

By: Moody

H.B. No. 4730

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the City of El Paso Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, or taxes.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3972 to read as follows:

CHAPTER 3972. CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3972.0101. DEFINITIONS. In this chapter:

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

(2) "City" means the City of El Paso.

(3) "Director" means a board member.

(4) "District" means the City of El Paso Municipal Management District No. 1.

Sec. 3972.0102. CREATION AND NATURE OF DISTRICT. The City of El Paso Municipal Management District No. 1 is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3972.0103. PURPOSE; LEGISLATIVE FINDINGS. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter.

(b) By creating the district and in authorizing the city and

1 other political subdivisions to contract with the district, the  
2 legislature has established a program to accomplish the public  
3 purposes set out in Section 52-a, Article III, Texas Constitution.

4 (c) The creation of the district is necessary to promote,  
5 develop, encourage, and maintain employment, commerce,  
6 transportation, housing, tourism, recreation, the arts,  
7 entertainment, economic development, safety, and the public  
8 welfare in the district.

9 (d) The district is created to supplement and not to  
10 supplant city services provided in the district.

11 Sec. 3972.0104. FINDINGS OF BENEFIT AND PUBLIC USE. (a)  
12 All land and other property included in the district will benefit  
13 from the improvements and services to be provided by the district  
14 under powers conferred by Sections 52 and 52-a, Article III, and  
15 Section 59, Article XVI, Texas Constitution, and other powers  
16 granted under this chapter.

17 (b) The district is created to serve a public use and  
18 benefit.

19 (c) The creation of the district is in the public interest  
20 and is essential to further the public purposes of:

21 (1) developing and diversifying the economy of the  
22 state;

23 (2) eliminating unemployment and underemployment;

24 (3) developing or expanding transportation and  
25 commerce; and

26 (4) providing quality residential housing.

27 (d) The district will:

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

4           (2) provide needed funding for the district to  
5 preserve, maintain, and enhance the economic health and vitality of  
6 the district territory as a residential community and business  
7 center; and

8           (3) promote the health, safety, welfare, and enjoyment  
9 of the public by providing pedestrian ways and by landscaping and  
10 developing certain areas in the district, which are necessary for  
11 the restoration, preservation, and enhancement of scenic beauty.

12           (e) Pedestrian ways along or across a street, whether at  
13 grade or above or below the surface, and street lighting, street  
14 landscaping, parking, and street art objects are parts of and  
15 necessary components of a street and are considered to be a street  
16 or road improvement.

17           (f) The district will not act as the agent or  
18 instrumentality of any private interest even though the district  
19 will benefit many private interests as well as the public.

20           Sec. 3972.0105. INITIAL DISTRICT TERRITORY. (a) The  
21 district is initially composed of the territory described by  
22 Section 2 of the Act enacting this chapter.

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

27           (1) organization, existence, or validity;

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

4           (3) right to impose or collect an assessment or tax; or

5           (4) legality or operation.

6           Sec. 3972.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

7           (a) All or any part of the area of the district is eligible to be  
8 included in:

9           (1) a tax increment reinvestment zone created under  
10 Chapter 311, Tax Code;

11           (2) a tax abatement reinvestment zone created under  
12 Chapter 312, Tax Code;

13           (3) an enterprise zone created under Chapter 2303,  
14 Government Code; or

15           (4) an industrial district created under Chapter 42,  
16 Local Government Code.

17           (b) If the city creates a tax increment reinvestment zone  
18 described by Subsection (a), the city and the board of directors of  
19 the zone, by contract with the district, may grant money deposited  
20 in the tax increment fund to the district to be used by the district  
21 for:

22           (1) the purposes permitted for money granted to a  
23 corporation under Section 380.002(b), Local Government Code; and

24           (2) any other district purpose, including the right to  
25 pledge the money as security for any bonds or other obligations  
26 issued by the district.

27           (c) A tax increment reinvestment zone created by the city in

1 the district is not subject to the limitations provided by Section  
2 311.006, Tax Code.

3 Sec. 3972.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
4 DISTRICT LAW. Except as otherwise provided by this chapter,  
5 Chapter 375, Local Government Code, applies to the district.

6 Sec. 3972.0108. CONSTRUCTION OF CHAPTER. This chapter  
7 shall be liberally construed in conformity with the findings and  
8 purposes stated in this chapter.

9 SUBCHAPTER B. BOARD OF DIRECTORS

10 Sec. 3972.0201. GOVERNING BODY; TERMS. The district is  
11 governed by a board of five directors who serve staggered terms of  
12 four years with two or three directors' terms expiring June 1 of  
13 each even-numbered year.

14 Sec. 3972.0202. QUALIFICATIONS OF DIRECTORS. (a) To be  
15 qualified to serve as a director, a person must be:

16 (1) a resident of the city who is also a registered  
17 voter of the city;

18 (2) an owner of property in the district;

19 (3) an owner of stock or a partnership or membership  
20 interest, whether beneficial or otherwise, of a corporate  
21 partnership, limited liability company, or other entity owner of a  
22 direct or indirect interest in property in the district;

23 (4) an owner of a beneficial interest in a trust, or a  
24 trustee in a trust, that directly or indirectly owns property in the  
25 district; or

26 (5) an agent, employee, or tenant of a person  
27 described by Subdivision (2), (3), or (4).

1       (b) Section 49.052, Water Code, does not apply to the  
2 district.

3       Sec. 3972.0203. APPOINTMENT OF DIRECTORS. The governing  
4 body of the city shall appoint directors from persons recommended  
5 by the board.

6       Sec. 3972.0204. VACANCY. (a) If a vacancy occurs on the  
7 board, the remaining directors shall appoint a director for the  
8 remainder of the unexpired term.

9       (b) A director may resign from the board at any time.

10       Sec. 3972.0205. OFFICERS. The board shall elect from among  
11 the directors a chair, a vice chair, and a secretary. The offices  
12 of chair and secretary may not be held by the same person.

13       Sec. 3972.0206. COMPENSATION; EXPENSES. (a) The district  
14 may compensate each director in an amount not to exceed \$150 for  
15 each board meeting. The total amount of compensation a director may  
16 receive each year may not exceed \$7,200.

17       (b) A director is entitled to reimbursement for necessary  
18 and reasonable expenses incurred in carrying out the duties and  
19 responsibilities of the board.

20       Sec. 3972.0207. LIABILITY INSURANCE. The district may  
21 obtain and pay for comprehensive general liability insurance  
22 coverage from a commercial insurance company or other source that  
23 protects and insures a director against personal liability and from  
24 all claims relating to:

25               (1) actions taken by the director in the director's  
26 capacity as a member of the board;

27               (2) actions and activities taken by the district; or

1           (3) the actions of others acting on behalf of the  
2 district.

3           Sec. 3972.0208. NO EXECUTIVE COMMITTEE. The board may not  
4 create an executive committee to exercise the powers of the board.

5           Sec. 3972.0209. BOARD MEETINGS. The board shall hold  
6 meetings at a place accessible to the public.

7           Sec. 3972.0210. INITIAL DIRECTORS. (a) On or after  
8 September 1, 2019, the owner or owners of a majority of the assessed  
9 value of the real property in the district may submit a petition to  
10 the governing body of the city requesting that the governing body  
11 appoint five persons as initial directors from among the persons  
12 named in the petition. A petition must name more than five  
13 qualified persons.

14           (b) The governing body shall appoint as initial directors  
15 five persons named in the petition who are qualified to serve as  
16 directors.

17           (c) The initial directors shall determine by lot which three  
18 positions expire June 1, 2022, and which two positions expire June  
19 1, 2024.

20           (d) This section expires September 1, 2025.

21                           SUBCHAPTER C. POWERS AND DUTIES

22           Sec. 3972.0301. GENERAL POWERS AND DUTIES. The district  
23 has the powers and duties necessary to accomplish the purposes for  
24 which the district is created.

25           Sec. 3972.0302. IMPROVEMENT PROJECTS AND SERVICES. (a)  
26 The district, using money available to the district for the  
27 purpose, may provide, design, construct, acquire, improve,

1 relocate, operate, maintain, or finance an improvement project or  
2 service authorized under this chapter or Chapter 375, Local  
3 Government Code.

4 (b) The district may contract with a governmental or private  
5 entity to carry out an action under Subsection (a).

6 (c) An improvement project described by Subsection (a) may  
7 be located:

8 (1) in the district; or

9 (2) in an area outside the district if the project is  
10 for the purpose of extending a public infrastructure improvement  
11 beyond the district's boundaries to a logical terminus.

12 Sec. 3972.0303. IMPROVEMENT PROJECT AND SERVICE IN  
13 DEFINABLE AREA; BENEFIT BASIS. The district may undertake an  
14 improvement project or service that confers a special benefit on a  
15 definable area in the district and levy and collect a special  
16 assessment on benefited property in the district in accordance  
17 with:

18 (1) Chapter 372, Local Government Code; or

19 (2) Chapter 375, Local Government Code.

20 Sec. 3972.0304. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
21 district may engage in activities that accomplish the economic  
22 development purposes of the district.

23 (b) The district may establish and provide for the  
24 administration of one or more programs to promote state or local  
25 economic development and to stimulate business and commercial  
26 activity in the district, including programs to:

27 (1) make loans and grants of public money; and

1           (2) provide district personnel and services.

2           (c) The district may create economic development programs  
3 and exercise the economic development powers that Chapter 380,  
4 Local Government Code, provides to a municipality.

5           Sec. 3972.0305. PARKING FACILITIES. (a) The district may  
6 acquire, lease as lessor or lessee, construct, develop, own,  
7 operate, and maintain parking facilities or a system of parking  
8 facilities, including lots, garages, parking terminals, or other  
9 structures or accommodations for parking motor vehicles off the  
10 streets and related appurtenances.

11           (b) The district's parking facilities serve the public  
12 purposes of the district and are owned, used, and held for a public  
13 purpose even if leased or operated by a private entity for a term of  
14 years.

15           (c) The district's parking facilities are parts of and  
16 necessary components of a street and are considered to be a street  
17 or road improvement.

18           (d) The development and operation of the district's parking  
19 facilities may be considered an economic development program.

20           Sec. 3972.0306. ADDING OR REMOVING TERRITORY. (a) The  
21 board may add or remove territory as provided by Subchapter J,  
22 Chapter 49, Water Code.

23           (b) The district may add territory as described by  
24 Subsection (a) only if the governing body of the city by ordinance  
25 or resolution consents to the addition.

26           Sec. 3972.0307. NO EMINENT DOMAIN POWER. The district may  
27 not exercise the power of eminent domain.

1       SUBCHAPTER D. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

2       Sec. 3972.0401. DIVISION OF DISTRICT; PREREQUISITES. The  
3 district, including territory added to the district under Section  
4 3972.0306, may be divided into two or more new districts only if the  
5 district has no outstanding bonded debt. Territory previously  
6 added to the district under Section 3972.0306 may be included in a  
7 new district.

8       Sec. 3972.0402. LAW APPLICABLE TO NEW DISTRICT. This  
9 chapter applies to any new district created by division of the  
10 district, and a new district has all the powers and duties of the  
11 district.

12       Sec. 3972.0403. DIVISION PROCEDURES. (a) The board, on its  
13 own motion or on receipt of a petition signed by an owner of real  
14 property in the district, may adopt an order proposing to divide the  
15 district.

16       (b) If the board decides to divide the district, the board  
17 shall:

18               (1) set the terms of the division, including names for  
19 the new districts and a plan for the payment or performance of any  
20 outstanding district obligations;

21               (2) prepare a metes and bounds description for each  
22 proposed district; and

23               (3) appoint four initial directors for each new  
24 district.

25       (c) The governing body of the city shall appoint one  
26 director for each new district.

27       Sec. 3972.0404. CONTRACT AUTHORITY OF NEW DISTRICTS. The

1 new districts may contract with each other for any matter the boards  
2 of the new districts consider appropriate, including the joint  
3 construction or financing of a utility improvement.

4 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

5 Sec. 3972.0501. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
6 board by resolution shall establish the number of directors'  
7 signatures and the procedure required for a disbursement or  
8 transfer of district money.

9 Sec. 3972.0502. TAX AND ASSESSMENT ABATEMENTS. The  
10 district may designate reinvestment zones and may grant abatements  
11 of a tax or assessment on property in the zones.

12 SUBCHAPTER F. TAXES AND BONDS

13 Sec. 3972.0601. BONDS AND OTHER OBLIGATIONS. (a) The  
14 district may issue bonds, notes, or other obligations payable  
15 wholly or partly from ad valorem taxes or assessments in the manner  
16 provided by Subchapter A, Chapter 372, or Subchapter J, Chapter  
17 375, Local Government Code.

18 (b) In exercising the district's borrowing power, the  
19 district may issue a bond or other obligation in the form of a bond,  
20 note, certificate of participation or other instrument evidencing a  
21 proportionate interest in payments to be made by the district, or  
22 other type of obligation.

23 (c) In addition to the sources of money described by  
24 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local  
25 Government Code, district bonds may be secured and made payable  
26 wholly or partly by a pledge of any part of the money the district  
27 receives from improvement revenue or from any other source.

1       Sec. 3972.0602. OPERATION AND MAINTENANCE TAX. If  
2 authorized by a majority of the district voters voting at an  
3 election held in accordance with Section 49.107, Water Code, the  
4 district may impose an operation and maintenance tax on taxable  
5 property in the district in the manner provided by that section for  
6 any district purpose, including to:

7           (1) maintain and operate the district;

8           (2) construct or acquire improvements; or

9           (3) provide a service.

10       Sec. 3972.0603. TAXES FOR BONDS AND OTHER OBLIGATIONS. At  
11 the time bonds or other obligations payable wholly or partly from ad  
12 valorem taxes are issued:

13           (1) the board shall impose a continuing direct annual  
14 ad valorem tax for each year that all or part of the bonds are  
15 outstanding; and

16           (2) the district annually shall impose an ad valorem  
17 tax on all taxable property in the district in an amount sufficient  
18 to:

19                   (A) pay the interest on the bonds or other  
20 obligations as the interest becomes due; and

21                   (B) create a sinking fund for the payment of the  
22 principal of the bonds or other obligations when due or the  
23 redemption price at any earlier required redemption date.

24       SECTION 2. The City of El Paso Municipal Management  
25 District No. 1 initially includes all territory contained in the  
26 following area:

27 METES AND BOUNDS - AREA 2

1 650.600 acres (28,340,145 square feet)  
2 A Portion of Sections 11, 14 & 19, Block 81,  
3 Township 1, Texas & Pacific Railroad Company Surveys City of El  
4 Paso, El Paso County, Texas  
5 BEING a portion of Sections 11, 14 & 19, Block 81, Township 1, Texas  
6 & Pacific Railroad Company Surveys City of El Paso, El Paso County,  
7 Texas, being a portion of a tract of land described in Deed to City  
8 of El Paso, recorded in Volume 1176, Page 504 of the Deed Records of  
9 El Paso County, Texas, being a portion of a tract of land described  
10 in Deed to The City of El Paso, recorded in Volume 1186, Page 183,  
11 Deed Records of El Paso County, Texas, being a portion of a tract of  
12 land described in Deed to The City of El Paso, recorded in Volume  
13 1272, Page 231 of the Deed Records of El Paso County, Texas and  
14 being more particularly described by metes and bounds as follows:  
15 BEGINNING at a 1/2-inch iron rod with plastic cap set for the  
16 intersection of east right- of-way line of Martin Luther King, Jr.  
17 Boulevard (a 160-foot wide public right of way) and the north  
18 right-of-way line of Loma Real Avenue (a public right-of-way), for  
19 the southwest corner of said premises, from which a 1/2-inch iron  
20 rod with plastic "TX 5337" cap found for the common corner of  
21 Sections 89, 19, 22 & 23, Block 81, bears North 87°57'17" West, 92.85  
22 feet;  
23 THENCE North 02°08'51" East, with the east right-of-way line of  
24 Martin Luther King, Jr. Boulevard, a distance of 860.05 feet to a  
25 1/2-inch iron rod with plastic cap set for corner;  
26 THENCE North 01°35'21" East, the east right-of-way line of Martin  
27 Luther King, Jr. Boulevard, a distance of 4432.74 feet to a point

1 for corner;  
2 THENCE North 01°35'21" East, the east right-of-way line of Martin  
3 Luther King, Jr. Boulevard, a distance of 5424.52 feet to a point  
4 for corner;  
5 THENCE North 01°35'21" East, the east right-of-way line of Martin  
6 Luther King, Jr. Boulevard, a distance of 725.66 feet to a point for  
7 corner;  
8 THENCE South 86°53'30"East, leaving the east right-of-way line of  
9 Martin Luther King, Jr. Boulevard, a distance of 2528.30 feet to a  
10 1/2-inch iron rod with plastic cap set for corner in the west line  
11 of a tract of land described in Deed to El Paso Electric Company,  
12 recorded in Volume 1338, Page 471 of the Real Property Records of El  
13 Paso County, Texas;  
14 THENCE South 02°04'19" West, with the west line of the El Paso  
15 Electric Company tract, a distance of 6102.12 feet to a 1/2-inch  
16 iron rod with plastic cap set for corner;  
17 THENCE South 01°58'57" West, with the west line of the El Paso  
18 Electric Company tract, a distance of 5293.60 feet to a 1/2-inch  
19 iron rod with plastic cap set for corner in the north right-of-way  
20 line of Loma Real Avenue;  
21 THENCE North 87°57'17" West, with the north right-of-way line of  
22 Loma Real Avenue, a distance of 2448.11 feet to the POINT OF  
23 BEGINNING and containing 650.600 acres (28,340,145 square feet) of  
24 land, more or less.  
25 METES AND BOUNDS - AREA 3  
26 2,045.343 acres (89,095,150 square feet)  
27 A Portion of Sections 11, 12, 13, 14, 19, 20 & 21, Block 81, Township

1 1, Texas & Pacific Railroad Company Surveys City of El Paso, El Paso  
2 County, Texas

3 BEING a portion of Sections 11, 12, 13, 14, 19, 20 & 21,  
4 Block 81, Township 1, Texas & Pacific Railroad Company Surveys City  
5 of El Paso, El Paso County, Texas, being a portion of a tract of land  
6 described in Deed to City of El Paso, recorded in Volume 1176, Page  
7 504 of the Deed Records of El Paso County, Texas, being a portion of  
8 a tract of land described in Deed to The City of El Paso, recorded in  
9 Volume 1186, Page 183, Deed Records of El Paso County, Texas, being  
10 a portion of a tract of land described in Deed to The City of El  
11 Paso, recorded in Volume 1272, Page 231 of the Deed Records of El  
12 Paso County, Texas, being a portion of a tract of land described in  
13 Deed to El Paso Water Utilities Board, recorded in Volume 1263, Page  
14 146 of the Deed Records of El Paso County, Texas and being more  
15 particularly described by metes and bounds as follows:

16 BEGINNING at a 1/2-inch iron rod with plastic cap set on the west  
17 light-of-way line of Mccombs Street, dedicated to the State of  
18 Texas by Deed recorded in Volume 1410, Page 576 of the Deed Records  
19 of El Paso County, Texas (a 150-foot wide public right-of-way) from  
20 which a Concrete TxDot Monument with bronze cap found for the common  
21 corner of Sections 20 & 21, Block 81 and Sections 19 & 30, Block 80,  
22 bears South 87°58'34" East, 75.00 feet;

23 THENCE South 02°01'26" West, with the west right-of-way line of  
24 Mccombs Street, a distance of 526.41 feet to a 1/2-inch iron rod  
25 with plastic "TX 5337" cap found for corner in the north  
26 right-of-way line of U.S. Highway 54 (a 400-foot wide public  
27 right-of-way);

1 THENCE South 51°37'59" West, with the north right-of-way line of  
2 U.S. Highway 54, a distance of 1124.39 feet to a 1/2-inch iron rod  
3 with plastic "TX 5337" cap found for corner;

4 THENCE North 38°22'40" West, leaving the north right-of-way line of  
5 U.S. Highway 54, a distance of 1647.88 feet to a 1/2-inch iron rod  
6 with plastic "TX 5337" cap found for corner;

7 THENCE North 87°58'27" West, with the south line of said premises, a  
8 distance of 3283.45 feet to a 1/2-inch iron rod with plastic "TX  
9 5337" cap found for corner;

10 THENCE North 87°57'17" West, with the south line of said premises, a  
11 distance of 2539.39 feet to a 1/2-inch iron rod with plastic cap set  
12 for comer in the east line of a tract of land described in Deed to El  
13 Paso Electric Company, recorded in Volume 1338, Page 471 of the Real  
14 Property Records of El Paso County, Texas;

15 THENCE North 01°58'57" East, with the east line of said El Paso  
16 Electric Company tract, a distance of 5293.68 feet to a 1/2-inch  
17 iron rod with plastic cap set for corner;

18 THENCE North 02°04'19" East, with the east line of said El Paso  
19 Electric Company tract, a distance of 6098.32 feet to a 1/2-inch  
20 iron rod with plastic cap set for corner;

21 THENCE South 86°53'15" East, leaving the east line of said El Paso  
22 Electric Company tract, a distance of 7744.48 feet to a 1/2-inch  
23 iron rod with plastic cap set for corner in the west right-of-way  
24 line of Mccombs Street;

25 THENCE South 02°05"16" West, with the west right-of-way line of  
26 Mccombs Street, a distance of 660.46 feet to a 1/2-inch iron rod  
27 with plastic cap set for corner;

1 THENCE South 02°03'39" West, with the west right-of-way line of  
2 Mccombs Street, a distance of 5288.97 feet to a 1/2-inch iron rod  
3 with plastic cap set for corner;

4 THENCE South 01°56'52" West, a distance of 5296.37 feet to the POINT  
5 OF BEGINNING and containing 2,045.343 acres (89,095,150 square  
6 feet) of land, more or less.

7 METES AND BOUNDS - AREA 4

8 1003.107 acres (43,695,333 square feet)

9 A Portion of Sections 7, 17, 18, 19, 20 & 30, Block 80, Township 1,  
10 Texas & Pacific Railroad Company Surveys City of El Paso, El Paso  
11 County, Texas

12 BEING a tract of land situated in Sections 7, 17, 18, 19, 20 & 30,  
13 Block 80, Township 1 of the Texas & Pacific Railroad Company Survey,  
14 City of El Paso, El Paso County, Texas, being a portion of a tract of  
15 land described in Deed to The City of El Paso, recorded in Volume  
16 1186, Page 183 of the Deed Records of El Paso County, Texas, being a  
17 portion of a tract of land described in Deed to El Paso Natural Gas  
18 Company, recorded in Volume 307, Page 91 of the Deed Records of El  
19 Paso County, Texas, being a portion of a tract of land described in  
20 Deed to City of El Paso, recorded in Volume 1176, Page 504 of the  
21 Deed Records of El Paso County, Texas, being a portion of a tract of  
22 land described in Deed to The City of El Paso, recorded in Volume  
23 1186, Page 178 of the Deed Records of El Paso County, being a  
24 portion of a tract of land described in Deed to El Paso Water  
25 Utilities Board, recorded in Volume 1616, Page 219 & Volume 1263,  
26 Page 1476 of the Deed Records of El Paso County, Texas, being a  
27 portion of a tract of land described and conveyed in Deed's to City

1 of El Paso, recorded in Volume 4614, Pages 353, 361, 369 & 377 of the  
2 Deed Records of El Paso County, Texas and being more particularly  
3 described by metes and bounds as follows;

4 BEGINNING at a 1/2-inch iron rod with plastic cap set for the  
5 intersection of east right-of-way line of Mccombs Street,  
6 dedicated to the State of Texas by Deed recorded in Volume 1410,  
7 Page 576 of the Deed Records of El Paso County, Texas (a 150-foot  
8 wide public right-of-way) and the north right-of-way line of U.S.  
9 Highway 54 (a 400-foot wide public right-of-way) for the southwest  
10 corner of the subject property;

11 THENCE North 02°01'26" East, with the east right-of-way line of  
12 Mccombs Street, a distance of 510.01 feet to a 1/2-inch iron rod  
13 with plastic cap set for corner, from which a Concrete TxDot  
14 Monument with bronze cap found for the common corner of Sections 30  
15 & 19, Block 80 and Sections 20 & 21, Block 81, bears North 86°57'30"  
16 West, 75.01 feet;

17 THENCE North 01°56'52" East, with the east right-of-way line of  
18 Mccombs Street, a distance of 5296.22 feet to a 1/2-inch iron rod  
19 with plastic 'TX 5337" cap found for corner;

20 THENCE North 02°03'39" East, with the east right-of-way line of  
21 Mccombs Street, a distance of 5288.02 feet to a 1/2-inch iron rod  
22 with plastic cap set for corner;

23 THENCE North 02°05'16" East, with the east right-of-way line of  
24 Mccombs Street, a distance of 539.84 feet to a 1/2-inch iron rod  
25 with plastic "TX 5337" cap found for the intersection of the south  
26 right-of-way line of Stan Roberts Sr. Drive (a 120-foot wide public  
27 right-of-way) and the east right-of-way line of Mccombs Street;

1 THENCE South  $86^{\circ}53'15''$  East, with the south right-of-way line of  
2 Stan Roberts Sr. Drive, a distance of 789.26 feet to a 1/2-inch iron  
3 rod with plastic "TX 5337" cap found for corner;  
4 THENCE leaving the south right-of-way line of Stan Roberts Sr.  
5 Drive, the following courses and distances to wit:  
6 South  $33^{\circ}39'07''$  East, a distance of 1441.10 feet to a 1/2-inch iron  
7 rod with plastic "TX 5337" cap found for corner;  
8 South  $02^{\circ}22'35''$  West, a distance of 1516.17 feet to a 1/2-inch iron  
9 rod with plastic "TX 5337" cap found for corner;  
10 South  $87^{\circ}35'40''$  East, a distance of 2115.02 feet to a 1/2-inch iron  
11 rod with plastic "TX 5337" cap found for corner;  
12 South  $65^{\circ}17'57''$  East, a distance of 1547.56 feet to a 1/2-inch iron  
13 rod with plastic "TX 5337" cap found for corner;  
14 South  $45^{\circ}19'14''$  East, a distance of 25.54 feet to a 1/2-inch iron rod  
15 with plastic "TX 5337" cap found for corner;  
16 South  $45^{\circ}17'44''$  East, a distance of 1720.06 feet to a 1/2-inch iron  
17 rod with plastic "TX 5337" cap found for corner;  
18 South  $45^{\circ}19'14''$  East, a distance of 71.58 feet to a 1/2-inch iron rod  
19 with plastic "TX 5337" cap found for corner;  
20 --South  $45^{\circ}12'25''$  East, a distance of 1315.09 feet to a 1/2-inch  
21 iron rod with plastic "TX 5337" cap found for corner in the north  
22 right-of-way line of U.S. Highway 54;  
23 THENCE with the north right-of-way line of U.S. Highway 54, the  
24 following courses and distances to wit:  
25 South  $51^{\circ}37'39''$  West, a distance of 233.27 feet to a 1/2-inch iron  
26 rod with plastic "TX 5337" cap found for corner;  
27 South  $51^{\circ}37'59''$  West, a distance of 1314.86 feet to a 1/2-inch iron

1 rod with plastic "TX 5337" cap found for corner;  
2 North 83°22'01" West, a distance of 48.08 feet to a 1/2-inch iron rod  
3 with plastic "TX 5337" cap found for corner;  
4 South 51°37'59" West, a distance of 120.00 feet to a 1/2-inch iron  
5 rod with plastic "TX 5337" cap found for corner;  
6 South 06°37'59" West, a distance of 48.08 feet to a 1/2-inch iron rod  
7 with plastic "TX 5337" cap found for corner;  
8 South 51°37'59" West, a distance of 7897.13 feet to a 1/2-inch iron  
9 rod with plastic "TX 5337" cap found for corner;  
10 North 63°11'30" West, a distance of 108.92 feet to a 1/2-inch iron  
11 rod with plastic "TX 5337" cap found for corner;  
12 North 88°03'02" West, a distance of 25.46 feet to the POINT OF  
13 BEGINNING and containing 1003.107 acres (43,695,333 square feet) of  
14 land, more or less.

15 SECTION 3. (a) The legal notice of the intention to  
16 introduce this Act, setting forth the general substance of this  
17 Act, has been published as provided by law, and the notice and a  
18 copy of this Act have been furnished to all persons, agencies,  
19 officials, or entities to which they are required to be furnished  
20 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
21 Government Code.

22 (b) The governor, one of the required recipients, has  
23 submitted the notice and Act to the Texas Commission on  
24 Environmental Quality.

25 (c) The Texas Commission on Environmental Quality has filed  
26 its recommendations relating to this Act with the governor,  
27 lieutenant governor, and speaker of the house of representatives

1 within the required time.

2 (d) All requirements of the constitution and laws of this  
3 state and the rules and procedures of the legislature with respect  
4 to the notice, introduction, and passage of this Act have been  
5 fulfilled and accomplished.

6 SECTION 4. This Act takes effect September 1, 2019.