AN ACT
relating to the creation of the LaSalle Municipal Utility District
No. 4; granting a limited power of eminent domain; 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 F, Title 6, Special District Local Laws
Code, is amended by adding Chapter 8475 to read as follows:

CHAPTER 8475. LASALLE MUNICIPAL UTILITY DISTRICT NO. 4

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8475.001. 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 LaSalle Municipal Utility
District No. 4.

Sec. 8475.002. NATURE OF DISTRICT. The district is a
municipal utility district created under Section 59, Article XVI,
Texas Constitution.

Sec. 8475.003. 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.
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Sec. 8475.004. CONSENT OF MUNICIPALITY REQUIRED. The temporary directors may not hold an election under Section 8475.003 until each municipality in whose corporate limits or extraterritorial jurisdiction the district is located has consented by ordinance or resolution to the creation of the district and to the inclusion of land in the district.

Sec. 8475.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a) The district is created to serve a public purpose and benefit. (b) The district is created to accomplish the purposes of:

1. a municipal utility district as provided by general law and Section 59, Article XVI, Texas Constitution; and
2. Section 52, Article III, Texas Constitution, that relate to the construction, acquisition, improvement, operation, or maintenance of macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads.

Sec. 8475.006. INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by Section 2 of the Act enacting this chapter.

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

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

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 8475.051. GOVERNING BODY; TERMS. (a) The district is
governed by a board of five elected directors.

(b) Except as provided by Section 8475.052, directors serve
staggered four-year terms.

Sec. 8475.052. TEMPORARY DIRECTORS. (a) On or after the
effective date of the Act enacting this chapter, the owner or owners
of a majority of the assessed value of the real property in the
district may submit a petition to the commission requesting that
the commission appoint as temporary directors the five persons
named in the petition. The commission shall appoint as temporary
directors the five persons named in the petition.

(b) Temporary directors serve until the earlier of:

(1) the date permanent directors are elected under
Section 8475.003; or

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

(c) If permanent directors have not been elected under
Section 8475.003 and the terms of the temporary directors have
expired, successor temporary directors shall be appointed or
reappointed as provided by Subsection (d) to serve terms that
expire on the earlier of:

(1) the date permanent directors are elected under
Section 8475.003; or

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

SUBCHAPTER C. POWERS AND DUTIES

Sec. 8475.101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 8475.102. MUNICIPAL UTILITY DISTRICT POWERS AND DUTIES. The district has the powers and duties provided by the general law of this state, including Chapters 49 and 54, Water Code, applicable to municipal utility districts created under Section 59, Article XVI, Texas Constitution.

Sec. 8475.103. AUTHORITY FOR ROAD PROJECTS. Under Section 52, Article III, Texas Constitution, and Section 53.029(c), Water Code, the district may design, acquire, construct, finance, issue bonds for, improve, operate, maintain, and convey to this state, a county, or a municipality for operation and maintenance macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads.

Sec. 8475.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road project must meet all applicable construction standards, zoning and subdivision requirements, and regulations of each municipality in whose corporate limits or extraterritorial
jurisdiction the road project is located.

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

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

Sec. 8475.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE OR RESOLUTION. The district shall comply with all applicable requirements of any ordinance or resolution that is adopted under Section 54.016 or 54.0165, Water Code, and that consents to the creation of the district or to the inclusion of land in the district.

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

Sec. 8475.151. ELECTIONS REGARDING TAXES OR BONDS.

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

(1) revenue other than ad valorem taxes; or

(2) contract payments described by Section 8475.153.

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

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

Sec. 8475.152. OPERATION AND MAINTENANCE TAX. (a) If
authorized at an election held under Section 8475.151, the district
may impose an operation and maintenance tax on taxable property in
the district in accordance with Section 49.107, Water Code.
(b) The board shall determine the tax rate. The rate may not
exceed the rate approved at the election.

Sec. 8475.153. CONTRACT TAXES. (a) In accordance with
Section 49.108, Water Code, the district may impose a tax other than
an operation and maintenance tax and use the revenue derived from
the tax to make payments under a contract after the provisions of
the contract have been approved by a majority of the district voters
voting at an election held for that purpose.
(b) A contract approved by the district voters may contain a
provision stating that the contract may be modified or amended by
the board without further voter approval.

SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

Sec. 8475.201. AUTHORITY TO ISSUE BONDS AND OTHER
OBLIGATIONS. The district may issue bonds or other obligations
payable wholly or partly from ad valorem taxes, impact fees,
revenue, contract payments, grants, or other district money, or any
combination of those sources, to pay for any authorized district
purpose.

Sec. 8475.202. TAXES FOR BONDS. At the time the district
issues bonds payable wholly or partly from ad valorem taxes, the
board shall provide for the annual imposition of a continuing
1. direct ad valorem tax, without limit as to rate or amount, while all
2. or part of the bonds are outstanding as required and in the manner
3. provided by Sections 54.601 and 54.602, Water Code.

Sec. 8475.203. BONDS FOR ROAD PROJECTS. At the time of
issuance, the total principal amount of bonds or other obligations
issued or incurred to finance road projects and payable from ad
valorem taxes may not exceed one-fourth of the assessed value of the
real property in the district.

SECTION 2. The LaSalle Municipal Utility District No. 4
initially includes all the territory contained in the following
area:

FIELD NOTE DESCRIPTION OF 535.54 ACRES OF LAND OUT OF THE WILLIAM
HEMPHILL SURVEY ABSTRACT No. 221 IN HAYS COUNTY, TEXAS, BEING A
PORTION OF THAT CERTAIN (811.38 ACRE) TRACT OF LAND AS CONVEYED TO
LASALLE HOLDINGS, LTD. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME
2909 PAGE 684 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

BEGINNING at a capped iron rod found (marked "ProTech") in the
Northwest line of the Old San Antonio Road for the most Easterly
corner of that certain (811.38 acre) tract of land as conveyed to
LaSalle Holdings by Special Warranty Deed recorded in Volume 2909
Page 684 of the Official Public Records of Hays County, Texas, and
being the most Easterly corner and PLACE OF BEGINNING of the herein
described tract of land;

THENCE with the Southeast line of said LaSalle Holdings (811.38
acre) tract, S 48 deg. 44' 13" W 178.85 ft. to a capped iron rod
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1 found (marked "Byrn") at the point of intersection with the curving
2 Northwest right-of-way line State Highway No. 21 for an angle
3 corner of this tract;
4 THENCE with the Northwest right-of-way line of State Highway No.
5 21, the following two (2) courses;
6 1) along a curve to the left with a radius of 5779.51 ft. for
7 an arc length of 830.52 ft. and which chord bears S 52 deg. 53' 22" W
8 829.80 ft. to a PK nail found in a broken concrete monument for a
9 point of tangency;
10 2) S 48 deg. 46' 22" W 1475.74 ft. to a 1/2" iron rod found for
11 the most Southerly corner of said LaSalle Holdings (811.38 acre)
12 tract and for the most Southerly corner of this tract;
13 THENCE leaving the Northwest right-of-way line of State Highway No.
14 21 with a Southerly line of said LaSalle Holdings (811.38 acre)
15 tract, the following two (2) courses;
16 1) N 45 deg. 31' 36" W 2950.62 ft.;
17 2) S 44 deg. 02' 00" W 1300.00 ft. to a point for a
18 Southwesterly angle corner of this tract;
19 THENCE crossing the interior of said LaSalle Holdings (811.38 acre)
20 tract with a Southwesterly line of this tract, N 45 deg. 39' 03" W
21 4231.53 ft. to a point in the Southeast line of Hays County Road No.
22 158 and in the Northwest line of said LaSalle Holdings (811.38 acre)
23 tract and being the most Westerly corner of this tract, and from
24 which a 1/2" iron rod found in the Southeast line of Hays County
25 Road No. 158 and in the Northwest line of said LaSalle Holdings
26 (811.38 acre) tract bears S 43 deg. 26' 25" W 605.66 ft.;
27 THENCE with the Southeast line of Hays County Road No. 158 and with
the Northwest line of said LaSalle Holdings (811.38 acre) tract, the following three (3) courses;

1) N 43 deg. 26' 25" E 482.55 ft. to a capped iron rod found (marked "Byrn");
2) N 43 deg. 23' 06" E 1527.54 ft.;
3) N 43 deg. 39' 30" E 1505.40 ft. to a capped iron rod found (marked "Byrn") for an angle corner of said LaSalle Holdings (811.38 acre) tract and for the West corner of that certain (1.00 acre) tract of land as conveyed to Drue B. Ewald, et ux, by deed recorded in Volume 269 Page 202 of the Deed Records of Hays County, Texas;

THENCE leaving the Southeast line of Hays County Road No. 158 with the common line of said LaSalle Holdings (811.38 acre) tract, the following two (2) courses;

1) S 44 deg. 58' 54" E 221.56 ft. to a capped iron rod found (marked "Jones-Carter");
2) N 43 deg. 24' 04" E 198.54 ft. to a 1/2" iron rod found for an angle corner of said LaSalle Holdings (811.38 acre) tract and for the East corner of said Ewald (1.00 acre) tract and being angle corner of this tract;

THENCE with the Northeast line of said LaSalle Holdings (811.38 acre) tract, the following three (3) courses;

1) S 46 deg. 09' 07" E 3771.42 ft.;
2) S 45 deg. 57' 07" E 2455.99 ft.;
3) S 46 deg. 02' 10" E 1031.75 ft. to the PLACE OF BEGINNING, containing 535.54 acres of land.

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

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

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

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

SECTION 4. (a) If this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 8475, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 8475.106 to read as follows:

Sec. 8475.106. NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

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

SECTION 5. This Act takes effect immediately if it receives
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1 a vote of two-thirds of all the members elected to each house, as
2 provided by Section 39, Article III, Texas Constitution. If this
3 Act does not receive the vote necessary for immediate effect, this
4 Act takes effect September 1, 2013.

President of the Senate

I hereby certify that S.B. No. 1902 passed the Senate on
May 3, 2013, by the following vote: Yeas 30, Nays 0.

Speaker of the House

I hereby certify that S.B. No. 1902 passed the House on
May 17, 2013, by the following vote: Yeas 134, Nays 0, two
present not voting.

Secretary of the Senate

Chief Clerk of the House

Approved:

14 JUNE '13

Date

Rick Perry
Governor