

1-1 By: Creighton S.B. No. 2237
 1-2 (In the Senate - Filed April 28, 2021; May 3, 2021, read
 1-3 first time and referred to Committee on Local Government;
 1-4 May 13, 2021, reported adversely, with favorable Committee
 1-5 Substitute by the following vote: Yeas 9, Nays 0; May 13, 2021,
 1-6 sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
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	X			

1-18 COMMITTEE SUBSTITUTE FOR S.B. No. 2237 By: Paxton

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to the boundaries of the Harris County Water Control and
 1-22 Improvement District No. 70.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. DEFINITION. In this Act, "district" means the
 1-25 Harris County Water Control and Improvement District No. 70.

1-26 SECTION 2. EXCLUSION OF TERRITORY. The boundaries of the
 1-27 district are adjusted to exclude the following parcel of land:

1-28 TRACT I:

1-29 330.7242 acres of land situated in Harris County, Texas, out
 1-30 of the William Whitlock League, Abstract 85, and the Absolom Reeves
 1-31 Survey Abstract 60 (also known as the Hannah Nash Labor. Abstract
 1-32 599), said 330.7242 acres being more particularly described by
 1-33 metes and bounds as follows:

1-34 Beginning at a Point for corner being the intersection of the
 1-35 East line of a 40 foot easement to United Gas Pipeline Company as
 1-36 described in deeds recorded in Volume 3278 at Page 32. Volume 3278
 1-37 at Page 34 and Volume 3545 at Page 559 of the Deed Records of Harris
 1-38 County, Texas, with the South line of Lake Shadows, Section Three,
 1-39 as shown on the plat recorded in Volume 86, Page 1 of the Map Records
 1-40 of Harris County, Texas;

1-41 Thence, N. 87 deg. 16" 17" E., 452.87 feet to a point for
 1-42 corner and being the Southeast corner of Bridgewood Road as shown on
 1-43 said plat of Lake Shadows, Section Three;

1-44 Thence, N. 02 deg. 43' 43" W., 135.00 feet to a point for
 1-45 corner:

1-46 Thence, N 87 deg. 16' 17" E., 4,614.21 feet along the South
 1-47 line of Lake Shadows, Section Three and a Replat of part of Lake
 1-48 Shadows, Section Three, as shown on plat recorded in Volume 191 at
 1-49 Page 49 of the Map Records of Harris County, Texas;

1-50 Thence, N 02 deg. 43' 43" W., 200.00 feet to a point for
 1-51 corner being the Northeast corner of said Replat of Lake Shadows,
 1-52 Section Three;

1-53 Thence, N 87 deg. 16' 17" E. at 731.10 feet pass a 3/4" iron
 1-54 rod marking the East line of the William Whitlock League and the
 1-55 West line of the Absolom Reeves Survey, at 745.70 feet past a 5/8"
 1-56 iron-rod marking the Southwest corner of Hannah Nash Road as
 1-57 described in Deed recorded in Volume 2334 at Page 467 of the Deed
 1-58 Records of Harrris County, Texas and at 825.72 feet pass a 5/8" iron
 1-59 rod marking the Southeast corner of said Hannah Nash Road, in all a
 1-60 total distance of 902.85 feet to a point for corner in a fence;

1-61 Thence, S 03 deg. 10' 34" E., 2,433.16 feet to a fence for a

2-1 corner for the Southeast corner of this tract;
 2-2 Thence, S 86 deg. 54' 51" W., 300.73 feet along fence line;
 2-3 Thence, S 87 deg. 14' 01" W., 1,829.70 feet along fence line;
 2-4 Thence, S 86 deg. 14' 02" W., 814.96 feet along fence line;
 2-5 Thence, S 86 deg. 55' 04" W., 2,486.17 feet along fence line;
 2-6 Thence, S 86 deg. 49' 23" W., 1,340.47 feet along fence line
 2-7 to a point for corner in the East line of said easement to United Gas
 2-8 Pipeline Company;
 2-9 Thence, N 17 deg. 21' 00" E., 2,280.35 feet along the East
 2-10 line of said easement to the POINT OF BEGINNING and containing
 2-11 330.7242 acres of land.
 2-12 TRACT II:
 2-13 Being approximately 118.18 acres, more or less out of
 2-14 158.1189 acres of land, more or less, situated in Harris County,
 2-15 Texas, out of the William Whitlock League, Abstract 85 and the
 2-16 Absolom Reeves Survey, Abstract 60 (also known as the Hannah Nash
 2-17 Labor, Abstract 599), said 158.1189 acres being more fully
 2-18 described by metes and bounds as follows:
 2-19 Beginning at a 5/8" iron rod found being S 02° 33' 14" E,
 2-20 10,254.70 feet by call, and N 87° 16' 17" E, 14.6 feet from the
 2-21 Northeast corner of the said William Whitlock League and being a
 2-22 point in the West right-of-way line of Hannah Nash Road, based on 80
 2-23 foot width at this point, described in deed from Lewis Earle Dallas
 2-24 and William Woodrow Dallas to Harris County recorded in Volume 2334
 2-25 at Page 467, Deed Records of Harris County, Texas:
 2-26 Thence, S 02° 33' 14" E, 1132.64 feet along the West
 2-27 right-of-way line of Hannah Nash Road to its intersection with the
 2-28 North line of Foley Road as described in deed from Talmage Guy,
 2-29 Trustee to Harris County recorded in Volume 4457 at Page 321 of the
 2-30 Deed Records of Harris County, Texas, said Foley Road being 80.00
 2-31 feet in width;
 2-32 Thence, S 87° 18' 27" W, 518.65 feet along said North
 2-33 right-of-way line of Foley Road to a point of Curvature;
 2-34 Thence Southwesterly along a curve to the left having a
 2-35 central angle of 23° 10' 54" and a radius of 1035.32 feet an arc
 2-36 length of 418.89 feet to a point of reverse curve from which the
 2-37 center of a curve to the right bears N 25° 52' 27" W, 960.00 feet;
 2-38 Thence Southwesterly along said curve to the right having a
 2-39 central angle of 23° 04' 02" and a radius of 960.00 feet an arc
 2-40 distance of 386.50 feet to a point of tangency which bears S 02° 48'
 2-41 25" E, 960.00 feet from said center of curvature;
 2-42 Thence, S 87° 16' 17" W, 4373.53 feet along the North
 2-43 right-of-way line of Foley Road to a point in the East line of a
 2-44 50-foot-wide easement, the centerline of which is described in deed
 2-45 from Wm. E. Dwyer to Dixie Gulf Gas Company, a corporation (whose
 2-46 rights the United Gas Pipe Line Company has succeeded) recorded in
 2-47 Volume 2350 at Page 287 of the Deed Records of Harris County, Texas;
 2-48 Thence, N 17° 21' 00" E, 1376.58 feet along the East line of
 2-49 said easement to a point for corner;
 2-50 Thence, N 87° 16' 17" E, 5206.68 feet to the POINT OF BEGINNING
 2-51 and containing 158.1189 acres of land, being the same property
 2-52 described as "TRACT 1" in a deed dated June 15, 1973 and filed of
 2-53 record in the Real Property Records of Harris County, Texas, under
 2-54 County Clerk's File No. D901880 and Film code number 163-24-2443.
 2-55 TRACT III:
 2-56 Unrestricted Reserve "D", in Block 7 of LAKE SHADOWS SECTION
 2-57 THREE Replat, an addition in Harris County, Texas according to the
 2-58 map or plat thereof recorded in Volume 19 1, Page 49 of the Map
 2-59 Records of Harris County, Texas.
 2-60 TRACT IV:
 2-61 Unrestricted Reserve "A", in Block 7 of LAKE SHADOWS SECTION
 2-62 THREE Replat, an addition in Harris County, Texas according to the
 2-63 map or plat thereof recorded in Volume 191, Page 49 of the Map
 2-64 Records of Harris County, Texas.
 2-65 TRACT V:
 2-66 A tract of land containing 2.01 acres known as Tract 4G,
 2-67 Abstract 85, William Whitlock, lying and being situated in Harris
 2-68 County, Texas, out of the William Whitlock League, Abstract 85, and
 2-69 the Absolom Reeves Survey, Abstract 60 (also known as the Hannah

3-1 Nash Labor, Abstract 599), said 2.01 acres being more fully
3-2 described by metes and bounds as follows:

3-3 Beginning at a 5/8 inch iron rod found along the West
3-4 Right-Of-Way line of Hannah Nash Road (a.k.a. Dallas Road, based on
3-5 a width of 60.00 feet) marking the Southeast corner of the herein
3-6 described tract of land;

3-7 Thence, South 87° 16' 17" West, for a distance of 974.26 feet
3-8 to a 1-1/2 inch iron pipe found along the South R.O.W. line of Foley
3-9 Road (based on a width of 80.00 feet) marking the Southwest corner;

3-10 Thence, in a Northeasterly direction along said Foley Road,
3-11 following a curve to the left having a radius of 1040 feet, for a
3-12 distance of 85.62 feet (called 85.63 feet) to a 5/8 inch iron rod
3-13 set marking an interior corner;

3-14 Thence, continuing along said Foley Road in an Easterly
3-15 direction along a curve to the right having a radius of 955.32 feet,
3-16 for a distance of 386.52 feet to a 1-1/2 inch iron pipe found
3-17 marking an interior corner;

3-18 Thence, North 87° 18' 27" East following said Foley Road, for
3-19 a distance of 518.46 feet to a 5/8 inch iron rod set at the
3-20 intersection of the West Right-Of-Way line of said Hannah Nash Road
3-21 and the South R.O.W. line of said Foley Road marking the northeast
3-22 corner;

3-23 Thence, South 02° 33' 14" East along the West R.O.W. line of
3-24 Hannah Nash Road, for a distance of 106.95 feet to the Point of
3-25 Beginning containing 2.01 acres (87,564.84 square feet) of land,
3-26 more or less, and all strips and gores contiguous or adjacent
3-27 thereto.

3-28 SECTION 3. RIGHTS OF BONDHOLDERS. The exclusion of
3-29 property under this Act does not diminish or impair the rights of
3-30 the holders of any outstanding and unpaid bonds, warrants, or other
3-31 certificates of indebtedness of the district.

3-32 SECTION 4. APPORTIONMENT OF DISTRICT INDEBTEDNESS. (a)
3-33 The excluded property is not released from the payment of its pro
3-34 rata share of the district's indebtedness.

3-35 (b) Subject to Subsection (c) of this section, the district
3-36 shall continue to levy taxes each year on the property excluded from
3-37 the district at the same rate levied on other property of the
3-38 district until the property's pro rata share of the indebtedness of
3-39 the district on the effective date of this Act has been paid. The
3-40 taxes collected shall be applied exclusively to the payment of the
3-41 excluded property's pro rata share of the indebtedness.

3-42 (c) The owner of any part of the excluded property at any
3-43 time may pay in full the owner's share of the pro rata share of the
3-44 indebtedness of the district.

3-45 SECTION 5. NOTICE. (a) The legal notice of the intention
3-46 to introduce this Act, setting forth the general substance of this
3-47 Act, has been published as provided by law, and the notice and a
3-48 copy of this Act have been furnished to all persons, agencies,
3-49 officials, or entities to which they are required to be furnished
3-50 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
3-51 Government Code.

3-52 (b) The governor, one of the required recipients, has
3-53 submitted the notice and Act to the Texas Commission on
3-54 Environmental Quality.

3-55 (c) The Texas Commission on Environmental Quality has filed
3-56 its recommendations relating to this Act with the governor, the
3-57 lieutenant governor, and the speaker of the house of
3-58 representatives within the required time.

3-59 (d) All requirements of the constitution and laws of this
3-60 state and the rules and procedures of the legislature with respect
3-61 to the notice, introduction, and passage of this Act are fulfilled
3-62 and accomplished.

3-63 SECTION 6. EFFECTIVE DATE. This Act takes effect
3-64 immediately if it receives a vote of two-thirds of all the members
3-65 elected to each house, as provided by Section 39, Article III, Texas
3-66 Constitution. If this Act does not receive the vote necessary for
3-67 immediate effect, this Act takes effect September 1, 2021.

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