

1-1 By: Ellis S.B. No. 1975
1-2 (In the Senate - Filed March 27, 2007; April 3, 2007, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; May 8, 2007, reported adversely, with favorable
1-5 Committee Substitute by the following vote: Yeas 5, Nays 0;
1-6 May 8, 2007, sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR S.B. No. 1975 By: Wentworth

1-8 A BILL TO BE ENTITLED
1-9 AN ACT

1-10 relating to the creation of the International Management District;
1-11 providing authority to impose assessments and taxes and to issue
1-12 bonds.

1-13 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-14 SECTION 1. INTERNATIONAL MANAGEMENT DISTRICT. Subtitle C,
1-15 Title 4, Special District Local Laws Code, is amended by adding
1-16 Chapter 3849 to read as follows:

1-17 CHAPTER 3849. INTERNATIONAL MANAGEMENT DISTRICT

1-18 SUBCHAPTER A. GENERAL PROVISIONS

1-19 Sec. 3849.001. DEFINITIONS. In this chapter:

1-20 (1) "Board" means the board of directors of the
1-21 district.

1-22 (2) "District" means the International Management
1-23 District.

1-24 Sec. 3849.002. INTERNATIONAL MANAGEMENT DISTRICT. The
1-25 district is a special district created under Section 59, Article
1-26 XVI, Texas Constitution.

1-27 Sec. 3849.003. PURPOSE; DECLARATION OF INTENT. (a) The
1-28 creation of the district is essential to accomplish the purposes of
1-29 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-30 Texas Constitution, and other public purposes stated in this
1-31 chapter. By creating the district and in authorizing the City of
1-32 Houston, Harris County, and other political subdivisions to
1-33 contract with the district, the legislature has established a
1-34 program to accomplish the public purposes set out in Section 52-a,
1-35 Article III, Texas Constitution.

1-36 (b) The creation of the district is necessary to promote,
1-37 develop, encourage, and maintain employment, commerce,
1-38 transportation, housing, tourism, recreation, the arts,
1-39 entertainment, economic development, safety, and the public
1-40 welfare in the area of the district.

1-41 (c) This chapter and the creation of the district may not be
1-42 interpreted to relieve Harris County or the City of Houston from
1-43 providing the level of services provided as of the effective date of
1-44 this chapter to the area in the district. The district is created
1-45 to supplement and not to supplant the county or municipal services
1-46 provided in the area in the district.

1-47 Sec. 3849.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-48 (a) The district is created to serve a public use and benefit.

1-49 (b) All land and other property included in the district
1-50 will benefit from the improvements and services to be provided by
1-51 the district under powers conferred by Sections 52 and 52-a,
1-52 Article III, and Section 59, Article XVI, Texas Constitution, and
1-53 other powers granted under this chapter.

1-54 (c) The creation of the district is in the public interest
1-55 and is essential to:

1-56 (1) further the public purposes of developing and
1-57 diversifying the economy of the state;

1-58 (2) eliminate unemployment and underemployment; and

1-59 (3) develop or expand transportation and commerce.

1-60 (d) The district will:

1-61 (1) promote the health, safety, and general welfare of
1-62 residents, employers, potential employees, employees, visitors,
1-63 and consumers in the district, and of the public;

2-1 (2) provide needed funding for the district to
2-2 preserve, maintain, and enhance the economic health and vitality of
2-3 the district territory as a community and business center; and

2-4 (3) promote the health, safety, welfare, and enjoyment
2-5 of the public by providing pedestrian ways and by landscaping and
2-6 developing certain areas in the district, which are necessary for
2-7 the restoration, preservation, and enhancement of scenic beauty.

2-8 (e) Pedestrian ways along or across a street, whether at
2-9 grade or above or below the surface, and street lighting, street
2-10 landscaping, and street art objects are parts of and necessary
2-11 components of a street and are considered to be a street or road
2-12 improvement.

2-13 (f) The district will not act as the agent or
2-14 instrumentality of any private interest even though the district
2-15 will benefit many private interests as well as the public.

2-16 Sec. 3849.005. DISTRICT TERRITORY. (a) The district is
2-17 composed of the territory described by Section 2 of the Act enacting
2-18 this chapter, as that territory may have been modified under:

- 2-19 (1) Section 3849.106;
- 2-20 (2) Subchapter J, Chapter 49, Water Code; or
- 2-21 (3) other law.

2-22 (b) The boundaries and field notes of the district contained
2-23 in Section 2 of the Act enacting this chapter form a closure. A
2-24 mistake in the field notes or in copying the field notes in the
2-25 legislative process does not in any way affect the district's:

- 2-26 (1) organization, existence, or validity;
- 2-27 (2) right to issue any type of bond for a purpose for
2-28 which the district is created or to pay the principal of and
2-29 interest on the bond;
- 2-30 (3) right to impose or collect an assessment or tax; or
- 2-31 (4) legality or operation.

2-32 Sec. 3849.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
2-33 All or any part of the area of the district is eligible to be
2-34 included in:

- 2-35 (1) a tax increment reinvestment zone created by a
2-36 municipality under Chapter 311, Tax Code;
- 2-37 (2) a tax abatement reinvestment zone created by a
2-38 municipality under Chapter 312, Tax Code; or
- 2-39 (3) an enterprise zone created by a municipality under
2-40 Chapter 2303, Government Code.

2-41 Sec. 3849.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-42 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-43 Chapter 375, Local Government Code, applies to the district.

2-44 Sec. 3849.008. LIBERAL CONSTRUCTION OF CHAPTER. This
2-45 chapter shall be liberally construed in conformity with the
2-46 findings and purposes stated in this chapter.

2-47 [Sections 3849.009-3849.050 reserved for expansion]

2-48 SUBCHAPTER B. BOARD OF DIRECTORS

2-49 Sec. 3849.051. BOARD OF DIRECTORS; TERMS. (a) The
2-50 district is governed by a board of 11 voting directors who serve
2-51 staggered terms of four years, with five or six directors' terms
2-52 expiring June 1 of each odd-numbered year.

2-53 (b) The board by resolution may change the number of voting
2-54 directors on the board, but only if the board determines that the
2-55 change is in the best interest of the district. The board may not
2-56 consist of fewer than five or more than 15 voting directors.

2-57 Sec. 3849.052. APPOINTMENT OF DIRECTORS ON INCREASE IN
2-58 BOARD SIZE. If the board increases the number of directors under
2-59 Section 3849.051, the board shall appoint qualified persons to fill
2-60 the new director positions and shall provide for staggering the
2-61 terms of the directors serving in the new positions.

2-62 Sec. 3849.053. APPOINTMENT OF DIRECTORS. The mayor and
2-63 members of the governing body of the City of Houston shall appoint
2-64 voting directors from persons recommended by the board. A person is
2-65 appointed if a majority of the members of the governing body,
2-66 including the mayor, vote to appoint that person.

2-67 Sec. 3849.054. QUORUM. For purposes of determining whether
2-68 a quorum of the board is present, the following are not counted:

- 2-69 (1) a board position vacant for any reason, including

3-1 death, resignation, or disqualification; or
 3-2 (2) a director who is abstaining from participation in
 3-3 a vote because of a conflict of interest.

3-4 Sec. 3849.055. INITIAL VOTING DIRECTORS. (a) The initial
 3-5 board consists of the following voting directors:

	<u>Pos. No.</u>	<u>Name of Director</u>
3-6	<u>1</u>	<u>Gladys Brumfield</u>
3-7	<u>2</u>	<u>Fred Bhandava</u>
3-8	<u>3</u>	<u>Karen Loper</u>
3-9	<u>4</u>	<u>Ha Duong</u>
3-10	<u>5</u>	<u>Dawn Bradford</u>
3-11	<u>6</u>	<u>Leeshan Birney</u>
3-12	<u>7</u>	<u>Stephen Le</u>
3-13	<u>8</u>	<u>Tri La</u>
3-14	<u>9</u>	<u>Vican Tan</u>
3-15	<u>10</u>	<u>Wea Lee</u>
3-16	<u>11</u>	

3-17
 3-18 (b) Of the initial voting directors, the terms of directors
 3-19 appointed for positions 1 through 6 expire June 1, 2009, and the
 3-20 terms of directors appointed for positions 7 through 11 expire June
 3-21 1, 2011.

3-22 (c) Section 3849.052 does not apply to this section.

3-23 (d) This section expires September 1, 2011.

3-24 [Sections 3849.056-3849.100 reserved for expansion]

3-25 SUBCHAPTER C. POWERS AND DUTIES

3-26 Sec. 3849.101. GENERAL POWERS. The district may exercise
 3-27 all powers necessary to accomplish the purposes for which the
 3-28 district was created.

3-29 Sec. 3849.102. EXERCISE OF POWERS OF OTHER GOVERNMENTAL
 3-30 ENTITIES. The district has the powers of:

3-31 (1) a corporation created under Section 4B,
 3-32 Development Corporation Act of 1979 (Article 5190.6, Vernon's Texas
 3-33 Civil Statutes), including the power to own, operate, acquire,
 3-34 construct, lease, improve, and maintain projects described by that
 3-35 section; and

3-36 (2) a housing finance corporation created under
 3-37 Chapter 394, Local Government Code.

3-38 Sec. 3849.103. NONPROFIT CORPORATION. (a) The board by
 3-39 resolution may authorize the creation of a nonprofit corporation to
 3-40 assist and act for the district in implementing a project or
 3-41 providing a service authorized by this chapter.

3-42 (b) The nonprofit corporation:

3-43 (1) has each power of and is considered for purposes of
 3-44 this chapter to be a local government corporation created under
 3-45 Chapter 431, Transportation Code; and

3-46 (2) may implement any project and provide any service
 3-47 authorized by this chapter.

3-48 (c) The board shall appoint the board of directors of the
 3-49 nonprofit corporation. The board of directors of the nonprofit
 3-50 corporation shall serve in the same manner as the board of directors
 3-51 of a local government corporation created under Chapter 431,
 3-52 Transportation Code, except that a board member is not required to
 3-53 reside in the district.

3-54 Sec. 3849.104. AGREEMENTS; GRANTS. (a) The district may
 3-55 make an agreement with or accept a gift, grant, or loan from any
 3-56 person.

3-57 (b) The implementation of a project is a governmental
 3-58 function or service for the purposes of Chapter 791, Government
 3-59 Code.

3-60 Sec. 3849.105. AUTHORITY TO CONTRACT FOR LAW ENFORCEMENT.
 3-61 To protect the public interest, the district may contract with a
 3-62 qualified party, including Harris County or the City of Houston, to
 3-63 provide law enforcement services in the district for a fee.

3-64 Sec. 3849.106. ANNEXATION OR EXCLUSION OF TERRITORY. The
 3-65 district may annex or exclude land from the district in the manner
 3-66 provided by Subchapter C, Chapter 375, Local Government Code.

3-67 Sec. 3849.107. APPROVAL BY CITY OF HOUSTON. (a) Except as
 3-68 provided by Subsection (c), the district must obtain the approval
 3-69 of the City of Houston's governing body for:

4-1 (1) the issuance of bonds for an improvement project;
4-2 (2) the plans and specifications of an improvement
4-3 project financed by the bonds; and

4-4 (3) the plans and specifications of an improvement
4-5 project related to the use of land owned by the City of Houston, an
4-6 easement granted by the City of Houston, or a right-of-way of a
4-7 street, road, or highway.

4-8 (b) The approval obtained under Subsection (a) for the
4-9 issuance of bonds must be a resolution by the City of Houston. The
4-10 approval obtained under Subsection (a) for plans and specifications
4-11 must be a permit issued by the City of Houston.

4-12 (c) If the district obtains the approval of the City of
4-13 Houston's governing body of a capital improvements budget for a
4-14 period not to exceed five years, the district may finance the
4-15 capital improvements and issue bonds specified in the budget
4-16 without further approval from the City of Houston.

4-17 Sec. 3849.108. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
4-18 district may join and pay dues to an organization that:

4-19 (1) enjoys tax-exempt status under Section 501(c)(3),
4-20 (4), or (6), Internal Revenue Code of 1986; and

4-21 (2) performs a service or provides an activity
4-22 consistent with the furtherance of a district purpose.

4-23 Sec. 3849.109. ECONOMIC DEVELOPMENT PROGRAMS AND OTHER
4-24 POWERS RELATED TO PLANNING AND DEVELOPMENT. (a) The district may
4-25 establish and provide for the administration of one or more
4-26 programs to promote state or local economic development and to
4-27 stimulate business and commercial activity in the district,
4-28 including programs to:

4-29 (1) make loans and grants of public money; and
4-30 (2) provide district personnel and services.

4-31 (b) The district has all of the powers of a municipality
4-32 under Chapter 380, Local Government Code.

4-33 Sec. 3849.110. NO EMINENT DOMAIN. The district may not
4-34 exercise the power of eminent domain.

4-35 [Sections 3849.111-3849.150 reserved for expansion]
4-36 SUBCHAPTER D. FINANCIAL PROVISIONS

4-37 Sec. 3849.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
4-38 board by resolution shall establish the number of directors'
4-39 signatures and the procedure required for a disbursement or
4-40 transfer of the district's money.

4-41 Sec. 3849.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
4-42 The district may acquire, construct, finance, operate, or maintain
4-43 any improvement or service authorized under this chapter or Chapter
4-44 375, Local Government Code, using any money available to the
4-45 district.

4-46 Sec. 3849.153. PETITION REQUIRED FOR FINANCING SERVICES AND
4-47 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
4-48 service or improvement project with assessments under this chapter
4-49 unless a written petition requesting that service or improvement
4-50 has been filed with the board.

4-51 (b) The petition must be signed by:

4-52 (1) the owners of a majority of the assessed value of
4-53 real property in the district subject to assessment according to
4-54 the most recent certified tax appraisal roll for Harris County; or

4-55 (2) at least 50 owners of real property in the
4-56 district, if more than 50 persons own real property in the district
4-57 according to the most recent certified tax appraisal roll for
4-58 Harris County.

4-59 Sec. 3849.154. METHOD OF NOTICE FOR HEARING. (a) The
4-60 district shall mail the notice required by Section 375.115(c),
4-61 Local Government Code, by certified or first class United States
4-62 mail. The board shall determine the type of notice required based
4-63 on whether adequate notice is provided by the method.

4-64 (b) If the district uses first class mail to provide the
4-65 notice, the district must also publish the notice in a newspaper of
4-66 general circulation in the district not later than the 20th day
4-67 before the date of the event for which notice was provided.

4-68 Sec. 3849.155. ASSESSMENTS; LIENS FOR ASSESSMENTS.
4-69 (a) The board by resolution may impose and collect an assessment

5-1 for any purpose authorized by this chapter.

5-2 (b) An assessment, a reassessment, or an assessment
 5-3 resulting from an addition to or correction of the assessment roll
 5-4 by the district, penalties and interest on an assessment or
 5-5 reassessment, an expense of collection, and reasonable attorney's
 5-6 fees incurred by the district:

5-7 (1) are a first and prior lien against the property
 5-8 assessed;

5-9 (2) are superior to any other lien or claim other than
 5-10 a lien or claim for county, school district, or municipal ad valorem
 5-11 taxes; and

5-12 (3) are the personal liability of and a charge against
 5-13 the owners of the property even if the owners are not named in the
 5-14 assessment proceedings.

5-15 (c) The lien is effective from the date of the board's
 5-16 resolution imposing the assessment until the date the assessment is
 5-17 paid. The board may enforce the lien in the same manner that the
 5-18 board may enforce an ad valorem tax lien against real property.

5-19 (d) The board may make a correction to or deletion from the
 5-20 assessment roll that does not increase the amount of assessment of
 5-21 any parcel of land without providing notice and holding a hearing in
 5-22 the manner required for additional assessments.

5-23 Sec. 3849.156. ASSESSMENTS CONSIDERED TAXES. For purposes
 5-24 of a title insurance policy issued under Chapter 9, Insurance Code,
 5-25 an assessment is a tax.

5-26 Sec. 3849.157. AD VALOREM TAX. (a) If authorized at an
 5-27 election held in accordance with Section 3849.162, the district may
 5-28 impose an annual ad valorem tax on taxable property in the district
 5-29 for any district purpose, including to:

5-30 (1) maintain and operate the district;

5-31 (2) construct or acquire improvements; or

5-32 (3) provide a service.

5-33 (b) The board shall determine the tax rate. The rate may not
 5-34 exceed the rate approved at the election.

5-35 Sec. 3849.158. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND
 5-36 ASSESSMENTS. The district may not impose an impact fee or
 5-37 assessment on the property, including the equipment,
 5-38 rights-of-way, facilities, or improvements, of:

5-39 (1) an electric utility or a power generation company
 5-40 as defined by Section 31.002, Utilities Code;

5-41 (2) a gas utility as defined by Section 101.003 or
 5-42 121.001, Utilities Code;

5-43 (3) a telecommunications provider as defined by
 5-44 Section 51.002, Utilities Code; or

5-45 (4) a person who provides to the public cable
 5-46 television or advanced telecommunications services.

5-47 Sec. 3849.159. USE OF ELECTRICAL OR OPTICAL LINES.
 5-48 (a) The district may impose an assessment to pay the cost of:

5-49 (1) burying or removing electrical power lines,
 5-50 telephone lines, cable or fiber optic lines, or any other type of
 5-51 electrical or optical line;

5-52 (2) removing poles and any elevated lines using the
 5-53 poles; or

5-54 (3) reconnecting the lines described by Subdivision
 5-55 (2) to the buildings or other improvements to which the lines were
 5-56 connected.

5-57 (b) The district may acquire, operate, or charge fees for
 5-58 the use of the district conduits for:

5-59 (1) another person's:

5-60 (A) telecommunications network;

5-61 (B) fiber-optic cable; or

5-62 (C) electronic transmission line; or

5-63 (2) any other type of transmission line or supporting
 5-64 facility.

5-65 (c) The district may not require a person to use a district
 5-66 conduit. This subsection does not diminish or disturb the rights
 5-67 and obligations of an electric utility or a telephone or telegraph
 5-68 corporation under Sections 181.042 and 181.082, Utilities Code.

5-69 Sec. 3849.160. BONDS AND OTHER OBLIGATIONS. (a) The

6-1 district may issue bonds or other obligations payable wholly or
6-2 partly from taxes, assessments, impact fees, revenue, grants, or
6-3 other money of the district, or any combination of those sources of
6-4 money, to pay for any authorized purpose of the district.

6-5 (b) In exercising the district's power to borrow, the
6-6 district may issue a bond or other obligation in the form of a bond,
6-7 note, certificate of participation or other instrument evidencing a
6-8 proportionate interest in payments to be made by the district, or
6-9 other type of obligation.

6-10 Sec. 3849.161. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
6-11 the time bonds or other obligations payable wholly or partly from ad
6-12 valorem taxes are issued:

6-13 (1) the board shall impose a continuing direct annual
6-14 ad valorem tax, without limit as to rate or amount, for each year
6-15 that all or part of the bonds are outstanding; and

6-16 (2) the district annually shall impose the continuing
6-17 direct ad valorem tax on all taxable property in the district in an
6-18 amount sufficient to:

6-19 (A) pay the interest on the bonds or other
6-20 obligations as the interest becomes due;

6-21 (B) create a sinking fund for the payment of the
6-22 principal of the bonds or other obligations when due or the
6-23 redemption price at any earlier required redemption date; and

6-24 (C) pay the expenses of imposing the taxes.

6-25 Sec. 3849.162. TAX AND BOND ELECTIONS. (a) The district
6-26 shall hold an election in the manner provided by Subchapter L,
6-27 Chapter 375, Local Government Code, to obtain voter approval before
6-28 the district imposes an ad valorem tax or issues bonds payable from
6-29 ad valorem taxes. The proposition for an election approving an ad
6-30 valorem tax must specify the maximum tax rate authorized.

6-31 (b) The board may submit multiple purposes in a single
6-32 proposition at an election.

6-33 (c) Section 375.243, Local Government Code, does not apply
6-34 to the district.

6-35 Sec. 3849.163. CITY OF HOUSTON NOT REQUIRED TO PAY DISTRICT
6-36 OBLIGATIONS. Except as provided by Section 375.263, Local
6-37 Government Code, the City of Houston is not required to pay a bond,
6-38 note, or other obligation of the district.

6-39 Sec. 3849.164. COMPETITIVE BIDDING. Section 375.221, Local
6-40 Government Code, applies to the district only for a contract that
6-41 has a value greater than \$25,000.

6-42 Sec. 3849.165. TAX AND ASSESSMENT ABATEMENTS. The district
6-43 may grant in the manner authorized by Chapter 312, Tax Code, an
6-44 abatement for a tax or assessment owed to the district.

6-45 [Sections 3849.166-3849.200 reserved for expansion]

6-46 SUBCHAPTER E. DISSOLUTION

6-47 Sec. 3849.201. DISSOLUTION OF DISTRICT WITH OUTSTANDING
6-48 DEBT. (a) The board may dissolve the district regardless of
6-49 whether the district has debt. Section 375.264, Local Government
6-50 Code, does not apply to the district.

6-51 (b) If the district has debt when it is dissolved, the
6-52 district shall remain in existence solely for the purpose of
6-53 discharging its debts. The dissolution is effective when all debts
6-54 have been discharged.

6-55 SECTION 2. BOUNDARIES. As of the effective date of this
6-56 Act, the International Management District includes all territory
6-57 contained in the following described area:

6-58 BEGINNING at the intersection of the south right of way line of
6-59 Alief Clodine and the west right of way line of Highway 6;

6-60 Thence south along the west right of way of Highway 6 to the south
6-61 right of way line of Bissonnet;

6-62 Thence east along the south right of way line of Bissonnet to the
6-63 west right of way line of Dairy Ashford;

6-64 Thence south along the south along the west right of way line of
6-65 Dairy Ashford then crossing east across Dairy Ashford to the

6-66 northwest point of a property identified as Res A Blk 22 Huntington
6-67 Village Section 3 also identified as Harris County Central

6-68 Appraisal District ID Number 1055250000051;

6-69 Thence east along the north property line of the property

7-1 identified as Res A Blk 22 Huntington Village Section 3 also
7-2 identified as Harris County Central Appraisal District ID Number
7-3 1055250000051 to the west right of way line of Huntington Place
7-4 Drive;
7-5 Thence south along the west right of way line of Huntington Place
7-6 Drive for a distance of approximately 611 feet then crossing east
7-7 across Huntington Place Drive to the southwest point of a property
7-8 identified as Res B Blk 11 (HL&P) Huntington Village Sec 5 also
7-9 identified as Harris County Central Appraisal District ID Number
7-10 1043800000035;
7-11 Thence east along the south property line of the property
7-12 identified as Res B Blk 11 (HL&P ROW) Huntington Village Sec 5 also
7-13 identified as Harris County Central Appraisal District ID Number
7-14 1043800000035 to the west right of way line of Cook Road;
7-15 Thence east crossing Cook Road to the southwest point of a property
7-16 identified as Res C Blk 1 (HL&P ROW) Huntington Village Sec 1 also
7-17 identified as Harris County Central Appraisal District ID Number
7-18 1043700000092;
7-19 Thence east along the south property line of a property identified
7-20 as Res C Blk 1 (HL&P ROW) Huntington Village Sec 1 also identified
7-21 as Harris County Central Appraisal District ID Number 1043700000092
7-22 to the west right of way line of Keegan Road;
7-23 Thence east crossing Keegan Road to the southwest point of a
7-24 property identified as Res F1 (HL&P ROW) Keegans Glen Sec 5 R/P also
7-25 identified as Harris County Central Appraisal District ID Number
7-26 1147550000023;
7-27 Thence east along the south property line of a property identified
7-28 as Res F1 (HL&P ROW) Keegans Glen Sec 5 R/P also identified as
7-29 Harris County Central Appraisal District ID Number 1147550000023 to
7-30 the west right of way line of Kirkwood;
7-31 Thence south along the west right of way line of Kirkwood to the
7-32 south right of way line of Bellfort;
7-33 Thence east along the south right of way line of Bellfort to the
7-34 west right of way line of Wilcrest;
7-35 Thence south along the west right of way line of Wilcrest to the
7-36 north right of way line of US 59 S;
7-37 Thence northeast along the north right of way line of US 59 S to the
7-38 east right of way line of Beltway 8;
7-39 Thence north along the east right of way of Beltway 8 to the south
7-40 right of way line of Bellaire;
7-41 Thence west along the south right of way line of Bellaire to the
7-42 east right of way of Brays Bayou;
7-43 Thence north following west along the east right of way of Brays
7-44 Bayou to the north right of way of the Brays Bayou Stream Network
7-45 that runs parallel with the north right of way of Bellaire and lies
7-46 between Bellaire and Alief Clodine;
7-47 Thence west along the north right of way of the Brays Bayou Stream
7-48 Network that runs parallel with the north right of way of Bellaire
7-49 and lies between Bellaire and Alief Clodine to the east right of way
7-50 of Kirkwood;
7-51 Thence west crossing Kirkwood following the north right of way of
7-52 the Brays Bayou Stream Network that runs parallel with the north
7-53 right of way of Bellaire and lies between Bellaire and Alief Clodine
7-54 to the east right of way of Cook Road;
7-55 Thence west crossing Cook Road following the north right of way of
7-56 the Brays Bayou Stream Network that runs parallel with the north
7-57 right of way of Bellaire and lies between Bellaire and Alief Clodine
7-58 to the east right of way of Dairy Ashford;
7-59 Thence west crossing Dairy Ashford following the north right of way
7-60 of the Brays Bayou Stream Network that runs parallel with the north
7-61 right of way of Bellaire and lies between Bellaire and Alief Clodine
7-62 to the east right of way of Synott;
7-63 Thence west crossing Synott following the north right of way of the
7-64 Brays Bayou Stream Network that runs parallel with the north right
7-65 of way of Bellaire and lies between Bellaire and Alief Clodine to
7-66 the east right of way of Eldridge;
7-67 Thence west crossing Eldridge following the north right of way of
7-68 the Brays Bayou Stream Network that runs parallel with the north
7-69 right of way of Bellaire and lies between Bellaire and Alief Clodine

8-1 to the east right of way of Metro Boulevard;
8-2 Thence north along the east right of way of Metro Boulevard to the
8-3 south right of way of Alief Clodine;
8-4 Thence west along the south right of way of Alief Clodine to the
8-5 Place of Beginning.

8-6 Save & Except:

8-7 A property described as TR 2B-2 ABST 651 L ROARK also described as
8-8 11600 Southwest Fwy Houston TX 77099 also described as Harris
8-9 County Appraisal District ID Number 0441040000100.

8-10 A property described as TR 2B-6 ABST 651 L ROARK also described as
8-11 11614 Southwest Fwy Houston TX 77099 also described as Harris
8-12 County Appraisal District ID Number 0441040000033.

8-13 A property described as TR 2B-7 ABST 651 L ROARK also described as 0
8-14 Off Wilcrest Dr. Houston TX 770099 also described as Harris County
8-15 Appraisal District ID Number 0441040000034.

8-16 SECTION 3. LEGISLATIVE FINDINGS. The legislature finds
8-17 that:

8-18 (1) proper and legal notice of the intention to
8-19 introduce this Act, setting forth the general substance of this
8-20 Act, has been published as provided by law, and the notice and a
8-21 copy of this Act have been furnished to all persons, agencies,
8-22 officials, or entities to which they are required to be furnished by
8-23 the constitution and laws of this state, including the governor,
8-24 who has submitted the notice and Act to the Texas Commission on
8-25 Environmental Quality;

8-26 (2) the Texas Commission on Environmental Quality has
8-27 filed its recommendations relating to this Act with the governor,
8-28 lieutenant governor, and speaker of the house of representatives
8-29 within the required time;

8-30 (3) the general law relating to consent by political
8-31 subdivisions to the creation of districts with conservation,
8-32 reclamation, and road powers and the inclusion of land in those
8-33 districts has been complied with; and

8-34 (4) all requirements of the constitution and laws of
8-35 this state and the rules and procedures of the legislature with
8-36 respect to the notice, introduction, and passage of this Act have
8-37 been fulfilled and accomplished.

8-38 SECTION 4. EFFECTIVE DATE. This Act takes effect
8-39 immediately if it receives a vote of two-thirds of all the members
8-40 elected to each house, as provided by Section 39, Article III, Texas
8-41 Constitution. If this Act does not receive the vote necessary for
8-42 immediate effect, this Act takes effect September 1, 2007.

8-43 * * * * *