

SCHWARTZ, PAGE & HARDING, L.L.P.

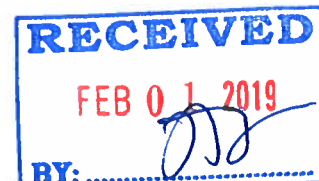
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January 30, 2019

CERTIFIED MAIL-RETURN RECEIPT REQUESTED

Article No. 7016 2140 0000 7828 0282

County Judge and Commissioners Court  
of Waller County  
c/o The Honorable Carbett "Trey" J. Duhon  
836 Austin Street, Suite 203  
Hempstead, Texas 77445

Re: Proposed Legislation Creating the Waller County Municipal Utility District  
No. 34

Dear Judge Duhon:

Pursuant to the provisions of Art. XVI, Section 59(e), of the Texas Constitution, we are delivering to you herewith a copy of a proposed bill to be introduced in the 86th Texas Legislature, Regular Session, 2019, relating to the creation of the Waller County Municipal Utility District No. 34.

The general substance of the proposed legislation is described in the caption provisions of the proposed bill; however, if you have any questions or need any additional information concerning this matter, please feel free to contact the undersigned at your convenience.

Sincerely,

SCHWARTZ, PAGE & HARDING, L.L.P.



Howard M. Cohen

Enclosures

cc: Representative Cecil Bell, District 3  
Senator Lois Kolkhorst, District 18

By: \_\_\_\_\_

\_\_\_\_.B. No. \_\_\_\_\_

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to the creation of the Waller County Municipal Utility  
3 District No. 34; granting a limited power of eminent domain;  
4 providing authority to issue bonds; providing authority to  
5 impose assessments, fees and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local  
8 Laws Code, is amended by adding Chapter \_\_\_\_\_ to read as follows:

9 CHAPTER \_\_\_\_\_ . WALLER COUNTY MUNICIPAL UTILITY DISTRICT

10 NO. 34

11 SUBCHAPTER A. GENERAL PROVISIONS

12 Sec. .001. DEFINITIONS. In this chapter:

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

14 (2) "Commission" means the Texas Commission on

15 Environmental Quality.

16 (3) "Director" means a board member.

17 (4) "District" means the Waller County Municipal  
18 Utility District No. 34.

19 Sec. .002. NATURE OF DISTRICT. The district is a  
20 municipal utility district created under Section 59, Article

1 XVI, Texas Constitution.

2 Sec. .003. CONFIRMATION AND DIRECTORS' ELECTION  
3 REQUIRED. The temporary directors shall hold an election to  
4 confirm the creation of the district and to elect five permanent  
5 directors as provided by Section 49.102, Water Code.

6 Sec. .004. CONSENT OF MUNICIPALITY REQUIRED. The  
7 temporary directors may not hold an election under Section  
8 .003 until each municipality in whose corporate limits or  
9 extraterritorial jurisdiction the district is located has  
10 consented by ordinance or resolution to the creation of the  
11 district and to the inclusion of land in the district.

12 Sec. .005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
13 The district is created to serve a public purpose and benefit.

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

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

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

21 Sec. .006. INITIAL DISTRICT TERRITORY. (a) The  
22 district is initially composed of the territory described by  
23 Section 2 of the Act enacting this chapter.

24 (b) The boundaries and field notes contained in Section 2  
25 of the Act enacting this chapter form a closure. A mistake made

1 in the field notes or in copying the field notes in the  
2 legislative process does not affect the district's:

3 (1) organization, existence, or validity;

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

7 (3) right to impose a tax; or

8 (4) legality or operation.

9 SUBCHAPTER B. BOARD OF DIRECTORS

10 Sec. .051. GOVERNING BODY; TERMS. (a) The district is  
11 governed by a board of five elected directors.

12 (b) Except as provided by Section 8 .052, directors  
13 serve staggered four-year terms.

14 Sec. .052. TEMPORARY DIRECTORS. (a) On or after the  
15 effective date of the Act enacting this chapter, the owner or  
16 owners of a majority of the assessed value of the real property  
17 in the district may submit a petition to the Commission  
18 requesting that the commission appoint as temporary directors  
19 the five persons named in the petition. The commission shall  
20 appoint as temporary directors the five persons named in the  
21 petition.

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

23 (1) the date permanent directors are elected under  
24 Section .003; or

25 (2) the fourth anniversary of the effective date of

1 the Act enacting this chapter.

2 (c) If permanent directors have not been elected under  
3 Section .003 and the terms of the temporary directors have  
4 expired, successor temporary directors shall be appointed or  
5 reappointed as provided by Subsection (d) to serve terms that  
6 expire on the earlier of:

7 (1) the date permanent directors are elected  
8 under Section .003; or

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

11 (d) If Subsection (c) applies, the owner or owners of a  
12 majority of the assessed value of the real property in the  
13 district may submit a petition to the commission requesting that  
14 the commission appoint as successor temporary directors the five  
15 persons named in the petition. The commission shall appoint as  
16 successor temporary directors the five persons named in the  
17 petition.

18 SUBCHAPTER C. POWERS AND DUTIES

19 Sec. .101. GENERAL POWERS AND DUTIES. The district has  
20 the powers and duties necessary to accomplish the purposes for  
21 which the district is created.

22 Sec. .102. MUNICIPAL UTILITY DISTRICT POWERS AND  
23 DUTIES. The district has the powers and duties provided by the  
24 general law of this state, including Chapters 49 and 54, Water  
25 Code, applicable to municipal utility districts created under

1 Section 59, Article XVI, Texas Constitution.

2 Sec. .103. AUTHORITY FOR ROAD PROJECTS. Under Section  
3 52, Article III, Texas Constitution, the district may design,  
4 acquire, construct, finance, issue bonds for, improve, operate,  
5 maintain, and convey to this state, a county, or a municipality  
6 for operation and maintenance macadamized, graveled, or paved  
7 roads, or improvements, including storm drainage, in aid of  
8 those roads.

9 Sec. .104. ROAD STANDARDS AND REQUIREMENTS. (a) A road  
10 project must meet all applicable construction standards, zoning  
11 and subdivision requirements, and regulations of each  
12 municipality in whose corporate limits or extraterritorial  
13 jurisdiction the road project is located.

14 (b) If a road project is not located in the corporate  
15 limits or extraterritorial jurisdiction of a municipality, the  
16 road project must meet all applicable construction standards,  
17 subdivision requirements, and regulations of each county in  
18 which the road project is located.

19 (c) If the state will maintain and operate the road, the  
20 Texas Transportation Commission must approve the plans and  
21 specifications of the road project.

22 Sec. .105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
23 OR RESOLUTION. The district shall comply with all applicable  
24 requirements of any ordinance or resolution that is adopted  
25 under Section 54.016 or 54.0165, Water Code, and that consents

1 to the creation of the district or to the inclusion of land in  
2 the district.

3 Sec. .106. DIVISION OF DISTRICT. (a) The district  
4 may be divided into two or more new districts only if the  
5 district:

6 (1) has no outstanding bonded debt; and

7 (2) is not imposing ad valorem taxes.

8 (b) This chapter applies to any new district created by  
9 the division of the district, and a new district has all the  
10 powers and duties of the district.

11 (c) Any new district created by the division of the  
12 district may not, at the time the new district is created,  
13 contain any land outside the area described by Section 2 of the  
14 Act enacting this chapter.

15 (d) The board, on its own motion or on receipt of a  
16 petition signed by the owner or owners of a majority of the  
17 assessed value of the real property in the district, may adopt  
18 an order dividing the district.

19 (e) The board may adopt an order dividing the district  
20 before or after the date the board holds an election under  
21 Section .003 to confirm the district's creation.

22 (f) An order dividing the district must:

23 (1) name each new district;

24 (2) include the metes and bounds description of the  
25 territory of each new district;

1           (3) appoint temporary directors for each new  
2 district; and

3           (4) provide for the division of assets and  
4 liabilities between or among the new districts.

5           (g) On or before the 30th day after the date of adoption  
6 of an order dividing the district, the district shall file the  
7 order with the commission and record the order in the real  
8 property records of each county in which the district is  
9 located.

10          (h) Any new district created by the division of the  
11 district shall hold a confirmation and directors' election as  
12 required by Section .003.

13          (i) Municipal consent to the creation of the district and  
14 to the inclusion of land in the district granted under Section  
15 .004 acts as municipal consent to the creation of any new  
16 district created by the division of the district and to the  
17 inclusion of land in the new district.

18          (j) Any new district created by the division of the  
19 district must hold an election as required by this chapter to  
20 obtain voter approval before the district may impose a  
21 maintenance tax or issue bonds payable wholly or partly from ad  
22 valorem taxes.

23          (k) If the creation of the new district is confirmed, the  
24 new district shall provide the election date and results to the  
25 commission.



1           SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

2           Sec. .151. ELECTIONS REGARDING TAXES OR BONDS. (a)

3 The district may issue, without an election, bonds and other  
4 obligations secured by:

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

6           (2) contract payments described by Section .153.

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

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

15           Sec. .152. OPERATION AND MAINTENANCE TAX. (a) If

16 authorized at an election held under Section 8 .151, the  
17 district may impose an operation and maintenance tax on taxable  
18 property in the district in accordance with Section 49.107,  
19 Water Code.

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

22           Sec. .153. CONTRACT TAXES. (a) In accordance with

23 Section 49.108, Water Code, the district may impose a tax other  
24 than an operation and maintenance tax and use the revenue  
25 derived from the tax to make payments under a contract after the

1 provisions of the contract have been approved by a majority of  
2 the district voters voting at an election held for that purpose.

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

6 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

7 Sec. .201. AUTHORITY TO ISSUE BONDS AND OTHER  
8 OBLIGATIONS. The district may issue bonds or other obligations  
9 payable wholly or partly from ad valorem taxes, impact fees,  
10 revenue, contract payments, grants, or other district money, or  
11 any combination of those sources, to pay for any authorized  
12 district purpose.

13 Sec. .202. TAXES FOR BONDS. At the time the district  
14 issues bonds payable wholly or partly from ad valorem taxes, the  
15 board shall provide for the annual imposition of a continuing  
16 direct ad valorem tax, without limit as to rate or amount, while  
17 all or part of the bonds are outstanding as required and in the  
18 manner provided by Sections 54.601 and 54.602, Water Code.

19 Sec. .203. BONDS FOR ROAD PROJECTS. At the time of  
20 issuance, the total principal amount of bonds or other  
21 obligations issued or incurred to finance road projects and  
22 payable from ad valorem taxes may not exceed one-fourth of the  
23 assessed value of the real property in the district.

24 SECTION 2. The Waller County Municipal Utility District  
25 No. 34 initially includes all the territory contained in the

.B. No. \_\_\_\_\_

1 following area:

2 A METES & BOUNDS description of a certain 3,791 acre  
3 (165,143,925 square feet) tract of land situated in the W.  
4 McCutchen (H. & T.C. R.R. Co.) Survey, Abstract No. 312, H. &  
5 T.C. R.R. Co. Survey, Abstract No. 145, W. McCutchen (H. & T.C.  
6 R.R. Co.) Survey, Abstract No. 315, H. & T.C. R.R. Co. Survey,  
7 Abstract No. 193, W. McCutchen (H. & T.C. R.R. Co.) Survey,  
8 Abstract No. 309, H. & T.C. R.R. Co. Survey, Abstract No. 192,  
9 H. & T.C. R.R. Co. Survey, Abstract No. 188, J. McCutchen (H. &  
10 T.C. R.R. Co.) Survey, Abstract No. 307, and the E. Wright (H. &  
11 T. R.R. Co.) Survey, Abstract No. 381 in Waller County, Texas,  
12 being all of a called 640 acre tract conveyed to Margaret Sager  
13 Pfeffer Estate Trust by Deed recorded in Volume 271, Page 308,  
14 Waller County Deed Records, being all of a called 640 acre tract  
15 conveyed to Adolph and Noelie Pfeffer Family Partnership One,  
16 Ltd. and Adolph and Noelie Pfeffer Family Partnership Two, Ltd.  
17 by Special Warranty Deed recorded in Volume 1284, Page 133,  
18 Waller Official Public Records of Real Property, being all of a  
19 called 823.996 acre tract conveyed to Adolph A . Pfeffer Sr.,  
20 Trustee, of the Margaret Sager Pfeffer Estate Trust by Warranty  
21 Deed recorded in Volume 297, Page 825, Waller County Deed  
22 Records, being all of a called 320 acre tract conveyed to  
23 Cochran Road Partners, LLC by Special Warranty Deed recorded in  
24 Volume 1212, Page 399, Waller County Deed Records, being all of  
25 a called 640 acre tract conveyed to Cochran Road Partners, LLC

\_.B. No. \_\_\_\_\_

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

\_.B. No. \_\_\_\_\_

1 Adolph A. Pfeffer by Special Warranty Deed recorded in Volume  
2 1109, Page 001, Waller County Official Public Records of Real  
3 Property, and being a portion of tracts conveyed to Adolph A.  
4 Pfeffer by deed recorded in Volume 119, Page 113 Waller County  
5 Deed Records; said 3,791-acre (165,143,925 square feet) tract of  
6 land being more particularly described as follows with all  
7 bearings being based on the Texas Coordinate System, South  
8 Central Zone, NAD 83:

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

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

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

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

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

\_\_B. No. \_\_\_\_\_

1           THENCE, North 90°00'00" West, 761.11 feet to a point for  
2 corner being in the south line of said called Volume 119, Page  
3 113;

4           THENCE, South 89°36'31" West, 1,319.30 feet to a point for  
5 corner being the southwest corner of said called Volume 119,  
6 Page 113 and being the southeast corner of said called 80.741  
7 acre tract;

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

11           THENCE, North 00°22'16" East, 1,105.28 feet to a point for  
12 corner being in the west line of said called residue of a called  
13 20 acre tract;

14           THENCE, South 89°37'43" East, 500.54 feet to a point for  
15 corner being in the west line of said called 80.741 acre tract  
16 and being in the east line of said called residue of a called  
17 20.00 acre tract;

18           THENCE, North 01°24'32" West, 391.93 feet to a point for  
19 corner being in the west line of said called 80.741 acre tract  
20 and being in the east line of said called residue of a called  
21 20.00 acre tract;

22           THENCE, North 01°16'47" East, 33.21 feet to a point for  
23 corner being in the west line of said called 80.741 acre tract  
24 and being in the east line of said called residue of a called  
25 20.00 acre tract;

.B. No. \_\_\_\_\_

1           THENCE, North 89°37'43" West, 488.89 feet to a point for  
2 corner being in the west line of said called residue of a called  
3 20.00 acre tract;

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

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

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

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

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

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

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

25           THENCE, North 00°00'00" West, 2,516.67 feet to a point for

\_.B. No. \_\_\_\_\_

1 corner being the northwest corner of said called 119.5 acre  
2 tract;

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

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

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

11 THENCE, South 00°00'00" West, 869.44 feet to a point for  
12 corner being the southeast corner of said called Lot 6, being  
13 the northeast corner of said called Lot 7, and being the  
14 northwest corner of said called 152 acre tract;

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

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

21 THENCE, North 90°00'00" East, 2,622.70 feet to a point for  
22 corner being the northeast corner of said called 640 acre tract  
23 conveyed to Cochran Road Partners, LLC, being the northwest  
24 corner of said called 640 acre tract conveyed to Adolph and  
25 Noelie Pfeffer Family Partnership One, Ltd. and Adolph and



\_\_B. No. \_\_\_\_\_

1 Noelie Pfeffer Family Partnership Two, Ltd., and being the  
2 southwest corner of said called 823.996 acre tract;

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

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

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

10 THENCE, South 89°56'04" East, 2,814.86 feet to a point for  
11 corner being the most northerly northeast corner of said called  
12 823.996 acre tract;

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

15 THENCE, South 81°28'25" E, 2,000.00 feet to a point for  
16 corner being the most southerly northeast corner of said called  
17 823.996 acre tract;

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

22 SECTION 3. (a) The legal notice of the intention to  
23 introduce this Act, setting forth the general substance of this  
24 Act, has been published as provided by law, and the notice and a  
25 copy of this Act have been furnished to all persons, agencies,

1 officials, or entities to which they are required to be  
2 furnished under Section 59, Article XVI, Texas Constitution, and  
3 Chapter 313, Government Code.

4 (b) The governor, one of the required recipients, has  
5 submitted the notice and Act to the Texas Commission on  
6 Environmental Quality.

7 (c) The Texas Commission on Environmental Quality has  
8 filed its recommendations relating to this Act with the  
9 governor, the lieutenant governor, and the speaker of the house  
10 of representatives within the required time.

11 (d) All requirements of the constitution and laws of  
12 this state and the rules and procedures of the legislature with  
13 respect to the notice, introduction, and passage of this Act are  
14 fulfilled and accomplished.

15 SECTION 4. (a) If this Act does not receive a two-thirds  
16 vote of all the members elected to each house, Subchapter C,  
17 Chapter \_\_\_\_, Special District Local Laws Code, as added by  
18 Section 1 of this Act, is amended by adding Section 8\_\_\_\_.106 to  
19 read as follows:

20 Sec. 8\_\_\_\_.106. NO EMINENT DOMAIN POWER. The district may  
21 not exercise the power of eminent domain.

22 (b) This section is not intended to be an expression of a  
23 legislative interpretation of the requirements of Subsection  
24 (c), Section 17, Article I, Texas Constitution.

25 SECTION 5. This Act takes effect immediately if it

\_\_ .B. No. \_\_\_\_\_

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

509289