

1-1 By: Coleman (Senate Sponsor - Whitmire) H.B. No. 4703  
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 19, 2019, reported adversely,  
1-5 with favorable Committee Substitute by the following vote: Yeas 7,  
1-6 Nays 0; May 19, 2019, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	Lucio	X		
1-10	Schwertner	X		
1-11	Alvarado	X		
1-12	Campbell	X		
1-13	Fallon	X		
1-14	Menéndez	X		
1-15	Nichols	X		

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 4703 By: Alvarado

1-17 A BILL TO BE ENTITLED  
1-18 AN ACT

1-19 relating to the creation of the Harris County Improvement District  
1-20 No. 28; providing authority to issue bonds; providing authority to  
1-21 impose assessments, fees, and taxes.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
1-23 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
1-24 Code, is amended by adding Chapter 3987 to read as follows:

1-25 CHAPTER 3987. HARRIS COUNTY IMPROVEMENT DISTRICT NO. 28

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 3987.0101. DEFINITIONS. In this chapter:

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

1-29 (2) "City" means the City of Houston.

1-30 (3) "County" means Harris County.

1-31 (4) "Director" means a board member.

1-32 (5) "District" means the Harris County Improvement  
1-33 District No. 28.

1-34 Sec. 3987.0102. NATURE OF DISTRICT. The Harris County  
1-35 Improvement District No. 28 is a special district created under  
1-36 Section 59, Article XVI, Texas Constitution.

1-37 Sec. 3987.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
1-38 creation of the district is essential to accomplish the purposes of  
1-39 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
1-40 Texas Constitution, and other public purposes stated in this  
1-41 chapter.

1-42 (b) By creating the district and in authorizing the city and  
1-43 other political subdivisions to contract with the district, the  
1-44 legislature has established a program to accomplish the public  
1-45 purposes set out in Section 52-a, Article III, Texas Constitution.

1-46 (c) The creation of the district is necessary to promote,  
1-47 develop, encourage, and maintain employment, commerce,  
1-48 transportation, housing, tourism, recreation, the arts,  
1-49 entertainment, economic development, safety, and the public  
1-50 welfare in the district.

1-51 (d) This chapter and the creation of the district may not be  
1-52 interpreted to relieve the city from providing the level of  
1-53 services provided as of the effective date of the Act enacting this  
1-54 chapter to the area in the district. The district is created to  
1-55 supplement and not to supplant city services provided in the  
1-56 district.

1-57 Sec. 3987.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-58 (a) All land and other property included in the district will  
1-59 benefit from the improvements and services to be provided by the  
1-60 district under powers conferred by Sections 52 and 52-a, Article

2-1 III, and Section 59, Article XVI, Texas Constitution, and other  
2-2 powers granted under this chapter.

2-3 (b) The district is created to serve a public use and  
2-4 benefit.

2-5 (c) The creation of the district is in the public interest  
2-6 and is essential to further the public purposes of:

2-7 (1) developing and diversifying the economy of the  
2-8 state;

2-9 (2) eliminating unemployment and underemployment; and

2-10 (3) developing or expanding transportation and  
2-11 commerce.

2-12 (d) The district will:

2-13 (1) promote the health, safety, and general welfare of  
2-14 residents, employers, potential employees, employees, visitors,  
2-15 and consumers in the district, and of the public;

2-16 (2) provide needed funding for the district to  
2-17 preserve, maintain, and enhance the economic health and vitality of  
2-18 the district territory as a community and business center;

2-19 (3) promote the health, safety, welfare, and enjoyment  
2-20 of the public by providing pedestrian ways and by landscaping and  
2-21 developing certain areas in the district, which are necessary for  
2-22 the restoration, preservation, and enhancement of scenic beauty;  
2-23 and

2-24 (4) provide for water, wastewater, drainage, road, and  
2-25 recreational facilities for the district.

2-26 (e) Pedestrian ways along or across a street, whether at  
2-27 grade or above or below the surface, and street lighting, street  
2-28 landscaping, parking, and street art objects are parts of and  
2-29 necessary components of a street and are considered to be a street  
2-30 or road improvement.

2-31 (f) The district will not act as the agent or  
2-32 instrumentality of any private interest even though the district  
2-33 will benefit many private interests as well as the public.

2-34 Sec. 3987.0105. INITIAL DISTRICT TERRITORY. (a) The  
2-35 district is initially composed of the territory described by  
2-36 Section 2 of the Act enacting this chapter.

2-37 (b) The boundaries and field notes contained in Section 2 of  
2-38 the Act enacting this chapter form a closure. A mistake in the  
2-39 field notes or in copying the field notes in the legislative process  
2-40 does not affect the district's:

2-41 (1) organization, existence, or validity;

2-42 (2) right to issue any type of bonds for the purposes  
2-43 for which the district is created or to pay the principal of and  
2-44 interest on the bonds;

2-45 (3) right to impose or collect an assessment or tax; or

2-46 (4) legality or operation.

2-47 Sec. 3987.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
2-48 All or any part of the area of the district is eligible to be  
2-49 included in:

2-50 (1) a tax increment reinvestment zone created under  
2-51 Chapter 311, Tax Code; or

2-52 (2) a tax abatement reinvestment zone created under  
2-53 Chapter 312, Tax Code.

2-54 Sec. 3987.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
2-55 DISTRICTS LAW. Except as otherwise provided by this chapter,  
2-56 Chapter 375, Local Government Code, applies to the district.

2-57 Sec. 3987.0108. CONSTRUCTION OF CHAPTER. This chapter  
2-58 shall be liberally construed in conformity with the findings and  
2-59 purposes stated in this chapter.

2-60 SUBCHAPTER B. BOARD OF DIRECTORS

2-61 Sec. 3987.0201. GOVERNING BODY; TERMS. (a) The district is  
2-62 governed by a board of five voting directors who serve staggered  
2-63 terms of four years, with two or three directors' terms expiring  
2-64 June 1 of each odd-numbered year.

2-65 (b) The board by resolution may change the number of voting  
2-66 directors on the board if the board determines that the change is in  
2-67 the best interest of the district. The board may not consist of  
2-68 fewer than 5 or more than 15 voting directors.

2-69 Sec. 3987.0202. APPOINTMENT OF VOTING DIRECTORS. The mayor

3-1 and members of the governing body of the city shall appoint voting  
3-2 directors from persons recommended by the board. A person is  
3-3 appointed if a majority of the members of the governing body,  
3-4 including the mayor, vote to appoint that person.

3-5 Sec. 3987.0203. NONVOTING DIRECTORS. The board may appoint  
3-6 nonvoting directors to serve at the pleasure of the voting  
3-7 directors.

3-8 Sec. 3987.0204. QUORUM. For purposes of determining the  
3-9 requirements for a quorum of the board, the following are not  
3-10 counted:

3-11 (1) a board position vacant for any reason, including  
3-12 death, resignation, or disqualification;

3-13 (2) a director who is abstaining from participation in  
3-14 a vote because of a conflict of interest; or

3-15 (3) a nonvoting director.

3-16 Sec. 3987.0205. COMPENSATION. A director is entitled to  
3-17 receive fees of office and reimbursement for actual expenses as  
3-18 provided by Section 49.060, Water Code. Sections 375.069 and  
3-19 375.070, Local Government Code, do not apply to the board.

3-20 Sec. 3987.0206. INITIAL VOTING DIRECTORS. (a) The initial  
3-21 board consists of the following voting directors:

3-22	<u>Pos. No.</u>	<u>Name of Director</u>
3-23	<u>1</u>	<u>Robert Tautenhahn</u>
3-24	<u>2</u>	<u>Juan Carlos Herrera</u>
3-25	<u>3</u>	<u>Jack Chaluh</u>
3-26	<u>4</u>	<u>Maewel Ghebremichael</u>
3-27	<u>5</u>	<u>Jarret Ewing</u>

3-28 (b) Of the initial directors, the terms of directors  
3-29 appointed for positions one through three expire June 1, 2021, and  
3-30 the terms of directors appointed for positions four and five expire  
3-31 June 1, 2023.

3-32 (c) Section 3987.0202 does not apply to this section.

3-33 (d) This section expires September 1, 2023.

3-34 SUBCHAPTER C. POWERS AND DUTIES

3-35 Sec. 3987.0301. GENERAL POWERS AND DUTIES. The district  
3-36 has the powers and duties necessary to accomplish the purposes for  
3-37 which the district is created.

3-38 Sec. 3987.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
3-39 district, using any money available to the district for the  
3-40 purpose, may provide, design, construct, acquire, improve,  
3-41 relocate, operate, maintain, or finance an improvement project or  
3-42 service authorized under this chapter or Chapter 375, Local  
3-43 Government Code.

3-44 (b) The district may contract with a governmental or private  
3-45 entity to carry out an action under Subsection (a).

3-46 (c) The implementation of a district project or service is a  
3-47 governmental function or service for the purposes of Chapter 791,  
3-48 Government Code.

3-49 Sec. 3987.0303. NONPROFIT CORPORATION. (a) The board by  
3-50 resolution may authorize the creation of a nonprofit corporation to  
3-51 assist and act for the district in implementing a project or  
3-52 providing a service authorized by this chapter.

3-53 (b) The nonprofit corporation:

3-54 (1) has each power of and is considered to be a local  
3-55 government corporation created under Subchapter D, Chapter 431,  
3-56 Transportation Code; and

3-57 (2) may implement any project and provide any service  
3-58 authorized by this chapter.

3-59 (c) The board shall appoint the board of directors of the  
3-60 nonprofit corporation. The board of directors of the nonprofit  
3-61 corporation shall serve in the same manner as the board of directors  
3-62 of a local government corporation created under Subchapter D,  
3-63 Chapter 431, Transportation Code, except that a board member is not  
3-64 required to reside in the district.

3-65 Sec. 3987.0304. LAW ENFORCEMENT SERVICES. To protect the  
3-66 public interest, the district may contract with a qualified party,  
3-67 including the city, to provide law enforcement services in the  
3-68 district for a fee.

3-69 Sec. 3987.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

4-1 The district may join and pay dues to a charitable or nonprofit  
4-2 organization that performs a service or provides an activity  
4-3 consistent with the furtherance of a district purpose.

4-4 Sec. 3987.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
4-5 district may engage in activities that accomplish the economic  
4-6 development purposes of the district.

4-7 (b) The district may establish and provide for the  
4-8 administration of one or more programs to promote state or local  
4-9 economic development and to stimulate business and commercial  
4-10 activity in the district, including programs to:

4-11 (1) make loans and grants of public money; and

4-12 (2) provide district personnel and services.

4-13 (c) The district may create economic development programs  
4-14 and exercise the economic development powers provided to  
4-15 municipalities by:

4-16 (1) Chapter 380, Local Government Code; and

4-17 (2) Subchapter A, Chapter 1509, Government Code.

4-18 Sec. 3987.0307. PARKING FACILITIES. (a) The district may  
4-19 acquire, lease as lessor or lessee, construct, develop, own,  
4-20 operate, and maintain parking facilities or a system of parking  
4-21 facilities, including lots, garages, parking terminals, or other  
4-22 structures or accommodations for parking motor vehicles off the  
4-23 streets and related appurtenances.

4-24 (b) The district's parking facilities serve the public  
4-25 purposes of the district and are owned, used, and held for a public  
4-26 purpose even if leased or operated by a private entity for a term of  
4-27 years.

4-28 (c) The district's parking facilities are parts of and  
4-29 necessary components of a street and are considered to be a street  
4-30 or road improvement.

4-31 (d) The development and operation of the district's parking  
4-32 facilities may be considered an economic development program.

4-33 Sec. 3987.0308. ADDING OR EXCLUDING LAND. The district may  
4-34 add or exclude land in the manner provided by Subchapter J, Chapter  
4-35 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

4-36 Sec. 3987.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
4-37 board by resolution shall establish the number of directors'  
4-38 signatures and the procedure required for a disbursement or  
4-39 transfer of district money.

4-40 Sec. 3987.0310. NO EMINENT DOMAIN POWER. The district may  
4-41 not exercise the power of eminent domain.

#### SUBCHAPTER D. ASSESSMENTS

4-43 Sec. 3987.0401. PETITION REQUIRED FOR FINANCING SERVICES  
4-44 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
4-45 service or improvement project with assessments under this chapter  
4-46 unless a written petition requesting that service or improvement  
4-47 has been filed with the board.

4-48 (b) A petition filed under Subsection (a) must be signed by  
4-49 the owners of at least 60 percent of the assessed value of real  
4-50 property in the district subject to assessment according to the  
4-51 most recent certified tax appraisal roll for the county.

4-52 Sec. 3987.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
4-53 The board by resolution may impose and collect an assessment for any  
4-54 purpose authorized by this chapter in all or any part of the  
4-55 district.

4-56 (b) An assessment, a reassessment, or an assessment  
4-57 resulting from an addition to or correction of the assessment roll  
4-58 by the district, penalties and interest on an assessment or  
4-59 reassessment, an expense of collection, and reasonable attorney's  
4-60 fees incurred by the district:

4-61 (1) are a first and prior lien against the property  
4-62 assessed;

4-63 (2) are superior to any other lien or claim other than  
4-64 a lien or claim for county, school district, or municipal ad valorem  
4-65 taxes; and

4-66 (3) are the personal liability of and a charge against  
4-67 the owners of the property even if the owners are not named in the  
4-68 assessment proceedings.

4-69 (c) The lien is effective from the date of the board's

5-1 resolution imposing the assessment until the date the assessment is  
5-2 paid. The board may enforce the lien in the same manner that the  
5-3 board may enforce an ad valorem tax lien against real property.

5-4 (d) The board may make a correction to or deletion from the  
5-5 assessment roll that does not increase the amount of assessment of  
5-6 any parcel of land without providing notice and holding a hearing in  
5-7 the manner required for additional assessments.

5-8 SUBCHAPTER E. TAXES AND BONDS

5-9 Sec. 3987.0501. TAX ELECTION REQUIRED. The district must  
5-10 hold an election in the manner provided by Chapter 49, Water Code,  
5-11 or, if applicable, Chapter 375, Local Government Code, to obtain  
5-12 voter approval before the district may impose an ad valorem tax.

5-13 Sec. 3987.0502. OPERATION AND MAINTENANCE TAX. (a) If  
5-14 authorized by a majority of the district voters voting at an  
5-15 election under Section 3987.0501, the district may impose an  
5-16 operation and maintenance tax on taxable property in the district  
5-17 in the manner provided by Section 49.107, Water Code, for any  
5-18 district purpose, including to:

- 5-19 (1) maintain and operate the district;
- 5-20 (2) construct or acquire improvements; or
- 5-21 (3) provide a service.

5-22 (b) The board shall determine the operation and maintenance  
5-23 tax rate. The rate may not exceed the rate approved at the  
5-24 election.

5-25 (c) Section 49.107(h), Water Code, does not apply to the  
5-26 district.

5-27 Sec. 3987.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE  
5-28 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
5-29 terms determined by the board.

5-30 (b) The district may issue bonds, notes, or other  
5-31 obligations payable wholly or partly from ad valorem taxes,  
5-32 assessments, impact fees, revenue, contract payments, grants, or  
5-33 other district money, or any combination of those sources of money,  
5-34 to pay for any authorized district purpose.

5-35 (c) The limitation on the outstanding principal amount of  
5-36 bonds, notes, or other obligations provided by Section 49.4645,  
5-37 Water Code, does not apply to the district.

5-38 Sec. 3987.0504. BONDS SECURED BY REVENUE OR CONTRACT  
5-39 PAYMENTS. The district may issue, without an election, bonds  
5-40 secured by:

- 5-41 (1) revenue other than ad valorem taxes, including  
5-42 contract revenues; or
- 5-43 (2) contract payments, provided that the requirements  
5-44 of Section 49.108, Water Code, have been met.

5-45 Sec. 3987.0505. BONDS SECURED BY AD VALOREM TAXES;  
5-46 ELECTIONS. (a) If authorized at an election under Section  
5-47 3987.0501, the district may issue bonds payable from ad valorem  
5-48 taxes only to purchase, construct, acquire, own, operate, repair,  
5-49 improve, or extend facilities and improvements for and in support  
5-50 of:

- 5-51 (1) parking as described by Section 3987.0307;
- 5-52 (2) parks and recreational facilities, including:
  - 5-53 (A) parks, landscaping, and greenbelts;
  - 5-54 (B) sidewalks and trails;
  - 5-55 (C) pedestrian crosswalks, bridges, and tunnels;
  - 5-56 (D) public right-of-way beautification projects;
  - 5-57 (E) plazas, pedestrian malls, and places of  
5-58 public assembly;
  - 5-59 (F) lighting, banners, and signs;
  - 5-60 (G) works of art; and
  - 5-61 (H) recreational equipment and facilities; and

5-62 (3) water, sewer, drainage, and road facilities and  
5-63 improvements.

5-64 (b) Section 375.243, Local Government Code, does not apply  
5-65 to the district.

5-66 (c) At the time the district issues bonds payable wholly or  
5-67 partly from ad valorem taxes, the board shall provide for the annual  
5-68 imposition of a continuing direct annual ad valorem tax, without  
5-69 limit as to rate or amount, for each year that all or part of the

6-1 bonds are outstanding as required and in the manner provided by  
6-2 Sections 54.601 and 54.602, Water Code.

6-3 (d) All or any part of any facilities or improvements that  
6-4 may be acquired by a district by the issuance of its bonds may be  
6-5 submitted as a single proposition or as several propositions to be  
6-6 voted on at the election.

6-7 Sec. 3987.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
6-8 board may not issue bonds until each municipality in whose  
6-9 corporate limits or extraterritorial jurisdiction the district is  
6-10 located has consented by ordinance or resolution to the creation of  
6-11 the district and to the inclusion of land in the district.

6-12 (b) This section applies only to the district's first  
6-13 issuance of bonds payable from ad valorem taxes.

6-14 Sec. 3987.0507. CITY NOT REQUIRED TO PAY DISTRICT  
6-15 OBLIGATIONS. Except as provided by Section 375.263, Local  
6-16 Government Code, the city is not required to pay a bond, note, or  
6-17 other obligation of the district.

6-18 Sec. 3987.0508. CONFIRMATION ELECTION REQUIRED. The  
6-19 district must hold an election to confirm the creation of the  
6-20 district before the district may impose an ad valorem tax or issue  
6-21 bonds payable from ad valorem taxes.

6-22 SUBCHAPTER I. DISSOLUTION

6-23 Sec. 3987.0901. DISSOLUTION. (a) The board shall dissolve  
6-24 the district on written petition filed with the board by the owners  
6-25 of:

6-26 (1) 66 percent or more of the assessed value of the  
6-27 property subject to assessment by the district based on the most  
6-28 recent certified county property tax rolls; or

6-29 (2) 66 percent or more of the surface area of the  
6-30 district, excluding roads, streets, highways, utility  
6-31 rights-of-way, other public areas, and other property exempt from  
6-32 assessment by the district according to the most recent certified  
6-33 county property tax rolls.

6-34 (b) The board by majority vote may dissolve the district at  
6-35 any time.

6-36 (c) The district may not be dissolved by its board under  
6-37 Subsection (a) or (b) if the district:

6-38 (1) has any outstanding bonded indebtedness until that  
6-39 bonded indebtedness has been repaid or defeased in accordance with  
6-40 the order or resolution authorizing the issuance of the bonds;

6-41 (2) has a contractual obligation to pay money until  
6-42 that obligation has been fully paid in accordance with the  
6-43 contract; or

6-44 (3) owns, operates, or maintains public works,  
6-45 facilities, or improvements unless the district contracts with  
6-46 another person for the ownership, operation, or maintenance of the  
6-47 public works, facilities, or improvements.

6-48 (d) Sections 375.261, 375.262, and 375.264, Local  
6-49 Government Code, do not apply to the district.

6-50 SECTION 2. The Harris County Improvement District No. 28  
6-51 initially includes all territory contained in the following area:

6-52 Being a tract or parcel, containing 6.011 acres (261,835  
6-53 square feet) of land, situated in the John Austin Two League Grant,  
6-54 Abstract Number 1, City of Houston, Harris County, Texas, and being  
6-55 all of Unrestricted Reserve "A" and part of and out of Unrestricted  
6-56 Reserve "B", Block 1, CWA GILLETTE STREET, a plat of subdivision  
6-57 recorded under Film Code Number 657260, Map Records of Harris  
6-58 County, Texas (M.R.H.C.); also being all that certain called 6.011  
6-59 acres described in deed to Westcreek HTX Real Estate Partners-D,  
6-60 L.P. (herein referred to as the "Westcreek Tract"), as recorded  
6-61 under County Clerk's File (C.C.F.) Number 20150175209, Official  
6-62 Public Records of Real Property of Harris County, Texas  
6-63 (O.P.R.R.P.H.C.); the herein described 6.011 acre tract being more  
6-64 particularly described by metes and bounds as follows (bearings  
6-65 herein are grid bearings based on the Texas State Plane Coordinate  
6-66 System, South Central Zone, NAD 83, as evidenced on said  
6-67 subdivision plat of CWA GILLETTE STREET; distances are surface  
6-68 distances based on the U.S. Survey Foot and may be converted to grid  
6-69 by multiplying by a combined scale factor of 0.999890843):

7-1 BEGINNING at a 5/8-inch iron rod with plastic cap, stamped  
7-2 "TERRA SURVEYING", set marking the intersection of the south  
7-3 right-of-way (R.O.W.) line of Allen Parkway (public), based on a  
7-4 195-foot width, with the east R.O.W. line of Gillette Street  
7-5 (public), based on a 60-foot width; both street rights-of-way being  
7-6 part of and out of the remainder of that certain called 48.78 acres  
7-7 described in deed to City of Houston, as recorded in Volume 372,  
7-8 Page 235, Deed Records of Harris County, Texas; also, the alignment  
7-9 of said street rights-of-way are depicted on City File Room  
7-10 Drawings 6064 and 9387 for Allen Parkway, and 8064 and 36778 for  
7-11 Gillette Street; said iron rod also marking the northwest corner of  
7-12 said Westcreek Tract, said Unrestricted Reserve "A", and the herein  
7-13 described tract;

7-14 THENCE, North 87°38'58" East, with the south R.O.W. line of  
7-15 said Allen Parkway, a distance of 387.79 feet to a 3/4-inch iron rod  
7-16 found marking the northwest corner of Reserve "A", Block 1, ALLEN  
7-17 PARKWAY VILLAGE, a plat of subdivision recorded under Film Code  
7-18 Number 428006, M.R.H.C.; said iron rod also marking the northeast  
7-19 corner of said Westcreek Tract, said Unrestricted Reserve "A", and  
7-20 the herein described tract, from which a 5/8-inch iron rod found for  
7-21 reference bears South 84°04' West, 2.40 feet;

7-22 THENCE, South 02°19'25" East, departing said south R.O.W.  
7-23 line with the west line of said Reserve "A", and the east line of  
7-24 said Westcreek Tract and said Unrestricted Reserve "A", at 373.40  
7-25 feet pass a 3/4-inch iron rod found marking the most easterly common  
7-26 corner of the aforesaid Unrestricted Reserves "A" and "B";  
7-27 continuing, with said west line, and the east line of said Westcreek  
7-28 Tract and said Unrestricted Reserve "B", a total distance of 675.57  
7-29 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA  
7-30 SURVEYING", set marking the southeast corner of said Westcreek  
7-31 Tract and the herein described tract;

7-32 THENCE, South 87°38'09" West, across said Unrestricted  
7-33 Reserve "B" with the south line of said Westcreek Tract, a distance  
7-34 of 387.31 feet to a 5/8-inch iron rod with plastic cap, stamped  
7-35 "TERRA SURVEYING", set in the east R.O.W. line of the aforesaid  
7-36 Gillette Street and marking the southwest corner of said Westcreek  
7-37 Tract and the herein described tract;

7-38 THENCE, North 02°21'51" West, with the east R.O.W. line of  
7-39 said Gillette Street, at 418.66 feet pass the most westerly common  
7-40 corner of the aforesaid Unrestricted Reserves "A" and "B", from  
7-41 which a 3/4-inch iron rod found for reference bears South 87°38'58"  
7-42 West, 0.13 feet; continuing, a total distance of 675.66 feet to the  
7-43 POINT OF BEGINNING and containing 6.011 acres (261,835 square feet)  
7-44 of land.

7-45 SECTION 3. (a) The legal notice of the intention to  
7-46 introduce this Act, setting forth the general substance of this  
7-47 Act, has been published as provided by law, and the notice and a  
7-48 copy of this Act have been furnished to all persons, agencies,  
7-49 officials, or entities to which they are required to be furnished  
7-50 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7-51 Government Code.

7-52 (b) The governor, one of the required recipients, has  
7-53 submitted the notice and Act to the Texas Commission on  
7-54 Environmental Quality.

7-55 (c) The Texas Commission on Environmental Quality has filed  
7-56 its recommendations relating to this Act with the governor,  
7-57 lieutenant governor, and speaker of the house of representatives  
7-58 within the required time.

7-59 (d) All requirements of the constitution and laws of this  
7-60 state and the rules and procedures of the legislature with respect  
7-61 to the notice, introduction, and passage of this Act have been  
7-62 fulfilled and accomplished.

7-63 SECTION 4. This Act takes effect immediately if it receives  
7-64 a vote of two-thirds of all the members elected to each house, as  
7-65 provided by Section 39, Article III, Texas Constitution. If this  
7-66 Act does not receive the vote necessary for immediate effect, this  
7-67 Act takes effect September 1, 2019.