

1-1 By: Paxton S.B. No. 3051
1-2 (In the Senate - Filed April 17, 2025; April 22, 2025, read
1-3 first time and referred to Committee on Local Government;
1-4 May 7, 2025, reported adversely, with favorable Committee
1-5 Substitute by the following vote: Yeas 6, Nays 0, 1 present not
1-6 voting; May 7, 2025, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10				X
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 3051 By: Gutierrez

1-17 A BILL TO BE ENTITLED
1-18 AN ACT

1-19 relating to the creation of the Grassland Municipal Utility
1-20 District No. 1 of Collin County; granting a limited power of
1-21 eminent domain; providing authority to issue bonds; providing
1-22 authority to impose assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-25 Code, is amended by adding Chapter 8021A to read as follows:

1-26 CHAPTER 8021A. GRASSLAND MUNICIPAL UTILITY DISTRICT NO. 1 OF
1-27 COLLIN COUNTY

1-28 SUBCHAPTER A. GENERAL PROVISIONS

1-29 Sec. 8021A.0101. DEFINITIONS. In this chapter:

1-30 (1) "Board" means the district's board of directors.

1-31 (2) "Commission" means the Texas Commission on
1-32 Environmental Quality.

1-33 (3) "Director" means a board member.

1-34 (4) "District" means the Grassland Municipal Utility
1-35 District No. 1 of Collin County.

1-36 Sec. 8021A.0102. NATURE OF DISTRICT. The district is a
1-37 municipal utility district created under Section 59, Article XVI,
1-38 Texas Constitution.

1-39 Sec. 8021A.0103. CONFIRMATION AND DIRECTOR ELECTION
1-40 REQUIRED. The temporary directors shall hold an election to
1-41 confirm the creation of the district and to elect five permanent
1-42 directors as provided by Section 49.102, Water Code.

1-43 Sec. 8021A.0104. CONDITIONS PRECEDENT TO CONFIRMATION
1-44 ELECTION. (a) The temporary directors may not hold an election
1-45 under Section 8021A.0103 until:

1-46 (1) each municipality in whose corporate limits or
1-47 extraterritorial jurisdiction the district is located has
1-48 consented by ordinance or resolution to the creation of the
1-49 district and to the inclusion of land in the district; and

1-50 (2) the district has entered into a contract with a
1-51 municipality, Collin County, or another entity:

1-52 (A) for adequate supplemental police, fire,
1-53 emergency, and animal control services for the district; and

1-54 (B) that is approved by the Commissioners Court
1-55 of Collin County under Subsection (c).

1-56 (b) A contract under Subsection (a) may include a provision
1-57 that the contract takes effect only on the approval of the
1-58 Commissioners Court of Collin County and the voters in the district
1-59 voting in an election held for that purpose.

1-60 (c) The Commissioners Court of Collin County shall review a

2-1 contract under Subsection (a) and evaluate the supplemental police,
2-2 fire, emergency, and animal control services provided in the
2-3 contract. If the commissioners court determines that the contract
2-4 provides adequate services, the commissioners court shall adopt a
2-5 resolution stating that the contract has met the requirements of
2-6 Subsection (a).

2-7 Sec. 8021A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

2-8 (a) The district is created to serve a public purpose and benefit.

2-9 (b) The district is created to accomplish the purposes of:

2-10 (1) a municipal utility district as provided by
2-11 general law and Section 59, Article XVI, Texas Constitution; and

2-12 (2) Section 52, Article III, Texas Constitution, that
2-13 relate to the construction, acquisition, improvement, operation,
2-14 or maintenance of macadamized, graveled, or paved roads, or
2-15 improvements, including storm drainage, in aid of those roads.

2-16 Sec. 8021A.0106. INITIAL DISTRICT TERRITORY. (a) The

2-17 district is initially composed of the territory described by
2-18 Section 2 of the Act enacting this chapter.

2-19 (b) The boundaries and field notes contained in Section 2 of
2-20 the Act enacting this chapter form a closure. A mistake made in the
2-21 field notes or in copying the field notes in the legislative process
2-22 does not affect the district's:

2-23 (1) organization, existence, or validity;

2-24 (2) right to issue any type of bond for the purposes
2-25 for which the district is created or to pay the principal of and
2-26 interest on a bond;

2-27 (3) right to impose a tax; or

2-28 (4) legality or operation.

2-29 SUBCHAPTER B. BOARD OF DIRECTORS

2-30 Sec. 8021A.0201. GOVERNING BODY; TERMS. (a) The district
2-31 is governed by a board of five elected directors.

2-32 (b) Except as provided by Section 8021A.0202, directors
2-33 serve staggered four-year terms.

2-34 Sec. 8021A.0202. TEMPORARY DIRECTORS. (a) The temporary
2-35 board consists of:

2-36 (1) Eric Moore;

2-37 (2) Matthew Ashbaugh;

2-38 (3) Scott Williams;

2-39 (4) Chereeka Darling; and

2-40 (5) Michael Bott.

2-41 (b) Temporary directors serve until the earlier of:

2-42 (1) the date permanent directors are elected under
2-43 Section 8021A.0103; or

2-44 (2) the fourth anniversary of the effective date of
2-45 the Act enacting this chapter.

2-46 (c) If permanent directors have not been elected under
2-47 Section 8021A.0103 and the terms of the temporary directors have
2-48 expired, successor temporary directors shall be appointed or
2-49 reappointed as provided by Subsection (d) to serve terms that
2-50 expire on the earlier of:

2-51 (1) the date permanent directors are elected under
2-52 Section 8021A.0103; or

2-53 (2) the fourth anniversary of the date of the
2-54 appointment or reappointment.

2-55 (d) If Subsection (c) applies, the owner or owners of a
2-56 majority of the assessed value of the real property in the district
2-57 may submit a petition to the commission requesting that the
2-58 commission appoint as successor temporary directors the five
2-59 persons named in the petition. The commission shall appoint as
2-60 successor temporary directors the five persons named in the
2-61 petition.

2-62 SUBCHAPTER C. POWERS AND DUTIES

2-63 Sec. 8021A.0301. GENERAL POWERS AND DUTIES. The district
2-64 has the powers and duties necessary to accomplish the purposes for
2-65 which the district is created.

2-66 Sec. 8021A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
2-67 DUTIES. The district has the powers and duties provided by the
2-68 general law of this state, including Chapters 49 and 54, Water Code,
2-69 applicable to municipal utility districts created under Section 59,

3-1 Article XVI, Texas Constitution.
3-2 Sec. 8021A.0303. AUTHORITY FOR ROAD PROJECTS. Under
3-3 Section 52, Article III, Texas Constitution, the district may
3-4 design, acquire, construct, finance, issue bonds for, improve,
3-5 operate, maintain, and convey to this state, a county, or a
3-6 municipality for operation and maintenance macadamized, graveled,
3-7 or paved roads, or improvements, including storm drainage, in aid
3-8 of those roads.
3-9 Sec. 8021A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
3-10 road project must meet all applicable construction standards,
3-11 zoning and subdivision requirements, and regulations of each
3-12 municipality in whose corporate limits or extraterritorial
3-13 jurisdiction the road project is located.
3-14 (b) If a road project is not located in the corporate limits
3-15 or extraterritorial jurisdiction of a municipality, the road
3-16 project must meet all applicable construction standards,
3-17 subdivision requirements, and regulations of each county in which
3-18 the road project is located.
3-19 (c) If the state will maintain and operate the road, the
3-20 Texas Transportation Commission must approve the plans and
3-21 specifications of the road project.
3-22 Sec. 8021A.0305. COMPLIANCE WITH MUNICIPAL CONSENT
3-23 ORDINANCE OR RESOLUTION. The district shall comply with all
3-24 applicable requirements of any ordinance or resolution that is
3-25 adopted under Section 54.016 or 54.0165, Water Code, and that
3-26 consents to the creation of the district or to the inclusion of land
3-27 in the district.
3-28 Sec. 8021A.0306. DIVISION OF DISTRICT. This chapter
3-29 applies to any new district created by the division of the district
3-30 under Section 49.316, Water Code, and a new district has all the
3-31 powers and duties of the district.
3-32 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS
3-33 Sec. 8021A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
3-34 The district may issue, without an election, bonds and other
3-35 obligations secured by:
3-36 (1) revenue other than ad valorem taxes; or
3-37 (2) contract payments described by Section
3-38 8021A.0403.
3-39 (b) The district must hold an election in the manner
3-40 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-41 before the district may impose an ad valorem tax or issue bonds
3-42 payable from ad valorem taxes.
3-43 (c) The district may not issue bonds payable from ad valorem
3-44 taxes to finance a road project unless the issuance is approved by a
3-45 vote of a two-thirds majority of the district voters voting at an
3-46 election held for that purpose.
3-47 Sec. 8021A.0402. OPERATION AND MAINTENANCE TAX. (a) If
3-48 authorized at an election held under Section 8021A.0401, the
3-49 district may impose an operation and maintenance tax on taxable
3-50 property in the district in accordance with Section 49.107, Water
3-51 Code.
3-52 (b) The board shall determine the tax rate. The rate may not
3-53 exceed the rate approved at the election.
3-54 Sec. 8021A.0403. CONTRACT TAXES. (a) In accordance with
3-55 Section 49.108, Water Code, the district may impose a tax other than
3-56 an operation and maintenance tax and use the revenue derived from
3-57 the tax to make payments under a contract after the provisions of
3-58 the contract have been approved by a majority of the district voters
3-59 voting at an election held for that purpose.
3-60 (b) A contract approved by the district voters may contain a
3-61 provision stating that the contract may be modified or amended by
3-62 the board without further voter approval.
3-63 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS
3-64 Sec. 8021A.0501. AUTHORITY TO ISSUE BONDS AND OTHER
3-65 OBLIGATIONS. The district may issue bonds or other obligations
3-66 payable wholly or partly from ad valorem taxes, impact fees,
3-67 revenue, contract payments, grants, or other district money, or any
3-68 combination of those sources, to pay for any authorized district
3-69 purpose.

4-1 Sec. 8021A.0502. TAXES FOR BONDS. At the time the district
4-2 issues bonds payable wholly or partly from ad valorem taxes, the
4-3 board shall provide for the annual imposition of a continuing
4-4 direct ad valorem tax, without limit as to rate or amount, while all
4-5 or part of the bonds are outstanding as required and in the manner
4-6 provided by Sections 54.601 and 54.602, Water Code.

4-7 Sec. 8021A.0503. BONDS FOR ROAD PROJECTS. At the time of
4-8 issuance, the total principal amount of bonds or other obligations
4-9 issued or incurred to finance road projects and payable from ad
4-10 valorem taxes may not exceed one-fourth of the assessed value of the
4-11 real property in the district.

4-12 SECTION 2. The Grassland Municipal Utility District No. 1
4-13 of Collin County initially includes all the territory contained in
4-14 the following area:

4-15 TRACT 1
4-16 BEING a 60.224 acre (2,623,369 square foot) tract of land situated
4-17 in the William D. Thompson Survey, Abstract No. 892,
4-18 Extraterritorial Jurisdiction of Princeton, Collin County, Texas,
4-19 said tract being all of a called 60.20 acre tract of land described
4-20 as Tract 1 in General Warranty Deed with Vendor's Lien to Austin Two
4-21 Tracts, L.P. recorded in Volume 5518, Page 2813, Deed Records,
4-22 Collin County, Texas (D.R.C.C.T.), said tract being more
4-23 particularly described by metes and bounds as follows:

4-24 BEGINNING at a 1/2" iron rod found with a cap stamped "PATE ENGR
4-25 RPLS 3917" in the north right-of-way line of County Road 392 (a
4-26 variable width right-of-way), said iron rod being the southwest
4-27 corner of said Austin Two Tracts tract and in the east line of a
4-28 tract of land described in Warranty Deed to Charles Hutcheson
4-29 recorded in Volume 4595, Page 2784, D.R.C.C.T.;

4-30 THENCE North 01°00'35" East, along the west line of said Austin Two
4-31 Tracts tract, a distance of 2,088.97 feet to a 1/2" iron rod found
4-32 with a cap stamped "PATE ENGR RPLS 3917" in the south line of a tract
4-33 of land described in Special Warranty Deed to GRBK Edgewood LLC
4-34 recorded in Instrument Number 20220315000414390, Official Public
4-35 Records, Collin County, Texas (O.P.R.C.C.T.), said iron rod being
4-36 the northwest corner of said Austin Two Tracts tract and the
4-37 northeast corner of a tract of land described in Deed of Gift of
4-38 Land to Jacky L. Sartain and Susan W. Sartain recorded in Instrument
4-39 Number 19920805000526640, O.P.R.C.C.T.;

4-40 THENCE South 89°28'04" East, along the north line of said Austin Two
4-41 Tracts tract and the said south line of GRBK Edgewood tract, a
4-42 distance of 1,484.98 feet to a 1/2" iron rod found with a cap
4-43 stamped "PATE ENGR RPLS 3917", said iron rod being the northeast
4-44 corner of said Austin Two Tracts tract and an ell corner of said
4-45 GRBK Edgewood tract;

4-46 THENCE along the east line of said Austin Two Tracts tract the
4-47 following five (5) calls:

4-48 South 00°51'21" West, at a distance of 17.93 feet passing a
4-49 1/2" iron rod found being the northwest corner of Block C, Richland
4-50 Estates Addition, an addition to the City of Princeton according to
4-51 the plat recorded in Cabinet K, Slide 817, Plat Records, Collin
4-52 County, Texas (P.R.C.C.T.), continuing in all a total distance of
4-53 724.86 feet to a 1/2" iron rod found in the west line of said Block
4-54 C, said iron rod being the most easterly southeast corner of said
4-55 Austin Two Tracts tract and the northeast corner of a tract of land
4-56 described in General Warranty Deed to Waseem Akram recorded in
4-57 Instrument Number 20210316000521340, O.P.R.C.C.T.;

4-58 South 89°47'09" West, a distance of 221.33 feet to a 1/2" iron
4-59 rod found, said iron rod being a reentrant corner of said Austin Two
4-60 Tracts tract and the northwest corner of said Akram tract;

4-61 South 00°05'55" East, a distance of 715.43 feet to a 5/8" iron
4-62 rod found with a cap stamped "KHA";

4-63 South 47°12'14" West, a distance of 598.13 feet to a 3/8" iron
4-64 rod found;

4-65 South 09°52'04" West, a distance of 238.98 feet to a mag nail
4-66 found with washer stamped "KHA" in the said north right-of-way line
4-67 of County Road 392, said iron rod being the most southerly southeast
4-68 corner of said Austin Two Tracts tract;

4-69 THENCE North 89°26'06" West, along the south line of said Austin Two

5-1 Tracts tract and the said north right-of-way line of County Road
5-2 392, a distance of 810.99 feet to the POINT OF BEGINNING and
5-3 containing 2,623,369 square feet or 60.224 acres of land, more or
5-4 less.
5-5 TRACT 2
5-6 BEING a 1.2926 acre (56,307 square foot) tract of land situated in
5-7 the William D. Thompson Survey, Abstract No. 892, Collin County,
5-8 Texas; said tract being a portion of a called 11.447 acre tract of
5-9 land described in General Warranty Deed to Waseem Akram recorded in
5-10 Instrument Number 20210316000521340, Official Public Records,
5-11 Collin County, Texas; said tract being more particularly described
5-12 by metes and bounds as follows:
5-13 BEGINNING at a mag nail found with washer stamped "KHA" in County
5-14 Road 392 (a variable width right-of-way), said nail being the
5-15 southwest corner of said Akram tract;
5-16 THENCE North 09°52'04" East, along the west line of said Akram
5-17 tract, at a distance of 19.70 feet passing a mag nail found with
5-18 washer stamped "KHA" in the north right-of-way line of said County
5-19 Road 392, said nail being the southeast corner of a called 60.20
5-20 acre tract of land described as Tract 1 in General Warranty Deed
5-21 with Vendor's Lien to Austin Two Tracts, LP, continuing in all a
5-22 total distance of 258.68 feet to a 3/8" iron rod found;
5-23 THENCE North 47°12'14" East, continuing along the said west line of
5-24 Akram tract, a distance of 213.36 feet to a 5/8" iron rod found with
5-25 a cap stamped "KHA", from which a 5/8" iron rod found with a cap
5-26 stamped "KHA" bears North 47°12'14" East, 384.77 feet;
5-27 THENCE South 00°33'21" West, departing the said west line of Akram
5-28 tract, a distance of 401.73 feet to a mag nail found with washer
5-29 stamped "KHA" in said County Road 392;
5-30 THENCE North 89°26'39" West, along said County Road 392, a distance
5-31 of 197.00 feet to the POINT OF BEGINNING and containing 56,307
5-32 square feet or 1.2926 acres of land, more or less.
5-33 BEING a 10.146 acre (441,981) square foot tract of land situated in
5-34 the William D. Thompson Survey, Abstract No. 892, Collin County,
5-35 Texas, and being a portion of the called 11.447 acre tract of land
5-36 described in the General Warranty Deed to Waseem Akram recorded in
5-37 Instrument No. 20210316000521340 of the Official Public Records of
5-38 Collin County, Texas, said 10.146 acre (441,981) square foot tract
5-39 of land being more particularly described by metes and bounds as
5-40 follows:
5-41 BEGINNING at a mag anil with washer stamped "KHA" found in the south
5-42 line of said 10.147 acre tract of land, said mag nail with washer
5-43 stamped "KHA" being the southeast corner of a called 1.2926 acre
5-44 tract of land described in the deed to Austin Two Tracts, L.P.
5-45 recorded in Instrument No. 2023000064692 of said Official Public
5-46 Records of Collin County, Texas, said mag nail with washer stamped
5-47 "KHA" also being in County Road 392 (variable width right-of-way);
5-48 THENCE North 00 degrees 33 minutes 21 seconds East, with the east
5-49 line of said 1.2926 acre tract of land, a distance of 401.73 feet to
5-50 a 5/8 inch iron rod with cap stamped "KHA" found in the common
5-51 northwesterly line of said 11.447 acre tract of land and
5-52 southeasterly line of a called 60.20 acre tract of land described as
5-53 Tract 1 in the deed to Austin Two Tracts, L.P. recorded in Volume
5-54 5518, Page 2813 of said Official Public Records of Collin County,
5-55 Texas, said 5/8 inch iron rod with cap stamped "KHA" also being the
5-56 northeast corner of said 1.2926 acre tract of land;
5-57 THENCE North 47 degrees 12 minutes 14 seconds East, with the common
5-58 northwesterly line of said 11.447 acre tract of land and
5-59 southeasterly line of said 60.20 acre tract of land, a distance of
5-60 384.77 feet to a 5/8 inch iron rod with cap stamped "KHA" found for a
5-61 common reentrant corner of said 11.447 acre tract of land and
5-62 salient corner of said 60.20 acre tract of land;
5-63 THENCE North 00 degrees 05 minutes 55 seconds West, with the common
5-64 west line of said 11.447 acre tract of land and an east line of said
5-65 60.20 acre tract of land, a distance of 715.43 feet to a 1/2 inch
5-66 iron rod found for the common northwest corner of said 11.447 acre
5-67 tract of land and a reentrant corner of said 60.20 acre tract of
5-68 land;
5-69 THENCE North 89 degrees 47 minutes 09 seconds East, with the common

6-1 north line of said 11.447 acre tract of land and a south line of said
6-2 60.20 acre tract of land, a distance of 221.33 feet to a 1/2 inch
6-3 iron rod found for the common northeast corner of said 11.447 acre
6-4 tract of land and a salient corner of said 60.20 acre tract of land,
6-5 said 1/2 inch iron rod also being in the west line of a Richland
6-6 Estates Addition, an addition to Collin County, Texas recorded in
6-7 Cabinet K, Slide 817 of the Plat Records of Collin County, Texas;
6-8 THENCE South 00 degrees 51 minutes 21 seconds West, with the east
6-9 line of said 11.447 acre tract of land, a distance of 1,384.25 feet
6-10 to a mag nail with washer stamped "KHA" set for the southeast corner
6-11 of said 11.447 acre tract of land, said mag nail with washer stamped
6-12 "KHA" also being in said County Road 392;
6-13 THENCE North 89 degrees 26 minutes 39 seconds West, with the south
6-14 line of said 11.447 acre tract of land and with said County Road
6-15 392, a distance of 485.67 to the POINT OF BEGINNING and containing
6-16 441,981 square feet or 10.146 acres of land.

6-17 SECTION 3. (a) The legal notice of the intention to
6-18 introduce this Act, setting forth the general substance of this
6-19 Act, has been published as provided by law, and the notice and a
6-20 copy of this Act have been furnished to all persons, agencies,
6-21 officials, or entities to which they are required to be furnished
6-22 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
6-23 Government Code.

6-24 (b) The governor, one of the required recipients, has
6-25 submitted the notice and Act to the Texas Commission on
6-26 Environmental Quality.

6-27 (c) The Texas Commission on Environmental Quality has filed
6-28 its recommendations relating to this Act with the governor, the
6-29 lieutenant governor, and the speaker of the house of
6-30 representatives within the required time.

6-31 (d) All requirements of the constitution and laws of this
6-32 state and the rules and procedures of the legislature with respect
6-33 to the notice, introduction, and passage of this Act are fulfilled
6-34 and accomplished.

6-35 SECTION 4. (a) If this Act does not receive a two-thirds
6-36 vote of all the members elected to each house, Subchapter C, Chapter
6-37 8021A, Special District Local Laws Code, as added by Section 1 of
6-38 this Act, is amended by adding Section 8021A.0307 to read as
6-39 follows:

6-40 Sec. 8021A.0307. NO EMINENT DOMAIN POWER. The district may
6-41 not exercise the power of eminent domain.

6-42 (b) This section is not intended to be an expression of a
6-43 legislative interpretation of the requirements of Section 17(c),
6-44 Article I, Texas Constitution.

6-45 SECTION 5. This Act takes effect immediately if it receives
6-46 a vote of two-thirds of all the members elected to each house, as
6-47 provided by Section 39, Article III, Texas Constitution. If this
6-48 Act does not receive the vote necessary for immediate effect, this
6-49 Act takes effect September 1, 2025.

6-50 * * * * *