

By: Kolkhorst

S.B. No. 2476

A BILL TO BE ENTITLED

AN ACT

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

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

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

CHAPTER 9085. WALLER COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT

NO. 3

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 9085.0101. 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 Waller County Water Control and Improvement District No. 3.

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

Sec. 9085.0103. CONFIRMATION AND DIRECTORS' ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent

1 directors as provided by Section 49.102, Water Code.

2 Sec. 9085.0104. CONSENT OF MUNICIPALITY REQUIRED. The
3 temporary directors may not hold an election under Section
4 9085.0103 until each municipality in whose corporate limits or
5 extraterritorial jurisdiction the district is located has
6 consented by ordinance or resolution to the creation of the
7 district and to the inclusion of land in the district.

8 Sec. 9085.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

9 (a) The district is created to serve a public purpose and benefit.

10 (b) The district is created to accomplish the purposes of:

11 (1) a water control and improvement district as
12 provided by general law and Section 59, Article XVI, Texas
13 Constitution; and

14 (2) Section 52, Article III, Texas Constitution, that
15 relate to the construction, acquisition, improvement, operation,
16 or maintenance of macadamized, graveled, or paved roads, or
17 improvements, including storm drainage, in aid of those roads.

18 Sec. 9085.0106. INITIAL DISTRICT TERRITORY. (a) The
19 district is initially composed of the territory described by
20 Section 2 of the Act enacting this chapter.

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

25 (1) organization, existence, or validity;

26 (2) right to issue any type of bond for the purposes
27 for which the district is created or to pay the principal of and

1 interest on a bond;

2 (3) right to impose a tax; or

3 (4) legality or operation.

4 SUBCHAPTER B. BOARD OF DIRECTORS

5 Sec. 9085.0201. GOVERNING BODY; TERMS. (a) The district is
6 governed by a board of five elected directors.

7 (b) Except as provided by Section 9085.0202, directors
8 serve staggered four-year terms.

9 Sec. 9085.0202. TEMPORARY DIRECTORS. (a) On or after the
10 effective date of the Act enacting this chapter, the owner or owners
11 of a majority of the assessed value of the real property in the
12 district may submit a petition to the commission requesting that
13 the commission appoint as temporary directors the five persons
14 named in the petition. The commission shall appoint as temporary
15 directors the five persons named in the petition.

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

17 (1) the date permanent directors are elected under
18 Section 9085.0103; or

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

21 (c) If permanent directors have not been elected under
22 Section 9085.0103 and the terms of the temporary directors have
23 expired, successor temporary directors shall be appointed or
24 reappointed as provided by Subsection (d) to serve terms that
25 expire on the earlier of:

26 (1) the date permanent directors are elected under
27 Section 9085.0103; or

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

3 (d) If Subsection (c) applies, the owner or owners of a
4 majority of the assessed value of the real property in the district
5 may submit a petition to the commission requesting that the
6 commission appoint as successor temporary directors the five
7 persons named in the petition. The commission shall appoint as
8 successor temporary directors the five persons named in the
9 petition.

10 SUBCHAPTER C. POWERS AND DUTIES

11 Sec. 9085.0301. GENERAL POWERS AND DUTIES. The district
12 has the powers and duties necessary to accomplish the purposes for
13 which the district is created.

14 Sec. 9085.0302. WATER CONTROL AND IMPROVEMENT DISTRICT
15 POWERS AND DUTIES. The district has the powers and duties provided
16 by the general law of this state, including Chapters 49 and 51,
17 Water Code, applicable to water control and improvement districts
18 created under Section 59, Article XVI, Texas Constitution.

19 Sec. 9085.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
20 52, Article III, Texas Constitution, the district may design,
21 acquire, construct, finance, issue bonds for, improve, operate,
22 maintain, and convey to this state, a county, or a municipality for
23 operation and maintenance macadamized, graveled, or paved roads, or
24 improvements, including storm drainage, in aid of those roads.

25 Sec. 9085.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
26 road project must meet all applicable construction standards,
27 zoning and subdivision requirements, and regulations of each

1 municipality in whose corporate limits or extraterritorial
2 jurisdiction the road project is located.

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

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

11 Sec. 9085.0305. COMPLIANCE WITH MUNICIPAL CONSENT
12 ORDINANCE OR RESOLUTION. The district shall comply with all
13 applicable requirements of any ordinance or resolution that is
14 adopted under Section 42.042 or 42.0425, Local Government Code, and
15 consents to the creation of the district or to the inclusion of land
16 in the district.

17 Sec. 9085.0306. LIMITATION ON USE OF EMINENT DOMAIN. The
18 district may not exercise the power of eminent domain outside the
19 district boundaries to acquire a site or easement for:

20 (1) a recreational facility, as defined by Section
21 49.462, Water Code; or

22 (2) a road project authorized by Section 9085.0303.

23 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

24 Sec. 9085.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
25 The district may issue, without an election, bonds and other
26 obligations secured by:

27 (1) revenue other than ad valorem taxes; or

1 (2) contract payments described by Section 9085.0403.

2 (b) The district must hold an election in the manner
3 provided by Chapters 49 and 51, Water Code, to obtain voter approval
4 before the district may impose an ad valorem tax or issue bonds
5 payable from ad valorem taxes.

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

10 Sec. 9085.0402. OPERATION AND MAINTENANCE TAX. (a) If
11 authorized at an election held under Section 9085.0401, the
12 district may impose an operation and maintenance tax on taxable
13 property in the district in accordance with Section 49.107, Water
14 Code.

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

17 Sec. 9085.0403. CONTRACT TAXES. (a) In accordance with
18 Section 49.108, Water Code, the district may impose a tax other than
19 an operation and maintenance tax and use the revenue derived from
20 the tax to make payments under a contract after the provisions of
21 the contract have been approved by a majority of the district voters
22 voting at an election held for that purpose.

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

26 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

27 Sec. 9085.0501. AUTHORITY TO ISSUE BONDS AND OTHER

1 OBLIGATIONS. The district may issue bonds or other obligations
2 payable wholly or partly from ad valorem taxes, impact fees,
3 revenue, contract payments, grants, or other district money, or any
4 combination of those sources, to pay for any authorized district
5 purpose.

6 Sec. 9085.0502. TAXES FOR BONDS. At the time the district
7 issues bonds payable wholly or partly from ad valorem taxes, the
8 board shall provide for the annual imposition of a continuing
9 direct ad valorem tax, without limit as to rate or amount, while all
10 or part of the bonds are outstanding as required and in the manner
11 provided by Chapter 51, Water Code.

12 Sec. 9085.0503. BONDS FOR ROAD PROJECTS. At the time of
13 issuance, the total principal amount of bonds or other obligations
14 issued or incurred to finance road projects and payable from ad
15 valorem taxes may not exceed one-fourth of the assessed value of the
16 real property in the district.

17 Sec. 9085.0504. BONDS FOR RECREATIONAL FACILITIES. (a)
18 The district may develop recreational facilities and issue bonds
19 for recreational facilities as provided by Chapter 49, Water Code,
20 regardless of whether the district's territory overlaps with the
21 territory of a political subdivision that is authorized to develop
22 recreational facilities and issue bonds for recreational
23 facilities under Chapter 49, Water Code.

24 (b) The authority of the district to develop recreational
25 facilities and issue bonds for recreational facilities under this
26 section does not limit the authority of another political
27 subdivision whose territory the territory of the district may

1 overlap, wholly or partly, to develop recreational facilities and
2 issue bonds for recreational facilities under Chapter 49, Water
3 Code.

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

7 A metes & bounds description of a certain 3,791 acre
8 (165,143,925 square feet) tract of land situated in the W.
9 McCutchen (H. & T.C. R.R. Co.) Survey, Abstract No. 312, H. & T.C.
10 R.R. Co. Survey, Abstract No. 145, W. McCutchen (H. & T.C. R.R. Co.)
11 Survey, Abstract No. 315, H. & T.C. R.R. Co. Survey, Abstract
12 No. 193, W. McCutchen (H. & T.C. R.R. Co.) Survey, Abstract
13 No. 309, H. & T.C. R.R. Co. Survey, Abstract No. 192, H. & T.C. R.R.
14 Co. Survey, Abstract No. 188, J. McCutchen (H. & T.C. R.R. Co.)
15 Survey, Abstract No. 307, and the E. Wright (H. & T. R.R. Co.)
16 Survey, Abstract No. 381 in Waller County, Texas, being all of a
17 called 640 acre tract conveyed to Margaret Sager Pfeffer Estate
18 Trust by Deed recorded in Volume 271, Page 308, Waller County Deed
19 Records, being all of a called 640 acre tract conveyed to Adolph and
20 Noelie Pfeffer Family Partnership One, Ltd. and Adolph and Noelie
21 Pfeffer Family Partnership Two, Ltd. by Special Warranty Deed
22 recorded in Volume 1284, Page 133, Waller Official Public Records
23 of Real Property, being all of a called 823.996 acre tract conveyed
24 to Adolph A . Pfeffer Sr., Trustee, of the Margaret Sager Pfeffer
25 Estate Trust by Warranty Deed recorded in Volume 297, Page 825,
26 Waller County Deed Records, being all of a called 320 acre tract
27 conveyed to Cochran Road Partners, LLC by Special Warranty Deed

1 recorded in Volume 1212, Page 399, Waller County Deed Records,
2 being all of a called 640 acre tract conveyed to Cochran Road
3 Partners, LLC by Special Warranty Deed recorded in Volume 1212,
4 Page 399, Waller County Deed Records, being all of a called 152 acre
5 tract conveyed to Cochran Road Partners, LLC by Special Warranty
6 Deed recorded in Volume 1212, Page 399, Waller County Official
7 Public Records of Real Property, being all of a called 80.741 acre
8 tract conveyed to Adolph A Pfeffer, Jr., Trustee, of the Margaret
9 Sager Pfeffer Estate Trust by Warranty Deed recorded in Volume 570,
10 Page 822, Waller County Deed Records, being all of a called 40 acre
11 (Tract 6) tract conveyed to Adolph Pfeffer by Deed recorded in
12 Volume 350, Page 5, Waller County Deed Records, being all of a
13 called 40 acre (Tract 7) tract conveyed to Adolph Pfeffer by Deed
14 recorded in Volume 350, Page 5, Waller County Deed Records, being
15 all of a called 119.5 acre (being 159.5 acres less 40 acres) tract
16 conveyed to Adolph Pfeffer by Deed recorded in Volume 350, Page 5,
17 Waller County Deed Records, being all of Lot 6 (called Tract 1)
18 conveyed to Adolph Pfeffer by Partition Deed recorded in Volume
19 350, Page 5, Waller County Deed Records, being all of Lot 7 (called
20 Tract 2) conveyed to Adolph Pfeffer by Partition Deed recorded in
21 Volume 350, Page 5, Waller County Deed Records, being all of Lot 8
22 (called Tract 3) conveyed to Adolph Pfeffer by Partition Deed
23 recorded in Volume 350, Page 5, Waller County Deed Records, being
24 all of Lot 9 (called Tract 4) conveyed to Adolph Pfeffer by
25 Partition Deed recorded in Volume 350, Page 5, Waller County Deed
26 Records, being the residue of a called 20.00 acre tract conveyed to
27 Adolph A. Pfeffer by Special Warranty Deed recorded in Volume 1109,

1 Page 001, Waller County Official Public Records of Real Property,
2 and being a portion of tracts conveyed to Adolph A. Pfeffer by deed
3 recorded in Volume 119, Page 113 Waller County Deed Records; said
4 3,791-acre (165,143,925 square feet) tract of land being more
5 particularly described as follows with all bearings being based on
6 the Texas Coordinate System, South Central Zone, NAD 83:

7 BEGINNING at a point being the southeast corner of said
8 called 640 acre tract conveyed to Margaret Sager Pfeffer Estate
9 Trust;

10 THENCE, North 90°00'00" West, 5,280.00 feet to a point for a
11 corner being the southwest corner of said called 640 acre tract
12 conveyed to Margaret Sager Pfeffer Estate Trust;

13 THENCE, North 00°00'00" West, 2,640.00 feet to a point for
14 corner being in the west line of said called 640 acre tract conveyed
15 to Margaret Sager Pfeffer Estate Trust and being the southeast
16 corner of said called 320 acre tract;

17 THENCE, North 90°00'00" West, 5,280.00 feet to a point for
18 corner being the southwest corner of said called 320 acre tract;

19 THENCE, North 00°00'00" East, 2,728.33 feet to a point for
20 corner being the northwest corner of said called 320 acre tract,
21 being the southwest corner of said called 640 acre tract conveyed to
22 Cochran Road Partners, LLC, and being the southeast corner of said
23 called Volume 119, Page 113;

24 THENCE, North 90°00'00" West, 761.11 feet to a point for
25 corner being in the south line of said called Volume 119, Page 113;

26 THENCE, South 89°36'31" West, 1,319.30 feet to a point for
27 corner being the southwest corner of said called Volume 119, Page

1 113 and being the southeast corner of said called 80.741 acre tract;

2 THENCE, North 89°37'42" West, 1,843.37 feet to a point for
3 corner being the southwest corner of said called residue of a called
4 20.00 acre tract;

5 THENCE, North 00°22'16" East, 1,105.28 feet to a point for
6 corner being in the west line of said called residue of a called 20
7 acre tract;

8 THENCE, South 89°37'43" East, 500.54 feet to a point for
9 corner being in the west line of said called 80.741 acre tract and
10 being in the east line of said called residue of a called 20.00 acre
11 tract;

12 THENCE, North 01°24'32" West, 391.93 feet to a point for
13 corner being in the west line of said called 80.741 acre tract and
14 being in the east line of said called residue of a called 20.00 acre
15 tract;

16 THENCE, North 01°16'47" East, 33.21 feet to a point for corner
17 being in the west line of said called 80.741 acre tract and being in
18 the east line of said called residue of a called 20.00 acre tract;

19 THENCE, North 89°37'43" West, 488.89 feet to a point for
20 corner being in the west line of said called residue of a called
21 20.00 acre tract;

22 THENCE, North 00°22'21" East, 189.43 feet to a point for
23 corner being the northwest corner of said called residue of a called
24 20.00 acre tract;

25 THENCE, South 89°37'43" East, 491.89 feet to a point for
26 corner being in the west line of said called 80.741 acre tract and
27 being the northeast corner of said called residue of a called 20.00

1 acre tract;

2 THENCE, North 01°16'47" East, 926.49 feet to a point for
3 corner being the northwest corner of said called 80.741 acre tract
4 and being the most northerly southwest corner of said called Volume
5 119, Page 113;

6 THENCE, North 00°00'00" West, 1,223.80 feet to a point for
7 corner being the southeast corner of said called Tract 6 and being
8 in the west line of said called Volume 119, Page 113;

9 THENCE, North 90°00'00" West, 2,638.89 feet to a point for
10 corner being the southwest corner of said called Tract 7;

11 THENCE, North 00°00'00" West, 1,322.22 feet to a point for
12 corner being the northwest corner of said called Tract 7;

13 THENCE, North 90°00'00" East, 530.56 feet to a point for
14 corner being in the north line of said called Tract 7 and being the
15 southwest corner of said called 119.5 acre tract;

16 THENCE, North 00°00'00" West, 2,516.67 feet to a point for
17 corner being the northwest corner of said called 119.5 acre tract;

18 THENCE, North 89°54'50" East, 2,773.34 feet to a point for
19 corner being the northeast corner of said called 119.5 acre tract,
20 being the southwest corner of said called Lot 6, and being the
21 northwest corner of said called Lot 7;

22 THENCE, North 00°00'00" West, 840.28 feet to a point for
23 corner being the northwest corner of said called Lot 6;

24 THENCE, North 90°00'00" East, 2,735.00 feet to a point for
25 corner being the northeast corner of said called Lot 6;

26 THENCE, South 00°00'00" West, 869.44 feet to a point for
27 corner being the southeast corner of said called Lot 6, being the

1 northeast corner of said called Lot 7, and being the northwest
2 corner of said called 152 acre tract;

3 THENCE, North 90°00'00" East, 2,657.30 feet to a point for
4 corner being the northeast corner of said called 152 acre tract;

5 THENCE, South 00°00'00" East, 2,491.67 feet to a point for
6 corner being the southeast corner of said called 152 acre tract and
7 being in the north line of said called 640 acre tract conveyed to
8 Cochran Road Partners, LLC;

9 THENCE, North 90°00'00" East, 2,622.70 feet to a point for
10 corner being the northeast corner of said called 640 acre tract
11 conveyed to Cochran Road Partners, LLC, being the northwest corner
12 of said called 640 acre tract conveyed to Adolph and Noelie Pfeffer
13 Family Partnership One, Ltd. and Adolph and Noelie Pfeffer Family
14 Partnership Two, Ltd., and being the southwest corner of said
15 called 823.996 acre tract;

16 THENCE, North 00°04'31" East, 4,548.22 feet to a point for
17 corner being in the west line of said called 823.996 acre tract;

18 THENCE, North 11°22'24" West, 128.93 feet to a point for
19 corner being in the west line of said called 823.996 acre tract;

20 THENCE, North 00°21'45" East, 459.44 feet to a point for
21 corner being the northwest corner of said called 823.996 acre
22 tract;

23 THENCE, South 89°56'04" East, 2,814.86 feet to a point for
24 corner being the most northerly northeast corner of said called
25 823.996 acre tract;

26 THENCE, South 16°12'54" East, 1,715.81 feet to a point being
27 an interior corner of said called 823.996 acre tract;

1 THENCE, South 81°28'25" E, 2,000.00 feet to a point for corner
2 being the most southerly northeast corner of said called 823.996
3 acre tract;

4 THENCE, South 00°06'10" East, 13,746.77 feet to the POINT OF
5 BEGINNING, CONTAINING 3,791 acres (165,143,925 square feet) of land
6 in Waller County, Texas filed in the office of Manhard Consulting,
7 Ltd. in The Woodlands, Texas.

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

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

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

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

26 SECTION 4. (a) Section 9085.0306, Special District Local
27 Laws Code, as added by Section 1 of this Act, takes effect only if

1 this Act receives a two-thirds vote of all the members elected to
2 each house.

3 (b) If this Act does not receive a two-thirds vote of all the
4 members elected to each house, Subchapter C, Chapter 9085, Special
5 District Local Laws Code, as added by Section 1 of this Act, is
6 amended by adding Section 9085.0306 to read as follows:

7 Sec. 9085.0306. NO EMINENT DOMAIN POWER. The district may
8 not exercise the power of eminent domain.

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

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