

1-1 By: Bell (Senate Sponsor - Kolkhorst) H.B. No. 4134
 1-2 (In the Senate - Received from the House May 4, 2015;
 1-3 May 4, 2015, read first time and referred to Committee on
 1-4 Administration; May 18, 2015, reported favorably by the following
 1-5 vote: Yeas 5, Nays 0; May 18, 2015, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Hancock	X			
1-8 Uresti	X			
1-9 Campbell	X			
1-10 Eltife			X	
1-11 Huffines	X			
1-12 Schwertner			X	
1-13 West	X			

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

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

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-22 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-23 Code, is amended by adding Chapter 7928 to read as follows:

1-24 CHAPTER 7928. WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 20

1-25 SUBCHAPTER A. GENERAL PROVISIONS

1-26 Sec. 7928.001. DEFINITIONS. In this chapter:

1-27 (1) "Board" means the district's board of directors.

1-28 (2) "Commission" means the Texas Commission on
 1-29 Environmental Quality.

1-30 (3) "Director" means a board member.

1-31 (4) "District" means the Waller County Municipal
 1-32 Utility District No. 20.

1-33 Sec. 7928.002. NATURE OF DISTRICT. The district is a
 1-34 municipal utility district created under Section 59, Article XVI,
 1-35 Texas Constitution.

1-36 Sec. 7928.003. CONFIRMATION AND DIRECTORS' ELECTION
 1-37 REQUIRED. The temporary directors shall hold an election to
 1-38 confirm the creation of the district and to elect five permanent
 1-39 directors as provided by Section 49.102, Water Code.

1-40 Sec. 7928.004. CONSENT OF MUNICIPALITY REQUIRED. The
 1-41 temporary directors may not hold an election under Section 7928.003
 1-42 until each municipality in whose corporate limits or
 1-43 extraterritorial jurisdiction the district is located has
 1-44 consented by ordinance or resolution to the creation of the
 1-45 district and to the inclusion of land in the district.

1-46 Sec. 7928.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)
 1-47 The district is created to serve a public purpose and benefit.

1-48 (b) The district is created to accomplish the purposes of:

1-49 (1) a municipal utility district as provided by
 1-50 general law and Section 59, Article XVI, Texas Constitution; and

1-51 (2) Section 52, Article III, Texas Constitution, that
 1-52 relate to the construction, acquisition, improvement, operation,
 1-53 or maintenance of macadamized, graveled, or paved roads, or
 1-54 improvements, including storm drainage, in aid of those roads.

1-55 Sec. 7928.006. INITIAL DISTRICT TERRITORY. (a) The
 1-56 district is initially composed of the territory described by
 1-57 Section 2 of the Act enacting this chapter.

1-58 (b) The boundaries and field notes contained in Section 2 of
 1-59 the Act enacting this chapter form a closure. A mistake made in the
 1-60 field notes or in copying the field notes in the legislative process
 1-61 does not affect the district's:

- 2-1 (1) organization, existence, or validity;
- 2-2 (2) right to issue any type of bond for the purposes
- 2-3 for which the district is created or to pay the principal of and
- 2-4 interest on a bond;
- 2-5 (3) right to impose a tax; or
- 2-6 (4) legality or operation.

SUBCHAPTER B. BOARD OF DIRECTORS

2-8 Sec. 7928.051. GOVERNING BODY; TERMS. (a) The district is
 2-9 governed by a board of five elected directors.
 2-10 (b) Except as provided by Section 7928.052, directors serve
 2-11 staggered four-year terms.

2-12 Sec. 7928.052. TEMPORARY DIRECTORS. (a) The temporary
 2-13 board consists of:

- 2-14 (1) Monica L. Pena;
- 2-15 (2) Rafael Garcia;
- 2-16 (3) Walker French;
- 2-17 (4) Michael Cole; and
- 2-18 (5) Adam Selwyn.

2-19 (b) Temporary directors serve until the earlier of:
 2-20 (1) the date permanent directors are elected under
 2-21 Section 7928.003; or
 2-22 (2) the fourth anniversary of the effective date of
 2-23 the Act enacting this chapter.

2-24 (c) If permanent directors have not been elected under
 2-25 Section 7928.003 and the terms of the temporary directors have
 2-26 expired, successor temporary directors shall be appointed or
 2-27 reappointed as provided by Subsection (d) to serve terms that
 2-28 expire on the earlier of:

- 2-29 (1) the date permanent directors are elected under
 2-30 Section 7928.003; or
- 2-31 (2) the fourth anniversary of the date of the
 2-32 appointment or reappointment.

2-33 (d) If Subsection (c) applies, the owner or owners of a
 2-34 majority of the assessed value of the real property in the district
 2-35 may submit a petition to the commission requesting that the
 2-36 commission appoint as successor temporary directors the five
 2-37 persons named in the petition. The commission shall appoint as
 2-38 successor temporary directors the five persons named in the
 2-39 petition.

SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 7928.101. GENERAL POWERS AND DUTIES. The district has
 2-42 the powers and duties necessary to accomplish the purposes for
 2-43 which the district is created.

2-44 Sec. 7928.102. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-45 DUTIES. The district has the powers and duties provided by the
 2-46 general law of this state, including Chapters 49 and 54, Water Code,
 2-47 applicable to municipal utility districts created under Section 59,
 2-48 Article XVI, Texas Constitution.

2-49 Sec. 7928.103. AUTHORITY FOR ROAD PROJECTS. Under Section
 2-50 52, Article III, Texas Constitution, the district may design,
 2-51 acquire, construct, finance, issue bonds for, improve, operate,
 2-52 maintain, and convey to this state, a county, or a municipality for
 2-53 operation and maintenance macadamized, graveled, or paved roads, or
 2-54 improvements, including storm drainage, in aid of those roads.

2-55 Sec. 7928.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road
 2-56 project must meet all applicable construction standards, zoning and
 2-57 subdivision requirements, and regulations of each municipality in
 2-58 whose corporate limits or extraterritorial jurisdiction the road
 2-59 project is located.

2-60 (b) If a road project is not located in the corporate limits
 2-61 or extraterritorial jurisdiction of a municipality, the road
 2-62 project must meet all applicable construction standards,
 2-63 subdivision requirements, and regulations of each county in which
 2-64 the road project is located.

2-65 (c) If the state will maintain and operate the road, the
 2-66 Texas Transportation Commission must approve the plans and
 2-67 specifications of the road project.

2-68 Sec. 7928.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
 2-69 OR RESOLUTION. The district shall comply with all applicable

3-1 requirements of any ordinance or resolution that is adopted under
 3-2 Section 54.016 or 54.0165, Water Code, and that consents to the
 3-3 creation of the district or to the inclusion of land in the
 3-4 district.

3-5 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-6 Sec. 7928.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The
 3-7 district may issue, without an election, bonds and other
 3-8 obligations secured by:

- 3-9 (1) revenue other than ad valorem taxes; or
- 3-10 (2) contract payments described by Section 7928.153.

3-11 (b) The district must hold an election in the manner
 3-12 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 3-13 before the district may impose an ad valorem tax or issue bonds
 3-14 payable from ad valorem taxes.

3-15 (c) The district may not issue bonds payable from ad valorem
 3-16 taxes to finance a road project unless the issuance is approved by a
 3-17 vote of a two-thirds majority of the district voters voting at an
 3-18 election held for that purpose.

3-19 Sec. 7928.152. OPERATION AND MAINTENANCE TAX. (a) If
 3-20 authorized at an election held under Section 7928.151, the district
 3-21 may impose an operation and maintenance tax on taxable property in
 3-22 the district in accordance with Section 49.107, Water Code.

3-23 (b) The board shall determine the tax rate. The rate may not
 3-24 exceed the rate approved at the election.

3-25 Sec. 7928.153. CONTRACT TAXES. (a) In accordance with
 3-26 Section 49.108, Water Code, the district may impose a tax other than
 3-27 an operation and maintenance tax and use the revenue derived from
 3-28 the tax to make payments under a contract after the provisions of
 3-29 the contract have been approved by a majority of the district voters
 3-30 voting at an election held for that purpose.

3-31 (b) A contract approved by the district voters may contain a
 3-32 provision stating that the contract may be modified or amended by
 3-33 the board without further voter approval.

3-34 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-35 Sec. 7928.201. AUTHORITY TO ISSUE BONDS AND OTHER
 3-36 OBLIGATIONS. The district may issue bonds or other obligations
 3-37 payable wholly or partly from ad valorem taxes, impact fees,
 3-38 revenue, contract payments, grants, or other district money, or any
 3-39 combination of those sources, to pay for any authorized district
 3-40 purpose.

3-41 Sec. 7928.202. TAXES FOR BONDS. At the time the district
 3-42 issues bonds payable wholly or partly from ad valorem taxes, the
 3-43 board shall provide for the annual imposition of a continuing
 3-44 direct ad valorem tax, without limit as to rate or amount, while all
 3-45 or part of the bonds are outstanding as required and in the manner
 3-46 provided by Sections 54.601 and 54.602, Water Code.

3-47 Sec. 7928.203. BONDS FOR ROAD PROJECTS. At the time of
 3-48 issuance, the total principal amount of bonds or other obligations
 3-49 issued or incurred to finance road projects and payable from ad
 3-50 valorem taxes may not exceed one-fourth of the assessed value of the
 3-51 real property in the district.

3-52 SECTION 2. The Waller County Municipal Utility District No.
 3-53 20 initially includes all the territory contained in the following
 3-54 area:

3-55 Being a 809.20 acre tract of land in the W. Hillhouse Survey,
 3-56 Abstract 136, Waller County, Texas, the F.L. Smith Survey, Abstract
 3-57 252, Waller County, Texas, the D. Warren Survey, Abstract 394,
 3-58 Waller County, Texas, the W. Rogerson Survey, Abstract 245, Waller
 3-59 County, Texas, the R. Watson Survey, Abstract 271, Waller County,
 3-60 being out of a called 2023.4232 acre tract of land as recorded under
 3-61 Volume 883, Page 590 of the Real Property Records Waller County, and
 3-62 Montgomery County Clerk's File No. 2005-063061, and all of a called
 3-63 803.86 acre tract of land as recorded in Volume 1330, Page 226, of
 3-64 the Real Properties Records of Waller County, Texas. Said 809.20
 3-65 acre tract, being more particularly described as follows:

3-66 BEGINNING at 5/8" iron rod found for the southwesterly corner
 3-67 of the Remington Forest Subdivision as recorded in Volume 1278,
 3-68 Page 566 of the Map Records of Waller County, Texas, also being on
 3-69 the northerly line of FM 1488, and being a southeasterly corner of

4-1 herein described tract;

4-2 THENCE S 87 deg. 27' 46" W along the northerly line of FM

4-3 1488, a distance of 1634.27 feet to the centerline of a creek, being

4-4 the southwesterly corner of the herein described tract

4-5 THENCE across the said 2023.4232 and the said 803.86 acre

4-6 tract as follows:

4-7 THENCE N 02deg10'05" W, a distance of 196.50' to a point

4-8 for corner

4-9 THENCE N 33deg15'32" E, a distance of 378.47' to a point

4-10 for corner

4-11 THENCE N 10deg42'18" W, a distance of 566.69' to a point

4-12 for corner

4-13 THENCE N 08deg13'31" W, a distance of 1330.08' to a

4-14 point for corner

4-15 THENCE N 08deg13'31" W, a distance of 417.47' to a point

4-16 for corner

4-17 THENCE N 41deg36'33" W, a distance of 292.69' to a point

4-18 for corner

4-19 THENCE N 16deg33'53" E, a distance of 668.46' to a point

4-20 for corner

4-21 THENCE N 02deg17'52" E, a distance of 899.56' to a point

4-22 for corner

4-23 THENCE N 12deg09'48" E, a distance of 629.46' to a point

4-24 for corner

4-25 THENCE N 46deg27'00" E, a distance of 923.73' to a point

4-26 for corner

4-27 THENCE N 21deg57'56" E, a distance of 516.18' to a point

4-28 for corner

4-29 THENCE N 48deg32'01" W, a distance of 265.75' to a point

4-30 for corner

4-31 THENCE N 39deg11'23" E, a distance of 175.18' to a point

4-32 for corner

4-33 THENCE with a curve turning to the right with an arc

4-34 length of 1671.08', having a radius of 3500.00', a chord which bears

4-35 N 52deg52'03" E, a chord length of 1655.25';

4-36 THENCE N 66deg32'44" E, a distance of 498.48' to a point

4-37 for corner

4-38 THENCE with a curve turning to the left with an arc

4-39 length of 1904.28', having a radius of 2000.00', a chord which bears

4-40 N 39deg16'07" E, a chord length of 1833.16',

4-41 THENCE S 89deg46'05" E, a distance of 1403.20' to a point for

4-42 corner in the westerly line of Ranch Crest subdivision, a

4-43 subdivision recorded in Cabinet Z, Sheet 1741 of the Real Property

4-44 Records of Montgomery County, Texas

4-45 THENCE S 01 deg. 38' 07" E along the easterly line the said

4-46 803.86 acre tract, a distance of 7575.75 feet to a 5/8" iron rod

4-47 found for the southeasterly corner of said 803.86 acre tract, also

4-48 being the northeasterly corner of Remington Forest Section 1, and

4-49 being a corner of herein described tract;

4-50 THENCE along the northerly line of Remington Forest Section 1

4-51 as follows:

4-52 THENCE N 71deg19'31" W, a distance of 175.38' to a point

4-53 for corner

4-54 THENCE N 80deg21'54" W, a distance of 315.27' to a point

4-55 for corner

4-56 THENCE S 75deg59'54" W, a distance of 89.70' to a point

4-57 for corner

4-58 THENCE N 81deg44'54" W, a distance of 110.31' to a point

4-59 for corner

4-60 THENCE S 79deg04'39" W, a distance of 153.54' to a point

4-61 for corner

4-62 THENCE N 67deg55'32" W, a distance of 323.68' to a point

4-63 for corner

4-64 THENCE S 43deg05'21" W, a distance of 324.47' to a point

4-65 for corner

4-66 THENCE N 46deg54'59" W, a distance of 73.97' to a point

4-67 for corner

4-68 THENCE S 43deg05'06" W, a distance of 70.00' to a point

4-69 for corner

