

1-1 By: Bell of Montgomery (Senate Sponsor - Kolkhorst) H.B. No. 3214  
1-2 (In the Senate - Received from the House May 6, 2019;  
1-3 May 6, 2019, read first time and referred to Committee on  
1-4 Intergovernmental Relations; May 15, 2019, reported favorably by  
1-5 the following vote: Yeas 7, Nays 0; May 15, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			

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

1-17 relating to the creation of the Waller County Water Control and  
1-18 Improvement District No. 3; granting a limited power of eminent  
1-19 domain; providing authority to issue bonds; providing authority to  
1-20 impose assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Subtitle I, Title 6, Special District Local Laws  
1-23 Code, is amended by adding Chapter 9085 to read as follows:

1-24 CHAPTER 9085. WALLER COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT  
1-25 NO. 3

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 9085.0101. DEFINITIONS. In this chapter:

1-28 (1) "Board" means the district's board of directors.

1-29 (2) "Commission" means the Texas Commission on  
1-30 Environmental Quality.

1-31 (3) "Director" means a board member.

1-32 (4) "District" means the Waller County Water Control  
1-33 and Improvement District No. 3.

1-34 Sec. 9085.0102. NATURE OF DISTRICT. The district is a water  
1-35 control and improvement district created under Section 59, Article  
1-36 XVI, Texas Constitution.

1-37 Sec. 9085.0103. CONFIRMATION AND DIRECTORS' ELECTION  
1-38 REQUIRED. The temporary directors shall hold an election to  
1-39 confirm the creation of the district and to elect five permanent  
1-40 directors as provided by Section 49.102, Water Code.

1-41 Sec. 9085.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
1-42 temporary directors may not hold an election under Section  
1-43 9085.0103 until each municipality in whose corporate limits or  
1-44 extraterritorial jurisdiction the district is located has  
1-45 consented by ordinance or resolution to the creation of the  
1-46 district and to the inclusion of land in the district.

1-47 Sec. 9085.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.  
1-48 (a) The district is created to serve a public purpose and benefit.

1-49 (b) The district is created to accomplish the purposes of:

1-50 (1) a water control and improvement district as  
1-51 provided by general law and Section 59, Article XVI, Texas  
1-52 Constitution, including the collection, transportation,  
1-53 processing, disposal, and control of domestic, industrial, or  
1-54 communal waste and the gathering, conducting, diverting, and  
1-55 control of local storm water or other harmful excesses of water; and

1-56 (2) Section 52, Article III, Texas Constitution, that  
1-57 relate to the construction, acquisition, improvement, operation,  
1-58 or maintenance of macadamized, graveled, or paved roads, or  
1-59 improvements, including storm drainage, in aid of those roads.

1-60 Sec. 9085.0106. INITIAL DISTRICT TERRITORY. (a) The  
1-61 district is initially composed of the territory described by

2-1 Section 2 of the Act enacting this chapter.

2-2 (b) The boundaries and field notes contained in Section 2 of  
 2-3 the Act enacting this chapter form a closure. A mistake made in the  
 2-4 field notes or in copying the field notes in the legislative process  
 2-5 does not affect the district's:

2-6 (1) organization, existence, or validity;

2-7 (2) right to issue any type of bond for the purposes  
 2-8 for which the district is created or to pay the principal of and  
 2-9 interest on a bond;

2-10 (3) right to impose a tax; or

2-11 (4) legality or operation.

#### 2-12 SUBCHAPTER B. BOARD OF DIRECTORS

2-13 Sec. 9085.0201. GOVERNING BODY; TERMS. (a) The district is  
 2-14 governed by a board of five elected directors.

2-15 (b) Except as provided by Section 9085.0202, directors  
 2-16 serve staggered four-year terms.

2-17 Sec. 9085.0202. TEMPORARY DIRECTORS. (a) On or after the  
 2-18 effective date of the Act enacting this chapter, the owner or owners  
 2-19 of a majority of the assessed value of the real property in the  
 2-20 district may submit a petition to the commission requesting that  
 2-21 the commission appoint as temporary directors the five persons  
 2-22 named in the petition. The commission shall appoint as temporary  
 2-23 directors the five persons named in the petition.

2-24 (b) Temporary directors serve until the earlier of:

2-25 (1) the date permanent directors are elected under  
 2-26 Section 9085.0103; or

2-27 (2) the fourth anniversary of the effective date of  
 2-28 the Act enacting this chapter.

2-29 (c) If permanent directors have not been elected under  
 2-30 Section 9085.0103 and the terms of the temporary directors have  
 2-31 expired, successor temporary directors shall be appointed or  
 2-32 reappointed as provided by Subsection (d) to serve terms that  
 2-33 expire on the earlier of:

2-34 (1) the date permanent directors are elected under  
 2-35 Section 9085.0103; or

2-36 (2) the fourth anniversary of the date of the  
 2-37 appointment or reappointment.

2-38 (d) If Subsection (c) applies, the owner or owners of a  
 2-39 majority of the assessed value of the real property in the district  
 2-40 may submit a petition to the commission requesting that the  
 2-41 commission appoint as successor temporary directors the five  
 2-42 persons named in the petition. The commission shall appoint as  
 2-43 successor temporary directors the five persons named in the  
 2-44 petition.

#### 2-45 SUBCHAPTER C. POWERS AND DUTIES

2-46 Sec. 9085.0301. GENERAL POWERS AND DUTIES. The district  
 2-47 has the powers and duties necessary to accomplish the purposes for  
 2-48 which the district is created.

2-49 Sec. 9085.0302. WATER CONTROL AND IMPROVEMENT DISTRICT  
 2-50 POWERS AND DUTIES. The district has the powers and duties provided  
 2-51 by the general law of this state applicable to water control and  
 2-52 improvement districts created under Section 59, Article XVI, Texas  
 2-53 Constitution, including Chapters 49 and 51, Water Code, and  
 2-54 specifically including the powers and duties authorized under  
 2-55 Subchapter H, Chapter 51, Water Code.

2-56 Sec. 9085.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
 2-57 52, Article III, Texas Constitution, the district may design,  
 2-58 acquire, construct, finance, issue bonds for, improve, operate,  
 2-59 maintain, and convey to this state, a county, or a municipality for  
 2-60 operation and maintenance macadamized, graveled, or paved roads, or  
 2-61 improvements, including storm drainage, in aid of those roads.

2-62 Sec. 9085.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-63 road project must meet all applicable construction standards,  
 2-64 zoning and subdivision requirements, and regulations of each  
 2-65 municipality in whose corporate limits or extraterritorial  
 2-66 jurisdiction the road project is located.

2-67 (b) If a road project is not located in the corporate limits  
 2-68 or extraterritorial jurisdiction of a municipality, the road  
 2-69 project must meet all applicable construction standards,

3-1 subdivision requirements, and regulations of each county in which  
 3-2 the road project is located.  
 3-3 (c) If the state will maintain and operate the road, the  
 3-4 Texas Transportation Commission must approve the plans and  
 3-5 specifications of the road project.  
 3-6 Sec. 9085.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 3-7 ORDINANCE OR RESOLUTION. The district shall comply with all  
 3-8 applicable requirements of any ordinance or resolution that is  
 3-9 adopted under Section 42.042 or 42.0425, Local Government Code, and  
 3-10 consents to the creation of the district or to the inclusion of land  
 3-11 in the district.  
 3-12 Sec. 9085.0306. LIMITATION ON USE OF EMINENT DOMAIN. The  
 3-13 district may not exercise the power of eminent domain outside the  
 3-14 district boundaries to acquire a site or easement for:  
 3-15 (1) a recreational facility, as defined by Section  
 3-16 49.462, Water Code; or  
 3-17 (2) a road project authorized by Section 9085.0303.  
 3-18 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS  
 3-19 Sec. 9085.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
 3-20 The district may issue, without an election, bonds and other  
 3-21 obligations secured by:  
 3-22 (1) revenue other than ad valorem taxes; or  
 3-23 (2) contract payments described by Section 9085.0403.  
 3-24 (b) The district must hold an election in the manner  
 3-25 provided by Chapters 49 and 51, Water Code, to obtain voter approval  
 3-26 before the district may impose an ad valorem tax or issue bonds  
 3-27 payable from ad valorem taxes.  
 3-28 (c) The district may not issue bonds payable from ad valorem  
 3-29 taxes to finance a road project unless the issuance is approved by a  
 3-30 vote of a two-thirds majority of the district voters voting at an  
 3-31 election held for that purpose.  
 3-32 Sec. 9085.0402. OPERATION AND MAINTENANCE TAX. (a) If  
 3-33 authorized at an election held under Section 9085.0401, the  
 3-34 district may impose an operation and maintenance tax on taxable  
 3-35 property in the district in accordance with Section 49.107, Water  
 3-36 Code.  
 3-37 (b) The board shall determine the tax rate. The rate may not  
 3-38 exceed the rate approved at the election.  
 3-39 Sec. 9085.0403. CONTRACT TAXES. (a) In accordance with  
 3-40 Section 49.108, Water Code, the district may impose a tax other than  
 3-41 an operation and maintenance tax and use the revenue derived from  
 3-42 the tax to make payments under a contract after the provisions of  
 3-43 the contract have been approved by a majority of the district voters  
 3-44 voting at an election held for that purpose.  
 3-45 (b) A contract approved by the district voters may contain a  
 3-46 provision stating that the contract may be modified or amended by  
 3-47 the board without further voter approval.  
 3-48 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS  
 3-49 Sec. 9085.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
 3-50 OBLIGATIONS. The district may issue bonds or other obligations  
 3-51 payable wholly or partly from ad valorem taxes, impact fees,  
 3-52 revenue, contract payments, grants, or other district money, or any  
 3-53 combination of those sources, to pay for any authorized district  
 3-54 purpose.  
 3-55 Sec. 9085.0502. TAXES FOR BONDS. At the time the district  
 3-56 issues bonds payable wholly or partly from ad valorem taxes, the  
 3-57 board shall provide for the annual imposition of a continuing  
 3-58 direct ad valorem tax, without limit as to rate or amount, while all  
 3-59 or part of the bonds are outstanding as required and in the manner  
 3-60 provided by Chapter 51, Water Code.  
 3-61 Sec. 9085.0503. BONDS FOR ROAD PROJECTS. At the time of  
 3-62 issuance, the total principal amount of bonds or other obligations  
 3-63 issued or incurred to finance road projects and payable from ad  
 3-64 valorem taxes may not exceed one-fourth of the assessed value of the  
 3-65 real property in the district.  
 3-66 Sec. 9085.0504. BONDS FOR RECREATIONAL FACILITIES. (a)  
 3-67 The district may develop recreational facilities and issue bonds  
 3-68 for recreational facilities as provided by Chapter 49, Water Code,  
 3-69 regardless of whether the district's territory overlaps with the

4-1 territory of a political subdivision that is authorized to develop  
 4-2 recreational facilities and issue bonds for recreational  
 4-3 facilities under Chapter 49, Water Code.

4-4 (b) The authority of the district to develop recreational  
 4-5 facilities and issue bonds for recreational facilities under this  
 4-6 section does not limit the authority of another political  
 4-7 subdivision whose territory the territory of the district may  
 4-8 overlap, wholly or partly, to develop recreational facilities and  
 4-9 issue bonds for recreational facilities under Chapter 49, Water  
 4-10 Code.

4-11 SECTION 2. The Waller County Water Control and Improvement  
 4-12 District No. 3 initially includes all the territory contained in  
 4-13 the following area:

4-14 A metes & bounds description of a certain 3,791 acre  
 4-15 (165,143,925 square feet) tract of land situated in the W.  
 4-16 McCutchen (H. & T.C. R.R. Co.) Survey, Abstract No. 312, H. & T.C.  
 4-17 R.R. Co. Survey, Abstract No. 145, W. McCutchen (H. & T.C. R.R. Co.)  
 4-18 Survey, Abstract No. 315, H. & T.C. R.R. Co. Survey, Abstract  
 4-19 No. 193, W. McCutchen (H. & T.C. R.R. Co.) Survey, Abstract  
 4-20 No. 309, H. & T.C. R.R. Co. Survey, Abstract No. 192, H. & T.C. R.R.  
 4-21 Co. Survey, Abstract No. 188, J. McCutchen (H. & T.C. R.R. Co.)  
 4-22 Survey, Abstract No. 307, and the E. Wright (H. & T. R.R. Co.)  
 4-23 Survey, Abstract No. 381 in Waller County, Texas, being all of a  
 4-24 called 640 acre tract conveyed to Margaret Sager Pfeffer Estate  
 4-25 Trust by Deed recorded in Volume 271, Page 308, Waller County Deed  
 4-26 Records, being all of a called 640 acre tract conveyed to Adolph and  
 4-27 Noelie Pfeffer Family Partnership One, Ltd. and Adolph and Noelie  
 4-28 Pfeffer Family Partnership Two, Ltd. by Special Warranty Deed  
 4-29 recorded in Volume 1284, Page 133, Waller Official Public Records  
 4-30 of Real Property, being all of a called 823.996 acre tract conveyed  
 4-31 to Adolph A. Pfeffer Sr., Trustee, of the Margaret Sager Pfeffer  
 4-32 Estate Trust by Warranty Deed recorded in Volume 297, Page 825,  
 4-33 Waller County Deed Records, being all of a called 320 acre tract  
 4-34 conveyed to Cochran Road Partners, LLC by Special Warranty Deed  
 4-35 recorded in Volume 1212, Page 399, Waller County Deed Records,  
 4-36 being all of a called 640 acre tract conveyed to Cochran Road  
 4-37 Partners, LLC by Special Warranty Deed recorded in Volume 1212,  
 4-38 Page 399, Waller County Deed Records, being all of a called 152 acre  
 4-39 tract conveyed to Cochran Road Partners, LLC by Special Warranty  
 4-40 Deed recorded in Volume 1212, Page 399, Waller County Official  
 4-41 Public Records of Real Property, being all of a called 80.741 acre  
 4-42 tract conveyed to Adolph A. Pfeffer, Jr., Trustee, of the Margaret  
 4-43 Sager Pfeffer Estate Trust by Warranty Deed recorded in Volume 570,  
 4-44 Page 822, Waller County Deed Records, being all of a called 40 acre  
 4-45 (Tract 6) tract conveyed to Adolph Pfeffer by Deed recorded in  
 4-46 Volume 350, Page 5, Waller County Deed Records, being all of a  
 4-47 called 40 acre (Tract 7) tract conveyed to Adolph Pfeffer by Deed  
 4-48 recorded in Volume 350, Page 5, Waller County Deed Records, being  
 4-49 all of a called 119.5 acre (being 159.5 acres less 40 acres) tract  
 4-50 conveyed to Adolph Pfeffer by Deed recorded in Volume 350, Page 5,  
 4-51 Waller County Deed Records, being all of Lot 6 (called Tract 1)  
 4-52 conveyed to Adolph Pfeffer by Partition Deed recorded in Volume  
 4-53 350, Page 5, Waller County Deed Records, being all of Lot 7 (called  
 4-54 Tract 2) conveyed to Adolph Pfeffer by Partition Deed recorded in  
 4-55 Volume 350, Page 5, Waller County Deed Records, being all of Lot 8  
 4-56 (called Tract 3) conveyed to Adolph Pfeffer by Partition Deed  
 4-57 recorded in Volume 350, Page 5, Waller County Deed Records, being  
 4-58 all of Lot 9 (called Tract 4) conveyed to Adolph Pfeffer by  
 4-59 Partition Deed recorded in Volume 350, Page 5, Waller County Deed  
 4-60 Records, being the residue of a called 20.00 acre tract conveyed to  
 4-61 Adolph A. Pfeffer by Special Warranty Deed recorded in Volume 1109,  
 4-62 Page 001, Waller County Official Public Records of Real Property,  
 4-63 and being a portion of tracts conveyed to Adolph A. Pfeffer by deed  
 4-64 recorded in Volume 119, Page 113 Waller County Deed Records; said  
 4-65 3,791-acre (165,143,925 square feet) tract of land being more  
 4-66 particularly described as follows with all bearings being based on  
 4-67 the Texas Coordinate System, South Central Zone, NAD 83:

4-68 BEGINNING at a point being the southeast corner of said  
 4-69 called 640 acre tract conveyed to Margaret Sager Pfeffer Estate

5-1 Trust;

5-2 THENCE, North 90°00'00" West, 5,280.00 feet to a point for a

5-3 corner being the southwest corner of said called 640 acre tract

5-4 conveyed to Margaret Sager Pfeffer Estate Trust;

5-5 THENCE, North 00°00'00" West, 2,640.00 feet to a point for

5-6 corner being in the west line of said called 640 acre tract conveyed

5-7 to Margaret Sager Pfeffer Estate Trust and being the southeast

5-8 corner of said called 320 acre tract;

5-9 THENCE, North 90°00'00" West, 5,280.00 feet to a point for

5-10 corner being the southwest corner of said called 320 acre tract;

5-11 THENCE, North 00°00'00" East, 2,728.33 feet to a point for

5-12 corner being the northwest corner of said called 320 acre tract,

5-13 being the southwest corner of said called 640 acre tract conveyed to

5-14 Cochran Road Partners, LLC, and being the southeast corner of said

5-15 called Volume 119, Page 113;

5-16 THENCE, North 90°00'00" West, 761.11 feet to a point for

5-17 corner being in the south line of said called Volume 119, Page 113;

5-18 THENCE, South 89°36'31" West, 1,319.30 feet to a point for

5-19 corner being the southwest corner of said called Volume 119, Page

5-20 113 and being the southeast corner of said called 80.741 acre tract;

5-21 THENCE, North 89°37'42" West, 1,843.37 feet to a point for

5-22 corner being the southwest corner of said called residue of a called

5-23 20.00 acre tract;

5-24 THENCE, North 00°22'16" East, 1,105.28 feet to a point for

5-25 corner being in the west line of said called residue of a called 20

5-26 acre tract;

5-27 THENCE, South 89°37'43" East, 500.54 feet to a point for

5-28 corner being in the west line of said called 80.741 acre tract and

5-29 being in the east line of said called residue of a called 20.00 acre

5-30 tract;

5-31 THENCE, North 01°24'32" West, 391.93 feet to a point for

5-32 corner being in the west line of said called 80.741 acre tract and

5-33 being in the east line of said called residue of a called 20.00 acre

5-34 tract;

5-35 THENCE, North 01°16'47" East, 33.21 feet to a point for corner

5-36 being in the west line of said called 80.741 acre tract and being in

5-37 the east line of said called residue of a called 20.00 acre tract;

5-38 THENCE, North 89°37'43" West, 488.89 feet to a point for

5-39 corner being in the west line of said called residue of a called

5-40 20.00 acre tract;

5-41 THENCE, North 00°22'21" East, 189.43 feet to a point for

5-42 corner being the northwest corner of said called residue of a called

5-43 20.00 acre tract;

5-44 THENCE, South 89°37'43" East, 491.89 feet to a point for

5-45 corner being in the west line of said called 80.741 acre tract and

5-46 being the northeast corner of said called residue of a called 20.00

5-47 acre tract;

5-48 THENCE, North 01°16'47" East, 926.49 feet to a point for

5-49 corner being the northwest corner of said called 80.741 acre tract

5-50 and being the most northerly southwest corner of said called Volume

5-51 119, Page 113;

5-52 THENCE, North 00°00'00" West, 1,223.80 feet to a point for

5-53 corner being the southeast corner of said called Tract 6 and being

5-54 in the west line of said called Volume 119, Page 113;

5-55 THENCE, North 90°00'00" West, 2,638.89 feet to a point for

5-56 corner being the southwest corner of said called Tract 7;

5-57 THENCE, North 00°00'00" West, 1,322.22 feet to a point for

5-58 corner being the northwest corner of said called Tract 7;

5-59 THENCE, North 90°00'00" East, 530.56 feet to a point for

5-60 corner being in the north line of said called Tract 7 and being the

5-61 southwest corner of said called 119.5 acre tract;

5-62 THENCE, North 00°00'00" West, 2,516.67 feet to a point for

5-63 corner being the northwest corner of said called 119.5 acre tract;

5-64 THENCE, North 89°54'50" East, 2,773.34 feet to a point for

5-65 corner being the northeast corner of said called 119.5 acre tract,

5-66 being the southwest corner of said called Lot 6, and being the

5-67 northwest corner of said called Lot 7;

5-68 THENCE, North 00°00'00" West, 840.28 feet to a point for

5-69 corner being the northwest corner of said called Lot 6;

6-1           THENCE, North 90°00'00" East, 2,735.00 feet to a point for  
6-2 corner being the northeast corner of said called Lot 6;  
6-3           THENCE, South 00°00'00" West, 869.44 feet to a point for  
6-4 corner being the southeast corner of said called Lot 6, being the  
6-5 northeast corner of said called Lot 7, and being the northwest  
6-6 corner of said called 152 acre tract;  
6-7           THENCE, North 90°00'00" East, 2,657.30 feet to a point for  
6-8 corner being the northeast corner of said called 152 acre tract;  
6-9           THENCE, South 00°00'00" East, 2,491.67 feet to a point for  
6-10 corner being the southeast corner of said called 152 acre tract and  
6-11 being in the north line of said called 640 acre tract conveyed to  
6-12 Cochran Road Partners, LLC;  
6-13           THENCE, North 90°00'00" East, 2,622.70 feet to a point for  
6-14 corner being the northeast corner of said called 640 acre tract  
6-15 conveyed to Cochran Road Partners, LLC, being the northwest corner  
6-16 of said called 640 acre tract conveyed to Adolph and Noelie Pfeffer  
6-17 Family Partnership One, Ltd. and Adolph and Noelie Pfeffer Family  
6-18 Partnership Two, Ltd., and being the southwest corner of said  
6-19 called 823.996 acre tract;  
6-20           THENCE, North 00°04'31" East, 4,548.22 feet to a point for  
6-21 corner being in the west line of said called 823.996 acre tract;  
6-22           THENCE, North 11°22'24" West, 128.93 feet to a point for  
6-23 corner being in the west line of said called 823.996 acre tract;  
6-24           THENCE, North 00°21'45" East, 459.44 feet to a point for  
6-25 corner being the northwest corner of said called 823.996 acre  
6-26 tract;  
6-27           THENCE, South 89°56'04" East, 2,814.86 feet to a point for  
6-28 corner being the most northerly northeast corner of said called  
6-29 823.996 acre tract;  
6-30           THENCE, South 16°12'54" East, 1,715.81 feet to a point being  
6-31 an interior corner of said called 823.996 acre tract;  
6-32           THENCE, South 81°28'25" E, 2,000.00 feet to a point for corner  
6-33 being the most southerly northeast corner of said called 823.996  
6-34 acre tract;  
6-35           THENCE, South 00°06'10" East, 13,746.77 feet to the POINT OF  
6-36 BEGINNING, CONTAINING 3,791 acres (165,143,925 square feet) of land  
6-37 in Waller County, Texas filed in the office of Manhard Consulting,  
6-38 Ltd. in The Woodlands, Texas.  
6-39           SECTION 3. (a) The legal notice of the intention to  
6-40 introduce this Act, setting forth the general substance of this  
6-41 Act, has been published as provided by law, and the notice and a  
6-42 copy of this Act have been furnished to all persons, agencies,  
6-43 officials, or entities to which they are required to be furnished  
6-44 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
6-45 Government Code.  
6-46           (b) The governor, one of the required recipients, has  
6-47 submitted the notice and Act to the Texas Commission on  
6-48 Environmental Quality.  
6-49           (c) The Texas Commission on Environmental Quality has filed  
6-50 its recommendations relating to this Act with the governor, the  
6-51 lieutenant governor, and the speaker of the house of  
6-52 representatives within the required time.  
6-53           (d) All requirements of the constitution and laws of this  
6-54 state and the rules and procedures of the legislature with respect  
6-55 to the notice, introduction, and passage of this Act are fulfilled  
6-56 and accomplished.  
6-57           SECTION 4. (a) Section 9085.0306, Special District Local  
6-58 Laws Code, as added by Section 1 of this Act, takes effect only if  
6-59 this Act receives a two-thirds vote of all the members elected to  
6-60 each house.  
6-61           (b) If this Act does not receive a two-thirds vote of all the  
6-62 members elected to each house, Subchapter C, Chapter 9085, Special  
6-63 District Local Laws Code, as added by Section 1 of this Act, is  
6-64 amended by adding Section 9085.0306 to read as follows:  
6-65           Sec. 9085.0306. NO EMINENT DOMAIN POWER. The district may  
6-66 not exercise the power of eminent domain.  
6-67           (c) This section is not intended to be an expression of a  
6-68 legislative interpretation of the requirements of Section 17(c),  
6-69 Article I, Texas Constitution.

7-1 SECTION 5. This Act takes effect immediately if it receives  
7-2 a vote of two-thirds of all the members elected to each house, as  
7-3 provided by Section 39, Article III, Texas Constitution. If this  
7-4 Act does not receive the vote necessary for immediate effect, this  
7-5 Act takes effect September 1, 2019.

7-6

\* \* \* \* \*