

1-1 By: Miles S.B. No. 390
 1-2 (In the Senate - Filed January 18, 2019; March 21, 2019,
 1-3 read first time and referred to Committee on Intergovernmental
 1-4 Relations; April 15, 2019, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 7, Nays 0;
 1-6 April 15, 2019, sent to printer.)

1-7 COMMITTEE VOTE

| | Yea | Nay | Absent | PNV |
|------|-----|-----|--------|-----|
| 1-8 | X | | | |
| 1-9 | X | | | |
| 1-10 | X | | | |
| 1-11 | X | | | |
| 1-12 | X | | | |
| 1-13 | X | | | |
| 1-14 | X | | | |
| 1-15 | X | | | |

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 390 By: Alvarado

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

1-19 relating to the creation of the Northeast Houston Redevelopment
 1-20 District; providing authority to issue bonds; providing authority
 1-21 to impose assessments, fees, or 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 3961 to read as follows:

1-25 CHAPTER 3961. NORTHEAST HOUSTON REDEVELOPMENT DISTRICT

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 3961.0101. 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 Northeast Houston

1-33 Redevelopment District.

1-34 Sec. 3961.0102. CREATION AND NATURE OF DISTRICT. The
 1-35 district is a special district created under Section 59, Article
 1-36 XVI, Texas Constitution.

1-37 Sec. 3961.0103. PURPOSE; LEGISLATIVE FINDINGS. (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. By creating the district and in authorizing political
 1-42 subdivisions to contract with the district, the legislature has
 1-43 established a program to accomplish the public purposes set out in
 1-44 Section 52-a, Article III, Texas Constitution.

1-45 (b) The creation of the district is necessary to promote,
 1-46 develop, encourage, and maintain employment, commerce,
 1-47 transportation, housing, tourism, recreation, the arts,
 1-48 entertainment, economic development, safety, and the public
 1-49 welfare in the district.

1-50 (c) The district is created to supplement and not to
 1-51 supplant county services provided in the district.

1-52 Sec. 3961.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-53 (a) The district is created to serve a public use and benefit.

1-54 (b) All land and other property included in the district
 1-55 will benefit from the improvements and services to be provided by
 1-56 the district under powers conferred by Sections 52 and 52-a,
 1-57 Article III, and Section 59, Article XVI, Texas Constitution, and
 1-58 other powers granted under this chapter.

1-59 (c) The creation of the district is in the public interest
 1-60 and is essential to further the public purposes of:

- 2-1 (1) developing and diversifying the economy of the
- 2-2 state;
- 2-3 (2) eliminating unemployment and underemployment;
- 2-4 (3) developing or expanding transportation and
- 2-5 commerce; and
- 2-6 (4) providing quality residential housing.

2-7 (d) The district will:
 2-8 (1) promote the health, safety, and general welfare of
 2-9 residents, employers, potential employees, employees, visitors,
 2-10 and consumers in the district, and of the public;

2-11 (2) provide needed funding for the district to
 2-12 preserve, maintain, and enhance the economic health and vitality of
 2-13 the district territory as a residential community and business
 2-14 center; and

2-15 (3) promote the health, safety, welfare, and enjoyment
 2-16 of the public by providing pedestrian ways and by landscaping,
 2-17 removing graffiti from, and developing certain areas in the
 2-18 district, which are necessary for the restoration, preservation,
 2-19 and enhancement of scenic beauty.

2-20 (e) Pedestrian ways along or across a street, whether at
 2-21 grade or above or below the surface, and street lighting, street
 2-22 landscaping, vehicle parking, and street art objects are parts of
 2-23 and necessary components of a street and are considered to be an
 2-24 improvement project that includes a street or road improvement.

2-25 (f) The district will not act as the agent or
 2-26 instrumentality of any private interest even though the district
 2-27 will benefit many private interests as well as the public.

2-28 Sec. 3961.0105. DISTRICT TERRITORY. (a) The district is
 2-29 initially composed of the territory described by Section 2 of the
 2-30 Act enacting this chapter.

2-31 (b) The boundaries and field notes contained in Section 2 of
 2-32 the Act enacting this chapter form a closure. A mistake in the
 2-33 field notes or in copying the field notes in the legislative process
 2-34 does not affect the district's:

2-35 (1) organization, existence, or validity;

2-36 (2) right to issue any type of bond for the purposes
 2-37 for which the district is created or to pay the principal of and
 2-38 interest on a bond;

2-39 (3) right to impose or collect an assessment or tax; or

2-40 (4) legality or operation.

2-41 Sec. 3961.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
 2-42 All or any part of the area of the district is eligible to be
 2-43 included in:

2-44 (1) a tax increment reinvestment zone created under
 2-45 Chapter 311, Tax Code;

2-46 (2) a tax abatement reinvestment zone created under
 2-47 Chapter 312, Tax Code; or

2-48 (3) an enterprise zone created under Chapter 2303,
 2-49 Government Code.

2-50 Sec. 3961.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
 2-51 DISTRICTS LAW. Except as otherwise provided by this chapter,
 2-52 Chapter 375, Local Government Code, applies to the district.

2-53 Sec. 3961.0108. CONSTRUCTION OF CHAPTER. This chapter
 2-54 shall be liberally construed in conformity with the findings and
 2-55 purposes stated in this chapter.

2-56 SUBCHAPTER B. BOARD OF DIRECTORS

2-57 Sec. 3961.0201. GOVERNING BODY; TERMS. (a) The district
 2-58 is governed by a board of nine voting directors who must be
 2-59 qualified under and appointed by the governing body of the city as
 2-60 provided by Subchapter D, Chapter 375, Local Government Code.

2-61 (b) The directors serve staggered terms of four years with
 2-62 four or five directors' terms expiring June 1 of each odd-numbered
 2-63 year.

2-64 Sec. 3961.0202. DIRECTOR'S OATH OR AFFIRMATION. (a) A
 2-65 director shall file the director's oath or affirmation of office
 2-66 with the district, and the district shall retain the oath or
 2-67 affirmation in the district records.

2-68 (b) A director shall file a copy of the director's oath or
 2-69 affirmation with the clerk of the county.

3-1 Sec. 3961.0203. QUORUM. A vacant director position is not
3-2 counted for purposes of establishing a quorum.

3-3 Sec. 3961.0204. OFFICERS. The board shall elect from among
3-4 the directors a chair, a vice chair, and a secretary. The offices
3-5 of chair and secretary may not be held by the same person.

3-6 Sec. 3961.0205. COMPENSATION; EXPENSES. (a) The district
3-7 may compensate each director in an amount not to exceed \$50 for each
3-8 board meeting. The total amount of compensation a director may
3-9 receive each year may not exceed \$2,000.

3-10 (b) A director is entitled to reimbursement for necessary
3-11 and reasonable expenses incurred in carrying out the duties and
3-12 responsibilities of the board.

3-13 Sec. 3961.0206. LIABILITY INSURANCE. The district may
3-14 obtain and pay for comprehensive general liability insurance
3-15 coverage from a commercial insurance company or other source that
3-16 protects and insures a director against personal liability and from
3-17 all claims relating to:

3-18 (1) actions taken by the director in the director's
3-19 capacity as a member of the board;

3-20 (2) actions and activities taken by the district; or

3-21 (3) the actions of others acting on behalf of the
3-22 district.

3-23 Sec. 3961.0207. NO EXECUTIVE COMMITTEE. The board may not
3-24 create an executive committee to exercise the powers of the board.

3-25 Sec. 3961.0208. BOARD MEETINGS. The board shall hold
3-26 meetings at a place accessible to the public.

3-27 Sec. 3961.0209. INITIAL DIRECTORS. (a) The initial board
3-28 consists of:

| <u>Pos. No.</u> | <u>Name of Director</u> |
|-----------------|-------------------------|
| 1. | ===== |
| 2. | ===== |
| 3. | ===== |
| 4. | ===== |
| 5. | ===== |
| 6. | ===== |
| 7. | ===== |
| 8. | ===== |
| 9. | ===== |

3-39 (b) Of the initial directors, the terms of directors serving
3-40 in positions 1 through 5 expire June 1, 2021, and the terms of
3-41 directors serving in positions 6 through 9 expire June 1, 2023.

3-42 (c) Section 375.063, Local Government Code, does not apply
3-43 to the initial directors named by Subsection (a).

3-44 (d) This section expires September 1, 2023.

3-45 SUBCHAPTER C. POWERS AND DUTIES

3-46 Sec. 3961.0301. GENERAL POWERS AND DUTIES. The district
3-47 has the powers and duties necessary to accomplish the purposes for
3-48 which the district is created.

3-49 Sec. 3961.0302. IMPROVEMENT PROJECTS AND SERVICES. The
3-50 district may provide, design, construct, acquire, improve,
3-51 relocate, operate, maintain, or finance an improvement project or
3-52 service using money available to the district, or contract with a
3-53 governmental or private entity to provide, design, construct,
3-54 acquire, improve, relocate, operate, maintain, or finance an
3-55 improvement project or service authorized under this chapter or
3-56 Chapter 375, Local Government Code.

3-57 Sec. 3961.0303. LOCATION OF IMPROVEMENT PROJECT. An
3-58 improvement project described by Section 3961.0302 may be located:

3-59 (1) in the district; or

3-60 (2) in an area outside but adjacent to the district if
3-61 the project is for the purpose of extending a public infrastructure
3-62 improvement beyond the district's boundaries to a logical terminus.

3-63 Sec. 3961.0304. DEVELOPMENT CORPORATION POWERS. The
3-64 district, using money available to the district, may exercise the
3-65 powers given to a development corporation under Chapter 505, Local
3-66 Government Code, including the power to own, operate, acquire,
3-67 construct, lease, improve, or maintain a project under that
3-68 chapter.

3-69 Sec. 3961.0305. NONPROFIT CORPORATION. (a) The board by

4-1 resolution may authorize the creation of a nonprofit corporation to
4-2 assist and act for the district in implementing a project or
4-3 providing a service authorized by this chapter.

4-4 (b) The nonprofit corporation:
4-5 (1) has each power of and is considered to be a local
4-6 government corporation created under Subchapter D, Chapter 431,
4-7 Transportation Code; and

4-8 (2) may implement any project and provide any service
4-9 authorized by this chapter.

4-10 (c) The board shall appoint the board of directors of the
4-11 nonprofit corporation. The board of directors of the nonprofit
4-12 corporation shall serve in the same manner as the board of directors
4-13 of a local government corporation created under Subchapter D,
4-14 Chapter 431, Transportation Code, except that a board member is not
4-15 required to reside in the district.

4-16 Sec. 3961.0306. AGREEMENTS; GRANTS. (a) As provided by
4-17 Chapter 375, Local Government Code, the district may make an
4-18 agreement with or accept a gift, grant, or loan from any person.

4-19 (b) The implementation of a project is a governmental
4-20 function or service for the purposes of Chapter 791, Government
4-21 Code.

4-22 Sec. 3961.0307. LAW ENFORCEMENT SERVICES. To protect the
4-23 public interest, the district may contract with a qualified party,
4-24 including the county, to provide law enforcement services in the
4-25 district for a fee.

4-26 Sec. 3961.0308. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
4-27 The district may join and pay dues to a charitable or nonprofit
4-28 organization that performs a service or provides an activity
4-29 consistent with the furtherance of a district purpose.

4-30 Sec. 3961.0309. ECONOMIC DEVELOPMENT. (a) The district
4-31 may engage in activities that accomplish the economic development
4-32 purposes of the district.

4-33 (b) The district may establish and provide for the
4-34 administration of one or more programs to promote state or local
4-35 economic development and to stimulate business and commercial
4-36 activity in the district, including programs to:

4-37 (1) make loans and grants of public money; and
4-38 (2) provide district personnel and services.

4-39 (c) The district may create economic development programs
4-40 and exercise the economic development powers that:

4-41 (1) Chapter 380, Local Government Code, provides to a
4-42 municipality; and

4-43 (2) Subchapter A, Chapter 1509, Government Code,
4-44 provides to a municipality.

4-45 Sec. 3961.0310. CONCURRENCE ON ADDITIONAL POWERS. If the
4-46 territory of the district is located in the corporate boundaries or
4-47 the extraterritorial jurisdiction of a municipality, the district
4-48 may not exercise a power granted to the district after the date the
4-49 district was created unless the governing body of the municipality
4-50 by resolution consents to the district's exercise of the power.

4-51 Sec. 3961.0311. NO EMINENT DOMAIN POWER. The district may
4-52 not exercise the power of eminent domain.

4-53 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

4-54 Sec. 3961.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The
4-55 board by resolution shall establish the number of signatures and
4-56 the procedure required for a disbursement or transfer of the
4-57 district's money.

4-58 Sec. 3961.0402. MONEY USED FOR IMPROVEMENTS OR SERVICES.
4-59 The district may acquire, construct, finance, operate, or maintain
4-60 an improvement project or service authorized under this chapter or
4-61 Chapter 375, Local Government Code, using any money available to
4-62 the district.

4-63 Sec. 3961.0403. GENERAL POWERS REGARDING PAYMENT OF
4-64 DISTRICT BONDS, OBLIGATIONS, OR OTHER COSTS. The district may
4-65 provide or secure the payment or repayment of any bond, note, or
4-66 other temporary or permanent obligation or reimbursement or other
4-67 contract with any person and the costs and expenses of the
4-68 establishment, administration, and operation of the district and
4-69 the district's costs or share of the costs or revenue of an

5-1 improvement project or district contractual obligation or
 5-2 indebtedness by:

5-3 (1) the imposition of an ad valorem tax or sales and
 5-4 use tax or an assessment, user fee, concession fee, or rental
 5-5 charge; or

5-6 (2) any other revenue or resources of the district.

5-7 Sec. 3961.0404. COSTS FOR IMPROVEMENT PROJECTS. The
 5-8 district may undertake separately or jointly with other persons,
 5-9 including the city or the county, all or part of the cost of an
 5-10 improvement project, including an improvement project:

5-11 (1) for improving, enhancing, and supporting public
 5-12 safety and security, fire protection and emergency medical
 5-13 services, and law enforcement in or adjacent to the district; or

5-14 (2) that confers a general benefit on the entire
 5-15 district or a special benefit on a definable part of the district.

5-16 Sec. 3961.0405. TAX AND ASSESSMENT ABATEMENTS. The
 5-17 district may designate reinvestment zones and may grant abatements
 5-18 of a tax or assessment on property in the zones.

5-19 Sec. 3961.0406. PROPERTY EXEMPT FROM IMPACT FEES. The
 5-20 district may not impose an impact fee on a residential property,
 5-21 including a multiunit residential property, or a condominium.

5-22 SUBCHAPTER E. ASSESSMENTS

5-23 Sec. 3961.0501. PETITION REQUIRED FOR FINANCING SERVICES
 5-24 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance
 5-25 a service or improvement project with assessments under this
 5-26 chapter unless a written petition requesting that service or
 5-27 improvement has been filed with the board.

5-28 (b) The petition must be signed by the owners of at least 50
 5-29 percent of the property in the district subject to assessment
 5-30 according to the most recent certified tax appraisal roll for the
 5-31 county.

5-32 Sec. 3961.0502. ASSESSMENTS; LIENS FOR ASSESSMENTS.
 5-33 (a) The board by resolution may impose and collect an assessment
 5-34 for any purpose authorized by this chapter in all or any part of the
 5-35 district that is not a residential property, including a multiunit
 5-36 residential property or a condominium.

5-37 (b) An assessment, a reassessment, or an assessment
 5-38 resulting from an addition to or correction of the assessment roll
 5-39 by the district, penalties and interest on an assessment or
 5-40 reassessment, an expense of collection, and reasonable attorney's
 5-41 fees incurred by the district:

5-42 (1) are a first and prior lien against the property
 5-43 assessed;

5-44 (2) are superior to any other lien or claim other than
 5-45 a lien or claim for county, school district, or municipal ad valorem
 5-46 taxes; and

5-47 (3) are the personal liability of and a charge against
 5-48 the owners of the property even if the owners are not named in the
 5-49 assessment proceedings.

5-50 (c) The lien is effective from the date of the board's
 5-51 resolution imposing the assessment until the date the assessment is
 5-52 paid. The board may enforce the lien in the same manner that the
 5-53 board may enforce an ad valorem tax lien against real property.

5-54 (d) The board may make a correction to or deletion from the
 5-55 assessment roll that does not increase the amount of assessment of
 5-56 any parcel of land without providing notice and holding a hearing in
 5-57 the manner required for additional assessments.

5-58 Sec. 3961.0503. METHOD OF NOTICE FOR HEARING. The district
 5-59 may mail the notice required by Section 375.115(c), Local
 5-60 Government Code, by certified or first class United States mail.
 5-61 The board shall determine the method of notice.

5-62 SUBCHAPTER F. TAXES AND BONDS

5-63 Sec. 3961.0601. TAX ABATEMENT. The district may enter into
 5-64 a tax abatement agreement in accordance with the general laws of
 5-65 this state authorizing and applicable to a tax abatement agreement
 5-66 by a municipality.

5-67 Sec. 3961.0602. PROPERTY TAX AUTHORIZED. (a) The district
 5-68 may impose an ad valorem tax on all taxable property in the district
 5-69 to:

6-1 (1) pay for an improvement project of the types
 6-2 authorized by Section 52(b), Article III, and Section 59, Article
 6-3 XVI, Texas Constitution; or

6-4 (2) secure the payment of bonds issued for a purpose
 6-5 described by Subdivision (1).

6-6 (b) The district may not impose an ad valorem tax to pay for
 6-7 an improvement project under this chapter unless:

6-8 (1) a written petition has been filed with the board
 6-9 requesting an election to approve the imposition of the tax signed
 6-10 by the owners of at least 50 percent of the property in the district
 6-11 subject to assessment according to the most recent certified county
 6-12 property tax rolls; and

6-13 (2) the imposition of the tax is approved by the voters
 6-14 of the district voting at the requested election.

6-15 (c) The district may not impose an ad valorem tax on a
 6-16 residential property, including a multiunit residential property
 6-17 or a condominium.

6-18 Sec. 3961.0603. SALES AND USE TAX. (a) The district may
 6-19 impose a sales and use tax if authorized by a majority of the voters
 6-20 of the district voting at an election called for that purpose.
 6-21 Revenue from the tax may be used for any purpose for which ad
 6-22 valorem tax revenue of the district may be used.

6-23 (b) The district may not adopt a sales and use tax if as a
 6-24 result of the adoption of the tax the combined rate of all sales and
 6-25 use taxes imposed by the district and other political subdivisions
 6-26 of this state having territory in the district would exceed two
 6-27 percent at any location in the district.

6-28 (c) If the voters of the district approve the adoption of
 6-29 the tax at an election held on the same election date on which
 6-30 another political subdivision adopts a sales and use tax or
 6-31 approves an increase in the rate of its sales and use tax and as a
 6-32 result the combined rate of all sales and use taxes imposed by the
 6-33 district and other political subdivisions of this state having
 6-34 territory in the district would exceed two percent at any location
 6-35 in the district, the election to adopt a sales and use tax under
 6-36 this chapter has no effect.

6-37 Sec. 3961.0604. BONDS AND OTHER OBLIGATIONS. (a) The
 6-38 district may issue, by public or private sale, bonds, notes, or
 6-39 other obligations payable wholly or partly from ad valorem taxes,
 6-40 sales and use taxes, or assessments in the manner provided by
 6-41 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local
 6-42 Government Code.

6-43 (b) In exercising the district's borrowing power, the
 6-44 district may issue a bond or other obligation in the form of a bond,
 6-45 note, certificate of participation or other instrument evidencing a
 6-46 proportionate interest in payments to be made by the district, or
 6-47 other type of obligation.

6-48 (c) In addition to the sources of money described by
 6-49 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local
 6-50 Government Code, district bonds may be secured and made payable
 6-51 wholly or partly by a pledge of any part of the money the district
 6-52 receives from improvement revenue or from any other source.

6-53 Sec. 3961.0605. BOND MATURITY. Bonds may mature not more
 6-54 than 40 years from their date of issue.

6-55 Sec. 3961.0606. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
 6-56 the time bonds or other obligations payable wholly or partly from ad
 6-57 valorem taxes are issued:

6-58 (1) the board shall impose a continuing direct annual
 6-59 ad valorem tax for each year that all or part of the bonds are
 6-60 outstanding; and

6-61 (2) the district annually shall impose an ad valorem
 6-62 tax on all taxable property in the district in an amount sufficient
 6-63 to:

6-64 (A) pay the interest on the bonds or other
 6-65 obligations as the interest becomes due; and

6-66 (B) create a sinking fund for the payment of the
 6-67 principal of the bonds or other obligations when due or the
 6-68 redemption price at any earlier required redemption date.

SUBCHAPTER G. DISSOLUTION

7-1 Sec. 3961.0701. DISSOLUTION BY ORDINANCE. (a) A
7-2 municipality that includes territory of the district, in the
7-3 corporate boundaries or extraterritorial jurisdiction of the
7-4 municipality, by ordinance may dissolve the district.

7-5 (b) The municipality may not dissolve the district until the
7-6 district's outstanding debt or contractual obligations that are
7-7 payable from ad valorem taxes have been repaid or discharged, or the
7-8 municipality has affirmatively assumed the obligation to pay the
7-9 outstanding debt from municipal revenue.

7-10 Sec. 3961.0702. COLLECTION OF ASSESSMENTS AND OTHER
7-11 REVENUE. (a) If the dissolved district has bonds or other
7-12 obligations outstanding secured by and payable from assessments or
7-13 other revenue, other than ad valorem taxes, the municipality that
7-14 dissolves the district shall succeed to the rights and obligations
7-15 of the district regarding enforcement and collection of the
7-16 assessments or other revenue.

7-17 (b) The municipality shall have and exercise all district
7-18 powers to enforce and collect the assessments or other revenue to
7-19 pay:

7-20 (1) the bonds or other obligations when due and
7-21 payable according to their terms; or

7-22 (2) special revenue or assessment bonds or other
7-23 obligations issued by the municipality to refund the outstanding
7-24 bonds or obligations.

7-25 Sec. 3961.0703. ASSUMPTION OF ASSETS AND LIABILITIES.

7-26 (a) If a municipality dissolves the district, the municipality
7-27 assumes, subject to the appropriation and availability of funds,
7-28 the obligations of the district, including any bonds or other debt
7-29 payable from assessments or other district revenue.

7-30 (b) If a municipality dissolves the district, the board
7-31 shall transfer ownership of all district property to the
7-32 municipality.

7-33 SECTION 2. The Northeast Houston Redevelopment District
7-34 initially includes all the territory contained in the following
7-35 area:

7-36 The Northeast Houston Redevelopment District is +/- 12,905 acres of
7-37 land situated east of US Hwy 59 North and north of Liberty Road
7-38 within the Municipal Limits of the City of Houston and Harris
7-39 County, Texas, and described as follows:

7-40 Beginning at intersection of west right-of-way (ROW) of Lockwood Dr
7-41 and centerline ROW of North Loop Fwy E;

7-42 Then generally west along centerline ROW of North Loop Fwy E to
7-43 centerline ROW of US Hwy 59 North;

7-44 Then north along centerline ROW of US Hwy 59 North to centerline of
7-45 Southern Pacific Railway;

7-46 Then north northeast along centerline of Southern Pacific Railway
7-47 to centerline ROW of E Crosstimbers St;

7-48 Then east along centerline ROW of E Crosstimbers St to centerline
7-49 ROW of Hirsch Rd;

7-50 Then north and north northeast along centerline ROW of Hirsch Rd to
7-51 centerline ROW of Van Zandt St;

7-52 Then east along centerline ROW of Van Zandt St to centerline ROW of
7-53 Homestead Rd;

7-54 Then north along centerline ROW of Homestead Rd to centerline of
7-55 drainage ditch P125-00-00 (Tributary 14.27 to Greens Bayou);

7-56 Then east, south and east along centerline of drainage ditch
7-57 P125-00-00 (Tributary 14.27 to Greens Bayou) to southwest corner of
7-58 0.1525 acre lot (NORTHWOOD MANOR SEC 4 LT 1 BLK 43);

7-59 Then east and generally east southeast along south boundary of
7-60 NORTHWOOD MANOR SEC 4 LTS 1-9 BLK 43, LTS 1-11 BLK 54, and LTS 13-16
7-61 BLK 53, and NORTHWOOD MANOR SEC 8 LTS 55-63 BLK 1 and LTS 191-206 BLK
7-62 6 to southwest corner of 0.271 acre lot (NORTHWOOD MANOR SEC 8 LT
7-63 191 BLK 6);

7-64 Then east along south boundary of said 0.271 acre lot and NORTHWOOD
7-65 MANOR SEC 8 to centerline ROW of N Wayside Dr and boundary line of
7-66 City of Houston Municipal Limits;

7-67 Then south along centerline ROW of N Wayside Dr and boundary line of
7-68 City of Houston Municipal Limits to a point west of southwest corner
7-69

8-1 of 233.2922 acre tract (ABST 119 J E BUNDICK TR 2C);
 8-2 Then east to east ROW line of N Wayside Dr and along south boundary
 8-3 of said 233.2922 acre tract, and 195.79 acre tract (ABST 119 J E
 8-4 BUNDICK TRS 2B & 2D), and boundary line of City of Houston Municipal
 8-5 Limits, to west boundary of 32.0224 acre tract (ABST 600 E NOLAND ML
 8-6 (BSL&W) HOU TO ANCH TR R60);
 8-7 Then southwest along west boundary of said 32.0224 acre tract to
 8-8 north ROW of Little York Rd;
 8-9 Then east along north ROW of Little York Rd across 32.0224 acre
 8-10 tract to east boundary of said tract;
 8-11 Then northeast along east boundary of said 32.0224 acre tract to
 8-12 boundary line of City of Houston Municipals Limits and southwest
 8-13 corner of 6.8196 acre tract (ABST 119 J E BUNDICK TR 2E);
 8-14 Then east along south boundary of said 6.8196 acre tract, and along
 8-15 boundary line of City of Houston Municipals Limits, across ROW of
 8-16 Mesa Dr, and along north boundary of 32.42 acre tract (TRAYLOR FIELD
 8-17 SEC 1 RES A BLK 1), and 71.6700 acre tract (ABST 600 E NOLAND TR 39K)
 8-18 to northeast corner of said 71.6700 acre tract;
 8-19 Then south along east boundary of said 71.6700 acre tract and
 8-20 boundary line of City of Houston Municipal Limits, and east
 8-21 boundary of 192.9761 acre tract (ABST 600 E NOLAND TRS 39 & 39E),
 8-22 and 31.03 acre tract (ABST 600 E NOLAND TR 39J), and 7.3476 acre
 8-23 tract (ABST 600 E NOLAND TRS 39B & 39C), and 1.375 acre tract (ABST
 8-24 600 E NOLAND TRS 21A & 22A), and 6.435 acre tract (OAKLAND ACRES TR A
 8-25 (NM)), and 48.0056 acre tract (MESA DRIVE CROSSING RES A BLK 1) to
 8-26 southeast corner of said 48.0056 acre tract;
 8-27 Then west along south boundary of said 48.0056 acre tract to east
 8-28 boundary of KENTSHIRE PLACE SEC 3 Subdivision;
 8-29 Then south along east boundary of KENTSHIRE PLACE SEC 1-3
 8-30 Subdivision to centerline ROW of Caddo St;
 8-31 Then west along centerline ROW of Caddo St to centerline ROW of
 8-32 Thorn St;
 8-33 Then south along centerline ROW of Thorn St to centerline ROW of
 8-34 Sterlingshire Rd;
 8-35 Then west along centerline ROW of Sterlingshire Rd to centerline
 8-36 ROW of Balsam Rd;
 8-37 Then south along centerline ROW of Balsam Rd to centerline ROW of
 8-38 Tidwell Rd;
 8-39 Then west along centerline ROW of Tidwell Rd to centerline ROW of
 8-40 Mesa Rd;
 8-41 Then south along centerline ROW of Mesa Rd to north boundary of
 8-42 Southern Pacific Rail Easement;
 8-43 Then west southwest along north boundary of Southern Pacific Rail
 8-44 Easement to a point south of west ROW line of Majestic St;
 8-45 Then north along west ROW line of Majestic St to a point west of
 8-46 southwest corner of 0.124 acre tract (LIBERTY GARDENS SEC 1 TR 181
 8-47 BLK 10);
 8-48 Then east across ROW of Majestic St and along south boundary of said
 8-49 0.124 acre tract and south boundary of 0.5159 acre tract (LIBERTY
 8-50 GARDENS SEC 1 TRS 181B THRU 185B BLK 10) to southeast corner of said
 8-51 0.5159 acre tract and coincident west boundary of 9.9226 acre tract
 8-52 (ABST 32 HARRIS & WILSON TR 1Y);
 8-53 Then north along west boundary of said 9.9226 acre tract, and
 8-54 7.46000 acre tract (ABST 32 HARRIS & WILSON TR 1), and 4.8780 acre
 8-55 tract (ABST 32 HARRIS & WILSON TR 62C) to south boundary of 0.6359
 8-56 acre tract (ABST 32 HARRIS & WILSON LT 207 & TRS 205 & 206 BLK 11 & TR
 8-57 62);
 8-58 Then west, north and west along boundary line of said 0.6359 acre
 8-59 tract, across ROW of Majestic St to west ROW;
 8-60 Then north along west ROW of Majestic St to a point west of
 8-61 northwest corner of 0.7779 acre tract (LIBERTY GARDENS SEC 1 LTS 209
 8-62 & 210 & TR 208 BLK 12);
 8-63 Then east across ROW of Majestic St and along north boundary of said
 8-64 0.779 acre tract to northeast corner of said tract and west ROW of
 8-65 Blaffer St;
 8-66 Then north along west ROW of Blaffer St to southeast corner of
 8-67 18.0091 acre tract (CONSOLIDATED FREIGHTWAYS HOUSTON RES A BLK 1);
 8-68 Then west along south boundary of said 18.0091 acre tract, and
 8-69 11.5346 acre tract (ABST 32 HARRIS & WILSON TR 4) to west ROW of

9-1 Dabney St;
 9-2 Then north along west ROW of Dabney St to northeast corner 0.1657
 9-3 acre lot (STANNARD PLACE LT 25 BLK 1);
 9-4 Then west along north boundary of said lot and STANNARD PLACE LTS
 9-5 24-14 BLK 1 to northwest corner of 0.168 acre lot (STANNARD PLACE LT
 9-6 14 BLK 1) and east ROW of Hoffman St;
 9-7 Then south along east ROW of Hoffman St to south ROW of Minden St;
 9-8 Then west along south ROW of Minden to west ROW of Lockwood Dr;
 9-9 Then north along west ROW of Lockwood Dr to centerline of North Loop
 9-10 Fwy E and beginning of +/- 12,905 acre tract.
 9-11 Save and Except Harris County MUD 439.
 9-12 Save and Except ABST 600 E NOLAND ML (BSL&W) HOU TO ANCH TR R60.
 9-13 Save and Except +/- 26.688 acre tract situated southeast of
 9-14 intersection of Feland St and Woodlyn Rd and consisting of Oaks of
 9-15 Lakewood Village Section 1-2 with beginning point being east ROW
 9-16 line of Feland St and northwest corner of 3.0045 acre tract (OAKS OF
 9-17 LAKEWOOD VILLAGE SEC 1 (DETENTION) RES A);
 9-18 Then east along north boundary of said 3.0045 acre tract, and OAKS
 9-19 OF LAKEWOOD VILLAGE SEC 1 to northeast corner of 0.2361 acre lot
 9-20 (OAKS OF LAKEWOOD VILLAGE SEC 1 LT 36 BLK 1);
 9-21 Then south along east boundary of said 0.2361 acre lot, and OAKS OF
 9-22 LAKEWOOD VILLAGE SEC 1-2 to southeast corner of 0.2849 acre lot
 9-23 (OAKS OF LAKEWOOD VILLAGE SEC 2 LT 30 BLK 1);
 9-24 Then generally west along south boundary of said 0.2849 acre lot,
 9-25 and OAKS OF LAKEWOOD VILLAGE SEC 2 to southwest corner of 0.1779
 9-26 acre lot (OAKS OF LAKEWOOD VILLAGE SEC 2 LT 46 BLK 1) and east ROW
 9-27 line of Feland St;
 9-28 Then north along east ROW line of Feland St to northwest corner of
 9-29 3.0045 acre tract (OAKS OF LAKEWOOD VILLAGE SEC 1 (DETENTION) RES A)
 9-30 and point of beginning of Save and Except +/- 26.688 acre tract.
 9-31 Save and Except 1.8095 acre tract (TR 4C BLK 9 HOUSTON GARDENS);
 9-32 Save and Except 2.585 acre tract (LT 5 BLK 9 HOUSTON GARDENS);
 9-33 Save and Except 0.1612 acre tract (LT 104 BLK 10 TOWNLEY PLACE);
 9-34 Save and Except 0.1612 acre tract (LT 107 BLK 10 TOWNLEY PLACE);
 9-35 Save and Except 0.1612 acre tract (LT 108 BLK 10 TOWNLEY PLACE);
 9-36 Save and Except 0.1612 acre tract (LT 109 BLK 10 TOWNLEY PLACE);
 9-37 Save and Except 0.1612 acre tract (LT 110 BLK 10 TOWNLEY PLACE);
 9-38 Save and Except 0.1612 acre tract (LT 121 BLK 10 TOWNLEY PLACE);
 9-39 Save and Except 0.1612 acre tract (LT 122 BLK 10 TOWNLEY PLACE);
 9-40 Save and Except 0.3223 acre tract (LTS 123 & 124 BLK 10 TOWNLEY
 9-41 PLACE);
 9-42 Save and Except 0.1612 acre tract (LT 125 BLK 10 TOWNLEY PLACE);
 9-43 SECTION 3. (a) The legal notice of the intention to
 9-44 introduce this Act, setting forth the general substance of this
 9-45 Act, has been published as provided by law, and the notice and a
 9-46 copy of this Act have been furnished to all persons, agencies,
 9-47 officials, or entities to which they are required to be furnished
 9-48 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 9-49 Government Code.
 9-50 (b) The governor, one of the required recipients, has
 9-51 submitted the notice and Act to the Texas Commission on
 9-52 Environmental Quality.
 9-53 (c) The Texas Commission on Environmental Quality has filed
 9-54 its recommendations relating to this Act with the governor,
 9-55 lieutenant governor, and speaker of the house of representatives
 9-56 within the required time.
 9-57 (d) All requirements of the constitution and laws of this
 9-58 state and the rules and procedures of the legislature with respect
 9-59 to the notice, introduction, and passage of this Act have been
 9-60 fulfilled and accomplished.
 9-61 SECTION 4. This Act takes effect immediately if it receives
 9-62 a vote of two-thirds of all the members elected to each house, as
 9-63 provided by Section 39, Article III, Texas Constitution. If this
 9-64 Act does not receive the vote necessary for immediate effect, this
 9-65 Act takes effect September 1, 2019.

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