORCEMENT. (a) The district may
27 adopt rules:

- 1 (1) to administer or operate the district;
2 (2) for the use, enjoyment, availability, protection,
3 security, and maintenance of the district's property and
4 facilities; or
5 (3) to provide for public safety and security in the
6 district.

7 (b) The district may enforce its rules by injunctive relief.

8 (c) To the extent a district rule conflicts with a city rule
9 or order, the city rule or order controls.

10 Sec. 3895.108. NAME CHANGE. The board by resolution may
11 change the district's name. The board shall give written notice of
12 the change to the city.

13 Sec. 3895.109. ADDING OR REMOVING TERRITORY. The board may
14 add or remove territory under Subchapter J, Chapter 49, and Section
15 54.016, Water Code, except that:

16 (1) the addition or removal of the territory must be
17 approved by:

18 (A) the governing body of the city; and

19 (B) the owners of the territory being added or
20 removed;

21 (2) a reference to a tax in Subchapter J, Chapter 49,
22 or Section 54.016, Water Code, means an ad valorem tax; and

23 (3) territory may not be removed from the district if
24 bonds or other obligations of the district payable wholly or partly
25 from ad valorem taxes on the territory are outstanding.

26 Sec. 3895.110. NO EMINENT DOMAIN POWER. The district may
27 not exercise the power of eminent domain.

1 Sec. 3895.111. NO TOLL ROADS. The district may not
2 construct, acquire, maintain, or operate a toll road.

3 Sec. 3895.112. DISTRICT EMPLOYEES; TERMS OF EMPLOYMENT;
4 COMPENSATION. The board may employ and establish the terms of
5 employment and compensation of:

6 (1) an executive director or general manager; or

7 (2) any other district employee the board considers
8 necessary.

9 [Sections 3895.113-3895.150 reserved for expansion]

10 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

11 Sec. 3895.151. GENERAL POWERS REGARDING FINANCIAL MATTERS.

12 Except as provided by Section 3895.161, the district may:

13 (1) impose an ad valorem tax on all taxable property in
14 the district, including industrial, commercial, and residential
15 property, to pay for an improvement project;

16 (2) impose an assessment on property in the district
17 in the manner provided for:

18 (A) a district under Subchapter F, Chapter 375,
19 Local Government Code; or

20 (B) a municipality or county under Subchapter A,
21 Chapter 372, Local Government Code;

22 (3) provide or secure the payment or repayment of the
23 costs and expenses of the establishment, administration, and
24 operation of the district and the district's costs or share of the
25 costs or revenue of an improvement project or district contractual
26 obligation or indebtedness by or through:

27 (A) a lease, installment purchase contract, or

1 other agreement with any person;

2 (B) the imposition of a tax, assessment, user
3 fee, concession fee, or rental charge; or

4 (C) any other revenue or resource of the
5 district;

6 (4) establish user charges related to the operation of
7 storm-water facilities, including the regulation of storm water for
8 the protection of water quality in the district;

9 (5) establish user charges for the use of nonpotable
10 water for irrigation purposes, subject to the approval of the
11 governing body of the city;

12 (6) undertake separately or jointly with other
13 persons, including the city or Dallas County, all or part of the
14 cost of an improvement project, including an improvement project:

15 (A) for improving, enhancing, and supporting
16 public safety and security, fire protection and emergency medical
17 services, and law enforcement in and adjacent to the district; or

18 (B) that confers a general benefit on the entire
19 district or a special benefit on a definable part of the district;
20 and

21 (7) enter into a tax abatement agreement in accordance
22 with the general laws of this state authorizing and applicable to
23 tax abatement agreements by municipalities.

24 Sec. 3895.152. BORROWING MONEY. The district may borrow
25 money for a district purpose by issuing or executing bonds, notes,
26 credit agreements, or other obligations of any kind found by the
27 board to be necessary or appropriate for the district purpose. The

1 bond, note, credit agreement, or other obligation must be secured
2 by and payable from ad valorem taxes, assessments, or other
3 district revenue.

4 Sec. 3895.153. IMPACT FEES AND ASSESSMENTS; EXEMPTION.

5 (a) The district may impose an impact fee or assessment on
6 property in the district, including an impact fee or assessment on
7 residential or commercial property, only in the manner provided by
8 Subchapter A, Chapter 372, or Subchapter F, Chapter 375, Local
9 Government Code, for a municipality, county, or public improvement
10 district, according to the benefit received by the property.

11 (b) An impact fee for residential property must be for the
12 limited purpose of providing capital funding for:

- 13 (1) public water and wastewater facilities;
14 (2) drainage and storm-water facilities; and
15 (3) streets and alleys.

16 (c) An assessment, a reassessment, or an assessment
17 resulting from an addition to or correction of the assessment roll
18 by the district, penalties and interest on an assessment or
19 reassessment, or an expense of collection of an assessment,
20 including reasonable attorney's fees, incurred by the district:

- 21 (1) is a first and prior lien against the property
22 assessed; and
23 (2) is superior to any other lien or claim other than a
24 lien or claim for county, school district, or municipal ad valorem
25 taxes.

26 (d) The board may make a correction to or deletion from the
27 assessment roll that does not increase the amount of assessment of

1 any parcel of land without providing notice and holding a hearing in
2 the manner required for additional assessments.

3 (e) The district may not impose an impact fee on the
4 property, including equipment and facilities, of a public utility
5 provider in the district.

6 Sec. 3895.154. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT.
7 Section 375.161, Local Government Code, does not apply to the
8 district.

9 Sec. 3895.155. MAINTENANCE AND OPERATION TAX; ELECTION.

10 (a) Except as provided by Section 3895.161, the district may
11 impose a tax for maintenance and operation purposes, including for:

12 (1) planning, constructing, acquiring, maintaining,
13 repairing, and operating all improvement projects, including land,
14 plants, works, facilities, improvements, appliances, and equipment
15 of the district; and

16 (2) paying costs of services, engineering and legal
17 fees, and organization and administrative expenses.

18 (b) The district may not impose a maintenance and operation
19 tax unless the maximum tax rate is approved by the governing body of
20 the city and a majority of the district voters voting at an election
21 held for that purpose. If the maximum tax rate is approved, the
22 board may impose the tax at any rate that does not exceed the
23 approved rate.

24 (c) A maintenance and operation tax election may be held at
25 the same time and in conjunction with any other district election.
26 The election may be called by a separate election order or as part
27 of any other election order.

1 (d) The proposition in a maintenance and operation tax
2 election may be for a specific maximum rate.

3 Sec. 3895.156. USE OF SURPLUS MAINTENANCE AND OPERATION
4 MONEY. If the district has surplus maintenance and operation tax
5 money that is not needed for the purposes for which it was
6 collected, the money may be used for any authorized purpose.

7 Sec. 3895.157. BOND ISSUANCE PLAN REQUIRED BEFORE ISSUING
8 BONDS. The district may not issue bonds until the governing body of
9 the city approves a bond issuance plan authorizing and setting
10 forth the limitations on the issuance of the bonds.

11 Sec. 3895.158. BONDS AND OTHER OBLIGATIONS; MUNICIPAL
12 APPROVAL. (a) Except as provided by Sections 3895.157 and
13 3895.161, the district may issue, by competitive bid or negotiated
14 sale, bonds, notes, or other obligations payable wholly or partly
15 from ad valorem taxes or assessments in the manner provided by
16 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local
17 Government Code.

18 (b) In exercising the district's borrowing power, the
19 district may issue a bond or other obligation in the form of a bond,
20 note, certificate of participation or other instrument evidencing a
21 proportionate interest in payments to be made by the district, or
22 other type of obligation.

23 (c) In addition to the sources of money described by
24 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local
25 Government Code, district bonds may be secured and made payable
26 wholly or partly by a pledge of any part of the net proceeds the
27 district receives from any other district revenue.

1 Sec. 3895.159. BOND MATURITY. Bonds must mature not more
2 than 40 years from their date of issue.

3 Sec. 3895.160. TAXES FOR BONDS AND OTHER OBLIGATIONS.

4 (a) At the time bonds or other obligations payable wholly or
5 partly from ad valorem taxes are issued:

6 (1) the board shall impose a continuing direct annual
7 ad valorem tax, without limit as to rate or amount, for each year
8 that all or part of the bonds are outstanding; and

9 (2) the district annually shall impose an ad valorem
10 tax on all taxable property in the district in an amount sufficient
11 to:

12 (A) pay the interest on the bonds or other
13 obligations as the interest becomes due;

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

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

18 (b) Bonds or other obligations that are secured by and
19 payable from ad valorem taxes may not be issued unless the bonds and
20 the imposition of the taxes are approved by:

21 (1) a majority of the district voters voting at an
22 election held for that purpose; and

23 (2) the governing body of the city.

24 (c) The district shall hold an election required by this
25 section in the manner provided by Chapter 54, Water Code.

26 Sec. 3895.161. PROJECT DEVELOPMENT AGREEMENT REQUIRED TO
27 IMPOSE TAXES OR BORROW MONEY, INCLUDING BONDS. Before the district

1 may issue bonds, impose taxes, or borrow money, the district and the
2 city must negotiate and execute a mutually approved and accepted
3 interlocal project development agreement regarding the development
4 plans and rules for:

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

7 Sec. 3895.162. CITY NOT REQUIRED TO PAY DISTRICT
8 OBLIGATIONS. Except as provided by Section 375.263, Local
9 Government Code, the city is not required to pay a bond, note, or
10 other obligation of the district.

11 [Sections 3895.163-3895.200 reserved for expansion]

12 SUBCHAPTER E. DISSOLUTION

13 Sec. 3895.201. DISSOLUTION BY CITY ORDINANCE. (a) If the
14 city adopts by a two-thirds vote of its governing body an ordinance
15 to dissolve the district, the district is dissolved.

16 (b) The district may not be dissolved until the district's
17 outstanding indebtedness or contractual obligations payable from
18 ad valorem taxes have been repaid or discharged.

19 (c) The district may not be dissolved until any agreement
20 under Section 3895.161 has been executed and the district's
21 performance under the agreement has been fulfilled, including any
22 right or obligation the district has to reimburse a developer or
23 owner for the costs of improvement projects.

24 Sec. 3895.202. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

25 (a) If the dissolved district has bonds or other obligations
26 outstanding secured by and payable from assessments or other
27 revenue, other than ad valorem taxes, the city succeeds to the

1 rights and obligations of the district regarding enforcement and
2 collection of the assessments or other revenue.

3 (b) If the district is dissolved, the city has and may
4 exercise all district powers to enforce and collect the assessments
5 or other revenue to pay:

6 (1) the bonds or other obligations when due and
7 payable according to their terms; or

8 (2) special revenue or assessment bonds or other
9 obligations issued by the city to refund the outstanding bonds or
10 obligations.

11 Sec. 3895.203. ASSUMPTION OF ASSETS AND LIABILITIES.

12 (a) The district may not be dissolved by the city unless the city
13 assumes the obligations of the district, including any bonds or
14 other indebtedness payable from assessments or other district
15 revenue.

16 (b) If the city dissolves the district, the board shall
17 transfer ownership of all district property to the city.

18 SECTION 2. The Rowlett Pecan Grove Management District
19 initially includes all territory contained in the following area:

20 TRACT 1: BEING Lots 1 and 2, in Block A of Pecan Grove Park
21 Addition, an Addition to the City of Rowlett, Dallas County, Texas,
22 according to the Map thereof recorded under cc#200600238026, Real
23 Property Records of Dallas County, Texas; and

24 TRACT 2: BEING all that certain lot, tract or parcel of land
25 situated in the Thomas Lumley Survey, Abstract No. 789, City of
26 Rowlett, Dallas County, Texas, and being a part of a 87.934 acres
27 tract of land as described in a Special Warranty deed from Garland

1 Independent School District to City of Rowlett, dated August 27,
2 1997 and being recorded in Volume 97175, Page 1103 of the Deed
3 Records of Dallas County, Texas, and being more particularly
4 described as follows:

5 BEGINNING at a 3/8" iron rod found for corner in the east
6 right-of-way line of Kirby Road (variable width right-of-way) and
7 in the meanders of a creek, said point being at the west most
8 northwest corner of said 87.934 acres tract and at the southwest
9 corner of Lot 1, Block A, Rowlett High School, an Addition to the
10 City of Rowlett, Texas, according to the Map thereof recorded in
11 Volume 94179, Page 1344 of the Map Records of Dallas County, Texas;

12 THENCE in an easterly direction along the south line of said
13 Addition and generally along the meanders of said creek as follows:

- 14 S. 26 deg. 27 min. 49 sec. E. a distance of 111.48 feet;
- 15 N. 70 deg. 10 min. 55 sec. E. a distance of 260.00 feet;
- 16 S. 79 deg. 19 min. 59 sec. E. a distance of 195.00 feet;
- 17 N. 81 deg. 03 min. 35 sec. E. a distance of 110.00 feet;
- 18 S. 51 deg. 03 min. 57 sec. E. a distance of 60.00 feet;
- 19 N. 79 deg. 18 min. 55 sec. E. a distance of 175.00 feet;
- 20 S. 38 deg. 56 min. 57 sec. E. a distance of 142.00 feet;
- 21 N. 57 deg. 52 min. 19 sec. E. a distance of 115.00 feet;
- 22 S. 15 deg. 11 min. 06 sec. E. a distance of 108.00 feet;
- 23 S. 19 deg. 47 min. 39 sec. W. a distance of 106.00 feet;
- 24 S. 78 deg. 40 min. 34 sec. E. a distance of 335.00 feet;
- 25 S. 13 deg. 24 min. 39 sec. E. a distance of 92.20 feet;

26 THENCE N. 59 deg. 02 min. 24 sec. E. leaving the meanders of
27 said creek and continuing along the south line of said Addition, a

1 distance of 219.48 feet to a 1/2" iron rod found for corner at the
2 southeast corner of said Addition and being in the west line of a
3 100 foot T.P. & L. Co. easement as recorded in Volume 67115, Page
4 202 of the Deed Records of Dallas County, Texas;

5 THENCE N. 00 deg. 55 min. 24 sec. W. along the east line of
6 said Addition, a distance of 500.14 feet to a 5/8" iron rod found
7 for corner at the southwest corner of Lot 2, Block A, of Pecan Grove
8 Park Addition, an Addition to the City of Rowlett, Dallas County,
9 Texas, according to the Map thereof recorded under cc#200600238026,
10 Real Property Records of Dallas County, Texas;

11 THENCE N. 89 deg. 04 min. 17 sec. E. along the south line of
12 said Lot 2, a distance of 936.07 feet to a 5/8" iron rod found for
13 corner at the southeast corner of Lot 2 and the south most southwest
14 corner of said Lot 1;

15 THENCE N. 68 deg. 17 min. 12 sec. E. along the southeast line
16 of said Lot 1, a distance of 800.60 feet to a 5/8" iron rod found for
17 corner in the southwest right-of-way line of Dallas Area Rapid
18 Transit (100' R.O.W.)

19 THENCE S. 45 deg. 29 min. 56 sec. E. along said right-of-way
20 line, a distance of 97.69 feet to a 1/2" iron rod found for corner in
21 the west take line of the City of Dallas for Lake Ray Hubbard as
22 recorded in Volume 69061, Page 970 of the Deed Records of Dallas
23 County, Texas;

24 THENCE S. 18 deg. 04 min. 52 sec. E. along said take line, a
25 distance of 338.92 feet to a concrete monument with brass disk
26 marked "City of Dallas Water Dept. U-10-2" found for corner;

27 THENCE S. 02 deg. 36 min. 36 sec. E. along said take line, a

1 distance of 502.17 feet to a concrete monument with brass disk
2 marked "City of Dallas Water Dept. U-6-2" found for corner;

3 THENCE S. 19 deg. 09 min. 28 sec. W. along said take line, a
4 distance of 477.18 feet to a broken concrete monument with brass
5 disk marked "City of Dallas Water Dept. U-6-1" found for corner;

6 THENCE S. 89 deg. 19 min. 30 sec. W. along the north line of a
7 2.29 acres tract as described in a Deed to Singh Lalsingh Sanker, as
8 recorded in Volume 87085, Page 4639 of the Deed Records of Dallas
9 County, Texas, a distance of 705.12 feet to a 1/2" iron rod found
10 for corner in the east right-of-way line of Miller Heights Drive
11 (60' R.O.W.);

12 THENCE N. 02 deg. 54 min. 52 sec. E., along said right-of-way
13 line, a distance of 10.12 feet to a 1/2" iron rod found for corner;

14 THENCE S. 89 deg. 18 min. 25 sec. W. along said right-of-way
15 line, a distance of 2546.89 feet to a 1/2" iron rod found for corner
16 in the east right-of-way line of Kirby Road and being at the
17 southwest corner of said 87.934 acres tract;

18 THENCE N. 00 deg. 54 min. 25 sec. W. along said right-of-way
19 line, a distance of 569.41 feet to a 1/2" iron rod found for corner;

20 THENCE N. 05 deg. 30 min. 22 sec. E. along said right-of-way
21 line, a distance of 200.25 feet to a 1/2" iron rod found for corner;

22 THENCE N. 00 deg. 57 min. 36 sec. W. along said right-of-way
23 line, a distance of 123.69 feet to the POINT OF BEGINNING and
24 containing 3,171.925 square feet or 72.82 acres of land.

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,
10 lieutenant governor, and speaker of the house of representatives
11 within the required time.

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

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

20 SECTION 4. This Act takes effect immediately if it receives
21 a vote of two-thirds of all the members elected to each house, as
22 provided by Section 39, Article III, Texas Constitution. If this
23 Act does not receive the vote necessary for immediate effect, this
24 Act takes effect September 1, 2011.