

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Northeast Houston Redevelopment District; 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 3961 to read as follows:

CHAPTER 3961. NORTHEAST HOUSTON REDEVELOPMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3961.0101. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Houston.

(3) "County" means Harris County.

(4) "Director" means a board member.

(5) "District" means the Northeast Houston Redevelopment District.

Sec. 3961.0102. CREATION AND NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3961.0103. 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. By creating the district and in authorizing political

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

4 (b) 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 (c) The district is created to supplement and not to
10 supplant county services provided in the district.

11 Sec. 3961.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

12 (a) The district is created to serve a public use and benefit.

13 (b) All land and other property included in the district
14 will benefit from the improvements and services to be provided by
15 the district under powers conferred by Sections 52 and 52-a,
16 Article III, and Section 59, Article XVI, Texas Constitution, and
17 other powers granted under this chapter.

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

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

22 (2) eliminating unemployment and underemployment;

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

25 (4) providing quality residential housing.

26 (d) The district will:

27 (1) promote the health, safety, and general welfare of

1 residents, employers, potential employees, employees, visitors,
2 and consumers in the district, and of the public;

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

7 (3) promote the health, safety, welfare, and enjoyment
8 of the public by providing pedestrian ways and by landscaping,
9 removing graffiti from, and developing certain areas in the
10 district, which are necessary for the restoration, preservation,
11 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, vehicle parking, and street art objects are parts of
15 and necessary components of a street and are considered to be an
16 improvement project that includes a street 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. 3961.0105. DISTRICT TERRITORY. (a) The district is
21 initially composed of the territory described by Section 2 of the
22 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 bond for the purposes
2 for which the district is created or to pay the principal of and
3 interest on a bond;

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

5 (4) legality or operation.

6 Sec. 3961.0106. 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; or

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

15 (b) A tax increment reinvestment zone created by the city in
16 the district is not subject to the limitations provided by Section
17 311.006, Tax Code.

18 (c) If the city creates a tax increment reinvestment zone
19 under Chapter 311, Tax Code, the city, by contract with the
20 district, may grant money deposited in the tax increment fund to the
21 district to be used by the district for the purposes permitted for
22 money granted to a corporation under Section 380.002(b), Local
23 Government Code, including the right to pledge the money as
24 security for any bonds issued by the district for an improvement
25 project.

26 Sec. 3961.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
27 DISTRICTS LAW. Except as otherwise provided by this chapter,

1 Chapter 375, Local Government Code, applies to the district.

2 Sec. 3961.0108. CONSTRUCTION OF CHAPTER. This chapter
3 shall be liberally construed in conformity with the findings and
4 purposes stated in this chapter.

5 SUBCHAPTER B. BOARD OF DIRECTORS

6 Sec. 3961.0201. GOVERNING BODY; TERMS. (a) The district is
7 governed by a board of nine voting directors who must be qualified
8 under and appointed by the governing body of the city as provided by
9 Subchapter D, Chapter 375, Local Government Code.

10 (b) The directors serve staggered terms of four years with
11 four or five directors' terms expiring June 1 of each odd-numbered
12 year.

13 Sec. 3961.0202. DIRECTOR'S OATH OR AFFIRMATION. (a) A
14 director shall file the director's oath or affirmation of office
15 with the district, and the district shall retain the oath or
16 affirmation in the district records.

17 (b) A director shall file a copy of the director's oath or
18 affirmation with the clerk of the county.

19 Sec. 3961.0203. QUORUM. A vacant director position is not
20 counted for purposes of establishing a quorum.

21 Sec. 3961.0204. OFFICERS. The board shall elect from among
22 the directors a chair, a vice chair, and a secretary. The offices
23 of chair and secretary may not be held by the same person.

24 Sec. 3961.0205. COMPENSATION; EXPENSES. (a) The district
25 may compensate each director in an amount not to exceed \$50 for each
26 board meeting. The total amount of compensation a director may
27 receive each year may not exceed \$2,000.

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

4 Sec. 3961.0206. LIABILITY INSURANCE. The district may
5 obtain and pay for comprehensive general liability insurance
6 coverage from a commercial insurance company or other source that
7 protects and insures a director against personal liability and from
8 all claims relating to:

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

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

12 (3) the actions of others acting on behalf of the
13 district.

14 Sec. 3961.0207. NO EXECUTIVE COMMITTEE. The board may not
15 create an executive committee to exercise the powers of the board.

16 Sec. 3961.0208. BOARD MEETINGS. The board shall hold
17 meetings at a place accessible to the public.

18 Sec. 3961.0209. INITIAL DIRECTORS. (a) The initial board
19 consists of:

	<u>Pos. No.</u>	<u>Name of Director</u>
20		
21	<u>1.</u>	=====
22	<u>2.</u>	=====
23	<u>3.</u>	=====
24	<u>4.</u>	=====
25	<u>5.</u>	=====
26	<u>6.</u>	=====
27	<u>7.</u>	=====

1 district, using money available to the district, may exercise the
2 powers given to a development corporation under Chapter 505, Local
3 Government Code, including the power to own, operate, acquire,
4 construct, lease, improve, or maintain a project under that
5 chapter.

6 Sec. 3961.0305. NONPROFIT CORPORATION. (a) The board by
7 resolution may authorize the creation of a nonprofit corporation to
8 assist and act for the district in implementing a project or
9 providing a service authorized by this chapter.

10 (b) The nonprofit corporation:

11 (1) has each power of and is considered to be a local
12 government corporation created under Subchapter D, Chapter 431,
13 Transportation Code; and

14 (2) may implement any project and provide any service
15 authorized by this chapter.

16 (c) The board shall appoint the board of directors of the
17 nonprofit corporation. The board of directors of the nonprofit
18 corporation shall serve in the same manner as the board of directors
19 of a local government corporation created under Subchapter D,
20 Chapter 431, Transportation Code, except that a board member is not
21 required to reside in the district.

22 Sec. 3961.0306. AGREEMENTS; GRANTS. (a) As provided by
23 Chapter 375, Local Government Code, the district may make an
24 agreement with or accept a gift, grant, or loan from any person.

25 (b) The implementation of a project is a governmental
26 function or service for the purposes of Chapter 791, Government
27 Code.

1 Sec. 3961.0307. LAW ENFORCEMENT SERVICES. To protect the
2 public interest, the district may contract with a qualified party,
3 including the county, to provide law enforcement services in the
4 district for a fee.

5 Sec. 3961.0308. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
6 The district may join and pay dues to a charitable or nonprofit
7 organization that performs a service or provides an activity
8 consistent with the furtherance of a district purpose.

9 Sec. 3961.0309. ECONOMIC DEVELOPMENT. (a) The district
10 may engage in activities that accomplish the economic development
11 purposes of the district.

12 (b) The district may establish and provide for the
13 administration of one or more programs to promote state or local
14 economic development and to stimulate business and commercial
15 activity in the district, including programs to:

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

17 (2) provide district personnel and services.

18 (c) The district may create economic development programs
19 and exercise the economic development powers that:

20 (1) Chapter 380, Local Government Code, provides to a
21 municipality; and

22 (2) Subchapter A, Chapter 1509, Government Code,
23 provides to a municipality.

24 Sec. 3961.0310. CONCURRENCE ON ADDITIONAL POWERS. If the
25 territory of the district is located in the corporate boundaries or
26 the extraterritorial jurisdiction of a municipality, the district
27 may not exercise a power granted to the district after the date the

1 district was created unless the governing body of the municipality
2 by resolution consents to the district's exercise of the power.

3 Sec. 3961.0311. NO EMINENT DOMAIN POWER. The district may
4 not exercise the power of eminent domain.

5 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

6 Sec. 3961.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The
7 board by resolution shall establish the number of signatures and
8 the procedure required for a disbursement or transfer of the
9 district's money.

10 Sec. 3961.0402. MONEY USED FOR IMPROVEMENTS OR SERVICES.
11 The district may acquire, construct, finance, operate, or maintain
12 an improvement project or service authorized under this chapter or
13 Chapter 375, Local Government Code, using any money available to
14 the district.

15 Sec. 3961.0403. GENERAL POWERS REGARDING PAYMENT OF
16 DISTRICT BONDS, OBLIGATIONS, OR OTHER COSTS. The district may
17 provide or secure the payment or repayment of any bond, note, or
18 other temporary or permanent obligation or reimbursement or other
19 contract with any person and the costs and expenses of the
20 establishment, administration, and operation of the district and
21 the district's costs or share of the costs or revenue of an
22 improvement project or district contractual obligation or
23 indebtedness by:

24 (1) the imposition of an ad valorem tax or sales and
25 use tax or an assessment, user fee, concession fee, or rental
26 charge; or

27 (2) any other revenue or resources of the district.

1 Sec. 3961.0404. COSTS FOR IMPROVEMENT PROJECTS. The
2 district may undertake separately or jointly with other persons,
3 including the city or the county, all or part of the cost of an
4 improvement project, including an improvement project:

5 (1) for improving, enhancing, and supporting public
6 safety and security, fire protection and emergency medical
7 services, and law enforcement in or adjacent to the district; or

8 (2) that confers a general benefit on the entire
9 district or a special benefit on a definable part of the district.

10 Sec. 3961.0405. TAX AND ASSESSMENT ABATEMENTS. The
11 district may designate reinvestment zones and may grant abatements
12 of a tax or assessment on property in the zones.

13 Sec. 3961.0406. PROPERTY EXEMPT FROM IMPACT FEES. The
14 district may not impose an impact fee on a residential property,
15 including a multiunit residential property, or a condominium.

16 SUBCHAPTER E. ASSESSMENTS

17 Sec. 3961.0501. PETITION REQUIRED FOR FINANCING SERVICES
18 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
19 service or improvement project with assessments under this chapter
20 unless a written petition requesting that service or improvement
21 has been filed with the board.

22 (b) The petition must be signed by the owners of at least 50
23 percent of the property in the district subject to assessment
24 according to the most recent certified tax appraisal roll for the
25 county.

26 Sec. 3961.0502. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
27 The board by resolution may impose and collect an assessment for any

1 purpose authorized by this chapter in all or any part of the
2 district that is not a residential property, including a multiunit
3 residential property or a condominium.

4 (b) An assessment, a reassessment, or an assessment
5 resulting from an addition to or correction of the assessment roll
6 by the district, penalties and interest on an assessment or
7 reassessment, an expense of collection, and reasonable attorney's
8 fees incurred by the district:

9 (1) are a first and prior lien against the property
10 assessed;

11 (2) are superior to any other lien or claim other than
12 a lien or claim for county, school district, or municipal ad valorem
13 taxes; and

14 (3) are the personal liability of and a charge against
15 the owners of the property even if the owners are not named in the
16 assessment proceedings.

17 (c) The lien is effective from the date of the board's
18 resolution imposing the assessment until the date the assessment is
19 paid. The board may enforce the lien in the same manner that the
20 board may enforce an ad valorem tax lien against real property.

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

25 Sec. 3961.0503. METHOD OF NOTICE FOR HEARING. The district
26 may mail the notice required by Section 375.115(c), Local
27 Government Code, by certified or first class United States mail.

1 The board shall determine the method of notice.

2 SUBCHAPTER F. TAXES AND BONDS

3 Sec. 3961.0601. TAX ABATEMENT. The district may enter into
4 a tax abatement agreement in accordance with the general laws of
5 this state authorizing and applicable to a tax abatement agreement
6 by a municipality.

7 Sec. 3961.0602. PROPERTY TAX AUTHORIZED. (a) The district
8 may impose an ad valorem tax on all taxable property in the district
9 to:

10 (1) pay for an improvement project of the types
11 authorized by Section 52(b), Article III, and Section 59, Article
12 XVI, Texas Constitution; or

13 (2) secure the payment of bonds issued for a purpose
14 described by Subdivision (1).

15 (b) The district may not impose an ad valorem tax to pay for
16 an improvement project under this chapter unless:

17 (1) a written petition has been filed with the board
18 requesting an election to approve the imposition of the tax signed
19 by the owners of at least 50 percent of the property in the district
20 subject to assessment according to the most recent certified county
21 property tax rolls; and

22 (2) the imposition of the tax is approved by the voters
23 of the district voting at the requested election.

24 (c) The district may not impose an ad valorem tax on a
25 residential property, including a multiunit residential property
26 or a condominium.

27 Sec. 3961.0603. SALES AND USE TAX. (a) The district may

1 impose a sales and use tax if authorized by a majority of the voters
2 of the district voting at an election called for that purpose.
3 Revenue from the tax may be used for any purpose for which ad
4 valorem tax revenue of the district may be used.

5 (b) The district may not adopt a sales and use tax if as a
6 result of the adoption of the tax the combined rate of all sales and
7 use taxes imposed by the district and other political subdivisions
8 of this state having territory in the district would exceed two
9 percent at any location in the district.

10 (c) If the voters of the district approve the adoption of
11 the tax at an election held on the same election date on which
12 another political subdivision adopts a sales and use tax or
13 approves an increase in the rate of its sales and use tax and as a
14 result the combined rate of all sales and use taxes imposed by the
15 district and other political subdivisions of this state having
16 territory in the district would exceed two percent at any location
17 in the district, the election to adopt a sales and use tax under
18 this chapter has no effect.

19 Sec. 3961.0604. BONDS AND OTHER OBLIGATIONS. (a) The
20 district may issue, by public or private sale, bonds, notes, or
21 other obligations payable wholly or partly from ad valorem taxes,
22 sales and use taxes, or assessments in the manner provided by
23 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local
24 Government Code.

25 (b) In exercising the district's borrowing power, the
26 district may issue a bond or other obligation in the form of a bond,
27 note, certificate of participation or other instrument evidencing a

1 proportionate interest in payments to be made by the district, or
2 other type of obligation.

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

8 Sec. 3961.0605. BOND MATURITY. Bonds may mature not more
9 than 40 years from their date of issue.

10 Sec. 3961.0606. 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 SUBCHAPTER G. DISSOLUTION

25 Sec. 3961.0701. DISSOLUTION BY ORDINANCE. (a) A
26 municipality that includes territory of the district, in the
27 corporate boundaries or extraterritorial jurisdiction of the

1 municipality, by ordinance may dissolve the district.

2 (b) The municipality may not dissolve the district until the
3 district's outstanding debt or contractual obligations that are
4 payable from ad valorem taxes have been repaid or discharged, or the
5 municipality has affirmatively assumed the obligation to pay the
6 outstanding debt from municipal revenue.

7 Sec. 3961.0702. COLLECTION OF ASSESSMENTS AND OTHER
8 REVENUE. (a) If the dissolved district has bonds or other
9 obligations outstanding secured by and payable from assessments or
10 other revenue, other than ad valorem taxes, the municipality that
11 dissolves the district shall succeed to the rights and obligations
12 of the district regarding enforcement and collection of the
13 assessments or other revenue.

14 (b) The municipality shall have and exercise all district
15 powers to enforce and collect the assessments or other revenue to
16 pay:

17 (1) the bonds or other obligations when due and
18 payable according to their terms; or

19 (2) special revenue or assessment bonds or other
20 obligations issued by the municipality to refund the outstanding
21 bonds or obligations.

22 Sec. 3961.0703. ASSUMPTION OF ASSETS AND LIABILITIES. (a)
23 If a municipality dissolves the district, the municipality assumes,
24 subject to the appropriation and availability of funds, the
25 obligations of the district, including any bonds or other debt
26 payable from assessments or other district revenue.

27 (b) If a municipality dissolves the district, the board

1 shall transfer ownership of all district property to the
2 municipality.

3 SECTION 2. The Northeast Houston Redevelopment District
4 initially includes all the territory contained in the following
5 area:

6 The Northeast Houston Redevelopment District is +/- 12,911 acres of
7 land situated east of US Hwy 59 North and north of Liberty Road
8 within the Municipal Limits of the City of Houston and Harris
9 County, Texas, and described as follows:

10 Beginning at intersection of west right-of-way (ROW) of Lockwood Dr
11 and centerline ROW of North Loop Fwy E;

12 Then generally west along centerline ROW of North Loop Fwy E to
13 centerline ROW of US Hwy 59 North;

14 Then north along centerline ROW of US Hwy 59 North to centerline of
15 Southern Pacific Railway;

16 Then north northeast along centerline of Southern Pacific Railway
17 to centerline ROW of E Crosstimbers St;

18 Then east along centerline ROW of E Crosstimbers St to centerline
19 ROW of Hirsch Rd;

20 Then north and north northeast along centerline ROW of Hirsch Rd to
21 centerline ROW of Van Zandt St;

22 Then east along centerline ROW of Van Zandt St to centerline ROW of
23 Homestead Rd;

24 Then north along centerline ROW of Homestead Rd to centerline of
25 drainage ditch P125-00-00 (Tributary 14.27 to Greens Bayou);

26 Then east, south and east along centerline of drainage ditch
27 P125-00-00 (Tributary 14.27 to Greens Bayou) to southwest corner of

1 0.1525 acre lot (NORTHWOOD MANOR SEC 4 LT 1 BLK 43);
2 Then east and generally east southeast along south boundary of
3 NORTHWOOD MANOR SEC 4 LTS 1-9 BLK 43, LTS 1-11 BLK 54, and LTS 13-16
4 BLK 53, and NORTHWOOD MANOR SEC 8 LTS 55-63 BLK 1 and LTS 191-206 BLK
5 6 to southwest corner of 0.271 acre lot (NORTHWOOD MANOR SEC 8 LT
6 191 BLK 6);
7 Then east along south boundary of said 0.271 acre lot and NORTHWOOD
8 MANOR SEC 8 to centerline ROW of N Wayside Dr and boundary line of
9 City of Houston Municipal Limits;
10 Then south along centerline ROW of N Wayside Dr and boundary line of
11 City of Houston Municipal Limits to a point west of southwest corner
12 of 233.2922 acre tract (ABST 119 J E BUNDICK TR 2C);
13 Then east to east ROW line of N Wayside Dr and along south boundary
14 of said 233.2922 acre tract, and 195.79 acre tract (ABST 119 J E
15 BUNDICK TRS 2B & 2D), and boundary line of City of Houston Municipal
16 Limits, to west boundary of 32.0224 acre tract (ABST 600 E NOLAND ML
17 (BSL&W) HOU TO ANCH TR R60);
18 Then southwest along west boundary of said 32.0224 acre tract to
19 north ROW of Little York Rd;
20 Then east along north ROW of Little York Rd across 32.0224 acre
21 tract to east boundary of said tract;
22 Then northeast along east boundary of said 32.0224 acre tract to
23 boundary line of City of Houston Municipals Limits and southwest
24 corner of 6.8196 acre tract (ABST 119 J E BUNDICK TR 2E);
25 Then east along south boundary of said 6.8196 acre tract, and along
26 boundary line of City of Houston Municipals Limits, across ROW of
27 Mesa Dr, and along north boundary of 32.42 acre tract (TRAYLOR FIELD

1 SEC 1 RES A BLK 1), and 71.6700 acre tract (ABST 600 E NOLAND TR 39K)
2 to northeast corner of said 71.6700 acre tract;
3 Then south along east boundary of said 71.6700 acre tract and
4 boundary line of City of Houston Municipal Limits, and east
5 boundary of 192.9761 acre tract (ABST 600 E NOLAND TRS 39 & 39E),
6 and 31.03 acre tract (ABST 600 E NOLAND TR 39J), and 7.3476 acre
7 tract (ABST 600 E NOLAND TRS 39B & 39C), and 1.375 acre tract (ABST
8 600 E NOLAND TRS 21A & 22A), and 6.435 acre tract (OAKLAND ACRES TR A
9 (NM)), and 48.0056 acre tract (MESA DRIVE CROSSING RES A BLK 1) to
10 southeast corner of said 48.0056 acre tract;
11 Then west along south boundary of said 48.0056 acre tract to east
12 boundary of KENTSHIRE PLACE SEC 3 Subdivision;
13 Then south along east boundary of KENTSHIRE PLACE SEC 1-3
14 Subdivision to centerline ROW of Caddo St;
15 Then west along centerline ROW of Caddo St to centerline ROW of
16 Thorn St;
17 Then south along centerline ROW of Thorn St to centerline ROW of
18 Sterlingshire Rd;
19 Then west along centerline ROW of Sterlingshire Rd to centerline
20 ROW of Balsam Rd;
21 Then south along centerline ROW of Balsam Rd to centerline ROW of
22 Tidwell Rd;
23 Then west along centerline ROW of Tidwell Rd to centerline ROW of
24 Mesa Rd;
25 Then south along centerline ROW of Mesa Rd to north boundary of
26 Southern Pacific Rail Easement;
27 Then west southwest along north boundary of Southern Pacific Rail

1 Easement to a point south of west ROW line of Majestic St;
2 Then north along west ROW line of Majestic St to a point west of
3 southwest corner of 0.124 acre tract (LIBERTY GARDENS SEC 1 TR 181
4 BLK 10);
5 Then east across ROW of Majestic St and along south boundary of said
6 0.124 acre tract and south boundary of 0.5159 acre tract (LIBERTY
7 GARDENS SEC 1 TRS 181B THRU 185B BLK 10) to southeast corner of said
8 0.5159 acre tract and coincident west boundary of 9.9226 acre tract
9 (ABST 32 HARRIS & WILSON TR 1Y);
10 Then north along west boundary of said 9.9226 acre tract, and
11 7.46000 acre tract (ABST 32 HARRIS & WILSON TR 1), and 4.8780 acre
12 tract (ABST 32 HARRIS & WILSON TR 62C) to south boundary of 0.6359
13 acre tract (ABST 32 HARRIS & WILSON LT 207 & TRS 205 & 206 BLK 11 & TR
14 62);
15 Then west, north and west along boundary line of said 0.6359 acre
16 tract, across ROW of Majestic St to west ROW;
17 Then north along west ROW of Majestic St to a point west of
18 northwest corner of 0.7779 acre tract (LIBERTY GARDENS SEC 1 LTS 209
19 & 210 & TR 208 BLK 12);
20 Then east across ROW of Majestic St and along north boundary of said
21 0.779 acre tract to northeast corner of said tract and west ROW of
22 Blaffer St;
23 Then north along west ROW of Blaffer St to southeast corner of
24 18.0091 acre tract (CONSOLIDATED FREIGHTWAYS HOUSTON RES A BLK 1);
25 Then west along south boundary of said 18.0091 acre tract, and
26 11.5346 acre tract (ABST 32 HARRIS & WILSON TR 4) to west ROW of
27 Dabney St;

1 Then north along west ROW of Dabney St to northeast corner 0.1657
2 acre lot (STANNARD PLACE LT 25 BLK 1);
3 Then west along north boundary of said lot and STANNARD PLACE LTS
4 24-14 BLK 1 to northwest corner of 0.168 acre lot (STANNARD PLACE LT
5 14 BLK 1) and east ROW of Hoffman St;
6 Then south along east ROW of Hoffman St to south ROW of Minden St;
7 Then west along south ROW of Minden to west ROW of Lockwood Dr;
8 Then north along west ROW of Lockwood Dr to centerline of North Loop
9 Fwy E and beginning of +/- 12,911 acre tract.
10 *Save and Except* Harris County MUD 439.
11 *Save and Except* ABST 600 E NOLAND ML (BSL&W) HOU TO ANCH TR R60.
12 *Save and Except* +/- 26.688 acre tract situated southeast of
13 intersection of Feland St and Woodlyn Rd and consisting of Oaks of
14 Lakewood Village Section 1-2 with beginning point being east ROW
15 line of Feland St and northwest corner of 3.0045 acre tract (OAKS OF
16 LAKEWOOD VILLAGE SEC 1 (DETENTION) RES A);
17 Then east along north boundary of said 3.0045 acre tract, and OAKS
18 OF LAKEWOOD VILLAGE SEC 1 to northeast corner of 0.2361 acre lot
19 (OAKS OF LAKEWOOD VILLAGE SEC 1 LT 36 BLK 1);
20 Then south along east boundary of said 0.2361 acre lot, and OAKS OF
21 LAKEWOOD VILLAGE SEC 1-2 to southeast corner of 0.2849 acre lot
22 (OAKS OF LAKEWOOD VILLAGE SEC 2 LT 30 BLK 1);
23 Then generally west along south boundary of said 0.2849 acre lot,
24 and OAKS OF LAKEWOOD VILLAGE SEC 2 to southwest corner of 0.1779
25 acre lot (OAKS OF LAKEWOOD VILLAGE SEC 2 LT 46 BLK 1) and east ROW
26 line of Feland St;
27 Then north along east ROW line of Feland St to northwest corner of

1 3.0045 acre tract (OAKS OF LAKEWOOD VILLAGE SEC 1 (DETENTION) RES A)
2 and point of beginning of *Save and Except* +/- 26.688 acre tract.

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

10 (b) The governor, one of the required recipients, has
11 submitted the notice and Act to the Texas Commission on
12 Environmental Quality.

13 (c) The Texas Commission on Environmental Quality has filed
14 its recommendations relating to this Act with the governor,
15 lieutenant governor, and speaker of the house of representatives
16 within the required time.

17 (d) All requirements of the constitution and laws of this
18 state and the rules and procedures of the legislature with respect
19 to the notice, introduction, and passage of this Act have been
20 fulfilled and accomplished.

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