

City of Houston, Texas, Ordinance No. 2020 - 837

AN ORDINANCE CONSENTING TO THE ADDITION OF 1.0149 ACRES OF LAND TO SPRING CREEK UTILITY DISTRICT, FOR INCLUSION IN THE DISTRICT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, Spring Creek Utility District (the "District") , to which the land hereinafter described is sought to be annexed, exists under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, as amended and now codified under Chapter 8407, Texas Special District Local Laws Code; and

WHEREAS, the District is located in Montgomery County, and one or more drainage plans for grading, fill, construction of buildings or infrastructure within the proposed area to be annexed into an existing district, will be required to be submitted and approved by Montgomery County and;

WHEREAS, components of the drainage plan may include a variety of engineering solutions to manage and mitigate flooding based on the County's floodplain management rules and regulations;

WHEREAS, the District and SFI Riley Fuz, LLC, Landowner, have petitioned the City of Houston, Texas ("City") to add 1.0149 acres of land, consisting of one (1) tract, for inclusion into the District; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings and recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That attached to this ordinance and made a part hereof is a petition ("Petition") requesting for the consent of the City to the annexation of 1.0149 acres of land,

consisting of one (1) tract, described in Exhibit A to the Petition and within the extraterritorial jurisdiction of the City, into the District. The Petition is hereby granted, subject to the terms and conditions set forth in Exhibit B to the Petition.

Section 3. That the City Council further hereby notifies the referenced District, its residents and property owners of the provisions of applicable law allowing the City to annex any portion of the district located within the City's extraterritorial jurisdiction, including without limitation, the land authorized to be included in the District hereby. The City requires that the District include a statement in its form required under Section 49.455, Texas Water Code, reflecting the possibility of such annexation by the City.

Section 4. That a public emergency exists requiring that this ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this ordinance shall take effect immediately upon its passage and approval by the Mayor; provided, however, that if the Mayor fails to sign this ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 30th day of September, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 06 2020.

Pat J. Haniel
City Secretary

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: OCT 06 2020

Prepared by Legal Dept.
 KM/sec 8/3/20
 Requested by Carol Ellinger Haddock, P.E.
 Director – Houston Public Works Department
 (L.D. File No. 0910000014014)
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Andrew Howard
 Senior Assistant City Attorney

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
	ABSENT	DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
	ABSENT-ON PERSONAL BUSINESS	KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

PETITION FOR CONSENT TO INCLUDE ADDITIONAL LAND IN
SPRING CREEK UTILITY DISTRICT

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

TO THE HONORABLE MAYOR AND
CITY COUNCIL OF THE CITY OF HOUSTON:

SFI Riley Fuz, LLC, successor to FSH Riley Fuz, LLC, through that Certificate of Amendment filed with the Secretary of State of Texas on September 23, 2017 ("Landowner"), being the holder of title to all of, and therefore, a majority in value of the land hereinafter described, as such values are indicated by the tax rolls of the central appraisal district of Montgomery County, Texas, and Spring Creek Utility District ("District") (Landowner and District herein referred to collectively as "Petitioner"), acting pursuant to the provisions of Section 54.016, Texas Water Code, as amended, respectfully petition for consent to include additional land in a municipal utility district. In support of this petition, Petitioner shows as follows:

I.

The District, to which the land hereinafter described is sought to be annexed, exists under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, as amended and was created by order of the Texas Water Commission, predecessor to the Texas Commission on Environmental Quality, dated June 4, 1971. Landowner is the sole owner and holder of fee simple title to the land sought to be annexed to the District, as indicated by the tax rolls of the central appraisal district of Montgomery County, Texas. Landowner represents and warrants that there are no holders of liens against the land, except as provided on Exhibit "C".

II.

The land sought to be added to the District contains approximately 1.0149 acres of land, more or less, and lies wholly within Montgomery County, Texas. No part of the land is within the limits of any incorporated city or town. Under the provisions of Vernon's Texas Civil Statutes, Local Government Code, Section 42.001 et seq., as amended, the land is within the extraterritorial jurisdiction of the City of Houston and is not within such jurisdiction of any other city. All of the territory to be annexed may properly be annexed to the District.

III.

The land sought to be added to the area of the District is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

IV.

The general nature of the work proposed to be done in the area sought to be annexed shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

- (1) provide a water supply for municipal, domestic and commercial purposes;
- (2) collect, transport, process, dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state;
- (3) gather, conduct, divert and control local storm water or other harmful excesses of water in the area;
- (4) finance, develop and maintain recreational facilities for the people of the District if and as allowed by applicable law; and
- (5) provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District was created and permitted under state law.

V.

The area of the District is urban in nature, is within the growing environs of the City of Houston, and is in close proximity to populous and developed sections of Montgomery County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Therefore, there is a necessity for the improvements described above for the following reasons:

The land sought to be added to the District is not supplied with adequate water and sanitary sewer facilities and services, or with adequate drainage facilities nor is it presently economically feasible for such facilities to be added to the land. The health and welfare of the present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require the installation and acquisition of adequate water, sanitary sewer, and drainage facilities for and within the land sought to be added to the District.

A public necessity exists for the addition of said lands to the District to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the purchase, construction, extension, improvement, maintenance and operation of a water supply and sanitary sewer system, drainage facilities.

VI.

The Petitioner agrees and hereby covenants that if the requested consent to the annexation of the land to the District is given, the Petitioner will adopt and abide by the conditions set forth in Exhibit "B" attached hereto and incorporated herein for all purposes.

VII.

It is now estimated by the Petitioner from such information as is available at this time, that the amount of bonds necessary to be issued to finance development costs contemplated within the area proposed to be annexed will be approximately \$0.00.

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of Houston give its consent to the annexation of the aforesaid land into said District.

IN WITNESS WHEREFORE, Petitioner has executed this Petition on this the 9th day
of March, 2020

SFI RILEY FUZ LLC,
a Texas limited liability company

By: 500BELOW HOLDINGS LLC,
a Texas limited liability company, its sole Member

By: Barney L. Stagner
Barney Louis Stagner, Sr., Manager

By: Wade Hoyt Whilden
Wade Hoyt Whilden, Jr., Manager

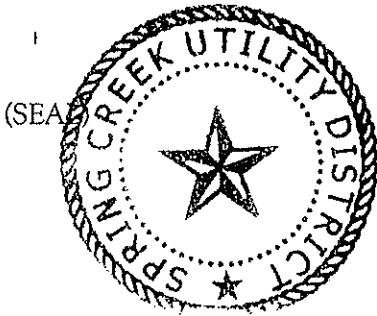
By: Robert Stephen Stagner
Robert Stephen Stagner, Manager

SPRING CREEK UTILITY DISTRICT

By: *Claude Humbert*

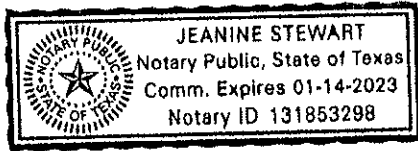
Name: CLAUDE HUMBERT

Title: Vice President



THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on this 26th day of March, 2020, by Claude Humbert, Vice President of SPRING CREEK UTILITY DISTRICT, on behalf of said District.



Jeanine Stewart
Notary Public in and for the
State of Texas

(SEAL)

Exhibit A

glezman surveying, inc.

1938 Old River Road
Montgomery, Texas 77356

936-582-6340
Firm No. 10039200

TRACT "A-1"
1.0149 ACRE TRACT
MONTGOMRY SCHOOL LAND SURVEY, A-351
MONTGOMERY COUNTY, TEXAS

Being 1.0149 acres of land situated in the Montgomery School Land Survey, Abstract Number 351, in Montgomery County, Texas, and being out of and part of a called 1.7948 acre tract as described in Deed recorded under Clerk's File Number 2016099484 of the Real Property Records of Montgomery County, Texas and being 1.0149 acres out of Restricted Reserve "A", in Block 1, of Mihalov Business Park, a subdivision of 6.569 acres, according to the map or plat thereof recorded in Cabinet Z, Sheet 4033 of the Map Records of Montgomery County, Texas; said 1.0149 acres being more particularly described by metes and bounds as follows with all bearings referenced to the Texas State Plane Coordinate System, Central Zone (NAD83; all distances are surface):

COMMENCING at 5/8 inch iron rod, found for the Northwesterly corner of Restricted Reserve "B", in Block 1, of Mihalov Business Park, a subdivision of 6.569 acres according to the map or plat thereof recorded in Cabinet Z, Sheet 4033 of the Map Records of Montgomery County, Texas; and in the East line of Legends Run, Section 9, according to the map thereof recorded in Cabinet Z, Sheet 448, of the Map Records of Montgomery County, Texas, and being the Northeast corner of Legends Link Drive a 50 foot right-of-way, for the Southwest corner of a 30 foot wide Storm Sewer Easement as recorded under Clerk's File Number 2015097687 of the Real Property Records of Montgomery County, Texas, and having a coordinate value of X = 3,860,095.41 and Y = 10,040,729.45;

THENCE South 47°06'21" East, along the Southwesterly line of Restricted Reserve "B", a distance of 629.90 feet to a 5/8 inch iron rod with survey cap marked "Glezman 4627", found for the **POINT OF BEGINNING** and the Southwest corner of the herein described tract, for the Southwest corner of Restricted Reserve "A", at the Southeast corner of Restricted Reserve "B", and being the Southwest corner of the aforementioned 1.7948 acre tract and having a coordinate value of X = 3,860,556.89 and Y = 10,040,300.70;

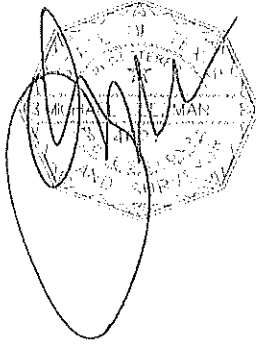
THENCE North 42°53'39" East, a distance 147.75 feet along the common line of Restricted Reserve "A" and Restricted Reserve "B" and the lower West line of said 1.7948 acre tract, to a 5/8 inch iron rod with survey cap marked "Glezman 4627", set for the Northwest corner of the herein described tract, in a common line of Restricted Reserve "A" and Restricted Reserve "B", and lower West line of said 1.7948 acre tract;

THENCE South 47°14'39" East, severing Restricted Reserve "A" and the said 1.7948 acre tract, a distance 299.87 feet to a 5/8 inch iron rod with survey cap marked "Glezman 4627", set for the Northeast corner of the herein described tract, in the West right-of-way of State Highway 99, the East line of Restricted Reserve "A" and the East line of said 1.7948 acre tract;

THENCE along the West right-of-way of said State Highway 99, along a curve to the left having a radius of 8199.29 feet, a central angle of 01°02'16", an arc length of 148.50 feet and a chord bearing of South 43°47'12" West at a chord distance of 148.50 feet to a TXDOT monument, found for the Southeast corner of the herein described tract, in the Northeasterly line of Rayford Road Crossing subdivision, according to the map or plat thereof recorded in Cabinet Z, Sheet 3068 of the Map Records of Montgomery County, Texas, for the Northeast corner of a 25 foot restricted use easement as recorded under Clerk's File Number 2014109806 of the Real Property Records and being the Southeast corner of said 1.7948 acre tract;

THENCE North 47°06'21" West, along the Southwest line of Restricted Reserve "A", the North line of said Rayford Road Crossing and the South line of said 1.7948 acre tract, passing at a distance of 214.56 feet, the Northwest corner of said 25 foot restricted use easement and the Northeast corner of a called 0.2126 acre tract as recorded in Clerk's File Number 2014109806 of the Real Property Records and continuing along the North line of said Rayford Road Crossing and the South line of said 1.7948 acre tract, passing at a distance of 280.56 feet, the Northwest corner of said 0.2126 acre tract and the upper Northeast corner of the aforementioned 3.053 acre tract and continuing, in all, a total distance of 297.56 feet, back to the **POINT OF BEGINNING**, containing 1.0149 acres (44,210.3350 square feet) of land base on the survey and plat prepared by Glezman Surveying, Inc., dated February 3, 2017.

Michael Glezman
Registered Professional Land Surveyor
Registration No. 4627



Revised: March 7, 2017
Revised: February 3, 2017
Date: February 3, 2017
JN: Mihalov Business Park 1.0149 Acres (Tract A-1)



EXHIBIT "B"

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing under contract with the City of Houston, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, recreational facilities, road facilities, or facilities for fire-fighting services, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's water and sewer and/or drainage system to the payment of the District's bonds will terminate when and if the City of Houston, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Houston will be added or annexed to the District until the City of Houston has given its written consent by resolution or ordinance of the City Council to such addition or annexation.

(b) (1) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the Director of the Department of Public Works and Engineering of the City of Houston, or to his designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage, and road facilities and related improvements to serve the District and obtain the approval of such plans and specifications therefrom. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform exactly to the specifications of the City of Houston. All water service lines and sewer service lines, lift stations, sewage treatment facilities, and road facilities, and appurtenances thereto, installed or used within the District will comply with the City of Houston's standard plans and specifications as amended from time to time. Prior to the construction of any water, sanitary sewer, drainage or road facilities within or by the District, the District or its engineer will give written notice by registered or certified mail to the Director of Public Works and Engineering, stating the date that such construction will be commenced. The construction of the District's water, sanitary sewer, drainage and road facilities will be in accordance with the approved plans and specifications, and with applicable standards and specifications of the City of Houston; and during the progress of the construction and installation of such facilities, the Director of Public Works and

Engineering of the City of Houston, or an employee thereof, may make periodic on-the-ground inspections.

(2) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Houston's Department of Parks and Recreation and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the Director of the City of Houston Parks and Recreation Department.

(3) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for fire-fighting services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility design and construction, a certification that the facilities for fire-fighting services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Houston's Fire Department and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire-fighting services to the Chief of the City of Houston Fire Department.

(c) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the Department of Public Works and Engineering, City of Houston, as well as to the TCEQ. The District will agree that representatives of the City of Houston may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the Planning Commission of the City of Houston of a plat which will be duly recorded in the Real Property Records of Harris County, Texas, and otherwise comply with the rules and regulations of the Department of Planning and Development and the Department of Public Works and Engineering of the City of Houston.