

By: Zerwas

H.B. No. 2286

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Fort Bend County Municipal Utility District No. 212; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

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 8445 to read as follows:

CHAPTER 8445. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 212

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8445.001. DEFINITIONS. In this chapter:

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

(2) "Commission" means the Texas Commission on Environmental Quality.

(3) "Director" means a board member.

(4) "District" means the Fort Bend County Municipal Utility District No. 212.

Sec. 8445.002. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8445.003. CONFIRMATION AND DIRECTORS' ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

1       Sec. 8445.004. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section 8445.003  
3 until each municipality in whose corporate limits or  
4 extraterritorial jurisdiction the district is located has  
5 consented by ordinance or resolution to the creation of the  
6 district and to the inclusion of land in the district.

7       Sec. 8445.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
8 The district is created to serve a public purpose and benefit.

9       (b) The district is created to accomplish the purposes of:  
10       (1) a municipal utility district as provided by  
11 general law and Section 59, Article XVI, Texas Constitution; and  
12       (2) Section 52, Article III, Texas Constitution, that  
13 relate to the construction, acquisition, improvement, operation,  
14 or maintenance of macadamized, graveled, or paved roads, or  
15 improvements, including storm drainage, in aid of those roads.

16       Sec. 8445.006. INITIAL DISTRICT TERRITORY. (a) The  
17 district is initially composed of the territory described by  
18 Section 2 of the Act enacting this chapter.

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

23       (1) organization, existence, or validity;  
24       (2) right to issue any type of bond for the purposes  
25 for which the district is created or to pay the principal of and  
26 interest on a bond;  
27       (3) right to impose a tax; or

1           (4) legality or operation.

2                   SUBCHAPTER B. BOARD OF DIRECTORS

3           Sec. 8445.051. GOVERNING BODY; TERMS. (a) The district is  
4 governed by a board of five elected directors.

5           (b) Except as provided by Section 8445.052, directors serve  
6 staggered four-year terms.

7           Sec. 8445.052. TEMPORARY DIRECTORS. (a) On or after the  
8 effective date of the Act enacting this chapter, the owner or owners  
9 of a majority of the assessed value of the real property in the  
10 district may submit a petition to the commission requesting that  
11 the commission appoint as temporary directors the five persons  
12 named in the petition. The commission shall appoint as temporary  
13 directors the five persons named in the petition.

14           (b) Temporary directors serve until the earlier of:

15                   (1) the date permanent directors are elected under  
16 Section 8445.003; or

17                   (2) the fourth anniversary of the effective date of  
18 the Act enacting this chapter.

19           (c) If permanent directors have not been elected under  
20 Section 8445.003 and the terms of the temporary directors have  
21 expired, successor temporary directors shall be appointed or  
22 reappointed as provided by Subsection (d) to serve terms that  
23 expire on the earlier of:

24                   (1) the date permanent directors are elected under  
25 Section 8445.003; or

26                   (2) the fourth anniversary of the date of the  
27 appointment or reappointment.

1        (d) If Subsection (c) applies, the owner or owners of a  
2 majority of the assessed value of the real property in the district  
3 may submit a petition to the commission requesting that the  
4 commission appoint as successor temporary directors the five  
5 persons named in the petition. The commission shall appoint as  
6 successor temporary directors the five persons named in the  
7 petition.

8                    SUBCHAPTER C. POWERS AND DUTIES

9        Sec. 8445.101. GENERAL POWERS AND DUTIES. The district has  
10 the powers and duties necessary to accomplish the purposes for  
11 which the district is created.

12        Sec. 8445.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
13 DUTIES. The district has the powers and duties provided by the  
14 general law of this state, including Chapters 49 and 54, Water Code,  
15 applicable to municipal utility districts created under Section 59,  
16 Article XVI, Texas Constitution.

17        Sec. 8445.103. AUTHORITY FOR ROAD PROJECTS. Under Section  
18 52, Article III, Texas Constitution, the district may design,  
19 acquire, construct, finance, issue bonds for, improve, operate,  
20 maintain, and convey to this state, a county, or a municipality for  
21 operation and maintenance macadamized, graveled, or paved roads, or  
22 improvements, including storm drainage, in aid of those roads.

23        Sec. 8445.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road  
24 project must meet all applicable construction standards, zoning and  
25 subdivision requirements, and regulations of each municipality in  
26 whose corporate limits or extraterritorial jurisdiction the road  
27 project is located.

1        (b) If a road project is not located in the corporate limits  
2 or extraterritorial jurisdiction of a municipality, the road  
3 project must meet all applicable construction standards, zoning and  
4 subdivision requirements, and regulations of each county in which  
5 the road project is located.

6        (c) If the state will maintain and operate the road, the  
7 Texas Transportation Commission must approve the plans and  
8 specifications of the road project.

9        Sec. 8445.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
10 OR RESOLUTION. The district shall comply with all applicable  
11 requirements of any ordinance or resolution that is adopted under  
12 Section 54.016 or 54.0165, Water Code, and that consents to the  
13 creation of the district or to the inclusion of land in the  
14 district.

15                SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

16        Sec. 8445.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
17 district may issue, without an election, bonds and other  
18 obligations secured by:

19                (1) revenue other than ad valorem taxes; or

20                (2) contract payments described by Section 8445.153.

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

25        (c) The district may not issue bonds payable from ad valorem  
26 taxes to finance a road project unless the issuance is approved by a  
27 vote of a two-thirds majority of the district voters voting at an

election held for that purpose.

Sec. 8445.152. OPERATION AND MAINTENANCE TAX. (a) If authorized at an election held under Section 8445.151, the district may impose an operation and maintenance tax on taxable property in the district in accordance with Section 49.107, Water Code.

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

Sec. 8445.153. CONTRACT TAXES. (a) In accordance with Section 49.108, Water Code, the district may impose a tax other than an operation and maintenance tax and use the revenue derived from the tax to make payments under a contract after the provisions of the contract have been approved by a majority of the district voters voting at an election held for that purpose.

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

#### SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

Sec. 8445.201. 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, contract payments, grants, or other district money, or any combination of those sources, to pay for any authorized district purpose.

Sec. 8445.202. TAXES FOR BONDS. At the time the district issues bonds payable wholly or partly from ad valorem taxes, the board shall provide for the annual imposition of a continuing direct ad valorem tax, without limit as to rate or amount, while all

or part of the bonds are outstanding as required and in the manner provided by Sections 54.601 and 54.602, Water Code.

Sec. 8445.203. BONDS FOR ROAD PROJECTS. At the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects and payable from ad valorem taxes may not exceed one-fourth of the assessed value of the real property in the district.

SECTION 2. The Fort Bend County Municipal Utility District No. 212 initially includes all the territory contained in the following area:

TRACT 1

BEING a 444.86 acre tract of land situated in the John Foster 2-1/2 League Grant, Abstract No. 26 of Fort Bend County, Texas and being part of a called 1410.69 acre tract of land described as Second Tract and all of a called 265.11 acre tract described as Forth Tract and all of a called 34.8 acre tract described as Sixth Tract also all of a called 0.72 acre tract described as Seventh Tract in a conveyance to Foster Farms, Inc. recorded in Volume 362, Page 549 of the Fort Bend County Deed Records (F.B.C.D.R.), said 444.86 acre tract of land described by metes and bounds as follows:

BEGINNING at the northeast corner of said 265.11 acre tract and being in the southern right-of-way line of F. M. 359 (100-foot wide);

THENCE, S 00° 39' 06" E, a distance of 4,527.65 feet to the southeast corner of the herein described tract and being in the southern right-of-way line of Beadle Drive (80-feet wide);

THENCE, S 89° 58' 40" W, a distance of 5,735.23 feet along

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1 said southern right-of-way line to the southwest corner of the  
2 herein described tract and being in the west line of said 1410.69  
3 acre tract and the east line of a called 3063.45 acre tract  
4 described as First Tract in the deed recorded in Volume 362, Page  
5 549 of the F.B.C.D.R.;

6       THENCE, NORTH, a distance of 2,145.78 feet along the line  
7 common to said 1410.69 acre tract and said 3063.45 acre tract to an  
8 angle point;

9       THENCE, N 00° 03' 10" E, a distance of 212.73 feet to the most  
10 westerly northwest corner of the herein described tract and being  
11 in the centerline of Jones Creek;

12       THENCE, along the centerline of Jones Creek the following  
13 courses and distances:

14               S 78° 51' 08" E, a distance of 391.70 feet to a point for  
15 corner;

16               N 84° 10' 17" E, a distance of 331.68 feet to a point for  
17 corner;

18               N 76° 23' 23" E, a distance of 204.37 feet to a point for  
19 corner;

20               N 70° 21' 24" E, a distance of 176.10 feet to a point for  
21 corner;

22               N 65° 02' 57" E, a distance of 120.94 feet to a point for  
23 corner;

24               N 73° 07' 51" E, a distance of 134.93 feet to a point for  
25 corner;

26               N 40° 10' 10" E, a distance of 140.10 feet to a point for  
27 corner;



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1            N 29° 07' 50" E, a distance of 206.30 feet to a point for  
2 corner;  
3            N 36° 42' 30" E, a distance of 179.60 feet to a point for  
4 corner;  
5            N 46° 15' 10" E, a distance of 231.00 feet to a point for  
6 corner;  
7            N 57° 46' 30" E, a distance of 210.50 feet to a point for  
8 corner;  
9            N 60° 28' 30" E, a distance of 234.75 feet to a point for  
10 corner;  
11           N 63° 30' 20" E, a distance of 209.90 feet to a point for  
12 corner;  
13           N 75° 53' 50" E, a distance of 245.40 feet to a point for  
14 corner;  
15           N 84° 23' 30" E, a distance of 314.25 feet to a point for  
16 corner;  
17           S 87° 35' 30" E, a distance of 228.80 feet to a point for  
18 corner;  
19           S 78° 18' 00" E, a distance of 302.14 feet to a point for  
20 corner;  
21           S 71° 40' 10" E, a distance of 173.50 feet to a point for  
22 corner;  
23           S 79° 09' 30" E, a distance of 326.40 feet to a point for  
24 corner;  
25           N 79° 30' 30" E, a distance of 151.50 feet to a point for  
26 corner;  
27           N 50° 57' 20" E, a distance of 209.40 feet to a point for

1 corner;

2 N 29° 11' 50" E, a distance of 147.40 feet to a point for  
3 corner;

4 N 02° 35' 50" E, a distance of 202.20 feet to a point for  
5 corner;

6 N 07° 38' 30" W, a distance of 560.65 feet to a point for  
7 corner;

8 N 06° 01' 40" W, a distance of 671.97 feet to the most  
9 northerly northwest corner of the herein described tract;

10 THENCE, S 78° 30' 50" E, a distance of 117.07 feet to the  
11 southwest corner of said 0.72 acre tract;

12 THENCE, N 11° 29' 10" E, a distance of 23.31 feet to northwest  
13 corner of said 0.72 acre tract and being in the southern  
14 right-of-way line of said F. M. 359;

15 THENCE, along the southern right-of-way lines of said F. M.  
16 359 the following courses and distances:

17 S 69° 55' 20" E, a distance of 1,402.20 feet to the point  
18 of curvature of a curve to the right;

19 In an Southeasterly direction along said curve to the  
20 right, a distance of 92.41 feet, having a radius of 3,770.00 feet, a  
21 central angle of 01° 24' 16" and a chord which bears S 69° 13' 12" E,  
22 92.41 feet to the POINT OF BEGINNING and containing 454.86 acres of  
23 land, save and except a called 10.00 acre tract described and  
24 recorded under F.B.C.C.F. No. 2005020111 leaving a net acreage of  
25 444.86 acres of land.

26 TRACT 2

27 BEING a 47.97 acre tract of land situated in the John Foster

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2-1/2 League Grant, Abstract No. 26 of Fort Bend County, Texas and being part of a called 3063.45 acre tract of land described as First Tract in a conveyance to Foster Farms, Inc. recorded in Volume 362, Page 549 of the Fort Bend County Deed Records (F.B.C.D.R.), said 47.97 acre tract of land described by metes and bounds as follows:

COMMENCING at the southwest corner of a called 128.109 acre tract described and recorded in Volume 757, Page 585 of the F.B.C.D.R.;

THENCE, N 00° 03' 10" E, a distance of 127.03 feet along the west line of said 128.109 acre tract to the southeast corner of the herein described tract and being the POINT OF BEGINNING;

THENCE, along the lines common to the herein described tract and a called 39.503 acre tract described and recorded in Volume 27, Page 548 of the F.B.C.D.R. the following courses and distances:

N 75° 04' 00" W, a distance of 14.61 feet to a point for corner;

N 64° 54' 00" W, a distance of 170.00 feet to a point for corner;

N 59° 54' 00" W, a distance of 164.00 feet to a point for corner;

N 47° 02' 00" W, a distance of 566.00 feet to a point for corner;

N 48° 54' 00" W, a distance of 1000.00 feet to a point for corner;

N 62° 04' 00" W, a distance of 242.00 feet to a point for corner;

N 37° 29' 00" W, a distance of 447.00 feet to a point for

1 corner;  
2 N 10° 20' 00" W, a distance of 123.00 feet to a point for  
3 corner;  
4 N 22° 41' 00" W, a distance of 145.00 feet to a point for  
5 corner;  
6 N 04° 35' 00" E, a distance of 166.50 feet to a point for  
7 corner;  
8 N 29° 03' 00" E, a distance of 161.50 feet to a point for  
9 corner;  
10 N 59° 03' 00" E, a distance of 150.00 feet to a point for  
11 corner;  
12 N 86° 43' 00" E, a distance of 300.00 feet to a point for  
13 corner;  
14 S 44° 11' 00" E, a distance of 600.00 feet to a point for  
15 corner;  
16 S 35° 19' 00" E, a distance of 225.00 feet to a point for  
17 corner;  
18 S 56° 05' 00" E, a distance of 400.00 feet to a point for  
19 corner;  
20 S 69° 31' 00" E, a distance of 300.00 feet to a point for  
21 corner;  
22 S 88° 24' 00" E, a distance of 300.00 feet to a point for  
23 corner;  
24 N 77° 12' 00" E, a distance of 63.36 feet to the  
25 northeast corner of the herein described tract and being in the west  
26 line of said 128.109 acre tract;  
27 THENCE, S 00° 03' 10" W, a distance of 1,389.24 feet along the

1 west line of said 128.109 acre tract to the POINT OF BEGINNING and  
2 containing 47.97 acres of land.

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

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

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

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

21 SECTION 4. (a) If this Act does not receive a two-thirds  
22 vote of all the members elected to each house, Subchapter C, Chapter  
23 8445, Special District Local Laws Code, as added by Section 1 of  
24 this Act, is amended by adding Section 8445.106 to read as follows:

25 Sec. 8445.106. NO EMINENT DOMAIN POWER. The district may  
26 not exercise the power of eminent domain.

27 (b) This section is not intended to be an expression of a

1 legislative interpretation of the requirements of Section 17(c),  
2 Article I, Texas Constitution.

3       SECTION 5. This Act takes effect immediately if it receives  
4 a vote of two-thirds of all the members elected to each house, as  
5 provided by Section 39, Article III, Texas Constitution. If this  
6 Act does not receive the vote necessary for immediate effect, this  
7 Act takes effect September 1, 2013.