

By: Allen

H.B. No. 4795

A BILL TO BE ENTITLED

AN ACT

1
2 relating to territory included in, and the validation of acts of,
3 the Harris County Improvement District No. 10 and the Harris County
4 Improvement District No. 10B; changing the name of the Harris
5 County Improvement District No. 10B.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

7 SECTION 1. (a) The legislature validates and confirms all
8 governmental acts and proceedings of the Harris County Improvement
9 District No. 10 and the Harris County Improvement District No. 10B
10 that were taken before the effective date of this Act in relation to
11 the creation of the Harris County Improvement District No. 10B from
12 land inside the Harris County Improvement District No. 10. The acts
13 and proceedings may not be held invalid because they were not in
14 accordance with Chapter 3860, Special District Local Laws Code, or
15 other law.

16 (b) This section does not apply to any matter that on the
17 effective date of this Act:

18 (1) is involved in litigation if the litigation
19 ultimately results in the matter being held invalid by a final court
20 judgment; or

21 (2) has been held invalid by a final court judgment.

22 SECTION 2. (a) The name of the Harris County Improvement
23 District No. 10B is changed to Five Corners Improvement District.

24 (b) A reference in law to the Harris County Improvement

1 District No. 10B means the Five Corners Improvement District.

2 SECTION 3. The boundaries of the Five Corners Improvement
3 District include the land described below, in addition to the
4 original boundaries of the district:

5 BEING an area of approximately 10,747 acres, situated in the
6 City of Houston, Harris County, with said area being more
7 particularly described as follows:

8 The POINT OF BEGINNING being at the northwest corner of the
9 intersection of the right of way of West Orem Drive and the west
10 right-of-way of Almeda Road;

11 THENCE south southwest along the west right-of-way of Almeda
12 Road to the southwest corner of intersection with West Fuqua
13 Street/ Almeda-Genoa Road right-of-way;

14 THENCE east along the south right-of-way of Almeda-Genoa Road
15 to the southwest corner of intersection with west right-of-way
16 State Highway 288;

17 THENCE south along the west right-of-way of State Highway 288
18 to the southwest corner of intersection with south right-of-way of
19 Fellows Road;

20 THENCE west along the south right-of-way of Fellows Road to
21 the east right-of-way of Almeda Road;

22 THENCE north northeast along the east right-of-way of Almeda
23 Road to the southeast corner of intersection with south
24 right-of-way of East Anderson Road;

25 THENCE west approximately 1.48 miles along the south
26 right-of-way of East Anderson / Anderson Road to the northeast
27 corner of 57.4 acre parcel (RES A BLK 1, HOME PARK, WOODLAND ESTATES

1 MANUFACTURED);

2 THENCE south along the east boundaries of 57.4 acre parcel
3 (RES A BLK 1, HOME PARK, WOODLAND ESTATES MANUFACTURED) and 46.92
4 acre parcel (TR 1, ABST 1009 TTRR CP SEC 13), to the south
5 right-of-way of South Sam Houston Toll Road;

6 THENCE west and northwest along the south right-of-way of
7 South Sam Houston Toll Road to the northwest corner of intersection
8 with north right-of-way of US Highway 90 / 90A / Main Street;

9 THENCE east northeast along the north right-of-way of US
10 Highway 90 / 90A / Main Street to the northeast corner of
11 intersection with north right-of-way of South Holmes Road;

12 THENCE east northeast approximately 1.16 miles along the
13 north right-of-way of South Holmes Road to point north of north east
14 corner of 8.44 acre parcel (TR 3G, ABST 179 BBB&C RR CO);

15 THENCE south across the right-of-way of South Holmes Road
16 along the shared boundary of 8.44 acre parcel (TR 3G, ABST 179 BBB&C
17 RR CO) and HCFCD open drainage ditch C161-00-00 (drains to Sims
18 Bayou) downstream to the confluence with HCFCD open drainage ditch
19 C161-01-00;

20 THENCE west along the south bank of HCFCD open drainage ditch
21 C161-01-00 to the northwest corner of GLEN IRIS SEC 5 AMENDED;

22 THENCE south along the west boundary of GLEN IRIS SEC 5
23 AMENDED, GLEN IRIS SEC 4, GLEN IRIS SEC 3, GLEN IRIS SEC 2 and GLEN
24 IRIS SEC 1 to the north right-of-way of West Orem Drive;

25 THENCE east along the north right-of-way of West Orem Drive
26 to the POINT OF BEGINNING SAVE AND EXCEPT all that certain 117.3
27 acres of land, out of the 125.1153 acre tract described in the deed

1 from Jack A. Conner, Trustee to Houston Palace Events, Inc.
2 recorded under File No. U091125, in the Official Public Records of
3 Real Property of Harris County, Texas, in the C.M. Roberts Survey,
4 A-661, Harris County, Texas, and more particularly described by
5 metes and bounds as follows: (All bearings based on the Texas State
6 Plane Coordinate System, South Central Zone)

7 BEGINNING at a 1/2" iron rod found for the southeast corner of
8 the 1.000 acre tract described in the deed from Nausheen Corp. to
9 Mir Brothers, Inc. recorded under File No. T868456, in the Official
10 Public Records of Real Property of Harris County, Texas, common to
11 the most easterly northeast corner of said 125.1153 acre tract, in
12 the west right-of-way line of Almeda Road (R.O.W. varies);

13 THENCE South 17° 22' 31" West -2031.02', along said west
14 right-of-way line to a 3" iron pipe found for an angle corner of
15 said 125.1153 acre tract, common to an angle corner of the herein
16 described tract;

17 THENCE South 19° 06' 59" West-724.97', continuing along said
18 west right-of-way line to a 3/4" iron rod set for the most easterly
19 southeast corner of the herein described tract, from which a found
20 HCFCD aluminum cap bears South 61° 05' 37" East - 0.73';

21 THENCE North 72° 40' 04" West - 25.85', along a north line of
22 the 8.5571 acre tract described as Parcel 18-060.1 in the Award of
23 the Special Commissioners from Houston Palace Events, Inc., et al
24 to Harris County Flood Control District recorded under File No.
25 W697743, in the Official Public Records of Real Property of Harris
26 County, Texas, to a HCFCD aluminum cap found for an angle corner of
27 said 8.5571 acre tract, common to an angle corner of the herein

1 described tract;

2 THENCE South 17° 22' 39" West - 78.35', along a west line of
3 said 8.5571 acre tract, to a 5/8" iron rod found for an angle corner
4 of said 8.5571 acre tract, common to a point on a curve to the left,
5 having a central angle of 08° 41' 33", a radius of 4334.27', and from
6 which point the center of the circle of said curve bears South 17°
7 08' 15" West;

8 THENCE along said curve to the left, along a north line of
9 said 8.5571 acre tract, in a westerly direction, an arc distance of
10 657.57' to a 5/8" iron rod found for the end of curve;

11 THENCE North 81° 33' 18" West - 600.18', continuing along a
12 north line of said 8.5571 acre tract to a 5/8" iron rod found for an
13 angle corner of said 8.5571 acre tract, common to the most southerly
14 southwest corner of the herein described tract;

15 THENCE North 02° 01' 19" West - 172.68', along an east line of
16 said 8.5571 acre tract to a 5/8" iron rod found for an angle corner
17 of said 8.5571 acre tract, common to an angle corner of the herein
18 described tract;

19 THENCE South 87° 52' 34" West - 15.00', along a north line of
20 said 8.5571 acre tract to a 3/4" iron rod set for the most westerly
21 southwest corner of the herein described tract, in the east line of
22 the 120' wide Harris County Flood Control District fee strip as
23 described in the deed recorded under File No. C102905, in the
24 Official Public Records of Real Property of Harris County, Texas,
25 common to the west line of aforesaid 125.1153 acre tract, from which
26 a 5/8" iron rod found for an angle corner of said 8.5571 acre tract
27 bears South 02° 01' 19" East -273.28';

1 THENCE North 02° 01' 19" West - 2528.98', along the west line
2 of said 125.1153 acre tract, common to the east line of said 120'
3 wide Harris County Flood Control District fee strip, to a 3/4" iron
4 rod set for the northwest corner of the herein described tract, in
5 the south right-of-way line of West Orem Drive (R.O.W. varies);

6 THENCE North 87° 09' 51" East - 1214.82', along said south
7 right-of-way line to a 3/4" iron rod set for the Point of Curvature
8 of a curve to the right, having a central angle of 15° 24' 44", and a
9 radius of 1970.00';

10 THENCE along said curve to the right, continuing along said
11 south right-of-way line, in an easterly direction, an arc distance
12 of 529.92' to the Point of Reverse Curvature of a curve to the left,
13 having a central angle of 09° 48' 11", and a radius of 2050.00';

14 THENCE along said curve to the left, continuing along said
15 south right-of-way line, in an easterly direction, an arc distance
16 of 350.74' to the most northerly northeast corner of the herein
17 described tract in the west line of the aforesaid 1.000 acre tract,
18 from which a found 5/8" iron rod bears North 17° 22' 12" East -
19 1.16';

20 THENCE South 17° 22' 12" West - 211.98', along the west line of
21 said 1.000 acre tract, to a 1/2" iron rod found for the southwest
22 corner of said 1.000 acre tract, common to an angle corner of the
23 herein described tract;

24 THENCE South 87° 38' 52" East - 213.18', along the south line
25 of said 1.000 acre tract to the POINT OF BEGINNING of the herein
26 described tract and containing 117.3 acres of land.

27 SECTION 4. The following tracts of land are removed from the

1 boundaries of the district:

2 Part 1: Any land within the boundaries of Harris County
3 Municipal Utility District No. 390, Harris County Municipal Utility
4 District No. 393, and Harris County Municipal Utility District No.
5 404 as of the effective date of this Act.

6 Part 2: Being a tract of land containing 13.989 acres,
7 located within the J. Hamilton Survey, Abstract 877, in Harris
8 County, Texas; Said 13.989 acres being out of a call 41.984 acre
9 tract of land recorded in the name of NE 40 Partners, L.P., in
10 Harris County Clerk's File (H.C.C.F.) Number W817136 and out of
11 Restricted Reserve "E" of Airport Boulevard Estates Sec. 1, a
12 subdivision recorded in Film Code Number 557118 of the Harris
13 County Map Records (H.C.M.R.); Said 13.989 acres being more
14 particularly described by metes and bounds as follows (bearings and
15 coordinates are based on Texas South Central Zone Number 4204,
16 State Plane grid coordinates (NAD 83), to convert coordinates to
17 surface, divide by a combined scale factor of 0.999879):

18 COMMENCING (grid coordinate X: 3112338.50, Y: 13798930.50)
19 at a one inch iron pipe found at the northeast corner of said 41.984
20 acre tract on the south right-of-way (R.O.W.) line of Airport
21 Boulevard (width varies per H.C.C.F. Number V726469);

22 Thence, with said south R.O.W line and the north of said
23 41.984 acre tract, South 87 degrees 13 minutes 09 seconds West, a
24 distance of 789.96 feet to a 5/8 inch capped iron rod found at the
25 POINT OF BEGINNING (grid coordinate X: 3111933.80, Y: 13798910.84)
26 of the herein described tract;

27 Thence, through and across said 41.984 acre tract, the

1 following three (3) courses:

2 1. South 02 degrees 30 minutes 29 seconds East, a distance
3 of 439.66 feet to a 5/8 inch capped iron rod found;

4 2. South 47 degrees 30 minutes 29 seconds East, a distance
5 of 160.79 feet to a 5/8 inch capped iron rod found;

6 3. South 42 degrees 29 minutes 31 seconds West, a distance
7 of 659.23 feet to a 5/8 inch capped iron rod found on the
8 southwesterly line of said 41.984 acre tract;

9 Thence, with the southwesterly line of said 41.984 acre
10 tract, 413.70 feet along the arc of a curve to the left, having a
11 central angle of 14 degrees 29 minutes 51 seconds, a radius of
12 1,635.00 feet and a chord that bears North 60 degrees 41 minutes 00
13 seconds West, a distance of 412.60 feet to a 5/8 inch capped iron
14 rod found at a point of tangency;

15 Thence, continuing with the southwesterly line of said 41.984
16 acre tract, North 67 degrees 55 minutes 49 seconds West, at 44.38
17 feet pass a 5/8 inch capped iron rod found at the southwest corner
18 of said 41.984 acre tract on the easterly line of said Restricted
19 Reserve "E" of Airport Boulevard Estates Sec. 1 and continuing
20 through and across said Restricted Reserve "E" an overall distance
21 of 54.39 feet to a 3/4 inch iron rod set on the west line of said
22 Restricted Reserve "E" and the east R.O.W. line of Oakmoor Parkway
23 (width varies per F.C. Number 557118 of the H.C.M.R.);

24 Thence, with the west line of said Restricted Reserve "E" and
25 said east R.O.W. line, the following four (4) courses:

26 1. North 19 degrees 46 minutes 29 seconds East, a distance
27 of 25.60 feet to a 3/4 inch iron set at the beginning of a curve to

1 the left;

2 2. 256.02 feet along the arc of said curve to the left,
3 having a central angle of 18 degrees 48 minutes 23 seconds, a radius
4 of 780.00 feet and a chord that bears North 10 degrees 22 minutes 17
5 seconds East, a distance of 254.87 feet to a 3/4 inch iron rod set at
6 a point of tangency;

7 3. North 00 degrees 58 minutes 06 seconds East, a distance
8 of 252.18 feet to a 3/4 inch iron rod set at an angle point;

9 4. North 00 degrees 31 minutes 17 seconds West, a distance
10 of 203.91 feet to a 3/4 inch iron rod set at an angle point;

11 Thence, continuing with said east R.O.W. line and the most
12 northerly line of said Restricted Reserve "E", North 44 degrees 36
13 minutes 48 seconds East, at 14.11 feet pass the most northerly
14 corner of said Restricted Reserve "E" and continuing an overall
15 distance of 47.72 feet to a 3/4 inch iron rod found on the south
16 R.O.W. line of said Airport Boulevard, from which a 5/8 inch capped
17 iron rod found bears South 44 degrees 36 minutes 48 seconds West, a
18 distance of 1.83 feet;

19 Thence, with said south R.O.W. line, 251.52 feet along the
20 arc of a curve to the right, having a central angle of 07 degrees 23
21 minutes 25 seconds, a radius of 1,950.00 feet and a chord that bears
22 North 83 degrees 31 minutes 27 seconds East, a distance of 251.34
23 feet to a 3/4 inch capped iron rod set at a point of tangency in said
24 south R.O.W. line on the north line of said 41.984 acre tract, from
25 which a 5/8 inch iron rod found bears North 87 degrees 13 minutes 09
26 seconds East, a distance of 1.00 feet;

27 Thence, with said south R.O.W. line and the north line of said

1 41.984 acre tract, North 87 degrees 13 minutes 09 seconds East, a
2 distance of 377.90 feet to the POINT OF BEGINNING and containing
3 13.989 acres of land.

4 SECTION 5. The legislature finds that:

5 (1) proper and legal notice of the intention to
6 introduce this Act, setting forth the general substance of this
7 Act, has been published as provided by law, and the notice and a
8 copy of this Act have been furnished to all persons, agencies,
9 officials, or entities to which they are required to be furnished by
10 the constitution and laws of this state, including the governor,
11 who has submitted the notice and Act to the Texas Commission on
12 Environmental Quality;

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

17 (3) the general law relating to consent by political
18 subdivisions to the creation of districts with conservation,
19 reclamation, and road powers and the inclusion of land in those
20 districts has been complied with; and

21 (4) all requirements of the constitution and laws of
22 this state and the rules and procedures of the legislature with
23 respect to the notice, introduction, and passage of this Act have
24 been fulfilled and accomplished.

25 SECTION 6. This Act takes effect immediately if it receives
26 a vote of two-thirds of all the members elected to each house, as
27 provided by Section 39, Article III, Texas Constitution. If this

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1 Act does not receive the vote necessary for immediate effect, this

2 Act takes effect September 1, 2009.