

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Missouri City Redevelopment District; providing authority to issue bonds; providing authority to impose assessments, fees, or taxes.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3978 to read as follows:

CHAPTER 3978. MISSOURI CITY REDEVELOPMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3978.0101. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Missouri City.

(3) "County" means Fort Bend County.

(4) "Director" means a board member.

(5) "District" means the Missouri City Redevelopment District.

Sec. 3978.0102. CREATION AND NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3978.0103. PURPOSE; LEGISLATIVE FINDINGS. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and in authorizing political

1 subdivisions to contract with the district, the legislature has  
2 established a program to accomplish the public purposes set out in  
3 Section 52-a, Article III, Texas Constitution.

4 (b) The creation of the district is necessary to promote,  
5 develop, encourage, and maintain employment, commerce,  
6 transportation, housing, tourism, recreation, the arts,  
7 entertainment, economic development, safety, and the public  
8 welfare in the district.

9 (c) The district is created to supplement and not to  
10 supplant county services provided in the district.

11 Sec. 3978.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

12 (a) The district is created to serve a public use and benefit.

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

18 (c) The creation of the district is in the public interest  
19 and is essential to further the public purposes of:

20 (1) developing and diversifying the economy of the  
21 state;

22 (2) eliminating unemployment and underemployment;

23 (3) developing or expanding transportation and  
24 commerce; and

25 (4) providing quality residential housing.

26 (d) The district will:

27 (1) promote the health, safety, and general welfare of

1 residents, employers, potential employees, employees, visitors,  
2 and consumers in the district, and of the public;

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

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

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

17 (f) The district will not act as the agent or  
18 instrumentality of any private interest even though the district  
19 will benefit many private interests as well as the public.

20 Sec. 3978.0105. DISTRICT TERRITORY. (a) The district is  
21 initially composed of the territory described by Section 2 of the  
22 Act enacting this chapter.

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

27 (1) organization, existence, or validity;

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

4           (3) right to impose or collect an assessment or tax; or

5           (4) legality or operation.

6           Sec. 3978.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

7           (a) All or any part of the area of the district is eligible to be  
8 included in:

9           (1) a tax increment reinvestment zone created under  
10 Chapter 311, Tax Code;

11           (2) a tax abatement reinvestment zone created under  
12 Chapter 312, Tax Code; or

13           (3) an enterprise zone created under Chapter 2303,  
14 Government Code.

15           (b) A tax increment reinvestment zone created by the city in  
16 the district is not subject to the limitations provided by Section  
17 311.006, Tax Code.

18           (c) If the city creates a tax increment reinvestment zone  
19 under Chapter 311, Tax Code, the city, by contract with the  
20 district, may grant money deposited in the tax increment fund to the  
21 district to be used by the district for the purposes permitted for  
22 money granted to a corporation under Section 380.002(b), Local  
23 Government Code, including the right to pledge the money as  
24 security for any bonds issued by the district for an improvement  
25 project.

26           Sec. 3978.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
27 DISTRICTS LAW. Except as otherwise provided by this chapter,

1 Chapter 375, Local Government Code, applies to the district.

2 Sec. 3978.0108. CONSTRUCTION OF CHAPTER. This chapter  
3 shall be liberally construed in conformity with the findings and  
4 purposes stated in this chapter.

5 SUBCHAPTER B. BOARD OF DIRECTORS

6 Sec. 3978.0201. GOVERNING BODY; TERMS. (a) The district is  
7 governed by a board of nine voting directors who must be qualified  
8 under and appointed by the governing body of the city as provided by  
9 Subchapter D, Chapter 375, Local Government Code.

10 (b) The directors serve staggered terms of four years with  
11 four or five directors' terms expiring June 1 of each odd-numbered  
12 year.

13 Sec. 3978.0202. DIRECTOR'S OATH OR AFFIRMATION. (a) A  
14 director shall file the director's oath or affirmation of office  
15 with the district, and the district shall retain the oath or  
16 affirmation in the district records.

17 (b) A director shall file a copy of the director's oath or  
18 affirmation with the clerk of the county.

19 Sec. 3978.0203. QUORUM. A vacant director position is not  
20 counted for purposes of establishing a quorum.

21 Sec. 3978.0204. OFFICERS. The board shall elect from among  
22 the directors a chair, a vice chair, and a secretary. The offices  
23 of chair and secretary may not be held by the same person.

24 Sec. 3978.0205. COMPENSATION; EXPENSES. (a) The district  
25 may compensate each director in an amount not to exceed \$50 for each  
26 board meeting. The total amount of compensation a director may  
27 receive each year may not exceed \$2,000.

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

4        Sec. 3978.0206. LIABILITY INSURANCE. The district may  
5 obtain and pay for comprehensive general liability insurance  
6 coverage from a commercial insurance company or other source that  
7 protects and insures a director against personal liability and from  
8 all claims relating to:

9            (1) actions taken by the director in the director's  
10 capacity as a member of the board;

11            (2) actions and activities taken by the district; or

12            (3) the actions of others acting on behalf of the  
13 district.

14        Sec. 3978.0207. NO EXECUTIVE COMMITTEE. The board may not  
15 create an executive committee to exercise the powers of the board.

16        Sec. 3978.0208. BOARD MEETINGS. The board shall hold  
17 meetings at a place accessible to the public.

18        Sec. 3978.0209. INITIAL DIRECTORS. (a) The initial board  
19 consists of:

<u>Pos. No.</u>	<u>Name of Director</u>
20 <u>1.</u>	=====
21 <u>2.</u>	=====
22 <u>3.</u>	=====
23 <u>4.</u>	=====
24 <u>5.</u>	=====
25 <u>6.</u>	=====
26 <u>7.</u>	=====
27	



1 powers given to a development corporation under Chapter 505, Local  
2 Government Code, including the power to own, operate, acquire,  
3 construct, lease, improve, or maintain a project under that  
4 chapter.

5 Sec. 3978.0305. NONPROFIT CORPORATION. (a) The board by  
6 resolution may authorize the creation of a nonprofit corporation to  
7 assist and act for the district in implementing a project or  
8 providing a service authorized by this chapter.

9 (b) The nonprofit corporation:

10 (1) has each power of and is considered to be a local  
11 government corporation created under Subchapter D, Chapter 431,  
12 Transportation Code; and

13 (2) may implement any project and provide any service  
14 authorized by this chapter.

15 (c) The board shall appoint the board of directors of the  
16 nonprofit corporation. The board of directors of the nonprofit  
17 corporation shall serve in the same manner as the board of directors  
18 of a local government corporation created under Subchapter D,  
19 Chapter 431, Transportation Code, except that a board member is not  
20 required to reside in the district.

21 Sec. 3978.0306. AGREEMENTS; GRANTS. (a) As provided by  
22 Chapter 375, Local Government Code, the district may make an  
23 agreement with or accept a gift, grant, or loan from any person.

24 (b) The implementation of a project is a governmental  
25 function or service for the purposes of Chapter 791, Government  
26 Code.

27 Sec. 3978.0307. LAW ENFORCEMENT SERVICES. To protect the



1 public interest, the district may contract with a qualified party,  
2 including the county, to provide law enforcement services in the  
3 district for a fee.

4 Sec. 3978.0308. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

5 The district may join and pay dues to a charitable or nonprofit  
6 organization that performs a service or provides an activity  
7 consistent with the furtherance of a district purpose.

8 Sec. 3978.0309. ECONOMIC DEVELOPMENT. (a) The district

9 may engage in activities that accomplish the economic development  
10 purposes of the district.

11 (b) The district may establish and provide for the

12 administration of one or more programs to promote state or local  
13 economic development and to stimulate business and commercial  
14 activity in the district, including programs to:

15 (1) make loans and grants of public money; and

16 (2) provide district personnel and services.

17 (c) The district may create economic development programs

18 and exercise the economic development powers that:

19 (1) Chapter 380, Local Government Code, provides to a  
20 municipality; and

21 (2) Subchapter A, Chapter 1509, Government Code,  
22 provides to a municipality.

23 Sec. 3978.0310. CONCURRENCE ON ADDITIONAL POWERS. If the

24 territory of the district is located in the corporate boundaries or  
25 the extraterritorial jurisdiction of a municipality, the district  
26 may not exercise a power granted to the district after the date the  
27 district was created unless the governing body of the municipality

1 by resolution consents to the district's exercise of the power.

2 Sec. 3978.0311. NO EMINENT DOMAIN POWER. The district may  
3 not exercise the power of eminent domain.

4 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

5 Sec. 3978.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
6 board by resolution shall establish the number of signatures and  
7 the procedure required for a disbursement or transfer of the  
8 district's money.

9 Sec. 3978.0402. MONEY USED FOR IMPROVEMENTS OR SERVICES.  
10 The district may acquire, construct, finance, operate, or maintain  
11 an improvement project or service authorized under this chapter or  
12 Chapter 375, Local Government Code, using any money available to  
13 the district.

14 Sec. 3978.0403. GENERAL POWERS REGARDING PAYMENT OF  
15 DISTRICT BONDS, OBLIGATIONS, OR OTHER COSTS. The district may  
16 provide or secure the payment or repayment of any bond, note, or  
17 other temporary or permanent obligation or reimbursement or other  
18 contract with any person and the costs and expenses of the  
19 establishment, administration, and operation of the district and  
20 the district's costs or share of the costs or revenue of an  
21 improvement project or district contractual obligation or  
22 indebtedness by:

23 (1) the imposition of an ad valorem tax or sales and  
24 use tax or an assessment, user fee, concession fee, or rental  
25 charge; or

26 (2) any other revenue or resources of the district.

27 Sec. 3978.0404. COSTS FOR IMPROVEMENT PROJECTS. The

1 district may undertake separately or jointly with other persons,  
2 including the city or the county, all or part of the cost of an  
3 improvement project, including an improvement project:

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

7 (2) that confers a general benefit on the entire  
8 district or a special benefit on a definable part of the district.

9 Sec. 3978.0405. TAX AND ASSESSMENT ABATEMENTS. The  
10 district may designate reinvestment zones and may grant abatements  
11 of a tax or assessment on property in the zones.

12 Sec. 3978.0406. PROPERTY EXEMPT FROM IMPACT FEES. The  
13 district may not impose an impact fee on a residential property,  
14 including a multiunit residential property, or a condominium.

15 SUBCHAPTER E. ASSESSMENTS

16 Sec. 3978.0501. PETITION REQUIRED FOR FINANCING SERVICES  
17 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
18 service or improvement project with assessments under this chapter  
19 unless a written petition requesting that service or improvement  
20 has been filed with the board.

21 (b) The petition must be signed by the owners of at least 50  
22 percent of the property in the district subject to assessment  
23 according to the most recent certified tax appraisal roll for the  
24 county.

25 Sec. 3978.0502. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
26 The board by resolution may impose and collect an assessment for any  
27 purpose authorized by this chapter in all or any part of the

1 district that is not a residential property, including a multiunit  
2 residential property or a condominium.

3 (b) An assessment, a reassessment, or an assessment  
4 resulting from an addition to or correction of the assessment roll  
5 by the district, penalties and interest on an assessment or  
6 reassessment, an expense of collection, and reasonable attorney's  
7 fees incurred by the district:

8 (1) are a first and prior lien against the property  
9 assessed;

10 (2) are superior to any other lien or claim other than  
11 a lien or claim for county, school district, or municipal ad valorem  
12 taxes; and

13 (3) are the personal liability of and a charge against  
14 the owners of the property even if the owners are not named in the  
15 assessment proceedings.

16 (c) The lien is effective from the date of the board's  
17 resolution imposing the assessment until the date the assessment is  
18 paid. The board may enforce the lien in the same manner that the  
19 board may enforce an ad valorem tax lien against real property.

20 (d) The board may make a correction to or deletion from the  
21 assessment roll that does not increase the amount of assessment of  
22 any parcel of land without providing notice and holding a hearing in  
23 the manner required for additional assessments.

24 Sec. 3978.0503. METHOD OF NOTICE FOR HEARING. The district  
25 may mail the notice required by Section 375.115(c), Local  
26 Government Code, by certified or first class United States mail.  
27 The board shall determine the method of notice.

1                   SUBCHAPTER F. TAXES AND BONDS

2           Sec. 3978.0601. TAX ABATEMENT. The district may enter into  
3 a tax abatement agreement in accordance with the general laws of  
4 this state authorizing and applicable to a tax abatement agreement  
5 by a municipality.

6           Sec. 3978.0602. PROPERTY TAX AUTHORIZED. (a) The district  
7 may impose an ad valorem tax on all taxable property in the district  
8 to:

9                   (1) pay for an improvement project of the types  
10 authorized by Section 52(b), Article III, and Section 59, Article  
11 XVI, Texas Constitution; or

12                   (2) secure the payment of bonds issued for a purpose  
13 described by Subdivision (1).

14           (b) The district may not impose an ad valorem tax to pay for  
15 an improvement project under this chapter unless:

16                   (1) a written petition has been filed with the board  
17 requesting an election to approve the imposition of the tax signed  
18 by the owners of at least 50 percent of the property in the district  
19 subject to assessment as determined from the most recent certified  
20 county property tax rolls; and

21                   (2) the imposition of the tax is approved by the voters  
22 of the district voting at the requested election.

23           (c) The district may not impose an ad valorem tax on a  
24 residential property, including a multiunit residential property  
25 or a condominium.

26           Sec. 3978.0603. SALES AND USE TAX. (a) The district may  
27 impose a sales and use tax if authorized by a majority of the voters

1 of the district voting at an election called for that purpose.  
2 Revenue from the tax may be used for any purpose for which ad  
3 valorem tax revenue of the district may be used.

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

9 (c) If the voters of the district approve the adoption of  
10 the tax at an election held on the same election date on which  
11 another political subdivision adopts a sales and use tax or  
12 approves an increase in the rate of its sales and use tax and as a  
13 result the combined rate of all sales and use taxes imposed by the  
14 district and other political subdivisions of this state having  
15 territory in the district would exceed two percent at any location  
16 in the district, the election to adopt a sales and use tax under  
17 this chapter has no effect.

18 Sec. 3978.0604. BONDS AND OTHER OBLIGATIONS. (a) The  
19 district may issue, by public or private sale, bonds, notes, or  
20 other obligations payable wholly or partly from ad valorem taxes,  
21 sales and use taxes, or assessments in the manner provided by  
22 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local  
23 Government Code.

24 (b) In exercising the district's borrowing power, the  
25 district may issue a bond or other obligation in the form of a bond,  
26 note, certificate of participation or other instrument evidencing a  
27 proportionate interest in payments to be made by the district, or

1 other type of obligation.

2 (c) In addition to the sources of money described by  
3 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local  
4 Government Code, district bonds may be secured and made payable  
5 wholly or partly by a pledge of any part of the money the district  
6 receives from improvement revenue or from any other source.

7 Sec. 3978.0605. BOND MATURITY. Bonds may mature not more  
8 than 40 years from their date of issue.

9 Sec. 3978.0606. TAXES FOR BONDS AND OTHER OBLIGATIONS. At  
10 the time bonds or other obligations payable wholly or partly from ad  
11 valorem taxes are issued:

12 (1) the board shall impose a continuing direct annual  
13 ad valorem tax for each year that all or part of the bonds are  
14 outstanding; and

15 (2) the district annually shall impose an ad valorem  
16 tax on all taxable property in the district in an amount sufficient  
17 to:

18 (A) pay the interest on the bonds or other  
19 obligations as the interest becomes due; and

20 (B) create a sinking fund for the payment of the  
21 principal of the bonds or other obligations when due or the  
22 redemption price at any earlier required redemption date.

23 SUBCHAPTER G. DISSOLUTION

24 Sec. 3978.0701. DISSOLUTION BY ORDINANCE. (a) A  
25 municipality that includes territory of the district, in the  
26 corporate boundaries or extraterritorial jurisdiction of the  
27 municipality, by ordinance may dissolve the district.

1       (b) The municipality may not dissolve the district until the  
2 district's outstanding debt or contractual obligations that are  
3 payable from ad valorem taxes have been repaid or discharged, or the  
4 municipality has affirmatively assumed the obligation to pay the  
5 outstanding debt from municipal revenue.

6       Sec. 3978.0702. COLLECTION OF ASSESSMENTS AND OTHER  
7 REVENUE. (a) If the dissolved district has bonds or other  
8 obligations outstanding secured by and payable from assessments or  
9 other revenue, other than ad valorem taxes, the municipality that  
10 dissolves the district shall succeed to the rights and obligations  
11 of the district regarding enforcement and collection of the  
12 assessments or other revenue.

13       (b) The municipality shall have and exercise all district  
14 powers to enforce and collect the assessments or other revenue to  
15 pay:

16               (1) the bonds or other obligations when due and  
17 payable according to their terms; or

18               (2) special revenue or assessment bonds or other  
19 obligations issued by the municipality to refund the outstanding  
20 bonds or obligations.

21       Sec. 3978.0703. ASSUMPTION OF ASSETS AND LIABILITIES. (a)  
22 If a municipality dissolves the district, the municipality assumes,  
23 subject to the appropriation and availability of funds, the  
24 obligations of the district, including any bonds or other debt  
25 payable from assessments or other district revenue.

26       (b) If a municipality dissolves the district, the board  
27 shall transfer ownership of all district property to the



1 municipality.

2 SECTION 2. The Missouri City Redevelopment District  
3 initially includes all the territory contained in the following  
4 area:

5 The Missouri City Redevelopment District is +/- 2,084 acres (3.26  
6 sq. miles) in size and is within the City of Missouri City Municipal  
7 Limits, Fort Bend County. It is centered on the intersection of  
8 Texas Pkwy/FM Rd 2234 and Scanlin Rd/Buffalo Run.

9 With the beginning point being the west right-of-way (ROW) of  
10 Fondren Rd and north ROW of Buffalo Run at coincident boundary line  
11 of City of Missouri City/City of Houston;

12 Then generally south along coincident boundary line of City of  
13 Missouri City/City of Houston to 3.267 acre tract (0263 I AND GN RY,  
14 ACRES 3.267, JOGGING TRACT);

15 Then west along south boundary said 3.267 acre tract to southwest  
16 corner of said tract and east boundary of 8.097 acre drainage  
17 easement (HUNTERS GLEN SEC 1, ACRES 8.097, DRNG ESMT ON NORTH SIDE  
18 OF BLOCK 1 & BLOCK 14);

19 Then north along east boundary of said 8.097 acre drainage easement  
20 to northeast corner of said easement;

21 Then west and southwest along north boundary of said 8.097 acre  
22 drainage easement to west corner of said easement and northeast  
23 corner of 1.4679 acre lot (HUNTERS GLEN NTL CHILD CARE, LOT 1, ACRES  
24 1.4679);

25 Then generally south southeast along east boundary of said 1.4679  
26 acre lot to northwest corner of HUNTERS GLEN SEC 1 Subdivision;

27 Then south along west boundary of HUNTERS GLEN SEC 1 Subdivision,

1 across ROW of Lexington Blvd, and HUNTERS POINT ESTATES, BLOCK 1  
2 Subdivision to southwest corner of said subdivision and north ROW  
3 of Grand Park Dr;  
4 Then south by west across ROW of Grand Park Dr to northwest corner  
5 of HUNTERS GLEN PARK (Hunters Point Park Sec 1, 17.018 acres);  
6 Then south, east and south along west boundary of HUNTERS GLEN PARK  
7 to southwest corner of said park and north ROW of Independence Blvd;  
8 Then south by west across ROW of Independence Blvd to south ROW line  
9 and northwest corner of 0.1 acre drainage easement (JENSEN TRACT,  
10 LOT PT 2, ACRES 0.100, (DRAINAGE EASEMENT));  
11 Then south along west boundary of said 0.1 acre easement, and 8.945  
12 acre drainage easement (0264 I AND GN RY, ACRES 8.945) to southwest  
13 corner of said easement and north boundary of 1.738 acre drainage  
14 easement (QUAIL GREEN SEC 1, ACRES 1.738, 120' WIDE DRAINAGE  
15 EASEMENT);  
16 Then west along north boundary of said 1.738 acre drainage easement  
17 to east ROW of Texas Pkwy;  
18 Then south along east ROW of Texas Pkwy to northwest corner of 0.517  
19 acre lot (MCCOURT PLAZA, LOT 1, ACRES 0.517);  
20 Then east along north boundary of said 0.517 acre lot to northeast  
21 corner of said lot;  
22 Then south along east boundary of said 0.517 acre lot, and 0.5154  
23 acre lot (MCCOURT PLAZA, ACRES 0.5154), across ROW of Greendale Dr  
24 and along east boundary of 0.8422 acre lot (QUAIL GREEN SEC 2, ACRES  
25 0.8422, Reserve "A") to southeast corner of said 0.8422 acre lot;  
26 Then west along south boundary of said 0.8422 acre lot to southwest  
27 corner of said lot and east ROW of Texas Pkwy;

1 Then south along east ROW of Texas Pkwy to northwest corner of 1.262  
2 acre tract (0013 D BRIGHT, ACRES 1.262, RESERVE "A" QUAIL GREEN  
3 SOUTH);

4 Then southeast along north boundary of said 1.262 acre tract to  
5 northeast corner of said tract;

6 Then south along east boundary of said 1.262 acre tract, across ROW  
7 of Cartwright Dr and along east boundary of 1.073 acre tract (0013 D  
8 BRIGHT, ACRES 1.073, RESERVE "E" QUAIL GREEN SOUTH) to southeast  
9 corner of said tract and northeast corner of 0.8807 acre lot (0013 D  
10 Bright, ACRES 0.8807, Restricted Reserve "A" (Commercial), Block 1,  
11 Automax);

12 Then generally east southeast along east boundary of said 0.8807  
13 acre lot, and 2.1488 acre tract (0013 D Bright, ACRES 2.1488,  
14 Unrestricted Reserve, Block 1, Minimax) to east corner of said  
15 2.1488 acre tract;

16 Then southwest along boundary of said 2.1488 acre tract to north  
17 corner of 0.55 acre tract (QUAIL GREEN SOUTH SEC 1, ACRES 0.550,  
18 RESTRICTED RESERVE "B" (WIDENING OF TEXAS PKWY));

19 Then generally east along north boundary of said 0.55 acre tract to  
20 southwest corner of 1.457 acre tract (QUAIL GREEN SOUTH SEC 1, ACRES  
21 1.457, COMMERCIAL TRACT 1);

22 Then north by east along west boundary of said 1.457 acre tract to  
23 northwest corner of said tract;

24 Then east along north boundary of said 1.457 acre tract, across ROW  
25 of Turtle Creek Dr, and along north boundary of 1.785 acre tract  
26 (QUAIL GREEN SOUTH SEC 1, ACRES 1.785, COMMERCIAL TRACT 2) to  
27 northeast corner of said 1.785 acre tract and coincident boundary

1 line of City of Houston/City of Missouri City limits;  
2 Then south along coincident boundary line of City of Houston/City  
3 of Missouri City limits, across ROW of Texas Pkwy/FM 2234, and along  
4 east boundary of 0.8025 acre tract (QUAIL VALLEY THUNDERBIRD NORTH  
5 SEC 1, ACRES 0.8025, RESERVE "C-1"), 1.417 acre tract (QUAIL VALLEY  
6 THUNDERBIRD NORTH SEC 1, ACRES 1.417, RESERVE "C" (PT)), 0.675 acre  
7 lot (QUAIL VALLEY THUNDERBIRD NORTH SEC 1, ACRES 0.675, RESERVE "C"  
8 (PT)) to southeast corner of said 0.675 acre lot;  
9 Then west along south boundary of said 0.675 acre lot, across ROW of  
10 Turtle Creek Dr, and 1.7180 acre tract (QUAIL VALLEY THUNDERBIRD  
11 NORTH SEC 1, ACRES 1.7180, RESERVE "D" (PT), 0.758 acre easement  
12 (0013 D Bright, ACRES 0.758, Christian Bible Baptist Church  
13 Subdivision, Block 1, Reserve 1 (Part), 60' Rd Esmt), and 19.7824  
14 acre tract (0013 D Bright, ACRES 19.7824, Christian Bible Baptist  
15 Church Subdivision, Block 1, Reserve 1 (Part)) to southwest corner  
16 of said 19.7824 acre tract;  
17 Then north along west boundary of said 19.7284 acre tract, and  
18 boundary line of PARK GATE SEC 1 Subdivision to south corner of  
19 1.455 acre tract (R/P RANDALLS CTR-QUAIL VALLEY, ACRES 1.455,  
20 RESERVE D (DETENTION POND));  
21 Then northwest and west along north boundary of PARK GATE SEC 1  
22 Subdivision to southeast corner of 2 acre tract (0013 D BRIGHT,  
23 ACRES 2.00);  
24 Then north along east boundary of said 2 acre tract to south ROW of  
25 Cartwright Rd;  
26 Then west along south ROW of Cartwright Rd to point south of east  
27 ROW line of Columbia Blue Dr;

1 Then north along east ROW of Columbia Blue Dr, across ROW of Court  
2 Rd to northwest corner of 6.69 acre tract (QUAIL GREEN WEST SEC 2,  
3 ACRES 6.69, RESERVE A) and south boundary of QUAIL GREEN WEST SEC 2  
4 Subdivision;

5 Then east along south boundary of QUAIL GREEN WEST SEC 2 Subdivision  
6 to southeast corner of said subdivision;

7 Then generally north along east boundary of said QUAIL GREEN WEST  
8 SEC 2 Subdivision, across ROW of Independence Blvd, to northeast  
9 corner of 0.1584 acre lot (QUAIL GREEN WEST SEC 1, BLOCK 10, LOT 24)  
10 and south boundary of 0.155 acre lot (QUAIL GREEN WEST SEC 1, BLOCK  
11 10, LOT 22);

12 Then east, north and east along boundary of QUAIL GREEN WEST SEC 1,  
13 BLOCK 10 to west ROW of Texas Pkwy/FM 2234;

14 Then north along west ROW of Texas Pkwy/FM 2234 to southeast corner  
15 of 20.09 acre tract (0264 I AND GN RY, ACRES 20.09);

16 Then west along south boundary of said 20.09 acre tract to southwest  
17 corner of said tract;

18 Then north along west boundary of said 20.09 acre tract, across ROW  
19 of Thomas Taylor Pkwy, and along west boundary of 21.84 acre tract  
20 (0264 I AND GN RY, ACRES 21.84, Reserve "A", Block 1, Houston  
21 Community College Missouri City Campus) and 17.873 acre tract (0264  
22 I AND GN RY, ACRES 17.873) to south ROW of Scanlin Rd;

23 Then northeast along south ROW of Scanlin Rd to coincident boundary  
24 line of City of Stafford/Missouri City Limits;

25 Then east along coincident boundary line of City of  
26 Stafford/Missouri City Limits to west ROW of Texas Pkwy/FM Rd 2234;

27 Then north along west ROW of Texas Pkwy/FM Rd 2234 and coincident

1 boundary line of City of Stafford/Missouri City Limits to northwest  
2 corner of 18.1052 acre tract (0264 I AND GN RY, ACRES 18.1052,  
3 (FM.2234 ROW));  
4 Then east along north boundary of said 18.1052 acre tract and  
5 coincident boundary line of City of Stafford/Missouri City Limits  
6 to centerline ROW of Texas Pkwy/FM Rd 2234;  
7 Then generally north and northwest along coincident boundary line  
8 of City of Stafford/Missouri City Limits to south ROW of Adams St;  
9 Then southwest and west along south ROW of Adams St to south ROW of  
10 5th St;  
11 Then southwest along south ROW of 5th St and coincident boundary  
12 line of City of Stafford/Missouri City Limits to ROW centerline of  
13 Present St;  
14 Then northwest and north northwest along ROW centerline of Present  
15 St., and coincident boundary line of City of Stafford/Missouri City  
16 Limits, across ROW of US 90 Hwy Alternate, and S Pacific Railway  
17 easement, to west corner of 39.54 acre tract (0117 BBB AND C RY,  
18 ACRES 39.54, Unrestricted Reserve "B", Block 1, TXI - Missouri City  
19 Amending Plat (HLA));  
20 Then northeast along boundary of said 39.54 ac. tract and  
21 coincident boundary line of City of Stafford/Missouri City Limits  
22 to east ROW of Pike Rd;  
23 Then northwest along east ROW of Pike Rd and coincident boundary  
24 line of City of Stafford/Missouri City Limits to east ROW of  
25 Stafford Rd;  
26 Then generally north northeast along east ROW of Stafford Rd to  
27 north corner of 10.176 acre tract (0117 BBB AND C RY, ACRES 10.176,

1 SAND PIT) and coincident boundary line of City of Stafford/Missouri  
2 City Limits;  
3 Then southeast along east boundary of said 10.176 ac. tract and  
4 coincident boundary line of VACCARO MANOR Subdivision, and  
5 coincident boundary line of City of Stafford/Missouri City Limits  
6 to south corner of said subdivision;  
7 Then northeast along boundary of VACCARO MANOR and ENCLAVE AT  
8 STAFFORD Subdivisions and coincident boundary line of City of  
9 Stafford/Missouri City Limits to east ROW of S Cravens Rd;  
10 Then northwest along east ROW of S Cravens Rd and coincident  
11 boundary line of City of Stafford/Missouri City Limits to Harris  
12 and Fort Bend County Line;  
13 Then east southeast along Harris and Fort Bend County Line to  
14 coincident boundary line of City of Houston/City of Missouri City  
15 Limits;  
16 Then southeast along coincident boundary line of City of  
17 Houston/City of Missouri City Limits, across ROW of Buffalo Lakes  
18 Dr and 3.33 acre tract (Park 8ninety, BLOCK 2, ACRES 3.33, Reserve 5  
19 (77% in Fort Bend County)) and along boundary of 2.59 acre tract  
20 (Park 8ninety, BLOCK 2, ACRES 2.59, Reserve 7) to east corner of  
21 said 2.59 acre tract;  
22 Then southwest along east boundary of said 2.59 ac. tract and  
23 boundary line of City of Missouri City Limits to north corner of  
24 1.194 acre drainage easement (0629 N A RECTOR, ACRES 1.194,  
25 CANGELOSI DITCH - SIMMS BAYOU, DRNG ESMT);  
26 Then south along boundary line of City of Missouri City Limits and  
27 east boundary of said 1.194 acre easement, 0.2754 acre lot (0629 N A

1 RECTOR, ACRES 0.2754), 6.373 acre tract (0629 N A RECTOR, ACRES  
2 6.373), 19.0189 acre tract (0629 N A RECTOR, ACRES 19.0189, (PT)  
3 RESTRICTED RESERVE "B" (PUBLIC PARK & DRAINAGE), FBISD HIGH SCHOOL  
4 #9) to north boundary of 66.898 acre tract (0626 G B LUCAS, ACRES  
5 66.898, (PT) RESERVE "B" (PUBLIC PARK & DRAINAGE), FBISD HIGH  
6 SCHOOL #9, EXEMPT);

7 Then east along boundary line of City of Missouri City Limits and  
8 north boundary of said 66.898 acre tract to northeast corner of said  
9 tract and west ROW of Settemont Rd. and coincident boundary line of  
10 City of Houston/City of Missouri City Limits;

11 Then south along west ROW of Settemont Rd and coincident boundary  
12 line of City of Houston/City of Missouri City Limits to north ROW of  
13 Buffalo Run;

14 Then east northeast along north ROW of Buffalo Run and coincident  
15 boundary line of City of Houston/City of Missouri City Limits to  
16 west ROW of Fondren Rd. and beginning point of +/- 2,084 acre tract;

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

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

27 (c) The Texas Commission on Environmental Quality has filed



1 its recommendations relating to this Act with the governor,  
2 lieutenant governor, and speaker of the house of representatives  
3 within the required time.

4 (d) The general law relating to consent by political  
5 subdivisions to the creation of districts with conservation,  
6 reclamation, and road powers and the inclusion of land in those  
7 districts has been complied with.

8 (e) All requirements of the constitution and laws of this  
9 state and the rules and procedures of the legislature with respect  
10 to the notice, introduction, and passage of this Act have been  
11 fulfilled and accomplished.

12 SECTION 4. 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, 2019.