

By: Riddle

H.B. No. 3876

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the creation of the Harris County Municipal Utility
3 District No. 530; granting a limited power of eminent domain;
4 providing authority to issue bonds; providing authority to impose
5 assessments, fees, or taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws
8 Code, is amended by adding Chapter 8451 to read as follows:

9 CHAPTER 8451. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 530

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 8451.001. DEFINITIONS. In this chapter:

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

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

15 (3) "Director" means a board member.

16 (4) "District" means the Harris County Municipal
17 Utility District No. 530.

18 Sec. 8451.002. NATURE OF DISTRICT. The district is a
19 municipal utility district created under Section 59, Article XVI,
20 Texas Constitution.

21 Sec. 8451.003. CONFIRMATION AND DIRECTORS' ELECTION
22 REQUIRED. The temporary directors shall hold an election to
23 confirm the creation of the district and to elect five permanent
24 directors as provided by Section 49.102, Water Code.

1 Sec. 8451.004. CONSENT OF MUNICIPALITY REQUIRED. The
2 temporary directors may not hold an election under Section 8451.003
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. 8451.005. 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. 8451.006. 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. 8451.051. GOVERNING BODY; TERMS. (a) The district is
4 governed by a board of five elected directors.

5 (b) Except as provided by Section 8451.052, directors serve
6 staggered four-year terms.

7 Sec. 8451.052. TEMPORARY DIRECTORS. (a) The temporary
8 board consists of:

9 (1) Jerry Ashmore;

10 (2) Bari Pace;

11 (3) Robert Quarles;

12 (4) Neal Shudde; and

13 (5) Jim Thomas.

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

15 (1) the date permanent directors are elected under
16 Section 8451.003; 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 8451.003 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 8451.003; 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. 8451.101. 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. 8451.102. 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. 8451.103. 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. 8451.104. 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,
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. 8451.105. 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. 8451.151. 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 8451.153.

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

1 election held for that purpose.

2 Sec. 8451.152. OPERATION AND MAINTENANCE TAX. (a) If
3 authorized at an election held under Section 8451.151, the district
4 may impose an operation and maintenance tax on taxable property in
5 the district in accordance with Section 49.107, Water Code.

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

8 Sec. 8451.153. CONTRACT TAXES. (a) In accordance with
9 Section 49.108, Water Code, the district may impose a tax other than
10 an operation and maintenance tax and use the revenue derived from
11 the tax to make payments under a contract after the provisions of
12 the contract have been approved by a majority of the district voters
13 voting at an election held for that purpose.

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

17 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

18 Sec. 8451.201. AUTHORITY TO ISSUE BONDS AND OTHER
19 OBLIGATIONS. The district may issue bonds or other obligations
20 payable wholly or partly from ad valorem taxes, impact fees,
21 revenue, contract payments, grants, or other district money, or any
22 combination of those sources, to pay for any authorized district
23 purpose.

24 Sec. 8451.202. TAXES FOR BONDS. At the time the district
25 issues bonds payable wholly or partly from ad valorem taxes, the
26 board shall provide for the annual imposition of a continuing
27 direct ad valorem tax, without limit as to rate or amount, while all

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

3 Sec. 8451.203. BONDS FOR ROAD PROJECTS. At the time of
4 issuance, the total principal amount of bonds or other obligations
5 issued or incurred to finance road projects and payable from ad
6 valorem taxes may not exceed one-fourth of the assessed value of the
7 real property in the district.

8 SECTION 2. The Harris County Municipal Utility District
9 No. 530 initially includes all the territory contained in the
10 following area:

11 Being 384.307 acres of land located in the William Hironymus
12 Survey, Abstract 352, the Thomas Martin Survey, Abstract 552, the
13 Milton Yates Survey, Abstract 945 and the G. C. & S. F. R.R. Survey,
14 Abstract 1301, Harris County, Texas, more particularly being all
15 portion of that certain called 151.830 acre tract conveyed to
16 District & Urban (Texas), Inc. by an instrument of record under File
17 Number V839891, of the Official Public Records of Real Property, of
18 said Harris County, Texas (H.C.O.P.R.R.P.), all of the residue of
19 that certain called 76.3015 acre tract conveyed to District & Urban
20 (Texas), Inc. by an instrument of record under File Number U759568,
21 H.C.O.P.R.R.P., all of that certain called 134.113 acre tract
22 conveyed to New Light Church World Outreach and Worship Centers,
23 Inc. by an instrument of record under File Number 20110367407,
24 H.C.O.P.R.R.P., and a portion of that certain called 48.1306 acre
25 tract conveyed to New Light Church World Outreach and Worship
26 Centers, Inc. by an instrument of record under File Number S473526,
27 H.C.O.P.R.R.P., said 384.307 acre tract being more particularly

1 described by metes and bounds as follows (all bearings referenced
2 to the Texas State Plane Coordinate System, South Central Zone,
3 NAD83, 2001 adjustment);

4 BEGINNING at a 1/2-inch iron rod found at the northwest
5 corner of Klein I.S.D. Benignus Elementary School, a subdivision of
6 record under Film Code 591255, Harris County Map Records,
7 (H.C.M.R.), same being the northeast corner of said 134.113 acre
8 tract and being on the southerly right-of-way line of F.M. 2920 (120
9 feet wide) as recorded in Volume 7182, Pg. 575, Volume 7195, Page
10 405, and Volume 8040, Page 330, Harris County Deed Records
11 (H.C.D.R.);

12 Thence, South 02° 18' 34" East, along the west line of said
13 Klein I.S.D. Benignus Elementary School, 889.00 feet to a point for
14 the southwest corner of said School, same being the northwest
15 corner of Windrose West Sec. 15 Amending Plat No. 1, a subdivision
16 of record under Film Code 600043, H.C.M.R. and from which a 3/4-inch
17 iron rod with a cap stamped "COTTON SURVEYING" found bears North 88°
18 22' 58" West, 2.47 feet;

19 Thence, South 02° 19' 34" East, along the west line of said
20 Windrose West Sec. 15, 613.36 feet to an angle point for corner;

21 Thence, South 02° 15' 50" East, continuing along the west line
22 of said Windrose West Sec. 15, 421.93 feet to an angle point for
23 corner;

24 Thence, South 02° 27' 35" East, continuing along the west line
25 of said Windrose West Sec. 15, 737.94 feet to a 5/8-inch iron rod
26 with a cap stamped "CARTER & BURGESS" found for the southwest corner
27 of said Windrose West Sec. 15, same being the northeast corner of

1 Windrose West Sec. 12, a subdivision of record under Film Code
2 556244, H.C.M.R.;

3 Thence, South $02^{\circ} 24' 52''$ East, along the west line of said
4 Windrose West Sec. 12, 574.92 feet to a 5/8-inch iron rod with a cap
5 stamped "CARTER & BURGESS" found for the southwest corner of said
6 Windrose West Sec. 12;

7 Thence, North $87^{\circ} 22' 10''$ East, along the south line of said
8 Windrose West Sec. 12, 291.75 feet to a 5/8-inch iron rod with a cap
9 stamped "CARTER & BURGESS" found for the northwest corner of
10 Windrose West Sec. 14, a subdivision of record under Film Code
11 576205, H.C.M.R.;

12 Thence, South $01^{\circ} 41' 48''$ East, along the west line of said of
13 Windrose West Sec. 14, 1,358.62 feet to a 5/8-inch iron rod with a
14 cap stamped "CARTER & BURGESS" found for an interior angle point for
15 corner on said west line, same being the southeast corner of said
16 134.113 acre tract, said point being on the common survey line of
17 the aforementioned Thomas Martin and G.C. & S.F. R.R. Surveys;

18 Thence, South $87^{\circ} 53' 49''$ West, continuing along said west
19 line and along the south line of said 134.113 acre tract and said
20 common survey line, passing the most northerly southwest corner of
21 said Windrose West Sec. 14 at 63.99 feet, same being the northeast
22 corner of the residue of a called 16.7436 acre tract known as "Tract
23 2" being conveyed to New Light Church World Outreach and Worship
24 Centers, Inc. under File Number S473526, H.C.O.P.R.R.P., from which
25 a 5/8-inch iron rod with cap stamped "CARTER & BURGESS" found bears
26 South $11^{\circ} 59' 34''$ East, 1.08 feet, continuing along said south line,
27 a total of 1,332.77 feet to a point for corner, said point being on

1 the north line of the aforementioned 48.1306 acre tract;

2 Thence, South 34° 56' 11" West, departing the south line of
3 said 134.113 acre tract, the north line of said 48.1306 acre tract
4 and said common survey line, over and across said 48.1306 acre
5 tract, 359.28 feet to a point for corner;

6 Thence, South 02° 02' 25" East, continuing across said 48.1306
7 acre tract, 795.30 feet to a point for corner on the south line of
8 said 48.1306 acre tract;

9 Thence, South 87° 57' 28" West, along said south line, 857.69
10 feet to a 5/8-inch iron rod with cap stamped "AECOM-INC" found for
11 corner on the easterly right-of-way line of Stuebner-Airline Road
12 (called 120 feet wide) as described under File Number 20100437741,
13 H.C.O.P.R.R.P. and Volume 3042, Page 345, H.C.D.R.;

14 Thence, North 25° 49' 27" West, along said easterly
15 right-of-way line, 1,180.95 feet to a point for corner on the north
16 line of said 48.1306 acre tract and the south line of that certain
17 called 10.4772 acre tract conveyed to Morris Strack and Helen R.
18 Strack by an instrument of record under File Number T245825,
19 H.C.O.P.R.R.P., and the aforementioned common survey line of the
20 Thomas Martin and G. C. and S.F. R.R. Surveys;

21 Thence, North 87° 53' 49" East, along the north line of said
22 48.1306 acre tract, the south line of said 10.4772 acre tract and
23 along said common survey line, 767.63 feet to a 1/2-inch iron rod
24 found for the southeast corner of said 10.4722 acre tract and the
25 southwest corner of the aforementioned 134.113 acre tract;

26 Thence, North 16° 50' 36" West, departing said common survey
27 line and along the east line of said 10.4772 acre tract, 763.85 feet

1 to a 1/2-inch iron rod found for the northeast corner of said
2 10.4772 acre tract;

3 Thence, along the northerly line of said 10.4772 acre tract
4 and a southerly line of said 134.113 acre tract, the following three
5 (3) courses:

6 1) South 73° 26' 34" West, 532.31 feet to a 1/2-inch iron rod
7 found for corner;

8 2) South 26° 26' 59" East, 233.61 feet to a 5/8-inch iron rod
9 found for corner;

10 3) South 63° 25' 39" West, 299.22 feet to a 5/8-inch iron rod
11 with cap stamped "AECOM-INC" found for corner on the easterly
12 right-of-way line of said Stuebner-Airline Road;

13 Thence, North 25° 49' 27" West, along said easterly
14 right-of-way line, 751.96 feet to a 5/8-inch iron rod with cap
15 stamped "SURVCON" found for the south corner of that certain called
16 1.955 acre tract conveyed to Harris County by an instrument of
17 record under File Number 20100437741, H.C.O.P.R.R.P.;

18 Thence, along the southeasterly line of said 1.955 acre
19 tract, the following four (4) courses:

20 1) North 64° 13' 10" East, 106.29 feet to a 5/8-inch iron rod
21 with cap stamped "SURVCON" found for corner;

22 2) North 09° 27' 35" East, 62.36 feet to a 5/8-inch iron rod
23 with cap stamped "SURVCON" found for corner;

24 3) North 22° 59' 23" East, 225.45 feet to a 5/8-inch iron rod
25 with cap stamped "SURVCON" found for corner;

26 4) North 25° 49' 17" West, 77.74 feet to a 5/8-inch iron rod
27 with cap stamped "SURVCON" found for the northeast corner of said

1 1.955 acre tract, said point being on the south line of that certain
2 called 5.000 acre tract conveyed to J.M.C. and Associates, Inc. by
3 an instrument of record under File Number R457814, H.C.O.P.R.R.P.,
4 said point being on the north line of said 134.113 acre tract, and
5 being on the common survey line of the Thomas Martin and Milton
6 Yates Surveys;

7 Thence, North 87° 21' 28" East, along said common survey line,
8 207.75 feet to a point for the southeast corner of said 5.000 acre
9 tract and a re-entrant corner on the west line of said 134.113 acre
10 tract, same being the common south corner of said Milton Yates
11 Survey and the aforementioned Thomas Hironymus Survey;

12 Thence, North 02° 22' 08" West, along the common survey line
13 of the Milton Yates and said Thomas Hironymus Surveys and along a
14 west line of said 134.113 acre tract at 231.67 feet pass a 3/8-inch
15 iron rod found for the most northerly northwest corner of said
16 134.113 acre tract, same being the southwest corner of the
17 aforementioned 151.830 acre tract, continuing along said common
18 survey line and along the west line of said 151.830 acre tract, in
19 all a total distance of 1,104.29 feet to a 3/8-inch iron rod found
20 for the southeast corner of the aforementioned 76.3015 acre tract,
21 same being the northeast corner of that certain called 4.023 acre
22 tract conveyed to Sterling Bank by an instrument of record under
23 File Number 20090503482, H.C.O.P.R.R.P., said 4.023 acre tract
24 being a portion of that certain called 8.0240 acre tract conveyed to
25 John Dempsey, Brian Dempsey and Darryl Dempsey by an instrument of
26 record under File Number X690238, H.C.O.P.R.R.P.;

27 Thence, along the south line of said 76.3015 acre tract, the

1 following six (6) courses:

2 1) South 76° 50' 39" West, along the north line of said
3 8.0240 acre tract, 440.36 feet to a 5/8-inch iron rod with cap
4 stamped "HOVIS" found for the southeast corner of that certain
5 called 1.003 acre tract conveyed to Dan A. Hughes by an instrument
6 of record under File Number T782305, H.C.O.P.R.R.P.;

7 2) North 13° 09' 21" West, departing the north line of said
8 8.0240 acre tract and along the east line of said 1.003 acre tract,
9 235.00 feet to a point for corner;

10 3) South 76° 50' 39" West, along the north line of said 1.003
11 acre tract, 186.00 feet to a point for corner;

12 4) South 13° 09' 21" East, along the west line of said 1.003
13 acre tract, 235.00 feet to a 5/8-inch iron rod with cap stamped
14 "HOVIS" found for the southwest corner of said 1.003 acre tract,
15 said point being on the north line of said 8.0240 acre tract;

16 5) South 76° 44' 34" West, along the north line of said
17 8.0240 acre tract, 46.98 feet to a 3/8-inch iron rod found for an
18 angle point on the north line of said 8.0240 acre tract and the
19 south line of said 76.3015 acre tract;

20 6) South 62° 27' 26" West, continuing along the north line of
21 said 8.0240 acre tract, 285.67 feet to a point for corner on the
22 easterly right-of-way line of Stuebner-Airline Road (called 120
23 feet wide) as described under File Number 20100319615,
24 H.C.O.P.R.R.P.;

25 Thence, North 25° 49' 27" West, along said easterly
26 right-of-way line, 2,215.66 feet to a point for corner, the
27 beginning of a curve;

1 Thence, 392.98 feet continuing along said easterly
2 right-of-way line (width varies) and the arc of a tangent curve to
3 the right having a radius of 1,082.00 feet, a central angle of 20°
4 48' 35", and a chord that bears North 15° 25' 10" West, 390.82 feet
5 to a point for corner at the end of said curve on the aforementioned
6 southerly right-of-way line of F.M. 2920, the beginning of a curve;

7 Thence, 560.99 feet along said southerly right-of-way line of
8 F.M. 2920 and the arc of a non-tangent curve to the left having a
9 radius of 3,879.77 feet, a central angle of 08° 17' 05", and a chord
10 that bears South 88° 23' 15" East, 560.51 feet to a point for corner;

11 Thence, North 87° 28' 13" East, continuing along said
12 southerly right-of-way line of F.M. 2920, 3,971.10 feet to the
13 POINT OF BEGINNING and containing 384.307 acres of land.

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

21 (b) The governor, one of the required recipients, has
22 submitted the notice and Act to the Texas Commission on
23 Environmental Quality.

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

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

5 SECTION 4. (a) If this Act does not receive a two-thirds
6 vote of all the members elected to each house, Subchapter C, Chapter
7 8451, Special District Local Laws Code, as added by Section 1 of
8 this Act, is amended by adding Section 8451.106 to read as follows:

9 Sec. 8451.106. NO EMINENT DOMAIN POWER. The district may
10 not exercise the power of eminent domain.

11 (b) This section is not intended to be an expression of a
12 legislative interpretation of the requirements of Section 17(c),
13 Article I, Texas Constitution.

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