

By: Deuell  
(Driver)

S.B. No. 233

Substitute the following for S.B. No. 233:

By: Dutton

C.S.S.B. No. 233

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; or  
18                   (B) an off-street parking facility or heliport;  
19                   (6) the planning and acquisition of:  
20                   (A) public art and sculpture and related exhibits  
21 and facilities; or  
22                   (B) an educational and cultural exhibit or  
23 facility;  
24                   (7) the planning, design, construction, acquisition,  
25 lease, rental, improvement, maintenance, installation, and  
26 management of and provision of furnishings for a facility for:  
27                   (A) a conference, convention, or exhibition;

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

1                   (K) recreational, educational, or cultural  
2 improvements, enhancements, and services; or

3                   (12) any similar public improvement, facility, or  
4 service.

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

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

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

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

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

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

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

24           Sec. 3895.103. DEVELOPMENT CORPORATION POWERS. The  
25 district, using money available to the district, may exercise the  
26 powers given to a development corporation under Chapter 505, Local  
27 Government Code, including the power to own, operate, acquire,

1 construct, lease, improve, or maintain a project under that  
2 chapter.

3 Sec. 3895.104. GENERAL POWERS REGARDING CONTRACTS.

4 (a) The district may:

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

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

11 (B) the use, occupancy, lease, rental,  
12 operation, maintenance, or management of all or part of a proposed  
13 or existing improvement project; and

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

22 (b) A contract the district enters into to carry out a  
23 purpose of this chapter may be on any terms and for any period the  
24 board determines, including a negotiable or nonnegotiable note or  
25 warrant payable to the city, Dallas County, and any other person.

26 (c) Any person may contract with the district to carry out  
27 the purposes of this chapter without further statutory or other

1 authorization.

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

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

8 Sec. 3895.106. ECONOMIC DEVELOPMENT. (a) The district may  
9 engage in activities that accomplish the economic development  
10 purposes of the district.

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

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

16 (2) provide district personnel and services.

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

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

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

23 Sec. 3895.107. RULES; ENFORCEMENT. (a) The district may  
24 adopt rules:

25 (1) to administer or operate the district;

26 (2) for the use, enjoyment, availability, protection,  
27 security, and maintenance of the district's property and

1 facilities; or

2 (3) to provide for public safety and security in the  
3 district.

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

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

7 Sec. 3895.108. NAME CHANGE. The board by resolution may  
8 change the district's name. The board shall give written notice of  
9 the change to the city.

10 Sec. 3895.109. ADDING OR REMOVING TERRITORY. The board may  
11 add or remove territory under Subchapter J, Chapter 49, and Section  
12 54.016, Water Code, except that:

13 (1) the addition or removal of the territory must be  
14 approved by:

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

16 (B) the owners of the territory being added or  
17 removed;

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

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

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

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

27 Sec. 3895.112. DISTRICT EMPLOYEES; TERMS OF EMPLOYMENT;

1 COMPENSATION. The board may employ and establish the terms of  
2 employment and compensation of:

- 3 (1) an executive director or general manager; or  
4 (2) any other district employee the board considers  
5 necessary.

6 [Sections 3895.113-3895.150 reserved for expansion]

7 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

8 Sec. 3895.151. GENERAL POWERS REGARDING FINANCIAL MATTERS.

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

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

13 (2) impose an assessment on property in the district  
14 in the manner provided for:

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

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

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

24 (A) a lease, installment purchase contract, or  
25 other agreement with any person;

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

1                   (C) any other revenue or resource of the  
2 district;

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

6                   (5) establish user charges for the use of nonpotable  
7 water for irrigation purposes, subject to the approval of the  
8 governing body of the city;

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

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

15                   (B) that confers a general benefit on the entire  
16 district or a special benefit on a definable part of the district;  
17 and

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

21                   Sec. 3895.152. BORROWING MONEY. The district may borrow  
22 money for a district purpose by issuing or executing bonds, notes,  
23 credit agreements, or other obligations of any kind found by the  
24 board to be necessary or appropriate for the district purpose. The  
25 bond, note, credit agreement, or other obligation must be secured  
26 by and payable from ad valorem taxes, assessments, or other  
27 district revenue.



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

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

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

10           (1) public water and wastewater facilities;

11           (2) drainage and storm-water facilities; and

12           (3) streets and alleys.

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

18           (1) is a first and prior lien against the property  
19 assessed; and

20           (2) is superior to any other lien or claim other than a  
21 lien or claim for county, school district, or municipal ad valorem  
22 taxes.

23       (d) The board may make a correction to or deletion from the  
24 assessment roll that does not increase the amount of assessment of  
25 any parcel of land without providing notice and holding a hearing in  
26 the manner required for additional assessments.

27       (e) The district may not impose an impact fee on the

1 property, including equipment and facilities, of a public utility  
2 provider in the district.

3 Sec. 3895.154. CERTAIN RESIDENTIAL PROPERTY NOT EXEMPT.  
4 Section 375.161, Local Government Code, does not apply to the  
5 district.

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

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

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

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

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

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

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

27 Sec. 3895.156. USE OF SURPLUS MAINTENANCE AND OPERATION

1 MONEY. If the district has surplus maintenance and operation tax  
2 money that is not needed for the purposes for which it was  
3 collected, the money may be used for any authorized purpose.

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

8 Sec. 3895.158. BONDS AND OTHER OBLIGATIONS; MUNICIPAL  
9 APPROVAL. (a) Except as provided by Sections 3895.157 and  
10 3895.161, the district may issue, by competitive bid or negotiated  
11 sale, bonds, notes, or other obligations payable wholly or partly  
12 from ad valorem taxes or assessments in the manner provided by  
13 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local  
14 Government Code.

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

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

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

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

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

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

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

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

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

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

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

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

20 (2) the governing body of the city.

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

23 Sec. 3895.161. PROJECT DEVELOPMENT AGREEMENT REQUIRED TO  
24 IMPOSE TAXES OR BORROW MONEY, INCLUDING BONDS. Before the district  
25 may issue bonds, impose taxes, or borrow money, the district and the  
26 city must negotiate and execute a mutually approved and accepted  
27 interlocal project development agreement regarding the development

1 plans and rules for:

2 (1) the development and operation of the district; and

3 (2) the financing of improvement projects.

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

8 [Sections 3895.163-3895.200 reserved for expansion]

9 SUBCHAPTER E. DISSOLUTION

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

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

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

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

22 (a) If the dissolved district has bonds or other obligations  
23 outstanding secured by and payable from assessments or other  
24 revenue, other than ad valorem taxes, the city succeeds to the  
25 rights and obligations of the district regarding enforcement and  
26 collection of the assessments or other revenue.

27 (b) If the district is dissolved, the city has and may

1 exercise all district powers to enforce and collect the assessments  
2 or other revenue to pay:

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

5 (2) special revenue or assessment bonds or other  
6 obligations issued by the city to refund the outstanding bonds or  
7 obligations.

8 Sec. 3895.203. ASSUMPTION OF ASSETS AND LIABILITIES.

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

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

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

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

21 TRACT 2: BEING all that certain lot, tract or parcel of land  
22 situated in the Thomas Lumley Survey, Abstract No. 789, City of  
23 Rowlett, Dallas County, Texas, and being a part of a 87.934 acres  
24 tract of land as described in a Special Warranty deed from Garland  
25 Independent School District to City of Rowlett, dated August 27,  
26 1997 and being recorded in Volume 97175, Page 1103 of the Deed  
27 Records of Dallas County, Texas, and being more particularly

1 described as follows:

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

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

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

23 THENCE N. 59 deg. 02 min. 24 sec. E. leaving the meanders of  
24 said creek and continuing along the south line of said Addition, a  
25 distance of 219.48 feet to a 1/2" iron rod found for corner at the  
26 southeast corner of said Addition and being in the west line of a  
27 100 foot T.P. & L. Co. easement as recorded in Volume 67115, Page

1 202 of the Deed Records of Dallas County, Texas;

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

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

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

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

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

24       THENCE S. 02 deg. 36 min. 36 sec. E. along said take line, a  
25 distance of 502.17 feet to a concrete monument with brass disk  
26 marked "City of Dallas Water Dept. U-6-2" found for corner;

27       THENCE S. 19 deg. 09 min. 28 sec. W. along said take line, a



1 distance of 477.18 feet to a broken concrete monument with brass  
2 disk marked "City of Dallas Water Dept. U-6-1" found for corner;

3       THENCE S. 89 deg. 19 min. 30 sec. W. along the north line of a  
4 2.29 acres tract as described in a Deed to Singh Lalsingh Sanker, as  
5 recorded in Volume 87085, Page 4639 of the Deed Records of Dallas  
6 County, Texas, a distance of 705.12 feet to a 1/2" iron rod found  
7 for corner in the east right-of-way line of Miller Heights Drive  
8 (60' R.O.W.);

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

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

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

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

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

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

1 Government Code.

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

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

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

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

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