

1-1 By: Hegar S.B. No. 605
1-2 (In the Senate - Filed February 18, 2013; February 25, 2013,
1-3 read first time and referred to Committee on Intergovernmental
1-4 Relations; March 18, 2013, reported favorably by the following
1-5 vote: Yeas 5, Nays 0; March 18, 2013, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	<u>Hinojosa</u>	X		
1-9	<u>Nichols</u>	X		
1-10	<u>Garcia</u>	X		
1-11	<u>Paxton</u>	X		
1-12	<u>Taylor</u>	X		

1-13 A BILL TO BE ENTITLED
1-14 AN ACT

1-15 relating to the creation of the Fort Bend County Improvement
1-16 District No. 24; providing authority to impose an assessment,
1-17 impose a tax, and issue bonds.

1-18 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-19 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-20 Code, is amended by adding Chapter 3898 to read as follows:

1-21 CHAPTER 3898. FORT BEND COUNTY IMPROVEMENT DISTRICT NO. 24

1-22 SUBCHAPTER A. GENERAL PROVISIONS

1-23 Sec. 3898.001. DEFINITIONS. In this chapter:

1-24 (1) "Board" means the district's board of directors.

1-25 (2) "City" means the City of Houston.

1-26 (3) "County" means Fort Bend County.

1-27 (4) "Director" means a board member.

1-28 (5) "District" means the Fort Bend County Improvement
1-29 District No. 24.

1-30 Sec. 3898.002. CREATION AND NATURE OF DISTRICT. The
1-31 district is a special district created under Section 59, Article
1-32 XVI, Texas Constitution.

1-33 Sec. 3898.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The
1-34 creation of the district is essential to accomplish the purposes of
1-35 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-36 Texas Constitution, and other public purposes stated in this
1-37 chapter. By creating the district and in authorizing the city and
1-38 other political subdivisions to contract with the district, the
1-39 legislature has established a program to accomplish the public
1-40 purposes set out in Section 52-a, Article III, Texas Constitution.

1-41 (b) The creation of the district is necessary to promote,
1-42 develop, encourage, and maintain employment, commerce,
1-43 transportation, housing, tourism, recreation, the arts,
1-44 entertainment, economic development, safety, and the public
1-45 welfare in the district.

1-46 (c) The district is created to supplement and not to
1-47 supplant city services provided in the district.

1-48 Sec. 3898.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-49 (a) The district is created to serve a public use and benefit.

1-50 (b) All land and other property included in the district
1-51 will benefit from the improvements and services to be provided by
1-52 the district under powers conferred by Sections 52 and 52-a,
1-53 Article III, and Section 59, Article XVI, Texas Constitution, and
1-54 other powers granted under this chapter.

1-55 (c) The creation of the district is in the public interest
1-56 and is essential to further the public purposes of:

1-57 (1) developing and diversifying the economy of the
1-58 state;

1-59 (2) eliminating unemployment and underemployment;

1-60 (3) developing or expanding transportation and
1-61 commerce; and

2-1 (4) providing quality residential housing.

2-2 (d) The district will:

2-3 (1) promote the health, safety, and general welfare of
2-4 residents, employers, potential employees, employees, visitors,
2-5 and consumers in the district, and of the public;

2-6 (2) provide needed funding for the district to
2-7 preserve, maintain, and enhance the economic health and vitality of
2-8 the district territory as a residential community and business
2-9 center; and

2-10 (3) promote the health, safety, welfare, and enjoyment
2-11 of the public by providing pedestrian ways and by landscaping,
2-12 removing graffiti from, and developing certain areas in the
2-13 district, which are necessary for the restoration, preservation,
2-14 and enhancement of scenic beauty.

2-15 (e) Pedestrian ways along or across a street, whether at
2-16 grade or above or below the surface, and street lighting, street
2-17 landscaping, vehicle parking, and street art objects are parts of
2-18 and necessary components of a street and are considered to be an
2-19 improvement project that includes a street or road improvement.

2-20 (f) The district will not act as the agent or
2-21 instrumentality of any private interest even though the district
2-22 will benefit many private interests as well as the public.

2-23 Sec. 3898.005. DISTRICT TERRITORY. (a) The district is
2-24 initially composed of the territory described by Section 2 of the
2-25 Act enacting this chapter.

2-26 (b) The boundaries and field notes contained in Section 2 of
2-27 the Act enacting this chapter form a closure. A mistake in the
2-28 field notes or in copying the field notes in the legislative process
2-29 does not affect the district's:

2-30 (1) organization, existence, or validity;

2-31 (2) right to issue any type of bond for the purposes
2-32 for which the district is created or to pay the principal of and
2-33 interest on a bond;

2-34 (3) right to impose or collect an assessment or tax; or

2-35 (4) legality or operation.

2-36 Sec. 3898.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
2-37 (a) All or any part of the area of the district is eligible to be
2-38 included in:

2-39 (1) a tax increment reinvestment zone created under
2-40 Chapter 311, Tax Code;

2-41 (2) a tax abatement reinvestment zone created under
2-42 Chapter 312, Tax Code;

2-43 (3) an enterprise zone created under Chapter 2303,
2-44 Government Code; or

2-45 (4) an industrial district created under Chapter 42,
2-46 Local Government Code.

2-47 (b) If the city creates a tax increment reinvestment zone
2-48 described by Subsection (a), the city and the board of directors of
2-49 the zone, by contract with the district, may grant money deposited
2-50 in the tax increment fund to the district to be used by the district
2-51 for the purposes permitted for money granted to a corporation under
2-52 Section 380.002(b), Local Government Code, including the right to
2-53 pledge the money as security for any bonds issued by the district
2-54 for an improvement project. A project may not receive public funds
2-55 under Section 380.002(b), Local Government Code, unless the project
2-56 has been approved by the governing body of the city.

2-57 (c) A tax increment reinvestment zone created by the city in
2-58 the district is not subject to the limitations provided by Section
2-59 311.006(b), Tax Code.

2-60 Sec. 3898.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-61 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-62 Chapter 375, Local Government Code, applies to the district.

2-63 Sec. 3898.008. LIBERAL CONSTRUCTION OF CHAPTER. This
2-64 chapter shall be liberally construed in conformity with the
2-65 findings and purposes stated in this chapter.

2-66 SUBCHAPTER B. BOARD OF DIRECTORS

2-67 Sec. 3898.051. GOVERNING BODY; TERMS. The district is
2-68 governed by a board of five directors who serve staggered terms of
2-69 four years, with two or three directors' terms expiring June 1 of

3-1 each odd-numbered year.

3-2 Sec. 3898.052. QUALIFICATIONS OF DIRECTORS APPOINTED BY
 3-3 CITY. (a) To be qualified to serve as a director appointed by the
 3-4 governing body of the city, a person must be:

3-5 (1) a resident of the district who is also a registered
 3-6 voter of the district;

3-7 (2) an owner of property in the district;

3-8 (3) an owner of stock or a partnership or membership
 3-9 interest, whether beneficial or otherwise, of a corporate
 3-10 partnership, limited liability company, or other entity owner of a
 3-11 direct or indirect interest in property in the district;

3-12 (4) an owner of a beneficial interest in a trust, or a
 3-13 trustee in a trust, that directly or indirectly owns property in the
 3-14 district;

3-15 (5) an agent, employee, or tenant of a person
 3-16 described by Subdivision (2), (3), or (4); or

3-17 (6) an initial director under Section 3898.062.

3-18 (b) Section 49.052, Water Code, does not apply to the
 3-19 district.

3-20 Sec. 3898.053. APPOINTMENT OF DIRECTORS. The governing
 3-21 body of the city shall appoint directors from persons recommended
 3-22 by the board.

3-23 Sec. 3898.054. VACANCY. If a vacancy occurs on the board,
 3-24 the remaining directors shall appoint a director for the remainder
 3-25 of the unexpired term.

3-26 Sec. 3898.055. DIRECTOR'S OATH OR AFFIRMATION. (a) A
 3-27 director shall file the director's oath or affirmation of office
 3-28 with the district, and the district shall retain the oath or
 3-29 affirmation in the district records.

3-30 (b) A director shall file a copy of the director's oath or
 3-31 affirmation with the secretary of the city.

3-32 Sec. 3898.056. QUORUM. A vacant director position is not
 3-33 counted for purposes of establishing a quorum.

3-34 Sec. 3898.057. OFFICERS. The board shall elect from among
 3-35 the directors a chair, a vice chair, and a secretary. The offices
 3-36 of chair and secretary may not be held by the same person.

3-37 Sec. 3898.058. COMPENSATION; EXPENSES. (a) The district
 3-38 may compensate each director in an amount not to exceed \$50 for each
 3-39 board meeting. The total amount of compensation a director may
 3-40 receive each year may not exceed \$2,000.

3-41 (b) A director is entitled to reimbursement for necessary
 3-42 and reasonable expenses incurred in carrying out the duties and
 3-43 responsibilities of the board.

3-44 Sec. 3898.059. LIABILITY INSURANCE. The district may
 3-45 obtain and pay for comprehensive general liability insurance
 3-46 coverage from a commercial insurance company or other source that
 3-47 protects and insures a director against personal liability and from
 3-48 all claims relating to:

3-49 (1) actions taken by the director in the director's
 3-50 capacity as a member of the board;

3-51 (2) actions and activities taken by the district; or

3-52 (3) the actions of others acting on behalf of the
 3-53 district.

3-54 Sec. 3898.060. NO EXECUTIVE COMMITTEE. The board may not
 3-55 create an executive committee to exercise the powers of the board.

3-56 Sec. 3898.061. BOARD MEETINGS. The board shall hold
 3-57 meetings at a place accessible to the public.

3-58 Sec. 3898.062. INITIAL DIRECTORS. (a) The initial board
 3-59 consists of:

	<u>Pos. No.</u>	<u>Name of Director</u>
3-60	<u>1</u>	<u>Jim Foreman</u>
3-61	<u>2</u>	<u>Erin Dyer</u>
3-62	<u>3</u>	<u>Scott Leafe</u>
3-63	<u>4</u>	<u>Belinda Meller</u>
3-64	<u>5</u>	<u>David Foor</u>

3-65 (b) The terms of the initial directors expire June 1, 2015.

3-66 (c) Of the directors who replace an initial director, the
 3-67 terms of directors serving in positions 1, 2, and 3 expire June 1,
 3-68 2017, and the terms of directors serving in positions 4 and 5 expire
 3-69 June 1, 2017.

4-1 June 1, 2019.

4-2 (d) Section 3898.052 does not apply to this section.

4-3 (e) This section expires September 1, 2019.

4-4 SUBCHAPTER C. POWERS AND DUTIES

4-5 Sec. 3898.101. GENERAL POWERS AND DUTIES. The district has
4-6 the powers and duties necessary to accomplish the purposes for
4-7 which the district is created.

4-8 Sec. 3898.102. IMPROVEMENT PROJECTS AND SERVICES. The
4-9 district may provide, design, construct, acquire, improve,
4-10 relocate, operate, maintain, or finance an improvement project or
4-11 service using money available to the district, or contract with a
4-12 governmental or private entity to provide, design, construct,
4-13 acquire, improve, relocate, operate, maintain, or finance an
4-14 improvement project or service authorized under this chapter or
4-15 Chapter 375, Local Government Code.

4-16 Sec. 3898.103. LOCATION OF IMPROVEMENT PROJECT. An
4-17 improvement project described by Section 3898.102 may be located:

4-18 (1) in the district; or

4-19 (2) in an area outside but adjacent to the district if
4-20 the project is for the purpose of extending a public infrastructure
4-21 improvement beyond the district's boundaries to a logical terminus.

4-22 Sec. 3898.104. DEVELOPMENT CORPORATION POWERS. The
4-23 district, using money available to the district, may exercise the
4-24 powers given to a development corporation under Chapter 505, Local
4-25 Government Code, including the power to own, operate, acquire,
4-26 construct, lease, improve, or maintain a project under that
4-27 chapter.

4-28 Sec. 3898.105. NONPROFIT CORPORATION. (a) The board by
4-29 resolution may authorize the creation of a nonprofit corporation to
4-30 assist and act for the district in implementing a project or
4-31 providing a service authorized by this chapter.

4-32 (b) The nonprofit corporation:

4-33 (1) has each power of and is considered to be a local
4-34 government corporation created under Subchapter D, Chapter 431,
4-35 Transportation Code; and

4-36 (2) may implement any project and provide any service
4-37 authorized by this chapter.

4-38 (c) The board shall appoint the board of directors of the
4-39 nonprofit corporation. The board of directors of the nonprofit
4-40 corporation shall serve in the same manner as the board of directors
4-41 of a local government corporation created under Subchapter D,
4-42 Chapter 431, Transportation Code, except that a board member is not
4-43 required to reside in the district.

4-44 Sec. 3898.106. AGREEMENTS; GRANTS. (a) As provided by
4-45 Chapter 375, Local Government Code, the district may make an
4-46 agreement with or accept a gift, grant, or loan from any person.

4-47 (b) The implementation of a project is a governmental
4-48 function or service for the purposes of Chapter 791, Government
4-49 Code.

4-50 Sec. 3898.107. LAW ENFORCEMENT SERVICES. To protect the
4-51 public interest, the district may contract with a qualified party,
4-52 including the county or the city, to provide law enforcement
4-53 services in the district for a fee.

4-54 Sec. 3898.108. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
4-55 district may join and pay dues to a charitable or nonprofit
4-56 organization that performs a service or provides an activity
4-57 consistent with the furtherance of a district purpose.

4-58 Sec. 3898.109. ECONOMIC DEVELOPMENT. (a) The district may
4-59 engage in activities that accomplish the economic development
4-60 purposes of the district.

4-61 (b) The district may establish and provide for the
4-62 administration of one or more programs to promote state or local
4-63 economic development and to stimulate business and commercial
4-64 activity in the district, including programs to:

4-65 (1) make loans and grants of public money; and

4-66 (2) provide district personnel and services.

4-67 (c) The district may create economic development programs
4-68 and exercise the economic development powers that:

4-69 (1) Chapter 380, Local Government Code, provides to a

5-1 municipality; and

5-2 (2) Subchapter A, Chapter 1509, Government Code,
5-3 provides to a municipality.

5-4 Sec. 3898.110. NO EMINENT DOMAIN POWER. The district may
5-5 not exercise the power of eminent domain.

5-6 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

5-7 Sec. 3898.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
5-8 board by resolution shall establish the number of signatures and
5-9 the procedure required for a disbursement or transfer of the
5-10 district's money.

5-11 Sec. 3898.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
5-12 The district may acquire, construct, finance, operate, or maintain
5-13 an improvement project or service authorized under this chapter or
5-14 Chapter 375, Local Government Code, using any money available to
5-15 the district.

5-16 Sec. 3898.153. GENERAL POWERS REGARDING PAYMENT OF DISTRICT
5-17 BONDS, OBLIGATIONS, OR OTHER COSTS. The district may provide or
5-18 secure the payment or repayment of any bond, note, or other
5-19 temporary or permanent obligation or reimbursement or other
5-20 contract with any person and the costs and expenses of the
5-21 establishment, administration, and operation of the district and
5-22 the district's costs or share of the costs or revenue of an
5-23 improvement project or district contractual obligation or
5-24 indebtedness by:

5-25 (1) the imposition of an ad valorem tax or sales and
5-26 use tax or an assessment, user fee, concession fee, or rental
5-27 charge; or

5-28 (2) any other revenue or resources of the district, or
5-29 other revenue authorized by the city, including revenues from a tax
5-30 increment reinvestment zone created by the city under applicable
5-31 law.

5-32 Sec. 3898.154. PETITION REQUIRED FOR FINANCING SERVICES AND
5-33 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
5-34 service or improvement project with assessments under this chapter
5-35 unless a written petition requesting that service or improvement
5-36 has been filed with the board.

5-37 (b) The petition must be signed by:

5-38 (1) the owners of a majority of the assessed value of
5-39 real property in the district subject to assessment according to
5-40 the most recent certified tax appraisal roll for the county; or

5-41 (2) at least 25 persons who own real property in the
5-42 district subject to assessment, if more than 25 persons own real
5-43 property in the district subject to assessment as determined by the
5-44 most recent certified tax appraisal roll for the county.

5-45 Sec. 3898.155. METHOD OF NOTICE FOR HEARING. The district
5-46 may mail the notice required by Section 375.115(c), Local
5-47 Government Code, by certified or first class United States mail.
5-48 The board shall determine the method of notice.

5-49 Sec. 3898.156. ASSESSMENTS; LIENS FOR ASSESSMENTS.

5-50 (a) The board by resolution may impose and collect an assessment
5-51 for any purpose authorized by this chapter in all or any part of the
5-52 district.

5-53 (b) An assessment, a reassessment, or an assessment
5-54 resulting from an addition to or correction of the assessment roll
5-55 by the district, penalties and interest on an assessment or
5-56 reassessment, an expense of collection, and reasonable attorney's
5-57 fees incurred by the district:

5-58 (1) are a first and prior lien against the property
5-59 assessed;

5-60 (2) are superior to any other lien or claim other than
5-61 a lien or claim for county, school district, or municipal ad valorem
5-62 taxes; and

5-63 (3) are the personal liability of and a charge against
5-64 the owners of the property even if the owners are not named in the
5-65 assessment proceedings.

5-66 (c) The lien is effective from the date of the board's
5-67 resolution imposing the assessment until the date the assessment is
5-68 paid. The board may enforce the lien in the same manner that the
5-69 board may enforce an ad valorem tax lien against real property.

6-1 (d) The board may make a correction to or deletion from the
 6-2 assessment roll that does not increase the amount of assessment of
 6-3 any parcel of land without providing notice and holding a hearing in
 6-4 the manner required for additional assessments.

6-5 Sec. 3898.157. STORM WATER USER CHARGES. The district may
 6-6 establish user charges related to the operation of storm water
 6-7 facilities, including the regulation of storm water for the
 6-8 protection of water quality in the district.

6-9 Sec. 3898.158. NONPOTABLE WATER USER CHARGES. The district
 6-10 may establish user charges for the use of nonpotable water for
 6-11 irrigation purposes, subject to approval of the governing body of
 6-12 the city.

6-13 Sec. 3898.159. COSTS FOR IMPROVEMENT PROJECTS. The
 6-14 district may undertake separately or jointly with other persons,
 6-15 including the city or county, all or part of the cost of an
 6-16 improvement project, including an improvement project:

6-17 (1) for improving, enhancing, and supporting public
 6-18 safety and security, fire protection and emergency medical
 6-19 services, and law enforcement in or adjacent to the district; or

6-20 (2) that confers a general benefit on the entire
 6-21 district or a special benefit on a definable part of the district.

6-22 Sec. 3898.160. TAX AND ASSESSMENT ABATEMENTS. The district
 6-23 may designate reinvestment zones and may grant abatements of a tax
 6-24 or assessment on property in the zones.

6-25 SUBCHAPTER E. TAXES AND BONDS

6-26 Sec. 3898.201. TAX ABATEMENT. The district may enter into a
 6-27 tax abatement agreement in accordance with the general laws of this
 6-28 state authorizing and applicable to a tax abatement agreement by a
 6-29 municipality.

6-30 Sec. 3898.202. PROPERTY TAX AUTHORIZED. (a) The district
 6-31 may impose an ad valorem tax on all taxable property in the district
 6-32 to:

6-33 (1) pay for an improvement project of the types
 6-34 authorized by Section 52(b), Article III, and Section 59, Article
 6-35 XVI, Texas Constitution; or

6-36 (2) secure the payment of bonds issued for a purpose
 6-37 described by Subdivision (1).

6-38 (b) The district may not impose an ad valorem tax to pay for
 6-39 an improvement project under this chapter unless the imposition is
 6-40 approved by the voters of the district voting at an election held
 6-41 for that purpose. The board may call an election to approve the
 6-42 imposition of an ad valorem tax to pay for an improvement project
 6-43 under this chapter only if the board receives a petition requesting
 6-44 the election signed by:

6-45 (1) more than 51 percent of the record owners of real
 6-46 property in the district subject to taxation; or

6-47 (2) owners representing more than 51 percent of the
 6-48 appraised value of real property in the district subject to
 6-49 taxation, as determined by the tax rolls of the appraisal district.

6-50 Sec. 3898.203. SALES AND USE TAX. (a) The district may
 6-51 impose a sales and use tax if authorized by a majority of the voters
 6-52 of the district voting at an election called for that purpose.
 6-53 Revenue from the tax may be used for any purpose for which ad
 6-54 valorem tax revenue of the district may be used.

6-55 (b) The district may not adopt a sales and use tax if as a
 6-56 result of the adoption of the tax the combined rate of all sales and
 6-57 use taxes imposed by the district and other political subdivisions
 6-58 of this state having territory in the district would exceed two
 6-59 percent at any location in the district.

6-60 (c) If the voters of the district approve the adoption of
 6-61 the tax at an election held on the same election date on which
 6-62 another political subdivision adopts a sales and use tax or
 6-63 approves an increase in the rate of its sales and use tax and as a
 6-64 result the combined rate of all sales and use taxes imposed by the
 6-65 district and other political subdivisions of this state having
 6-66 territory in the district would exceed two percent at any location
 6-67 in the district, the election to adopt a sales and use tax under
 6-68 this chapter has no effect.

6-69 Sec. 3898.204. BONDS AND OTHER OBLIGATIONS. (a) The

7-1 district may issue, by public or private sale, bonds, notes, or
 7-2 other obligations payable wholly or partly from ad valorem taxes,
 7-3 sales and use taxes, or assessments in the manner provided by
 7-4 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local
 7-5 Government Code.

7-6 (b) In exercising the district's borrowing power, the
 7-7 district may issue a bond or other obligation in the form of a bond,
 7-8 note, certificate of participation or other instrument evidencing a
 7-9 proportionate interest in payments to be made by the district, or
 7-10 other type of obligation.

7-11 (c) In addition to the sources of money described by
 7-12 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local
 7-13 Government Code, district bonds may be secured and made payable
 7-14 wholly or partly by a pledge of any part of the money the district
 7-15 receives from improvement revenue or from any other source.

7-16 Sec. 3898.205. BOND MATURITY. Bonds may mature not more
 7-17 than 40 years from their date of issue.

7-18 Sec. 3898.206. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
 7-19 the time bonds or other obligations payable wholly or partly from ad
 7-20 valorem taxes are issued:

7-21 (1) the board shall impose a continuing direct annual
 7-22 ad valorem tax for each year that all or part of the bonds are
 7-23 outstanding; and

7-24 (2) the district annually shall impose an ad valorem
 7-25 tax on all taxable property in the district in an amount sufficient
 7-26 to:

7-27 (A) pay the interest on the bonds or other
 7-28 obligations as the interest becomes due; and

7-29 (B) create a sinking fund for the payment of the
 7-30 principal of the bonds or other obligations when due or the
 7-31 redemption price at any earlier required redemption date.

7-32 SUBCHAPTER F. DISSOLUTION

7-33 Sec. 3898.251. DISSOLUTION BY CITY ORDINANCE. (a) The
 7-34 city by ordinance may dissolve the district.

7-35 (b) The city may not dissolve the district until the
 7-36 district's outstanding debt or contractual obligations that are
 7-37 payable from ad valorem taxes have been repaid or discharged, or the
 7-38 city has affirmatively assumed the obligation to pay the
 7-39 outstanding debt from city revenue.

7-40 Sec. 3898.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

7-41 (a) If the dissolved district has bonds or other obligations
 7-42 outstanding secured by and payable from assessments or other
 7-43 revenue, other than ad valorem taxes, the city shall succeed to the
 7-44 rights and obligations of the district regarding enforcement and
 7-45 collection of the assessments or other revenue.

7-46 (b) The city shall have and exercise all district powers to
 7-47 enforce and collect the assessments or other revenue to pay:

7-48 (1) the bonds or other obligations when due and
 7-49 payable according to their terms; or

7-50 (2) special revenue or assessment bonds or other
 7-51 obligations issued by the city to refund the outstanding bonds or
 7-52 obligations.

7-53 Sec. 3898.253. CONCURRENCE ON ADDITIONAL POWERS. If the
 7-54 legislature grants the district a power that is in addition to the
 7-55 powers approved by the initial resolution of the governing body of
 7-56 the city consenting to the creation of the district, the district
 7-57 may not exercise that power unless the governing body of the city
 7-58 consents to that change by resolution.

7-59 Sec. 3898.254. ASSUMPTION OF ASSETS AND LIABILITIES.

7-60 (a) After the city dissolves the district, the city assumes,
 7-61 subject to the appropriation and availability of funds, the
 7-62 obligations of the district, including any bonds or other debt
 7-63 payable from assessments or other district revenue.

7-64 (b) If the city dissolves the district, the board shall
 7-65 transfer ownership of all district property to the city.

7-66 SECTION 2. The Fort Bend County Improvement District No. 24
 7-67 initially includes all the territory contained in the following
 7-68 area:

7-69 The Fort Bend County Improvement District is comprised of 93.243

8-1 acres located at the northeast corner of Farm-to-Market (FM) Road
8-2 1093 and FM Road 1463 with the beginning point at the north
8-3 right-of-way (ROW) of FM 1093 and east ROW of FM 1463 and the
8-4 southwest corner of 8.81 ac. parcel (0274 R H KUYKENDALL, ACRES
8-5 8.81); Then north along east ROW of FM 1463 and coincident west
8-6 boundary of 8.81 ac. parcel (0274 R H KUYKENDALL, ACRES 8.81), and
8-7 84.013 ac. parcel (0421 T W SOUTHERLAND, ACRES 84.013) to northwest
8-8 corner of said 84.013 ac. parcel; Then east along north boundary of
8-9 said 84.013 ac. parcel to northeast corner of said parcel; Then
8-10 south along east boundary of said 84.013 ac. parcel, and 0.42 ac.
8-11 parcel (0574 JOHN FOSTER, ACRES .42) to southeast corner of said
8-12 0.42 ac. parcel and north ROW of FM 1093; Then west southwest along
8-13 south boundary of said 0.42 acre parcel, and 8.81 ac. parcel (0274 R
8-14 H KUYKENDALL, ACRES 8.81) to southwest corner of said 8.81 ac.
8-15 parcel and beginning point of 93.243 acre tract.

8-16 SECTION 3. (a) The legal notice of the intention to
8-17 introduce this Act, setting forth the general substance of this
8-18 Act, has been published as provided by law, and the notice and a
8-19 copy of this Act have been furnished to all persons, agencies,
8-20 officials, or entities to which they are required to be furnished
8-21 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8-22 Government Code.

8-23 (b) The governor, one of the required recipients, has
8-24 submitted the notice and Act to the Texas Commission on
8-25 Environmental Quality.

8-26 (c) The Texas Commission on Environmental Quality has filed
8-27 its recommendations relating to this Act with the governor,
8-28 lieutenant governor, and speaker of the house of representatives
8-29 within the required time.

8-30 (d) The general law relating to consent by political
8-31 subdivisions to the creation of districts with conservation,
8-32 reclamation, and road powers and the inclusion of land in those
8-33 districts has been complied with.

8-34 (e) All requirements of the constitution and laws of this
8-35 state and the rules and procedures of the legislature with respect
8-36 to the notice, introduction, and passage of this Act have been
8-37 fulfilled and accomplished.

8-38 SECTION 4. This Act takes effect immediately if it receives
8-39 a vote of two-thirds of all the members elected to each house, as
8-40 provided by Section 39, Article III, Texas Constitution. If this
8-41 Act does not receive the vote necessary for immediate effect, this
8-42 Act takes effect September 1, 2013.

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