

By: Miles

S.B. No. 2611

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 or fees.

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 3995 to read as follows:

CHAPTER 3995. NORTHEAST HOUSTON REDEVELOPMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3995.0101. 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. 3995.0102. CREATION AND NATURE OF DISTRICT. The Northeast Houston Redevelopment District is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3995.0103. PURPOSE; DECLARATION OF INTENT. (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.

1 (b) By creating the district and in authorizing political
2 subdivisions to contract with the district, the legislature has
3 established a program to accomplish the public purposes set out in
4 Section 52-a, Article III, Texas Constitution.

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

10 (d) This chapter and the creation of the district may not be
11 interpreted to relieve the county from providing the level of
12 services provided as of the effective date of the Act enacting this
13 chapter to the area in the district. The district is created to
14 supplement and not to supplant county services provided in the
15 district.

16 Sec. 3995.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

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

22 (b) The district is created to serve a public use and
23 benefit.

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

26 (1) developing and diversifying the economy of the
27 state;

1 (2) eliminating unemployment and underemployment;

2 (3) developing or expanding transportation and
3 commerce; and

4 (4) providing quality residential housing.

5 (d) The district will:

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

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

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

18 (e) Pedestrian ways along or across a street, whether at
19 grade or above or below the surface, and street lighting, street
20 landscaping, parking, and street art objects are parts of and
21 necessary components of a street and are considered to be a street
22 or road improvement.

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

26 Sec. 3995.0105. INITIAL DISTRICT TERRITORY. (a) The
27 district is initially composed of the territory described by

1 Section 2 of the Act enacting this chapter.

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

6 (1) organization, existence, or validity;

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

10 (3) right to impose or collect an assessment; or

11 (4) legality or operation.

12 Sec. 3995.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

13 All or any part of the area of the district is eligible to be
14 included in:

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

17 (2) a tax abatement reinvestment zone created under
18 Chapter 312, Tax Code; or

19 (3) an enterprise zone created under Chapter 2303,
20 Government Code.

21 Sec. 3995.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
22 DISTRICTS LAW. Except as otherwise provided by this chapter,
23 Chapter 375, Local Government Code, applies to the district.

24 Sec. 3995.0108. CONSTRUCTION OF CHAPTER. This chapter
25 shall be liberally construed in conformity with the findings and
26 purposes stated in this chapter.

27 Sec. 3995.0109. CONFIRMATION ELECTION. (a) Before

1 issuing any bonds or other obligations, imposing any assessments,
2 or recommending persons for appointment as succeeding directors,
3 the initial directors shall hold an election in the boundaries of
4 the district on a uniform election date provided by Section 41.001,
5 Election Code, to determine if the district shall be created.

6 (b) Notice of a confirmation election shall state the day
7 and place or places for holding the election and the propositions to
8 be voted on.

9 (c) The ballots for a confirmation election shall be printed
10 to provide for voting "For District" and "Against District."

11 (d) Immediately after the confirmation election, the
12 presiding judge shall take returns of the results to the initial
13 board. The initial board shall canvass the returns and issue an
14 order declaring the results at the earliest practicable time. The
15 order must include a description of the district's boundaries.

16 (e) If a majority of the votes cast in the election favor the
17 creation of the district, the initial board shall issue an order
18 declaring that the district is created and enter the result in its
19 minutes. If a majority of the votes cast in the election are
20 against the creation of the district, the initial board shall issue
21 an order declaring that the district was defeated and enter the
22 result in its minutes.

23 (f) A copy of each order issued under this section must be
24 filed:

25 (1) in the deed records of the county or counties in
26 which the district is located; and

27 (2) with the Texas Commission on Environmental

1 Quality.

2 SUBCHAPTER B. BOARD OF DIRECTORS

3 Sec. 3995.0201. GOVERNING BODY; TERMS. (a) The district
4 is governed by a board of 13 voting directors who must be qualified
5 under and appointed by the governing body of the city as provided by
6 Subchapter D, Chapter 375, Local Government Code.

7 (b) The directors serve staggered terms of four years with
8 six or seven directors' terms expiring June 1 of each odd-numbered
9 year.

10 Sec. 3995.0202. DIRECTOR'S OATH OR AFFIRMATION. (a) A
11 director shall file the director's oath or affirmation of office
12 with the district, and the district shall retain the oath or
13 affirmation in the district records.

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

16 Sec. 3995.0203. QUORUM. A vacant director position is not
17 counted for purposes of establishing a quorum.

18 Sec. 3995.0204. OFFICERS. The board shall elect from among
19 the directors a chair, a vice chair, and a secretary. The offices
20 of chair and secretary may not be held by the same person.

21 Sec. 3995.0205. COMPENSATION; EXPENSES. (a) The district
22 may compensate each director in an amount not to exceed \$50 for each
23 board meeting. The total amount of compensation a director may
24 receive each year may not exceed \$2,000.

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

1 Sec. 3995.0206. LIABILITY INSURANCE. The district may
2 obtain and pay for comprehensive general liability insurance
3 coverage from a commercial insurance company or other source that
4 protects and insures a director against personal liability and from
5 all claims relating to:

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

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

9 (3) the actions of others acting on behalf of the
10 district.

11 Sec. 3995.0207. NO EXECUTIVE COMMITTEE. The board may not
12 create an executive committee to exercise the powers of the board.

13 Sec. 3995.0208. BOARD MEETINGS. The board shall hold
14 meetings at a place accessible to the public.

15 Sec. 3995.0209. INITIAL DIRECTORS. (a) The initial board
16 consists of the following directors:

	<u>Pos. No.</u>	<u>Name of Director</u>
18	<u>1</u>	_____
19	<u>2</u>	_____
20	<u>3</u>	_____
21	<u>4</u>	_____
22	<u>5</u>	_____
23	<u>6</u>	_____
24	<u>7</u>	_____
25	<u>8</u>	_____
26	<u>9</u>	_____
27	<u>10</u>	_____

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(b) Of the initial directors, the terms of directors appointed for positions 1 through 6 expire June 1, 2025, and the terms of directors appointed for positions 7 through 13 expire June 1, 2027.

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

(d) This section expires September 1, 2027.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 3995.0301. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 3995.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The district, using any money available to the district for the purpose, may provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under this chapter or Chapter 375, Local Government Code.

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

(c) The implementation of a district project or service is a governmental function or service for the purposes of Chapter 791, Government Code.

Sec. 3995.0303. LOCATION OF IMPROVEMENT PROJECT. An improvement project described by Section 3995.0302 may be located:

1 (1) in the district; or

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

5 Sec. 3995.0304. NONPROFIT CORPORATION. (a) The board by
6 resolution may authorize the creation of a nonprofit corporation to
7 assist and act for the district in implementing a project or
8 providing a service authorized by this chapter.

9 (b) The nonprofit corporation:

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

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

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

21 Sec. 3995.0305. AGREEMENTS; GRANTS. As provided by Chapter
22 375, Local Government Code, the district may make an agreement with
23 or accept a gift, grant, or loan from any person.

24 Sec. 3995.0306. LAW ENFORCEMENT SERVICES. To protect the
25 public interest, the district may contract with a qualified party,
26 including the county, to provide law enforcement services in the
27 district for a fee.

1 Sec. 3995.0307. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

2 The district may join and pay dues to a charitable or nonprofit
3 organization that performs a service or provides an activity
4 consistent with the furtherance of a district purpose.

5 Sec. 3995.0308. ECONOMIC DEVELOPMENT PROGRAMS. (a) The

6 district may engage in activities that accomplish the economic
7 development purposes of the district.

8 (b) The district may establish and provide for the
9 administration of one or more programs to promote state or local
10 economic development and to stimulate business and commercial
11 activity in the district, including programs to:

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

13 (2) provide district personnel and services.

14 (c) The district may create economic development programs
15 and exercise the economic development powers provided to
16 municipalities by:

17 (1) Chapter 380, Local Government Code; and

18 (2) Subchapter A, Chapter 1509, Government Code.

19 Sec. 3995.0309. CONCURRENCE ON ADDITIONAL POWERS. If the
20 territory of the district is located in the corporate boundaries or
21 the extraterritorial jurisdiction of a municipality, the district
22 may not exercise a power granted to the district after the date the
23 district was created unless the governing body of the municipality
24 by resolution consents to the district's exercise of the power.

25 Sec. 3995.0310. NO AD VALOREM TAX. The district may not
26 impose an ad valorem tax.

27 Sec. 3995.0311. NO EMINENT DOMAIN POWER. The district may

1 not exercise the power of eminent domain.

2 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3 Sec. 3995.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The
4 board by resolution shall establish the number of signatures and
5 the procedure required for a disbursement or transfer of the
6 district's money.

7 Sec. 3995.0402. GENERAL POWERS REGARDING PAYMENT OF
8 DISTRICT BONDS, OBLIGATIONS, OR OTHER COSTS. The district may
9 provide or secure the payment or repayment of any bond, note, or
10 other temporary or permanent obligation or reimbursement or other
11 contract with any person and the costs and expenses of the
12 establishment, administration, and operation of the district and
13 the district's costs or share of the costs or revenue of an
14 improvement project or district contractual obligation or
15 indebtedness by:

16 (1) the imposition of an assessment, user fee,
17 concession fee, or rental charge; or

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

19 Sec. 3995.0403. 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 assessments in the
22 manner provided by Subchapter A, Chapter 372, or Subchapter J,
23 Chapter 375, Local Government Code.

24 (b) In exercising the district's borrowing power, the
25 district may issue a bond or other obligation in the form of a bond,
26 note, certificate of participation or other instrument evidencing a
27 proportionate interest in payments to be made by the district, or

1 other type of obligation.

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

8 Sec. 3995.0404. BOND MATURITY. Bonds may mature not more
9 than 40 years from their date of issue.

10 Sec. 3995.0405. COSTS FOR IMPROVEMENT PROJECTS. The
11 district may undertake separately or jointly with other persons,
12 including the city or the county, all or part of the cost of an
13 improvement project, including an improvement project:

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

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

19 Sec. 3995.0406. PROPERTY EXEMPT FROM IMPACT FEES. The
20 district may not impose an impact fee on a residential property,
21 including a multiunit residential property, or a condominium.

22 Sec. 3995.0407. PROPERTY OF CERTAIN UTILITIES EXEMPT FROM
23 ASSESSMENTS AND FEES. The district may not impose an assessment,
24 impact fee, or standby fee on the property, including the
25 equipment, rights-of-way, easements, facilities, or improvements,
26 of:

27 (1) an electric utility or a power generation company

1 as defined by Section 31.002, Utilities Code;

2 (2) a gas utility, as defined by Section 101.003 or
3 121.001, Utilities Code, or a person who owns pipelines used for the
4 transportation or sale of oil or gas or a product or constituent of
5 oil or gas;

6 (3) a person who owns pipelines used for the
7 transportation or sale of carbon dioxide;

8 (4) a telecommunications provider as defined by
9 Section 51.002, Utilities Code; or

10 (5) a cable service provider or video service provider
11 as defined by Section 66.002, Utilities Code.

12 SUBCHAPTER E. ASSESSMENTS

13 Sec. 3995.0501. PETITION REQUIRED FOR FINANCING SERVICES
14 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance
15 a service or improvement project with assessments under this
16 chapter unless a written petition requesting that service or
17 improvement has been filed with the board.

18 (b) A petition filed under Subsection (a) must be signed by
19 the owners of a majority of the assessed value of real property in
20 the district subject to assessment according to the most recent
21 certified tax appraisal roll for the county.

22 Sec. 3995.0502. ASSESSMENTS; LIENS FOR ASSESSMENTS.

23 (a) The board by resolution may impose and collect an assessment
24 for any purpose authorized by this chapter in all or any part of the
25 district that is not a residential property, including a multiunit
26 residential property or a condominium.

27 (b) An assessment, a reassessment, or an assessment

1 resulting from an addition to or correction of the assessment roll
2 by the district, penalties and interest on an assessment or
3 reassessment, an expense of collection, and reasonable attorney's
4 fees incurred by the district:

5 (1) are a first and prior lien against the property
6 assessed;

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

10 (3) are the personal liability of and a charge against
11 the owners of the property even if the owners are not named in the
12 assessment proceedings.

13 (c) The lien is effective from the date of the board's
14 resolution imposing the assessment until the date the assessment is
15 paid. The board may enforce the lien in the same manner that a
16 taxing unit, as that term is defined by Section 1.04, Tax Code, may
17 enforce an ad valorem tax lien against real property.

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

22 Sec. 3995.0503. METHOD OF NOTICE FOR HEARING. The district
23 may mail the notice required by Section 375.115(c), Local
24 Government Code, by certified or first class United States mail.
25 The board shall determine the method of notice.

26 SUBCHAPTER I. DISSOLUTION

27 Sec. 3995.0901. DISSOLUTION BY ORDINANCE. (a) A

1 municipality that includes territory of the district, in the
2 corporate boundaries or extraterritorial jurisdiction of the
3 municipality, by ordinance may dissolve the district.

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

8 (c) Section 375.263, Local Government Code, does not apply
9 to the district.

10 Sec. 3995.0902. COLLECTION OF ASSESSMENTS AND OTHER
11 REVENUE. (a) If the dissolved district has bonds or other
12 obligations outstanding secured by and payable from assessments or
13 other revenue, the municipality that dissolves the district shall
14 succeed to the rights and obligations of the district regarding
15 enforcement and collection of the assessments or other revenue.

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

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

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

24 Sec. 3995.0903. ASSUMPTION OF ASSETS AND LIABILITIES.

25 (a) If a municipality dissolves the district, the municipality
26 assumes, subject to the appropriation and availability of funds,
27 the obligations of the district, including any bonds or other debt

1 payable from assessments or other district revenue.

2 (b) If a municipality dissolves the district, the board
3 shall transfer ownership of all district property to the
4 municipality.

5 Sec. 3995.0904. DISSOLUTION BY PETITION. (a) Except as
6 limited by Section 375.264, Local Government Code, the board shall
7 dissolve the district on written petition filed with the board by
8 the owners of:

9 (1) 66 percent or more of the assessed value of the
10 property subject to assessment by the district based on the most
11 recent certified county property tax rolls; or

12 (2) 66 percent or more of the surface area of the
13 district, excluding roads, streets, highways, utility
14 rights-of-way, other public areas, and other property exempt from
15 assessment by the district according to the most recent certified
16 county property tax rolls.

17 (b) Section 375.262, Local Government Code, does not apply
18 to the district.

19 SECTION 2. The Northeast Houston Redevelopment District
20 initially includes all the territory contained in the following
21 area:

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

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

1 Then generally west along centerline ROW of North Loop Fwy E to
2 centerline ROW of US Hwy 59 North;
3 Then north along centerline ROW of US Hwy 59 North to centerline of
4 Southern Pacific Railway;
5 Then north northeast along centerline of Southern Pacific Railway
6 to centerline ROW of E Crosstimbers St;
7 Then east along centerline ROW of E Crosstimbers St to centerline
8 ROW of Hirsch Rd;
9 Then north and north northeast along centerline ROW of Hirsch Rd to
10 centerline ROW of Van Zandt St;
11 Then east along centerline ROW of Van Zandt St to centerline ROW of
12 Homestead Rd;
13 Then north along centerline ROW of Homestead Rd to centerline of
14 drainage ditch P125-00-00 (Tributary 14.27 to Greens Bayou);
15 Then east, south and east along centerline of drainage ditch
16 P125-00-00 (Tributary 14.27 to Greens Bayou) to southwest corner of
17 0.1525 acre lot (NORTHWOOD MANOR SEC 4 LT 1 BLK 43);
18 Then east and generally east southeast along south boundary of
19 NORTHWOOD MANOR SEC 4 LTS 1-9 BLK 43, LTS 1-11 BLK 54, and LTS 13-16
20 BLK 53, and NORTHWOOD MANOR SEC 8 LTS 55-63 BLK 1 and LTS 191-206 BLK
21 6 to southwest corner of 0.271 acre lot (NORTHWOOD MANOR SEC 8 LT
22 191 BLK 6);
23 Then east along south boundary of said 0.271 acre lot and NORTHWOOD
24 MANOR SEC 8 to centerline ROW of N Wayside Dr and boundary line of
25 City of Houston Municipal Limits;
26 Then south along centerline ROW of N Wayside Dr and boundary line of
27 City of Houston Municipal Limits to a point west of southwest corner

1 of 233.2922 acre tract (ABST 119 J E BUNDICK TR 2C);
2 Then east to east ROW line of N Wayside Dr and along south boundary
3 of said 233.2922 acre tract, and 195.79 acre tract (ABST 119 J E
4 BUNDICK TRS 2B & 2D), and boundary line of City of Houston Municipal
5 Limits, to west boundary of 32.0224 acre tract (ABST 600 E NOLAND ML
6 (BSL&W) HOU TO ANCH TR R60);
7 Then southwest along west boundary of said 32.0224 acre tract to
8 north ROW of Little York Rd;
9 Then east along north ROW of Little York Rd across 32.0224 acre
10 tract to east boundary of said tract;
11 Then northeast along east boundary of said 32.0224 acre tract to
12 boundary line of City of Houston Municipals Limits and southwest
13 corner of 6.8196 acre tract (ABST 119 J E BUNDICK TR 2E);
14 Then east along south boundary of said 6.8196 acre tract, and along
15 boundary line of City of Houston Municipals Limits, across ROW of
16 Mesa Dr, and along north boundary of 32.42 acre tract (TRAYLOR FIELD
17 SEC 1 RES A BLK 1), and 71.6700 acre tract (ABST 600 E NOLAND TR 39K)
18 to northeast corner of said 71.6700 acre tract;
19 Then south along east boundary of said 71.6700 acre tract and
20 boundary line of City of Houston Municipal Limits, and east
21 boundary of 192.9761 acre tract (ABST 600 E NOLAND TRS 39 & 39E),
22 and 31.03 acre tract (ABST 600 E NOLAND TR 39J), and 7.3476 acre
23 tract (ABST 600 E NOLAND TRS 39B & 39C), and 1.375 acre tract (ABST
24 600 E NOLAND TRS 21A & 22A), and 6.435 acre tract (OAKLAND ACRES TR A
25 (NM)), and 48.0056 acre tract (MESA DRIVE CROSSING RES A BLK 1) to
26 southeast corner of said 48.0056 acre tract;
27 Then west along south boundary of said 48.0056 acre tract to east

1 boundary of KENTSHIRE PLACE SEC 3 Subdivision;
2 Then south along east boundary of KENTSHIRE PLACE SEC 1-3
3 Subdivision to centerline ROW of Caddo St;
4 Then west along centerline ROW of Caddo St to centerline ROW of
5 Thorn St;
6 Then south along centerline ROW of Thorn St to centerline ROW of
7 Sterlingshire Rd;
8 Then west along centerline ROW of Sterlingshire Rd to centerline
9 ROW of Balsam Rd;
10 Then south along centerline ROW of Balsam Rd to centerline ROW of
11 Tidwell Rd;
12 Then west along centerline ROW of Tidwell Rd to centerline ROW of
13 Mesa Rd;
14 Then south along centerline ROW of Mesa Rd to north boundary of
15 Southern Pacific Rail Easement;
16 Then west southwest along north boundary of Southern Pacific Rail
17 Easement to a point south of west ROW line of Majestic St;
18 Then north along west ROW line of Majestic St to a point west of
19 southwest corner of 0.124 acre tract (LIBERTY GARDENS SEC 1 TR 181
20 BLK 10);
21 Then east across ROW of Majestic St and along south boundary of said
22 0.124 acre tract and south boundary of 0.5159 acre tract (LIBERTY
23 GARDENS SEC 1 TRS 181B THRU 185B BLK 10) to southeast corner of said
24 0.5159 acre tract and coincident west boundary of 9.9226 acre tract
25 (ABST 32 HARRIS & WILSON TR 1Y);
26 Then north along west boundary of said 9.9226 acre tract, and
27 7.46000 acre tract (ABST 32 HARRIS & WILSON TR 1), and 4.8780 acre

S.B. No. 2611

1 tract (ABST 32 HARRIS & WILSON TR 62C) to south boundary of 0.6359
2 acre tract (ABST 32 HARRIS & WILSON LT 207 & TRS 205 & 206 BLK 11 & TR
3 62);
4 Then west, north and west along boundary line of said 0.6359 acre
5 tract, across ROW of Majestic St to west ROW;
6 Then north along west ROW of Majestic St to a point west of
7 northwest corner of 0.7779 acre tract (LIBERTY GARDENS SEC 1 LTS 209
8 & 210 & TR 208 BLK 12);
9 Then east across ROW of Majestic St and along north boundary of said
10 0.779 acre tract to northeast corner of said tract and west ROW of
11 Blaffer St;
12 Then north along west ROW of Blaffer St to southeast corner of
13 18.0091 acre tract (CONSOLIDATED FREIGHTWAYS HOUSTON RES A BLK 1);
14 Then west along south boundary of said 18.0091 acre tract, and
15 11.5346 acre tract (ABST 32 HARRIS & WILSON TR 4) to west ROW of
16 Dabney St;
17 Then north along west ROW of Dabney St to northeast corner 0.1657
18 acre lot (STANNARD PLACE LT 25 BLK 1);
19 Then west along north boundary of said lot and STANNARD PLACE LTS
20 24-14 BLK 1 to northwest corner of 0.168 acre lot (STANNARD PLACE LT
21 14 BLK 1) and east ROW of Hoffman St;
22 Then south along east ROW of Hoffman St to south ROW of Minden St;
23 Then west along south ROW of Minden to west ROW of Lockwood Dr;
24 Then north along west ROW of Lockwood Dr to centerline of North Loop
25 Fwy E and beginning of +/- 12,905 acre tract.
26 Save and Except Harris County MUD 439.
27 Save and Except ABST 600 E NOLAND ML (BSL&W) HOU TO ANCH TR R60.

1 Save and Except +/- 26.688 acre tract situated southeast of
2 intersection of Feland St and Woodlyn Rd and consisting of Oaks of
3 Lakewood Village Section 1-2 with beginning point being east ROW
4 line of Feland St and northwest corner of 3.0045 acre tract (OAKS OF
5 LAKEWOOD VILLAGE SEC 1 (DETENTION) RES A);
6 Then east along north boundary of said 3.0045 acre tract, and OAKS
7 OF LAKEWOOD VILLAGE SEC 1 to northeast corner of 0.2361 acre lot
8 (OAKS OF LAKEWOOD VILLAGE SEC 1 LT 36 BLK 1);
9 Then south along east boundary of said 0.2361 acre lot, and OAKS OF
10 LAKEWOOD VILLAGE SEC 1-2 to southeast corner of 0.2849 acre lot
11 (OAKS OF LAKEWOOD VILLAGE SEC 2 LT 30 BLK 1);
12 Then generally west along south boundary of said 0.2849 acre lot,
13 and OAKS OF LAKEWOOD VILLAGE SEC 2 to southwest corner of 0.1779
14 acre lot (OAKS OF LAKEWOOD VILLAGE SEC 2 LT 46 BLK 1) and east ROW
15 line of Feland St;
16 Then north along east ROW line of Feland St to northwest corner of
17 3.0045 acre tract (OAKS OF LAKEWOOD VILLAGE SEC 1 (DETENTION) RES A)
18 and point of beginning of Save and Except +/- 26.688 acre tract.
19 Save and Except 1.8095 acre tract (TR 4C BLK 9 HOUSTON GARDENS);
20 Save and Except 2.585 acre tract (LT 5 BLK 9 HOUSTON GARDENS);
21 Save and Except 0.1612 acre tract (LT 104 BLK 10 TOWNLEY PLACE);
22 Save and Except 0.1612 acre tract (LT 107 BLK 10 TOWNLEY PLACE);
23 Save and Except 0.1612 acre tract (LT 108 BLK 10 TOWNLEY PLACE);
24 Save and Except 0.1612 acre tract (LT 109 BLK 10 TOWNLEY PLACE);
25 Save and Except 0.1612 acre tract (LT 110 BLK 10 TOWNLEY PLACE);
26 Save and Except 0.1612 acre tract (LT 121 BLK 10 TOWNLEY PLACE);
27 Save and Except 0.1612 acre tract (LT 122 BLK 10 TOWNLEY PLACE);

1 Save and Except 0.3223 acre tract (LTS 123 & 124 BLK 10 TOWNLEY
2 PLACE);

3 Save and Except 0.1612 acre tract (LT 125 BLK 10 TOWNLEY PLACE);

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

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

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

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

22 SECTION 4. This Act takes effect immediately if it receives
23 a vote of two-thirds of all the members elected to each house, as
24 provided by Section 39, Article III, Texas Constitution. If this
25 Act does not receive the vote necessary for immediate effect, this
26 Act takes effect September 1, 2023.