

1-1 By: Cain (Senate Sponsor - Creighton) H.B. No. 4669
 1-2 (In the Senate - Received from the House May 19, 2021;
 1-3 May 19, 2021, read first time and referred to Committee on Local
 1-4 Government; May 21, 2021, reported favorably by the following
 1-5 vote: Yeas 7, Nays 0; May 21, 2021, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
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			X	

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

1-19 relating to the boundaries of the Harris County Water Control and
 1-20 Improvement District No. 70.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. DEFINITION. In this Act, "district" means the
 1-23 Harris County Water Control and Improvement District No. 70.

1-24 SECTION 2. EXCLUSION OF TERRITORY. The boundaries of the
 1-25 district are adjusted to exclude the following parcel of land:

1-26 TRACT I:

1-27 330.7242 acres of land situated in Harris County, Texas, out
 1-28 of the William Whitlock League, Abstract 85, and the Absolom Reeves
 1-29 Survey Abstract 60 (also known as the Hannah Nash Labor. Abstract
 1-30 599), said 330.7242 acres being more particularly described by
 1-31 metes and bounds as follows:

1-32 Beginning at a Point for corner being the intersection of the
 1-33 East line of a 40 foot easement to United Gas Pipeline Company as
 1-34 described in deeds recorded in Volume 3278 at Page 32. Volume 3278
 1-35 at Page 34 and Volume 3545 at Page 559 of the Deed Records of Harris
 1-36 County, Texas, with the South line of Lake Shadows, Section Three,
 1-37 as shown on the plat recorded in Volume 86, Page 1 of the Map Records
 1-38 of Harris County, Texas;

1-39 Thence, N. 87 deg. 16" 17" E., 452.87 feet to a point for
 1-40 corner and being the Southeast corner of Bridgewood Road as shown on
 1-41 said plat of Lake Shadows, Section Three;

1-42 Thence, N. 02 deg. 43' 43" W., 135.00 feet to a point for
 1-43 corner:

1-44 Thence, N 87 deg. 16' 17" E., 4,614.21 feet along the South
 1-45 line of Lake Shadows, Section Three and a Replat of part of Lake
 1-46 Shadows, Section Three, as shown on plat recorded in Volume 191 at
 1-47 Page 49 of the Map Records of Harris County, Texas;

1-48 Thence, N 02 deg. 43' 43" W., 200.00 feet to a point for
 1-49 corner being the Northeast corner of said Replat of Lake Shadows,
 1-50 Section Three;

1-51 Thence, N 87 deg. 16' 17" E. at 731.10 feet pass a 3/4" iron
 1-52 rod marking the East line of the William Whitlock League and the
 1-53 West line of the Absolom Reeves Survey, at 745.70 feet past a 5/8"
 1-54 iron-rod marking the Southwest corner of Hannah Nash Road as
 1-55 described in Deed recorded in Volume 2334 at Page 467 of the Deed
 1-56 Records of Harrris County, Texas and at 825.72 feet pass a 5/8" iron
 1-57 rod marking the Southeast corner of said Hannah Nash Road, in all a
 1-58 total distance of 902.85 feet to a point for corner in a fence;

1-59 Thence, S 03 deg. 10' 34" E., 2,433.16 feet to a fence for a
 1-60 corner for the Southeast corner of this tract;

1-61 Thence, S 86 deg. 54' 51" W., 300.73 feet along fence line;

2-1 Thence, S 87 deg. 14' 01" W., 1,829.70 feet along fence line;
 2-2 Thence, S 86 deg. 14'02" W., 814.96 feet along fence line;
 2-3 Thence, S 86 deg. 55' 04" W., 2,486.17 feet along fence line;
 2-4 Thence, S 86 deg. 49' 23" W., 1,340.47 feet along fence line
 2-5 to a point for corner in the East line of said easement to United Gas
 2-6 Pipeline Company;
 2-7 Thence, N 17 deg. 21' 00" E., 2,280.35 feet along the East
 2-8 line of said easement to the POINT OF BEGINNING and containing
 2-9 330.7242 acres of land.
 2-10 TRACT II:
 2-11 Being approximately 118.18 acres, more or less out of
 2-12 158.1189 acres of land, more or less, situated in Harris County,
 2-13 Texas, out of the William Whitlock League, Abstract 85 and the
 2-14 Absolom Reeves Survey, Abstract 60 (also known as the Hannah Nash
 2-15 Labor, Abstract 599), said 158.1189 acres being more fully
 2-16 described by metes and bounds as follows:
 2-17 Beginning at a 5/8" iron rod found being S 02° 33' 14" E,
 2-18 10,254.70 feet by call, and N 87° 16' 17" E, 14.6 feet from the
 2-19 Northeast corner of the said William Whitlock League and being a
 2-20 point in the West right-of-way line of Hannah Nash Road, based on 80
 2-21 foot width at this point, described in deed from Lewis Earle Dallas
 2-22 and William Woodrow Dallas to Harris County recorded in Volume 2334
 2-23 at Page 467, Deed Records of Harris County, Texas:
 2-24 Thence, S 02° 33' 14" E, 1132.64 feet along the West
 2-25 right-of-way line of Hannah Nash Road to its intersection with the
 2-26 North line of Foley Road as described in deed from Talmage Guy,
 2-27 Trustee to Harris County recorded in Volume 4457 at Page 321 of the
 2-28 Deed Records of Harris County, Texas, said Foley Road being 80.00
 2-29 feet in width;
 2-30 Thence, S 87° 18' 27 "W, 518.65 feet along said North
 2-31 right-of-way line of Foley Road to a point of Curvature;
 2-32 Thence Southwesterly along a curve to the left having a
 2-33 central angle of 23° 10' 54" and a radius of 1035.32 feet an arc
 2-34 length of 418.89 feet to a point of reverse curve from which the
 2-35 center of a curve to the right bears N 25° 52' 27" W, 960.00 feet;
 2-36 Thence Southwesterly along said curve to the right having a
 2-37 central angle of 23° 04' 02" and a radius of 960.00 feet an arc
 2-38 distance of 386.50 feet to a point of tangency which bears S 02° 48'
 2-39 25" E, 960.00 feet from said center of curvature;
 2-40 Thence, S 87° 16' 17" W, 4373.53 feet along the North
 2-41 right-of-way line of Foley Road to a point in the East line of a
 2-42 50-foot-wide easement, the centerline of which is described in deed
 2-43 from Wm. E. Dwyer to Dixie Gulf Gas Company, a corporation (whose
 2-44 rights the United Gas Pipe Line Company has succeeded) recorded in
 2-45 Volume 2350 at Page 287 of the Deed Records of Harris County, Texas;
 2-46 Thence, N 17° 21' 00" E, 1376.58 feet along the East line of
 2-47 said easement to a point for corner;
 2-48 Thence, N 87° 16' 17" E, 5206.68 feet to the POINT OF BEGINNING
 2-49 and containing 158.1189 acres of land, being the same property
 2-50 described as "TRACT 1" in a deed dated June 15, 1973 and filed of
 2-51 record in the Real Property Records of Harris County, Texas, under
 2-52 County Clerk's File No. D901880 and Film code number 163-24-2443.
 2-53 TRACT III:
 2-54 Unrestricted Reserve "D", in Block 7 of LAKE SHADOWS SECTION
 2-55 THREE Replat, an addition in Harris County, Texas according to the
 2-56 map or plat thereof recorded in Volume 19 1, Page 49 of the Map
 2-57 Records of Harris County, Texas.
 2-58 TRACT IV:
 2-59 Unrestricted Reserve "A", in Block 7 of LAKE SHADOWS SECTION
 2-60 THREE Replat, an addition in Harris County, Texas according to the
 2-61 map or plat thereof recorded in Volume 191, Page 49 of the Map
 2-62 Records of Harris County, Texas.
 2-63 TRACT V:
 2-64 A tract of land containing 2.01 acres known as Tract 4G,
 2-65 Abstract 85, William Whitlock, lying and being situated in Harris
 2-66 County, Texas, out of the William Whitlock League, Abstract 85, and
 2-67 the Absolom Reeves Survey, Abstract 60 (also known as the Hannah
 2-68 Nash Labor, Abstract 599), said 2.01 acres being more fully
 2-69 described by metes and bounds as follows:

3-1 Beginning at a 5/8 inch iron rod found along the West
3-2 Right-Of-Way line of Hannah Nash Road (a.k.a. Dallas Road, based on
3-3 a width of 60.00 feet) marking the Southeast corner of the herein
3-4 described tract of land;

3-5 Thence, South 87° 16' 17" West, for a distance of 974.26 feet
3-6 to a 1-1/2 inch iron pipe found along the South R.O.W. line of Foley
3-7 Road (based on a width of 80.00 feet) marking the Southwest corner;

3-8 Thence, in a Northeasterly direction along said Foley Road,
3-9 following a curve to the left having a radius of 1040 feet, for a
3-10 distance of 85.62 feet (called 85.63 feet) to a 5/8 inch iron rod
3-11 set marking an interior corner;

3-12 Thence, continuing along said Foley Road in an Easterly
3-13 direction along a curve to the right having a radius of 955.32 feet,
3-14 for a distance of 386.52 feet to a 1-1/2 inch iron pipe found
3-15 marking an interior corner;

3-16 Thence, North 87° 18' 27" East following said Foley Road, for
3-17 a distance of 518.46 feet to a 5/8 inch iron rod set at the
3-18 intersection of the West Right-Of-Way line of said Hannah Nash Road
3-19 and the South R.O.W. line of said Foley Road marking the northeast
3-20 corner;

3-21 Thence, South 02° 33' 14" East along the West R.O.W. line of
3-22 Hannah Nash Road, for a distance of 106.95 feet to the Point of
3-23 Beginning containing 2.01 acres (87,564.84 square feet) of land,
3-24 more or less, and all strips and gores contiguous or adjacent
3-25 thereto.

3-26 SECTION 3. RIGHTS OF BONDHOLDERS. The exclusion of
3-27 property under this Act does not diminish or impair the rights of
3-28 the holders of any outstanding and unpaid bonds, warrants, or other
3-29 certificates of indebtedness of the district.

3-30 SECTION 4. APPORTIONMENT OF DISTRICT INDEBTEDNESS. (a)
3-31 The excluded property is not released from the payment of its pro
3-32 rata share of the district's indebtedness.

3-33 (b) Subject to Subsection (c) of this section, the district
3-34 shall continue to levy taxes each year on the property excluded from
3-35 the district at the same rate levied on other property of the
3-36 district until the property's pro rata share of the indebtedness of
3-37 the district on the effective date of this Act has been paid. The
3-38 taxes collected shall be applied exclusively to the payment of the
3-39 excluded property's pro rata share of the indebtedness.

3-40 (c) The owner of any part of the excluded property at any
3-41 time may pay in full the owner's share of the pro rata share of the
3-42 indebtedness of the district.

3-43 SECTION 5. NOTICE. (a) The legal notice of the intention
3-44 to introduce this Act, setting forth the general substance of this
3-45 Act, has been published as provided by law, and the notice and a
3-46 copy of this Act have been furnished to all persons, agencies,
3-47 officials, or entities to which they are required to be furnished
3-48 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
3-49 Government Code.

3-50 (b) The governor, one of the required recipients, has
3-51 submitted the notice and Act to the Texas Commission on
3-52 Environmental Quality.

3-53 (c) The Texas Commission on Environmental Quality has filed
3-54 its recommendations relating to this Act with the governor, the
3-55 lieutenant governor, and the speaker of the house of
3-56 representatives within the required time.

3-57 (d) All requirements of the constitution and laws of this
3-58 state and the rules and procedures of the legislature with respect
3-59 to the notice, introduction, and passage of this Act are fulfilled
3-60 and accomplished.

3-61 SECTION 6. EFFECTIVE DATE. This Act takes effect
3-62 immediately if it receives a vote of two-thirds of all the members
3-63 elected to each house, as provided by Section 39, Article III, Texas
3-64 Constitution. If this Act does not receive the vote necessary for
3-65 immediate effect, this Act takes effect September 1, 2021.

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