

By: Zerwas

H.B. No. 1601

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Waller County Municipal Utility District No. 13; providing authority to impose a tax and issue bonds; granting a limited power of eminent domain.

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 8336 to read as follows:

CHAPTER 8336. WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 13

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8336.001. DEFINITIONS. In this chapter:

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

(2) "Director" means a board member.

(3) "District" means the Waller County Municipal Utility District No. 13.

Sec. 8336.002. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8336.003. 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.

Sec. 8336.004. 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 (1) a municipal utility district as provided by
2 general law and Section 59, Article XVI, Texas Constitution; and

3 (2) Section 52, Article III, Texas Constitution, that
4 relate to the construction, acquisition, or improvement of
5 macadamized, graveled, or paved roads described by Section 54.234,
6 Water Code, or improvements, including storm drainage, in aid of
7 those roads.

8 Sec. 8336.005. INITIAL DISTRICT TERRITORY. (a) The
9 district is initially composed of the territory described by
10 Section 2 of the Act creating this chapter.

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

15 (1) organization, existence, or validity;

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

19 (3) right to impose a tax; or

20 (4) legality or operation.

21 [Sections 8336.006-8336.050 reserved for expansion]

22 SUBCHAPTER B. BOARD OF DIRECTORS

23 Sec. 8336.051. GOVERNING BODY; TERMS. (a) The district is
24 governed by a board of five elected directors.

25 (b) Except as provided by Section 8336.052, directors serve
26 staggered four-year terms.

27 Sec. 8336.052. TEMPORARY DIRECTORS. (a) On or after the

1 effective date of the Act creating this chapter, the owner or owners
2 of a majority of the assessed value of the real property in the
3 district may submit a petition to the Texas Commission on
4 Environmental Quality requesting that the commission appoint as
5 temporary directors the five persons named in the petition. The
6 commission shall appoint as temporary directors the five persons
7 named in the petition.

8 (b) Temporary directors serve until the earlier of:

9 (1) the date permanent directors are elected under
10 Section 8336.003; or

11 (2) the fourth anniversary of the effective date of
12 the Act creating this chapter.

13 (c) If permanent directors have not been elected under
14 Section 8336.003 and the terms of the temporary directors have
15 expired, successor temporary directors shall be appointed or
16 reappointed as provided by Subsection (d) to serve terms that
17 expire on the earlier of:

18 (1) the date permanent directors are elected under
19 Section 8336.003; or

20 (2) the fourth anniversary of the date of the
21 appointment or reappointment.

22 (d) If Subsection (c) applies, the owner or owners of a
23 majority of the assessed value of the real property in the district
24 may submit a petition to the commission requesting that the
25 commission appoint as successor temporary directors the five
26 persons named in the petition. The commission shall appoint as
27 successor temporary directors the five persons named in the

1 petition.

2 [Sections 8336.053-8336.100 reserved for expansion]

3 SUBCHAPTER C. POWERS AND DUTIES

4 Sec. 8336.101. GENERAL POWERS AND DUTIES. The district has
5 the powers and duties necessary to accomplish the purposes for
6 which the district is created.

7 Sec. 8336.102. MUNICIPAL UTILITY DISTRICT POWERS AND
8 DUTIES. The district has the powers and duties provided by the
9 general law of this state, including Chapters 49 and 54, Water Code,
10 applicable to municipal utility districts created under Section 59,
11 Article XVI, Texas Constitution.

12 Sec. 8336.103. AUTHORITY FOR ROAD PROJECTS. (a) Under
13 Section 52, Article III, Texas Constitution, the district may
14 design, acquire, construct, finance, issue bonds for, improve, and
15 convey to this state, a county, or a municipality for operation and
16 maintenance macadamized, graveled, or paved roads described by
17 Section 54.234, Water Code, or improvements, including storm
18 drainage, in aid of those roads.

19 (b) The district may exercise the powers provided by this
20 section without submitting a petition to or obtaining approval from
21 the Texas Commission on Environmental Quality as required by
22 Section 54.234, Water Code.

23 Sec. 8336.104. APPROVAL OF ROAD PROJECT. (a) The district
24 may not undertake a road project authorized by Section 8336.103
25 unless:

26 (1) each municipality or county that will operate and
27 maintain the road has approved the plans and specifications of the

1 road project, if a municipality or county will operate and maintain
2 the road; or

3 (2) the Texas Transportation Commission has approved
4 the plans and specifications of the road project, if the state will
5 operate and maintain the road.

6 (b) Except as provided by Subsection (a), the district is
7 not required to obtain approval from the Texas Transportation
8 Commission to design, acquire, construct, finance, issue bonds for,
9 improve, or convey a road project.

10 Sec. 8336.105. LIMITATION ON USE OF EMINENT DOMAIN. The
11 district may not exercise the power of eminent domain outside the
12 district to acquire a site or easement for:

13 (1) a road project authorized by Section 8336.103; or
14 (2) a recreational facility as defined by Section
15 49.462, Water Code.

16 [Sections 8336.106-8336.150 reserved for expansion]

17 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

18 Sec. 8336.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The
19 district may issue, without an election, bonds and other
20 obligations secured by:

21 (1) revenue other than ad valorem taxes; or
22 (2) contract payments described by Section 8336.153.

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

27 (c) The district may not issue bonds payable from ad valorem

1 taxes to finance a road project unless the issuance is approved by a
2 vote of a two-thirds majority of the district voters voting at an
3 election held for that purpose.

4 Sec. 8336.152. OPERATION AND MAINTENANCE TAX. (a) If
5 authorized at an election held under Section 8336.151, the district
6 may impose an operation and maintenance tax on taxable property in
7 the district in accordance with Section 49.107, Water Code.

8 (b) The board shall determine the tax rate. The rate may not
9 exceed the rate approved at the election.

10 Sec. 8336.153. CONTRACT TAXES. (a) In accordance with
11 Section 49.108, Water Code, the district may impose a tax other than
12 an operation and maintenance tax and use the revenue derived from
13 the tax to make payments under a contract after the provisions of
14 the contract have been approved by a majority of the district voters
15 voting at an election held for that purpose.

16 (b) A contract approved by the district voters may contain a
17 provision stating that the contract may be modified or amended by
18 the board without further voter approval.

19 [Sections 8336.154-8336.200 reserved for expansion]

20 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

21 Sec. 8336.201. AUTHORITY TO ISSUE BONDS AND OTHER
22 OBLIGATIONS. The district may issue bonds or other obligations
23 payable wholly or partly from ad valorem taxes, impact fees,
24 revenue, contract payments, grants, or other district money, or any
25 combination of those sources, to pay for any authorized district
26 purpose.

27 Sec. 8336.202. TAXES FOR BONDS. At the time the district

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

6 Sec. 8336.203. BONDS FOR ROAD PROJECTS. At the time of
7 issuance, the total principal amount of bonds or other obligations
8 issued or incurred to finance road projects and payable from ad
9 valorem taxes may not exceed one-fourth of the assessed value of the
10 real property in the district.

11 SECTION 2. The Waller County Municipal Utility District No.
12 13 initially includes all the territory contained in the following
13 area:

14 Being 992.903 acres of land located in the Randolph Foster
15 League, Abstract 27 and the William Cooper League, Abstract 20,
16 Waller County, Texas, more particularly being all of that certain
17 called 499.664 acre tract conveyed to Ralston-Cannon Ventures,
18 Inc., by instrument of record in Volume 1114, Page 327, Official
19 Public Records, of said Waller County (W.C.O.P.R.), being all of
20 that certain called 482.947 acre tract conveyed to NBI Properties,
21 Inc., by instrument of record in Volume 0989, Page 144, W.C.O.P.R.,
22 being all of that certain called 3.278 acre tract conveyed to NBI
23 Properties, Inc., by instrument of record in Volume 0998, Page 753,
24 W.C.O.P.R., and being all of that certain called 6.834 acre tract
25 conveyed to NBI Properties, Inc., by instrument of record in Volume
26 0989, Page 700, W.C.O.P.R., said 992.903 acres being more
27 particularly described in two (2) parts by metes and bounds as

1 follows (all bearings are assumed);

2 PART ONE

3 BEGINNING at the southeast corner of said 499.664 acre tract,
4 same being the northeast corner of that certain called 29.9947 acre
5 tract conveyed to Chambico Interests, LP, by instrument of record
6 in Volume 0677, Page 373, W.C.O.P.R., and on the west right-of-way
7 line of F.M. No. 1489 (called 80 feet wide);

8 Thence, with the south line of said 499.664 acre tract, the
9 following five (5) courses:

10 1) South 89° 31' 43" West (called South 89° 23' 31" West),
11 1065.36 feet to a point for corner;

12 2) South 87° 55' 29" West, 2986.99 feet to a point for
13 corner;

14 3) South 88° 07' 06" West, 2949.35 feet to a point for
15 corner;

16 4) South 87° 46' 47" West, 3606.21 feet to a point for corner;

17 5) South 87° 55' 27" West, 2833.31 feet to the southwest
18 corner of said 499.664 acre tract;

19 Thence, with the west line of said 499.664 acre tract, North
20 01° 44' 59" West, 1611.15 feet to the northwest corner of said
21 499.664 acre tract and on the south right-of-way line of House Road;

22 Thence, with the common line of said 499.664 acre tract and
23 said House Road, the following six (6) courses:

24 1) North 72° 30' 34" East, 46.40 feet to a point for corner;

25 2) North 87° 58' 35" East, 491.59 feet to a point for corner;

26 3) North 88° 02' 11" East, 2147.62 feet to a point for
27 corner;

1 4) North 88° 01' 07" East, 3754.63 feet to a point for
2 corner;

3 5) North 87° 36' 28" East, 4012.81 feet to a point for
4 corner;

5 6) North 88° 21' 12" East, 3211.55 feet to the northeast
6 corner of said 499.664 acre tract, same being on the westerly line
7 of said F.M. 1489, the beginning of a curve;

8 Thence, with the common line of said 499.664 acre tract and
9 said F.M. 1489, the following four (4) courses:

10 1) 602.97 feet along the arc of a non-tangent curve to the
11 left, having a radius of 565.93 feet, a central angle of 61° 00' 55"
12 and a which that bears South 26° 30' 51" West, 574.60 feet to a point
13 for corner;

14 2) South 03° 59' 49" East, 263.55 feet to a point for corner;

15 3) South 04° 59' 49" East, 544.73 feet to a point for corner,
16 the beginning of a curve;

17 4) 329.68 feet along the arc of a tangent curve to the right,
18 having a radius of 5650.90 feet, a central angle of 03° 20' 34" and a
19 chord which bears South 03° 19' 34" East, 329.64 feet to the POINT OF
20 BEGINNING and containing 499.664 acre of land.

21 PART TWO

22 BEGINNING at the southwest corner of said 482.947 acre tract,
23 same being the southeast corner of that certain called 103.78720
24 acre tract conveyed to Kathryn H. Ilkeston, et al, by instrument of
25 record in Volume 350, Page 326, Deed Records of said Waller County
26 and on the north right-of-way line of House Road;

27 Thence, with the west line of said 482.947 acre tract, North

1 03° 02' 04" West (called North 00° 52' 24" West), 1304.57 feet to a
2 point for corner;

3 Thence, continuing with said west line, North 02° 08' 53"
4 West, 1850.50 feet to the most westerly northwest corner of said
5 482.947 acre tract and on the centerline of Bessies Creek;

6 Thence, with the centerline meanders of said Bessies Creek,
7 the following six (6) courses:

- 8 1) North 79° 48' 27" East, 197.73 feet to a point for corner;
- 9 2) North 68° 12' 19" East, 344.11 feet to a point for corner;
- 10 3) North 64° 07' 29" East, 208.78 feet to a point for corner;
- 11 4) North 35° 02' 19" East, 418.79 feet to a point for corner;
- 12 5) North 11° 07' 11" West, 218.71 feet to a point for corner;
- 13 6) North 14° 58' 51" West, 436.16 feet to the most northerly
14 northwest corner of 482.947 acre tract;

15 Thence, leaving said centerline and with the north line of
16 said 482.947 acre tract, the following six (6) courses:

- 17 1) North 78° 44' 01" East, 975.55 feet to a point for corner;
- 18 2) North 89° 00' 25" East, 680.04 feet to a point for corner;
- 19 3) North 27° 20' 56" West, 538.55 feet to a point for corner;
- 20 4) North 67° 43' 18" East, 344.81 feet to a point for corner;
- 21 5) North 25° 43' 59" West, 227.15 feet to a point for corner;
- 22 6) North 78° 39' 40" East, 1611.48 feet to a point for corner
23 on the centerline of said Bessies Creek;

24 Thence, with said centerline, North 31° 29' 52" West, 575.59
25 feet to a point for corner;

26 Thence, leaving said centerline and with a north line of said
27 482.947 acre tract, North 88° 24' 18" East, 780.78 feet to the

1 northeast corner of said 482.947 acre tract and on the westerly
2 right-of-way of F.M. 1489;

3 Thence, with the common line of said 482.947 acre tract and
4 said F.M. 1489, the following twenty-seven (27) courses:

- 5 1) South 37° 42' 45" West, 110.88 feet to a point for corner;
- 6 2) South 40° 00' 51" West, 69.11 feet to a point for corner;
- 7 3) South 27° 38' 51" West, 81.14 feet to a point for corner;
- 8 4) South 27° 20' 09" West, 77.68 feet to a point for corner;
- 9 5) South 09° 16' 15" West, 93.70 feet to a point for corner;
- 10 6) South 08° 52' 56" West, 60.52 feet to a point for corner;
- 11 7) South 05° 47' 43" East, 101.83 feet to a point for corner;
- 12 8) South 07° 28' 46" East, 117.60 feet to a point for corner;
- 13 9) South 28° 03' 02" East, 95.96 feet to a point for corner;
- 14 10) South 28° 15' 46" East, 246.70 feet to a point for
15 corner;
- 16 11) South 26° 58' 49" East, 232.17 feet to a point for
17 corner;
- 18 12) South 20° 22' 15" East, 252.67 feet to a point for
19 corner;
- 20 13) South 17° 19' 53" East, 234.53 feet to a point for
21 corner;
- 22 14) South 11° 44' 03" East, 219.28 feet to a point for
23 corner;
- 24 15) South 03° 38' 42" West, 145.35 feet to a point for
25 corner;
- 26 16) South 09° 11' 28" West, 217.48 feet to a point for
27 corner;

- 1 17) South 14° 26' 28" West, 64.85 feet to a point for corner;
- 2 18) South 15° 59' 19" West, 219.47 feet to a point for
- 3 corner;
- 4 19) South 20° 51' 07" West, 401.08 feet to a point for
- 5 corner;
- 6 20) South 24° 38' 22" West, 168.84 feet to a point for
- 7 corner;
- 8 21) South 28° 01' 52" West, 317.25 feet to a point for
- 9 corner;
- 10 22) South 21° 36' 21" West, 189.02 feet to a point for
- 11 corner;
- 12 23) South 05° 30' 40" West, 171.26 feet to a point for
- 13 corner;
- 14 24) South 01° 49' 13" East, 160.76 feet to a point for
- 15 corner;
- 16 25) South 14° 05' 04" East, 160.47 feet to a point for
- 17 corner;
- 18 26) South 25° 24' 35" East, 150.63 feet to a point for
- 19 corner;
- 20 27) South 28° 36' 29" East, 200.09 feet to the most easterly
- 21 southeast corner of said 482.947 acre tract, same being the
- 22 northeast corner of the aforementioned 3.278 acre tract;

23 Thence, with the easterly lines of said 3.278 acre tract and
24 the aforementioned 6.834 acre tract and the westerly line of said
25 F.M. 1489, the following six (6) courses:

- 26 1) South 30° 23' 37" East, 780.49 feet to a point for corner,
- 27 the beginning of a curve;

1 2) 332.20 feet along the arc of a tangent curve to the left,
2 having a radius of 767.23 feet, a central angle of 24° 48' 29" and a
3 chord which bears South 42° 47' 59" East, 329.61 feet to a point for
4 corner;

5 3) South 56° 11' 24" East, 386.83 feet to a point for corner,
6 the beginning of a curve;

7 4) 317.66 feet along the arc of a non-tangent curve to the
8 right, having a radius of 437.46 feet, a central angle of 41° 36' 20"
9 and a chord which bears South 18° 40' 20" East, 310.73 feet to a
10 point for corner, the beginning of a curve;

11 5) 5.72 feet along the arc of a non-tangent curve to the
12 right, having a radius of 246.48 feet, a central angle of 01° 19' 47"
13 and a chord which bears South 21° 02' 41" West, 5.72 feet to a point
14 for corner;

15 6) South 21° 42' 36" West, 144.05 feet to the most southerly
16 corner of said 6.834 acre tract and on the centerline of said
17 Bessies Creek;

18 Thence, with said centerline, the following four (4) courses:

19 1) North 71° 22' 05" West (called North 71° 22' 01" West),
20 30.30 feet to a point for corner;

21 2) North 56° 05' 11" West, 240.88 feet to a point for corner;

22 3) North 54° 21' 07" West, 180.76 feet to a point for corner;

23 4) North 38° 10' 22" West, 789.28 feet to a point for corner
24 on an easterly line of the aforementioned 482.947 acre tract;

25 Thence, leaving said centerline and with said easterly line,
26 South 05° 44' 49" West, 1149.00 feet to the southeast corner of said
27 482.947 acre tract, same being on the north line of the said F.M.

1 1489;

2 Thence, with the common line of said 482.947 acre tract and
3 said F.M. 1489, South 87° 47' 50" West, 886.43 feet to a point for
4 corner;

5 Thence, continuing with the south line of said 482.947 acre
6 tract and the north lines of said F.M. 1489 and the aforementioned
7 House Road, South 87° 55' 08" West, 1336.29 feet to a point for
8 corner;

9 Thence, continuing with the south line of said 482.947 acre
10 tract and the north line of said House Road, South 88° 21' 12" West,
11 2025.20 feet to the POINT OF BEGINNING and containing 493.239 acres
12 of land.

13 Said Part One and Part Two containing a total of 992.903 acre
14 of land.

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

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

25 (c) The Texas Commission on Environmental Quality has filed
26 its recommendations relating to this Act with the governor, the
27 lieutenant governor, and the speaker of the house of

1 representatives within the required time.

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

6 SECTION 4. This Act takes effect immediately if it receives
7 a vote of two-thirds of all the members elected to each house, as
8 provided by Section 39, Article III, Texas Constitution. If this
9 Act does not receive the vote necessary for immediate effect, this
10 Act takes effect September 1, 2009.