

1-1 By: Miller (Senate Sponsor - Kolthorst) H.B. No. 4297
1-2 (In the Senate - Received from the House May 19, 2017;
1-3 May 19, 2017, read first time and referred to Committee on
1-4 Administration; May 22, 2017, reported favorably by the following
1-5 vote: Yeas 7, Nays 0; May 22, 2017, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	Kolthorst	X		
1-9	Burton	X		
1-10	Huffines	X		
1-11	Hughes	X		
1-12	Nichols	X		
1-13	West	X		
1-14	Zaffirini	X		

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

1-17 relating to the creation of Telfair Tract 5 Commercial Management
1-18 District; providing authority to issue bonds; providing authority
1-19 to impose assessments, fees, or taxes.

1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-21 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-22 Code, is amended by adding Chapter 3953 to read as follows:

1-23 CHAPTER 3953. TELFAIR TRACT 5 COMMERCIAL MANAGEMENT DISTRICT

1-24 SUBCHAPTER A. GENERAL PROVISIONS

1-25 Sec. 3953.001. DEFINITIONS. In this chapter:

1-26 (1) "Board" means the district's board of directors.

1-27 (2) "City" means the City of Sugar Land.

1-28 (3) "Director" means a board member.

1-29 (4) "District" means the Telfair Tract 5 Commercial
1-30 Management District.

1-31 Sec. 3953.002. NATURE OF DISTRICT. The district is a
1-32 special district created under Section 59, Article XVI, Texas
1-33 Constitution.

1-34 Sec. 3953.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The
1-35 creation of the district is essential to accomplish the purposes of
1-36 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-37 Texas Constitution, and other public purposes stated in this
1-38 chapter. By creating the district and in authorizing the city and
1-39 other political subdivisions to contract with the district, the
1-40 legislature has established a program to accomplish the public
1-41 purposes set out in Section 52-a, Article III, Texas Constitution.

1-42 (b) The creation of the district is necessary to promote,
1-43 develop, encourage, and maintain employment, commerce,
1-44 transportation, housing, tourism, recreation, the arts,
1-45 entertainment, economic development, safety, and the public
1-46 welfare in the district.

1-47 (c) This chapter and the creation of the district may not be
1-48 interpreted to relieve the city from providing the level of
1-49 services provided as of the effective date of the Act enacting this
1-50 chapter. The district is created to supplement and not to supplant
1-51 city services provided in the district.

1-52 Sec. 3953.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
1-53 The district is created to serve a public use and benefit.

1-54 (b) All land and other property included in the district
1-55 will benefit from the improvements and services to be provided by
1-56 the district under powers conferred by Sections 52 and 52-a,
1-57 Article III, and Section 59, Article XVI, Texas Constitution, and
1-58 other powers granted under this chapter.

1-59 (c) The creation of the district is in the public interest
1-60 and is essential to further the public purposes of:

1-61 (1) developing and diversifying the economy of the

2-1 state;

2-2 (2) eliminating unemployment and underemployment; and

2-3 (3) developing or expanding transportation and

2-4 commerce.

2-5 (d) The district will:

2-6 (1) promote the health, safety, and general welfare of
2-7 residents, employers, potential employees, employees, visitors,
2-8 and consumers in the district, and of the public;

2-9 (2) provide needed funding for the district to
2-10 preserve, maintain, and enhance the economic health and vitality of
2-11 the district territory as a community and business center; and

2-12 (3) promote the health, safety, welfare, and enjoyment
2-13 of the public by providing pedestrian ways and by landscaping and
2-14 developing certain areas in the district, which are necessary for
2-15 the restoration, preservation, and enhancement of scenic beauty.

2-16 (e) Pedestrian ways along or across a street, whether at
2-17 grade or above or below the surface, and street lighting, street
2-18 landscaping, parking, and street art objects are parts of and
2-19 necessary components of a street and are considered to be a street
2-20 or road improvement.

2-21 (f) The district will not act as the agent or
2-22 instrumentality of any private interest even though the district
2-23 will benefit many private interests as well as the public.

2-24 Sec. 3953.005. INITIAL DISTRICT TERRITORY. (a) The
2-25 district is initially composed of the territory described by
2-26 Section 2 of the Act enacting this chapter.

2-27 (b) The boundaries and field notes contained in Section 2 of
2-28 the Act enacting this chapter form a closure. A mistake in the
2-29 field notes or in copying the field notes in the legislative process
2-30 does not affect the district's:

2-31 (1) organization, existence, or validity;

2-32 (2) right to issue any type of bonds for the purposes
2-33 for which the district is created or to pay the principal of and
2-34 interest on the bonds;

2-35 (3) right to impose or collect an assessment or tax; or

2-36 (4) legality or operation.

2-37 Sec. 3953.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

2-38 (a) All or any part of the area of the district is eligible to be
2-39 included in:

2-40 (1) a tax increment reinvestment zone created under
2-41 Chapter 311, Tax Code;

2-42 (2) a tax abatement reinvestment zone created under
2-43 Chapter 312, Tax Code;

2-44 (3) an enterprise zone created under Chapter 2303,
2-45 Government Code; or

2-46 (4) an industrial district created under Chapter 42,
2-47 Local Government Code.

2-48 (b) If the city creates a tax increment reinvestment zone
2-49 described by Subsection (a), the city and the board of directors of
2-50 the zone, by contract with the district, may grant money deposited
2-51 in the tax increment fund to the district to be used by the district
2-52 for the purposes permitted for money granted to a corporation under
2-53 Section 380.002(b), Local Government Code, including the right to
2-54 pledge the money as security for any bonds issued by the district
2-55 for an improvement project. A project may not receive public funds
2-56 under Section 380.002(b), Local Government Code, unless the project
2-57 has been approved by the governing body of the city.

2-58 Sec. 3953.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-59 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-60 Chapter 375, Local Government Code, applies to the district.

2-61 Sec. 3953.008. CONSTRUCTION OF CHAPTER. This chapter shall
2-62 be liberally construed in conformity with the findings and purposes
2-63 stated in this chapter.

2-64 SUBCHAPTER B. BOARD OF DIRECTORS

2-65 Sec. 3953.051. GOVERNING BODY; TERMS. (a) The district is
2-66 governed by a board of nine voting directors appointed by the
2-67 governing body of the city under Section 3953.052 who serve
2-68 staggered terms of four years with four or five directors' terms
2-69 expiring June 1 of each odd-numbered year.

3-1 (b) The board by resolution may increase or decrease the
3-2 number of voting directors on the board if the board determines the
3-3 change is in the best interest of the district. The board may not:
3-4 (1) increase the number of voting directors to more
3-5 than 20; or
3-6 (2) decrease the number of voting directors to fewer
3-7 than nine.

3-8 Sec. 3953.052. APPOINTMENT OF VOTING DIRECTORS;
3-9 QUALIFICATIONS. (a) In this section, "city stakeholder" means:

3-10 (1) a person who owns property in the city;
3-11 (2) an owner of stock or of a partnership interest or
3-12 membership interest, whether beneficial or otherwise, of a
3-13 corporation, corporate partnership, limited liability company, or
3-14 other entity that owns a direct or indirect interest in property in
3-15 the city;

3-16 (3) an owner of a beneficial interest in a trust that
3-17 owns a direct or indirect interest in property in the city; or

3-18 (4) an agent, employee, or tenant of a person
3-19 described by Subdivision (1), (2), or (3).

3-20 (b) The governing body of the city shall appoint to serve as
3-21 voting directors the appropriate number of qualified persons. In
3-22 appointing voting directors, the governing body shall ensure that
3-23 the resulting board has city stakeholders serving in at least
3-24 two-thirds of the voting director positions.

3-25 (c) In determining persons to serve as voting directors, the
3-26 governing body shall consider for appointment:

3-27 (1) persons recommended by the board; and

3-28 (2) a number of persons recommended by any city
3-29 stakeholder who makes a recommendation and who owns at least seven
3-30 acres of land inside the district's boundaries, except that the
3-31 number of persons recommended for consideration by the city
3-32 stakeholder may not exceed a total of one person for the first seven
3-33 acres of land the city stakeholder owns and not more than one
3-34 additional person for each additional 15 acres the city stakeholder
3-35 owns.

3-36 (d) The governing body is not bound by the recommendations
3-37 of the board or a city stakeholder and may appoint as a voting
3-38 director any qualified person.

3-39 Sec. 3953.053. NONVOTING DIRECTORS. The board may appoint
3-40 nonvoting directors to serve on the board.

3-41 Sec. 3953.054. REMOVAL OF DIRECTORS. (a) The board shall
3-42 remove a director if the director has missed at least half the
3-43 meetings scheduled during the preceding 12 months.

3-44 (b) A director removed under this section may file a written
3-45 appeal with the governing body of the city. The governing body may
3-46 reinstate the director if the body finds that the removal was
3-47 unwarranted under the circumstances after considering the reasons
3-48 for the absences.

3-49 Sec. 3953.055. QUORUM. For purposes of determining the
3-50 requirements for a quorum of the board, the following are not
3-51 counted:

3-52 (1) a board position vacant for any reason, including
3-53 death, resignation, or disqualification;

3-54 (2) a director who is abstaining from participation in
3-55 a vote because of a conflict of interest; or

3-56 (3) a nonvoting director.

3-57 Sec. 3953.056. INITIAL VOTING DIRECTORS. (a) The initial
3-58 board consists of the following voting directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Steve Griffith</u>
<u>2</u>	<u>Jennifer Brown</u>
<u>3</u>	<u>Gary Becker</u>
<u>4</u>	<u>Michael Schiff</u>
<u>5</u>	<u>Greg Wine</u>
<u>6</u>	<u>Bob McPherson</u>
<u>7</u>	<u>Alan Bauer</u>
<u>8</u>	<u>Dan Whitton</u>
<u>9</u>	<u>Brandi Coatsworth</u>

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3-69 (b) Of the initial directors, the terms of directors

4-1 appointed for positions one through five expire June 1, 2019, and
 4-2 the terms of directors appointed for positions six through nine
 4-3 expire June 1, 2021.

4-4 (c) Section 3953.052 does not apply to this section.

4-5 (d) This section expires September 1, 2021.

4-6 SUBCHAPTER C. POWERS AND DUTIES

4-7 Sec. 3953.101. GENERAL POWERS AND DUTIES. The district has
 4-8 the powers and duties necessary to accomplish the purposes for
 4-9 which the district is created.

4-10 Sec. 3953.102. IMPROVEMENT PROJECTS AND SERVICES. The
 4-11 district may provide, design, construct, acquire, improve,
 4-12 relocate, operate, maintain, or finance an improvement project or
 4-13 service using any money available to the district, or contract with
 4-14 a governmental or private entity to provide, design, construct,
 4-15 acquire, improve, relocate, operate, maintain, or finance an
 4-16 improvement project or service authorized under this chapter or
 4-17 Chapter 372 or 375, Local Government Code.

4-18 Sec. 3953.103. LOCATION OF IMPROVEMENT PROJECT. An
 4-19 improvement project described by Section 3953.102 may be located:

4-20 (1) in the district; or

4-21 (2) in an area outside the district if the project is
 4-22 for the purpose of extending a public infrastructure improvement
 4-23 beyond the district's boundaries to a logical terminus.

4-24 Sec. 3953.104. PUBLIC IMPROVEMENT DISTRICT POWERS. The
 4-25 district has the powers provided by Chapter 372, Local Government
 4-26 Code, to a municipality or county.

4-27 Sec. 3953.105. MUNICIPAL MANAGEMENT DISTRICT POWERS. The
 4-28 district has the powers provided by Chapter 375, Local Government
 4-29 Code.

4-30 Sec. 3953.106. DEVELOPMENT CORPORATION POWERS. The
 4-31 district, using money available to the district, may exercise the
 4-32 powers given to a development corporation under Chapter 505, Local
 4-33 Government Code, including the power to own, operate, acquire,
 4-34 construct, lease, improve, or maintain a project under that
 4-35 chapter.

4-36 Sec. 3953.107. NONPROFIT CORPORATION. (a) The board by
 4-37 resolution may authorize the creation of a nonprofit corporation to
 4-38 assist and act for the district in implementing a project or
 4-39 providing a service authorized by this chapter.

4-40 (b) The nonprofit corporation:

4-41 (1) has each power of and is considered to be a local
 4-42 government corporation created under Subchapter D, Chapter 431,
 4-43 Transportation Code; and

4-44 (2) may implement any project and provide any service
 4-45 authorized by this chapter.

4-46 (c) The board shall appoint the board of directors of the
 4-47 nonprofit corporation. The board of directors of the nonprofit
 4-48 corporation shall serve in the same manner as the board of directors
 4-49 of a local government corporation created under Subchapter D,
 4-50 Chapter 431, Transportation Code, except that a board member is not
 4-51 required to reside in the district.

4-52 Sec. 3953.108. AGREEMENTS; GRANTS. (a) As provided by
 4-53 Chapter 375, Local Government Code, the district may make an
 4-54 agreement with or accept a gift, grant, or loan from any person.

4-55 (b) The implementation of a project is a governmental
 4-56 function or service for the purposes of Chapter 791, Government
 4-57 Code.

4-58 Sec. 3953.109. LAW ENFORCEMENT SERVICES. To protect the
 4-59 public interest, the district may contract with a qualified party
 4-60 to provide law enforcement services for a fee.

4-61 Sec. 3953.110. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
 4-62 district may join and pay dues to a charitable or nonprofit
 4-63 organization that performs a service or provides an activity
 4-64 consistent with the furtherance of a district purpose.

4-65 Sec. 3953.111. ECONOMIC DEVELOPMENT. (a) The district may
 4-66 engage in activities that accomplish the economic development
 4-67 purposes of the district.

4-68 (b) The district may establish and provide for the
 4-69 administration of one or more programs to promote state or local

5-1 economic development and to stimulate business and commercial
 5-2 activity, including programs to:

5-3 (1) make loans and grants of public money; and

5-4 (2) provide district personnel and services,
 5-5 including for the management of recreational facilities.

5-6 (c) The district may create economic development programs
 5-7 and exercise the economic development powers provided to
 5-8 municipalities by:

5-9 (1) Chapter 380, Local Government Code; and

5-10 (2) Subchapter A, Chapter 1509, Government Code.

5-11 Sec. 3953.112. PARKING FACILITIES. (a) The district may
 5-12 acquire, lease as lessor or lessee, construct, develop, own,
 5-13 operate, and maintain parking facilities or a system of parking
 5-14 facilities, including lots, garages, parking terminals, or other
 5-15 structures or accommodations for parking motor vehicles off the
 5-16 streets and related appurtenances.

5-17 (b) The district's parking facilities serve the public
 5-18 purposes of the district and are owned, used, and held for a public
 5-19 purpose even if leased or operated by a private entity for a term of
 5-20 years.

5-21 (c) The district's parking facilities are parts of and
 5-22 necessary components of a street and are considered to be a street
 5-23 or road improvement.

5-24 (d) The development and operation of the district's parking
 5-25 facilities may be considered an economic development program.

5-26 Sec. 3953.113. ANNEXATION OR EXCLUSION OF LAND. (a) The
 5-27 district may annex land as provided by Subchapter J, Chapter 49,
 5-28 Water Code.

5-29 (b) The district may exclude land as provided by Subchapter
 5-30 J, Chapter 49, Water Code. Section 375.044(b), Local Government
 5-31 Code, does not apply to the district.

5-32 Sec. 3953.114. APPROVAL BY CITY. (a) Except as provided by
 5-33 Subsection (b), the district must obtain the approval of the city
 5-34 for:

5-35 (1) the issuance of bonds for an improvement project
 5-36 financed by the bonds if any part of the project is carried out in
 5-37 the corporate limits of the city; and

5-38 (2) the plans and specifications of the improvement
 5-39 project financed by the bonds.

5-40 (b) If the district obtains the approval of the city's
 5-41 governing body of a capital improvements budget for a period not to
 5-42 exceed five years, the district may finance the capital
 5-43 improvements and issue bonds specified in the budget without
 5-44 further approval from the city.

5-45 Sec. 3953.115. CONCURRENCE ON ADDITIONAL POWERS. If the
 5-46 legislature grants the district a power that is in addition to the
 5-47 powers approved by the initial resolution of the governing body of
 5-48 the city consenting to the creation of the district, the district
 5-49 may not exercise that power unless the governing body of the city by
 5-50 resolution consents to that change.

5-51 Sec. 3953.116. NO EMINENT DOMAIN POWER. The district may
 5-52 not exercise the power of eminent domain.

5-53 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

5-54 Sec. 3953.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 5-55 board by resolution shall establish the number of directors'
 5-56 signatures and the procedure required for a disbursement or
 5-57 transfer of district money.

5-58 Sec. 3953.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
 5-59 The district may acquire, construct, finance, operate, or maintain
 5-60 any improvement or service authorized under this chapter or Chapter
 5-61 375, Local Government Code, using any money available to the
 5-62 district.

5-63 Sec. 3953.153. PETITION REQUIRED FOR FINANCING SERVICES AND
 5-64 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
 5-65 service or improvement project with assessments under this chapter
 5-66 unless a written petition requesting that service or improvement
 5-67 has been filed with the board.

5-68 (b) The petition must be signed by the owners of a majority
 5-69 of the assessed value of real property in the district subject to

6-1 assessment according to the most recent certified tax appraisal
6-2 roll for the county.
6-3 Sec. 3953.154. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
6-4 The board by resolution may impose and collect an assessment for any
6-5 purpose authorized by this chapter in all or any part of the
6-6 district in the manner provided for:
6-7 (1) a district under Subchapters A, E, and F, Chapter
6-8 375, Local Government Code; or
6-9 (2) a municipality or county under Subchapter A,
6-10 Chapter 372, Local Government Code.
6-11 (b) An assessment, a reassessment, or an assessment
6-12 resulting from an addition to or correction of the assessment roll
6-13 by the district, penalties and interest on an assessment or
6-14 reassessment, an expense of collection, and reasonable attorney's
6-15 fees incurred by the district:
6-16 (1) are a first and prior lien against the property
6-17 assessed;
6-18 (2) are superior to any other lien or claim other than
6-19 a lien or claim for county, school district, or municipal ad valorem
6-20 taxes; and
6-21 (3) are the personal liability of and a charge against
6-22 the owners of the property even if the owners are not named in the
6-23 assessment proceedings.
6-24 (c) The lien is effective from the date of the board's
6-25 resolution imposing the assessment until the date the assessment is
6-26 paid. The board may enforce the lien in the same manner that the
6-27 board may enforce an ad valorem tax lien against real property.
6-28 (d) The board may make a correction to or deletion from the
6-29 assessment roll that does not increase the amount of assessment of
6-30 any parcel of land without providing notice and holding a hearing in
6-31 the manner required for additional assessments.
6-32 Sec. 3953.155. RESIDENTIAL PROPERTY NOT EXEMPT. Section
6-33 375.161, Local Government Code, does not apply to a tax authorized
6-34 or approved by the voters of the district or a required payment for
6-35 a service provided by the district, including water and sewer
6-36 services.
6-37 Sec. 3953.156. TAX AND ASSESSMENT ABATEMENTS. The district
6-38 may designate reinvestment zones and may grant abatements of
6-39 district taxes or assessments on property in the zones.
6-40 SUBCHAPTER E. TAXES AND BONDS
6-41 Sec. 3953.201. TAX ABATEMENT. The district may enter into a
6-42 tax abatement agreement in accordance with the general laws of this
6-43 state authorizing and applicable to a tax abatement agreement by a
6-44 municipality.
6-45 Sec. 3953.202. ELECTIONS REGARDING TAXES AND BONDS. (a)
6-46 The district may issue, without an election, bonds, notes, and
6-47 other obligations secured by:
6-48 (1) revenue other than ad valorem taxes; or
6-49 (2) contract payments described by Section 3953.204.
6-50 (b) The district must hold an election in the manner
6-51 provided by Subchapter L, Chapter 375, Local Government Code, to
6-52 obtain voter approval before the district may impose an ad valorem
6-53 tax or issue bonds payable from ad valorem taxes.
6-54 (c) Section 375.243, Local Government Code, does not apply
6-55 to the district.
6-56 (d) All or any part of any facilities or improvements that
6-57 may be acquired by a district by the issuance of its bonds may be
6-58 submitted as a single proposition or as several propositions to be
6-59 voted on at the election.
6-60 Sec. 3953.203. OPERATION AND MAINTENANCE TAX. (a) If
6-61 authorized by a majority of the district voters voting at an
6-62 election held in accordance with Section 3953.202, the district may
6-63 impose an operation and maintenance tax on taxable property in the
6-64 district in accordance with Section 49.107, Water Code, for any
6-65 district purpose, including to:
6-66 (1) maintain and operate the district;
6-67 (2) construct or acquire improvements; or
6-68 (3) provide a service.
6-69 (b) The board shall determine the tax rate. The rate may not

7-1 exceed the rate approved at the election.

7-2 (c) Section 49.107(h), Water Code, does not apply to the
7-3 district.

7-4 Sec. 3953.204. CONTRACT TAXES. (a) In accordance with
7-5 Section 49.108, Water Code, the district may impose a tax other than
7-6 an operation and maintenance tax and use the revenue derived from
7-7 the tax to make payments under a contract after the provisions of
7-8 the contract have been approved by a majority of the district voters
7-9 voting at an election held for that purpose.

7-10 (b) A contract approved by the district voters may contain a
7-11 provision stating that the contract may be modified or amended by
7-12 the board without further voter approval.

7-13 Sec. 3953.205. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
7-14 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
7-15 determined by the board. Section 375.205, Local Government Code,
7-16 does not apply to a loan, line of credit, or other borrowing from a
7-17 bank or financial institution secured by revenue other than ad
7-18 valorem taxes.

7-19 (b) The district may issue bonds, notes, or other
7-20 obligations payable wholly or partly from ad valorem taxes,
7-21 assessments, impact fees, revenue, contract payments, grants, or
7-22 other district money, or any combination of those sources of money,
7-23 to pay for any authorized district purpose.

7-24 (c) The limitation on the outstanding principal amount of
7-25 bonds, notes, and other obligations provided by Section 49.4645,
7-26 Water Code, does not apply to the district.

7-27 Sec. 3953.206. TAXES FOR BONDS. At the time the district
7-28 issues bonds payable wholly or partly from ad valorem taxes, the
7-29 board shall provide for the annual imposition of a continuing
7-30 direct annual ad valorem tax, without limit as to rate or amount,
7-31 for each year that all or part of the bonds are outstanding as
7-32 required and in the manner provided by Sections 54.601 and 54.602,
7-33 Water Code.

7-34 SUBCHAPTER F. DISSOLUTION

7-35 Sec. 3953.251. DISSOLUTION BY CITY ORDINANCE. (a) The city
7-36 by ordinance may dissolve the district.

7-37 (b) The city may not dissolve the district until the
7-38 district's outstanding debt or contractual obligations that are
7-39 payable from ad valorem taxes have been repaid or discharged, or the
7-40 city has affirmatively assumed the obligation to pay the
7-41 outstanding debt from city revenue.

7-42 Sec. 3953.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.
7-43 (a) If the dissolved district has bonds or other obligations
7-44 outstanding secured by and payable from assessments or other
7-45 revenue, other than ad valorem taxes, the city shall succeed to the
7-46 rights and obligations of the district regarding enforcement and
7-47 collection of the assessments or other revenue.

7-48 (b) The city shall have and exercise all district powers to
7-49 enforce and collect the assessments or other revenue to pay:

7-50 (1) the bonds or other obligations when due and
7-51 payable according to their terms; or

7-52 (2) special revenue or assessment bonds or other
7-53 obligations issued by the city to refund the outstanding bonds or
7-54 obligations.

7-55 Sec. 3953.253. ASSUMPTION OF ASSETS AND LIABILITIES. (a)
7-56 After the city dissolves the district, the city assumes, subject to
7-57 the appropriation and availability of funds, the obligations of the
7-58 district, including any bonds or other debt payable from
7-59 assessments or other district revenue.

7-60 (b) After the district is dissolved, the board shall
7-61 transfer ownership of all district property to the city.

7-62 SECTION 2. The Telfair Tract 5 Commercial Management
7-63 District initially includes all the territory contained in the
7-64 following area:

7-65 Telfair Tract 5 Commercial Management District - Metes and Bounds

7-66 The Point of Beginning is 29°34'35.280" N and 95°38'51.525" W. It
7-67 describes the intersection of University Boulevard E ROW boundary
7-68 and Lexington Boulevard S ROW boundary.

7-69 1. Proceeding from Point of Beginning to SE ROW line 1555.17

8-1 feet to limits of Lexington Boulevard ROW adjacent to 21-acre city
8-2 property boundary.

8-3 2. Heading SE 907.67 feet adjacent to the boundary of city
8-4 property terminating at the limits of the Fort Bend Levee
8-5 Improvement District No. 17 ROW. (F.N. 2014126419 F.B.C.C.F.)

8-6 3. Heading NW 2076.70 feet adjacent to the SW boundary of
8-7 Fort Bend County Levee Improvement District No. 17 property,
8-8 joining the S Lexington Boulevard ROW boundary.

8-9 4. Heading E 112.05 feet adjacent to the SE Lexington
8-10 Boulevard ROW line terminating within Fort Bend County Levee
8-11 Improvement District Property at 29°34'55.646"N and 95°38'26.975"W

8-12 5. Heading N 964.73 feet adjacent to the Fort Bend County
8-13 Levee Improvement District No. 17 Drainage Ditch to the
8-14 intersection of US59 Frontage Texas Department of Transportation S
8-15 ROW.

8-16 6. Heading SW 2164.11 feet adjacent to US59 Frontage Texas
8-17 Department of Transportation S ROW to intersection of Texas
8-18 Department of Transportation Tract 121, Part 3, bounded by US59 to
8-19 the N and University Boulevard to the W.

8-20 7. Heading SW 615.96 feet adjacent to US59 Frontage Road ROW
8-21 to intersection of NE ROW boundary of University Boulevard.

8-22 8. Heading SW 517.90 feet adjacent to the E ROW boundary of
8-23 University Boulevard terminating at the property boundary of Tract
8-24 121, Part 3 as recorded in the Alexander Hodge Survey Abstract
8-25 Number 32, Fort Bend County, Texas.

8-26 9. Heading S 328.33 feet adjacent to the University
8-27 Boulevard E ROW boundary, terminating at the S ROW boundary at
8-28 Aberfeldy Street.

8-29 10. Heading E 680.44 feet adjacent to Aberfeldy Street S
8-30 ROW, bounded by Texas Instruments Inc. (TxDot Tract 5, Block 1,
8-31 5.921 Ac. Reserve A) to the S, terminating at the intersection of
8-32 Aberfeldy Street and Tamarind Street at 29° 34'40.788" N and
8-33 95°38'43.515"W

8-34 11. Heading S 453.13 feet adjacent to Tamarind Street,
8-35 terminating at 29°34'36.228"N and 95°38'44.098"W bounded by
8-36 Lexington Boulevard N ROW boundary to the S and Texas Instruments
8-37 Inc. (TxDot Tract 5, Block 1, 5.921 Ac. Reserve A) to the N.

8-38 12. Heading W 663.20 feet adjacent to Lexington Boulevard N
8-39 ROW boundary terminating at the intersection of University
8-40 Boulevard E ROW boundary at 29°34'37.083"N and 95°38'51.151"W.

8-41 13. Heading S 201.19 feet adjacent to the University
8-42 Boulevard terminating at the Point of Beginning containing the
8-43 319.633 acres of land.

8-44 SECTION 3. (a) The legal notice of the intention to
8-45 introduce this Act, setting forth the general substance of this
8-46 Act, has been published as provided by law, and the notice and a
8-47 copy of this Act have been furnished to all persons, agencies,
8-48 officials, or entities to which they are required to be furnished
8-49 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8-50 Government Code.

8-51 (b) The governor, one of the required recipients, has
8-52 submitted the notice and Act to the Texas Commission on
8-53 Environmental Quality.

8-54 (c) The Texas Commission on Environmental Quality has filed
8-55 its recommendations relating to this Act with the governor,
8-56 lieutenant governor, and speaker of the house of representatives
8-57 within the required time.

8-58 (d) The general law relating to consent by political
8-59 subdivisions to the creation of districts with conservation,
8-60 reclamation, and road powers and the inclusion of land in those
8-61 districts has been complied with.

8-62 (e) All requirements of the constitution and laws of this
8-63 state and the rules and procedures of the legislature with respect
8-64 to the notice, introduction, and passage of this Act have been
8-65 fulfilled and accomplished.

8-66 SECTION 4. This Act takes effect immediately if it receives
8-67 a vote of two-thirds of all the members elected to each house, as
8-68 provided by Section 39, Article III, Texas Constitution. If this
8-69 Act does not receive the vote necessary for immediate effect, this

9-1 Act takes effect September 1, 2017.

9-2 * * * * *