

By: Zerwas

H.B. No. 1331

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Fort Bend County Municipal Utility District No. 224; 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 7969 to read as follows:

CHAPTER 7969. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 224

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 7969.001. 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. 224.

Sec. 7969.002. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 7969.003. 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. 7969.004. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section 7969.003  
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. 7969.005. 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. 7969.006. 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. 7969.051. GOVERNING BODY; TERMS. (a) The district is  
4 governed by a board of five elected directors.

5           (b) Except as provided by Section 7969.052, directors serve  
6 staggered four-year terms.

7           Sec. 7969.052. 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 7969.003; 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 7969.003 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 7969.003; 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. 7969.101. 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. 7969.102. 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. 7969.103. 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. 7969.104. 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. 7969.105. 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. 7969.151. 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 7969.153.

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. 7969.152. OPERATION AND MAINTENANCE TAX. (a) If  
3 authorized at an election held under Section 7969.151, 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. 7969.153. 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. 7969.201. 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. 7969.202. 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. 7969.203. 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 Fort Bend County Municipal Utility District  
9 No. 224 initially includes all the territory contained in the  
10 following area:

11 A METES & BOUNDS description of a 178.52 acre tract of land in  
12 the Thomas Westall League, Abstract 92, Fort Bend County, Texas,  
13 being comprised of that certain called 1.127 acre tract recorded  
14 under County Clerk's File Number 2007044630, Official Public  
15 Records, Fort Bend County, Texas, and that certain called 56.470  
16 acre tract and portions of those certain called 55.480 acre and  
17 called 73.831 acre tracts recorded under County Clerk's File Number  
18 2004143701, Official Public Records, Fort Bend County, Texas, with  
19 all bearings based upon the Texas Coordinate System, South Central  
20 Zone, NAD83, based upon GPS observations.

21 Beginning at a 5/8 inch iron rod with cap marked "1535-4035"  
22 found in the northeast right-of-way line of F. M. Highway 1489  
23 (100-feet wide) for the south corner of said called 56.470 acre  
24 tract, same being the west corner of an adjoining called 154 ± acre  
25 tract as recorded under Probate File Number 016127, Probate  
26 Records, Fort Bend County, Texas, for the south corner and Place of  
27 Beginning of the herein described tract;

1           Thence North 35 degrees 42 minutes 52 seconds West along the  
2 southwest line of the herein described tract, same being the  
3 northeast right-of-way line of F. M. Highway 1489, at 783.00 feet  
4 pass a 5/8 inch iron rod with cap marked "1535-4035" found on said  
5 line for the west corner of said called 56.470 acre tract, being in  
6 the southerly right-of-way line of Vernon Frost Road (60-feet  
7 wide), at 843.62 feet pass a 5/8 inch iron rod with cap marked  
8 "1535-4035" found on said line for the south corner of the  
9 aforementioned called 55.480 acre tract, being in the northerly  
10 right-of-way line of Vernon Frost Road, and continuing for a total  
11 distance of 1,593.71 feet to a point on said line at its  
12 intersection with the existing northeasterly line of the  
13 Extraterritorial Jurisdictional limits of the City of Simonton,  
14 being one-half mile from the corporate limits of the City of  
15 Simonton as established by Ordinance Number 980108 of the City  
16 Council of Simonton, for the lower west corner of the herein  
17 described tract, said point being in a non-tangent curve to the  
18 left;

19           Thence along said non-tangent curve to the left, being the  
20 northeasterly line of the Extraterritorial Jurisdictional limits  
21 of the City of Simonton, having a central angle of 45 degrees 15  
22 minutes 50 seconds, a radius of 2,640.00 feet, an arc length of  
23 2,085.61 feet, and a chord bearing North 28 degrees 01 minute 05  
24 seconds West, 2,031.80 feet to a point on said line at its  
25 intersection with the west line of the aforementioned called 73.831  
26 acre tract for the upper west corner of the herein described tract,  
27 said point being in the east right-of-way line of F. M. Highway



1 1489;

2           Thence North 05 degrees 05 minutes 04 seconds West along the  
3 upper west line of the herein described tract, same being the east  
4 right-of-way line of F. M. Highway 1489, 378.70 feet to a 5/8 inch  
5 iron rod with cap marked "1535-4035" found for the northwest corner  
6 of the herein described tract and said called 73.831 acre tract,  
7 same being a southwest corner of an adjoining called 100.171 acre  
8 tract recorded in Volume 1833, Page 438, Official Records, Fort  
9 Bend County, Texas;

10           Thence North 88 degrees 58 minutes 41 seconds East along the  
11 upper north line of the herein described tract and the north line of  
12 said called 73.831 acre tract, same being a southwest line of said  
13 adjoining called 100.171 acre tract, 2,488.56 feet to the upper  
14 northeast corner of the herein described tract, being the northeast  
15 corner of said called 73.831 acre tract, same being the northwest  
16 corner of an adjoining called 18.00 acre tract recorded under  
17 County Clerk's File Number 2000043870, Official Public Records,  
18 Fort Bend County, Texas;

19           Thence South 00 degrees 59 minutes 54 seconds East along the  
20 east line of said called 73.831 acre tract, same being the west line  
21 of said adjoining called 18.00 acre tract, 948.59 feet to the  
22 southeast corner of said called 73.831 acre tract, same being the  
23 southwest corner of said adjoining called 18.00 acre tract, and  
24 being in the north line of the aforementioned called 55.480 acre  
25 tract, as located in the centerline of Bessie's Creek;

26           Thence along the centerline of Bessie's Creek with the  
27 following meanders:

1           North 54 degrees 11 minutes 36 seconds East, 133.89  
2 feet;

3           North 71 degrees 49 minutes 46 seconds East, 212.50 feet  
4 to the northeast corner of said called 55.480 acre tract, being a  
5 northwest corner of an adjoining portion of the Vernon Frost Estate  
6 recorded under Probate File Number 016127, Probate Records, Fort  
7 Bend County, Texas;

8           Thence South 03 degrees 22 minutes 17 seconds West along the  
9 east line of said called 55.480 acre tract, same being a west line  
10 of said adjoining Vernon Frost Estate, 275.66 feet to an angle  
11 point;

12          Thence South 06 degrees 04 minutes 43 seconds East continuing  
13 along said line, at 982.05 feet pass a 5/8 inch iron rod found on  
14 said line at its intersection with the northerly right-of-way line  
15 of Vernon Frost Road for the southeast corner of said called 55.480  
16 acre tract, and continuing for a total distance of 1,046.49 feet to  
17 a point for a reentry corner to the herein described tract being in  
18 the southerly right-of-way line of Vernon Frost Road, same being  
19 the northerly line of the aforementioned called 56.470 acre tract;

20          Thence North 62 degrees 30 minutes 22 seconds East along the  
21 southerly right-of-way line of Vernon Frost Road, same being the  
22 northerly line of said called 56.470 acre tract, 274.12 feet to a  
23 5/8 inch iron rod with cap marked "1535-4035" found for angle point;

24          Thence South 85 degrees 35 minutes 20 seconds East continuing  
25 along said line, 1,372.06 feet to a 5/8 inch iron rod with cap  
26 marked "1535-4035" found for the lower northeast corner of the  
27 herein described tract and the northeast corner of said called

1 56.470 acre tract, same being the upper northwest corner of the  
2 aforementioned adjoining called 154 ± acre tract;

3 Thence South 04 degrees 24 minutes 40 seconds West along the  
4 common line of the herein described tract and said adjoining called  
5 154 ± acre tract, 883.00 feet to the southeast corner of said called  
6 56.470 acre tract;

7 Thence North 85 degrees 35 minutes 20 seconds West continuing  
8 along said common line, 1,324.09 feet to an angle point;

9 Thence South 62 degrees 30 minutes 22 seconds West continuing  
10 along said common line, 1,369.17 feet to the Place of Beginning and  
11 containing 178.52 acres of land, more or less.

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

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

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

26 (d) All requirements of the constitution and laws of this  
27 state and the rules and procedures of the legislature with respect

1 to the notice, introduction, and passage of this Act are fulfilled  
2 and accomplished.

3 SECTION 4. (a) If this Act does not receive a two-thirds  
4 vote of all the members elected to each house, Subchapter C, Chapter  
5 7969, Special District Local Laws Code, as added by Section 1 of  
6 this Act, is amended by adding Section 7969.106 to read as follows:

7 Sec. 7969.106. NO EMINENT DOMAIN POWER. The district may  
8 not exercise the power of eminent domain.

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

12 SECTION 5. This Act takes effect immediately if it receives  
13 a vote of two-thirds of all the members elected to each house, as  
14 provided by Section 39, Article III, Texas Constitution. If this  
15 Act does not receive the vote necessary for immediate effect, this  
16 Act takes effect September 1, 2017.