

1-1 By: Kolkhorst S.B. No. 2009
1-2 (In the Senate - Filed March 23, 2015; March 30, 2015, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; April 29, 2015, reported favorably by the following
1-5 vote: Yeas 7, Nays 0; April 29, 2015, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			

1-15 A BILL TO BE ENTITLED
1-16 AN ACT

1-17 relating to the creation of the Harris County Municipal Utility
1-18 District No. 541; granting a limited power of eminent domain;
1-19 providing authority to issue bonds; providing authority to impose
1-20 assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-23 Code, is amended by adding Chapter 7915 to read as follows:

1-24 CHAPTER 7915. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 541

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 7915.001. DEFINITIONS. In this chapter:

1-27 (1) "Board" means the district's board of directors.

1-28 (2) "Commission" means the Texas Commission on
1-29 Environmental Quality.

1-30 (3) "Director" means a board member.

1-31 (4) "District" means the Harris County Municipal
1-32 Utility District No. 541.

1-33 Sec. 7915.002. NATURE OF DISTRICT. The district is a
1-34 municipal utility district created under Section 59, Article XVI,
1-35 Texas Constitution.

1-36 Sec. 7915.003. CONFIRMATION AND DIRECTORS' ELECTION
1-37 REQUIRED. The temporary directors shall hold an election to
1-38 confirm the creation of the district and to elect five permanent
1-39 directors as provided by Section 49.102, Water Code.

1-40 Sec. 7915.004. CONSENT OF MUNICIPALITY REQUIRED. The
1-41 temporary directors may not hold an election under Section 7915.003
1-42 until each municipality in whose corporate limits or
1-43 extraterritorial jurisdiction the district is located has
1-44 consented by ordinance or resolution to the creation of the
1-45 district and to the inclusion of land in the district.

1-46 Sec. 7915.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-47 (a) The district is created to serve a public purpose and benefit.

1-48 (b) The district is created to accomplish the purposes of:

1-49 (1) a municipal utility district as provided by
1-50 general law and Section 59, Article XVI, Texas Constitution; and

1-51 (2) Section 52, Article III, Texas Constitution, that
1-52 relate to the construction, acquisition, improvement, operation,
1-53 or maintenance of macadamized, graveled, or paved roads, or
1-54 improvements, including storm drainage, in aid of those roads.

1-55 Sec. 7915.006. INITIAL DISTRICT TERRITORY. (a) The
1-56 district is initially composed of the territory described by
1-57 Section 2 of the Act enacting this chapter.

1-58 (b) The boundaries and field notes contained in Section 2 of
1-59 the Act enacting this chapter form a closure. A mistake made in the
1-60 field notes or in copying the field notes in the legislative process
1-61 does not affect the district's:

- 2-1 (1) organization, existence, or validity;
- 2-2 (2) right to issue any type of bond for the purposes
- 2-3 for which the district is created or to pay the principal of and
- 2-4 interest on a bond;
- 2-5 (3) right to impose a tax; or
- 2-6 (4) legality or operation.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 7915.051. GOVERNING BODY; TERMS. (a) The district is governed by a board of five elected directors.

(b) Except as provided by Section 7915.052, directors serve staggered four-year terms.

Sec. 7915.052. TEMPORARY DIRECTORS. (a) On or after the effective date of the Act enacting this chapter, the owner or owners of a majority of the assessed value of the real property in the district may submit a petition to the commission requesting that the commission appoint as temporary directors the five persons named in the petition. The commission shall appoint as temporary directors the five persons named in the petition.

(b) Temporary directors serve until the earlier of:

(1) the date permanent directors are elected under Section 7915.003; or

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

(c) If permanent directors have not been elected under Section 7915.003 and the terms of the temporary directors have expired, successor temporary directors shall be appointed or reappointed as provided by Subsection (d) to serve terms that expire on the earlier of:

(1) the date permanent directors are elected under Section 7915.003; or

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

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

SUBCHAPTER C. POWERS AND DUTIES

Sec. 7915.101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 7915.102. MUNICIPAL UTILITY DISTRICT POWERS AND DUTIES. The district has the powers and duties provided by the general law of this state, including Chapters 49 and 54, Water Code, applicable to municipal utility districts created under Section 59, Article XVI, Texas Constitution.

Sec. 7915.103. AUTHORITY FOR ROAD PROJECTS. Under Section 52, Article III, Texas Constitution, the district may design, acquire, construct, finance, issue bonds for, improve, operate, maintain, and convey to this state, a county, or a municipality for operation and maintenance macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads.

Sec. 7915.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road project must meet all applicable construction standards, zoning and subdivision requirements, and regulations of each municipality in whose corporate limits or extraterritorial jurisdiction the road project is located.

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

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

Sec. 7915.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE OR RESOLUTION. The district shall comply with all applicable

3-1 requirements of any ordinance or resolution that is adopted under
3-2 Section 54.016 or 54.0165, Water Code, and that consents to the
3-3 creation of the district or to the inclusion of land in the
3-4 district.

3-5 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-6 Sec. 7915.151. ELECTIONS REGARDING TAXES OR BONDS.

3-7 (a) The district may issue, without an election, bonds and other
3-8 obligations secured by:

- 3-9 (1) revenue other than ad valorem taxes; or
- 3-10 (2) contract payments described by Section 7915.153.

3-11 (b) The district must hold an election in the manner
3-12 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-13 before the district may impose an ad valorem tax or issue bonds
3-14 payable from ad valorem taxes.

3-15 (c) The district may not issue bonds payable from ad valorem
3-16 taxes to finance a road project unless the issuance is approved by a
3-17 vote of a two-thirds majority of the district voters voting at an
3-18 election held for that purpose.

3-19 Sec. 7915.152. OPERATION AND MAINTENANCE TAX. (a) If
3-20 authorized at an election held under Section 7915.151, the district
3-21 may impose an operation and maintenance tax on taxable property in
3-22 the district in accordance with Section 49.107, Water Code.

3-23 (b) The board shall determine the tax rate. The rate may not
3-24 exceed the rate approved at the election.

3-25 Sec. 7915.153. CONTRACT TAXES. (a) In accordance with
3-26 Section 49.108, Water Code, the district may impose a tax other than
3-27 an operation and maintenance tax and use the revenue derived from
3-28 the tax to make payments under a contract after the provisions of
3-29 the contract have been approved by a majority of the district voters
3-30 voting at an election held for that purpose.

3-31 (b) A contract approved by the district voters may contain a
3-32 provision stating that the contract may be modified or amended by
3-33 the board without further voter approval.

3-34 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-35 Sec. 7915.201. AUTHORITY TO ISSUE BONDS AND OTHER
3-36 OBLIGATIONS. The district may issue bonds or other obligations
3-37 payable wholly or partly from ad valorem taxes, impact fees,
3-38 revenue, contract payments, grants, or other district money, or any
3-39 combination of those sources, to pay for any authorized district
3-40 purpose.

3-41 Sec. 7915.202. TAXES FOR BONDS. At the time the district
3-42 issues bonds payable wholly or partly from ad valorem taxes, the
3-43 board shall provide for the annual imposition of a continuing
3-44 direct ad valorem tax, without limit as to rate or amount, while all
3-45 or part of the bonds are outstanding as required and in the manner
3-46 provided by Sections 54.601 and 54.602, Water Code.

3-47 Sec. 7915.203. BONDS FOR ROAD PROJECTS. At the time of
3-48 issuance, the total principal amount of bonds or other obligations
3-49 issued or incurred to finance road projects and payable from ad
3-50 valorem taxes may not exceed one-fourth of the assessed value of the
3-51 real property in the district.

3-52 SECTION 2. The Harris County Municipal Utility District No.
3-53 541 initially includes all the territory contained in the following
3-54 area:

3-55 BEING a 637.0485 acre tract of land situated in the H. & T.C.
3-56 R.R. Co. Survey, Section 29, Abstract No. 445 and the W. Williamson
3-57 Survey, Abstract No. 1592 of Harris County, Texas and being all of
3-58 both called 320 acre tracts of land as described in an instrument to
3-59 J.J. Sweeney recorded under Volume 583, Page 18 of the Harris County
3-60 Deed Records (H.C.D.R.), said 637.0485 acre tract of land being
3-61 more particularly described by metes and bounds as follows:

3-62 BEGINNING at a 5/8-inch iron rod found for the common
3-63 southeast corner of the herein described tract and said east 320
3-64 acre tract, same being the southwest corner of a called 160.166 acre
3-65 tract of land as described in an instrument to J. Glenn Lee and
3-66 Wife, Cindy N. Lee recorded under Harris County Clerk's File
3-67 (H.C.C.F.) No. R109039, lying on the centerline of Longenbaugh Road
3-68 (60 feet wide, as occupied);

3-69 THENCE, S 87° 54' 03" W, a distance of 2,639.38 feet along and

4-1 with the centerline of said Longenbaugh Road, same being the south
4-2 line of said east 320 acre tract to a 5/8-inch iron rod found for the
4-3 southwest corner of said east 320 acre tract, same being the
4-4 southeast corner of said west 320 acre tract;

4-5 THENCE, S 87° 59' 00" W, a distance of 2,618.48 feet
4-6 continuing along and with the centerline of said Longenbaugh Road,
4-7 same being the south line of said west 320 acre tract to a 5/8-inch
4-8 iron rod found for the common southwest corner of the herein
4-9 described tract and said west 320 acre tract, same being the
4-10 southeast corner of a called 161.471 acre tract of land as described
4-11 in an instrument to Brad Jason Miles, Kathleen D. Miles, And Charles
4-12 T. Miles II recorded under H.C.C.F. No. 20090160794;

4-13 THENCE, N 02° 04' 46" W, a distance of 5,287.28 feet along and
4-14 with the west line of said west 320 acre tract, same being the east
4-15 line of said 161.471 acre tract to a 1/2-inch iron rod found for the
4-16 common northwest corner of the herein described tract and said west
4-17 320 acre tract, same being the northeast corner of said 161.471 acre
4-18 tract, line on the south line of a called 865.361 acre tract of land
4-19 as described in an instrument to Harris County recorded under
4-20 H.C.C.F. No. V264935;

4-21 THENCE, N 87° 52' 52" E, a distance of 2,618.10 feet along and
4-22 with the north line of said west 320 acre tract, same being the
4-23 south line of said 865.361 acre tract to the northeast corner of
4-24 said west 320 acre tract, same being the southeast corner of said
4-25 865.361 acre tract, lying on the west line of a called 643.03 acre
4-26 tract of land as described in an instrument to Fry Road Venture,
4-27 L.P. recorded under H.C.C.F. No. Z078090;

4-28 THENCE, S 02° 05' 01" E, a distance of 24.94 feet along and
4-29 with the east line of said west 320 acre tract, same being the west
4-30 line of said 643.03 acre tract to a 5/8-inch iron rod with cap
4-31 stamped "Brown & Gay" found for the northwest corner of said east
4-32 320 acre tract, same being the southwest corner of said 643.03 acre
4-33 tract;

4-34 THENCE, N 87° 45' 10" E, a distance of 2,631.07 feet along and
4-35 with the north line of said east 320 acre tract, same being the
4-36 south line of said 643.03 acre tract to the common northeast corner
4-37 of the herein described tract and said east 320 acre tract, same
4-38 being the common northwest corner of the J.W. METZLER'S
4-39 SUBDIVISION, a subdivision per plat recorded under Volume 500, Page
4-40 235 of the H.C.D.R. and a tract of land as described as Lots A & D of
4-41 said J.W. METZLER'S SUBDIVISION in an instrument to David Alan
4-42 Crowell 1967 Education Trust recorded under H.C.C.F. No. E302631;

4-43 THENCE, S 02° 16' 03" E, a distance of 2,640.09 feet along and
4-44 with the east line of said east 320 acre tract, same being the west
4-45 line of said J.W. METZLER'S SUBDIVISION to the southwest corner of
4-46 said J.W. METZLER'S SUBDIVISION, same being the northwest corner of
4-47 said 160.166 acre tract;

4-48 THENCE, S 02° 04' 49" E, a distance of 2,633.74 feet
4-49 continuing along and with the east line of said east 320 acre tract,
4-50 same being the west line of said 160.166 acre tract to the POINT OF
4-51 BEGINNING and containing 637.0485 acres of land.

4-52 Bearing orientation is based on the Texas Coordinate System,
4-53 South Central Zone 4204, NAD-83 and is referenced to monuments
4-54 found along the center line of Longenbaugh Road as cited herein.

4-55 SECTION 3. (a) The legal notice of the intention to
4-56 introduce this Act, setting forth the general substance of this
4-57 Act, has been published as provided by law, and the notice and a
4-58 copy of this Act have been furnished to all persons, agencies,
4-59 officials, or entities to which they are required to be furnished
4-60 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
4-61 Government Code.

4-62 (b) The governor, one of the required recipients, has
4-63 submitted the notice and Act to the Texas Commission on
4-64 Environmental Quality.

4-65 (c) The Texas Commission on Environmental Quality has filed
4-66 its recommendations relating to this Act with the governor, the
4-67 lieutenant governor, and the speaker of the house of
4-68 representatives within the required time.

4-69 (d) All requirements of the constitution and laws of this

5-1 state and the rules and procedures of the legislature with respect
5-2 to the notice, introduction, and passage of this Act are fulfilled
5-3 and accomplished.

5-4 SECTION 4. (a) If this Act does not receive a two-thirds
5-5 vote of all the members elected to each house, Subchapter C, Chapter
5-6 7915, Special District Local Laws Code, as added by Section 1 of
5-7 this Act, is amended by adding Section 7915.106 to read as follows:

5-8 Sec. 7915.106. NO EMINENT DOMAIN POWER. The district may
5-9 not exercise the power of eminent domain.

5-10 (b) This section is not intended to be an expression of a
5-11 legislative interpretation of the requirements of Section 17(c),
5-12 Article I, Texas Constitution.

5-13 SECTION 5. This Act takes effect immediately if it receives
5-14 a vote of two-thirds of all the members elected to each house, as
5-15 provided by Section 39, Article III, Texas Constitution. If this
5-16 Act does not receive the vote necessary for immediate effect, this
5-17 Act takes effect September 1, 2015.

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