

By: Zaffirini

S.B. No. 1601

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Central Laredo Municipal Management District; providing authority to impose a tax, levy an assessment, impose a fee, and issue bonds.

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 3862 to read as follows:

CHAPTER 3862. CENTRAL LAREDO MUNICIPAL MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3862.001. DEFINITIONS. In this chapter:

(1) "Board" means the district's board of directors.

(2) "City" means the City of Laredo, Texas.

(3) "Director" means a board member.

(4) "District" means the Central Laredo Municipal Management District.

Sec. 3862.002. CREATION AND NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3862.003. PURPOSE; LEGISLATIVE FINDINGS. (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. By creating the district and in authorizing the city and other political subdivisions to contract with the district, the

1 legislature has established a program to accomplish the public
2 purposes set out in Section 52-a, Article III, Texas Constitution.

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

8 (c) The district is created to supplement and not to
9 supplant city services provided in the district.

10 Sec. 3862.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

11 (a) The district is created to serve a public use and benefit.

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

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

19 (1) developing and diversifying the economy of the
20 state;

21 (2) eliminating unemployment and underemployment;

22 (3) developing or expanding transportation and
23 commerce; and

24 (4) providing quality residential housing.

25 (d) The district will:

26 (1) promote the health, safety, and general welfare of
27 residents, employers, potential employees, employees, visitors,

1 and consumers in the district, and of the public;

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

6 (3) promote the health, safety, welfare, and enjoyment
7 of the public by providing pedestrian ways and by landscaping,
8 removing graffiti, and developing certain areas in the district,
9 which are necessary for the restoration, preservation, and
10 enhancement of scenic beauty.

11 (e) Pedestrian ways along or across a street, whether at
12 grade or above or below the surface, and street lighting, street
13 landscaping, vehicle parking, and street art objects are parts of
14 and necessary components of a street and are considered to be an
15 improvement project that includes a street or road improvement.

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

19 Sec. 3862.005. DISTRICT TERRITORY. (a) The district is
20 initially composed of the territory described by Section 2 of the
21 Act enacting this chapter.

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

26 (1) organization, existence, or validity;

27 (2) right to issue any type of bond for the purposes

1 for which the district is created or to pay the principal of and
2 interest on the bond;

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

4 (4) legality or operation.

5 Sec. 3862.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

6 (a) All or any part of the area of the district is eligible to be
7 included in:

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

10 (2) a tax abatement reinvestment zone created under
11 Chapter 312, Tax Code;

12 (3) an enterprise zone created under Chapter 2303,
13 Government Code; or

14 (4) an industrial district created under Chapter 42,
15 Local Government Code.

16 (b) If the city creates a tax increment reinvestment zone
17 described by Subsection (a), the city and the board of directors of
18 the zone, by contract with the district, may grant money deposited
19 in the tax increment fund to the district to be used by the district
20 for the purposes permitted for money granted to a corporation under
21 Section 380.002(b), Local Government Code, including the right to
22 pledge the money as security for any bonds issued by the district
23 for an improvement project. A project may not receive public funds
24 under Section 380.002(b), Local Government Code, unless the project
25 has been approved by the governing body of the city.

26 (c) A tax increment reinvestment zone created by the city in
27 the district is not subject to the limitations provided by Section

1 311.006(b), Tax Code.

2 Sec. 3862.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
3 DISTRICTS LAW. Except as otherwise provided by this chapter,
4 Chapter 375, Local Government Code, applies to the district.

5 Sec. 3862.008. LIBERAL CONSTRUCTION OF CHAPTER. This
6 chapter shall be liberally construed in conformity with the
7 findings and purposes stated in this chapter.

8 SUBCHAPTER B. BOARD OF DIRECTORS

9 Sec. 3862.051. GOVERNING BODY; TERMS. The district is
10 governed by a board of seven directors who serve staggered terms of
11 four years expiring June 1 of each odd-numbered year.

12 Sec. 3862.052. QUALIFICATIONS OF DIRECTORS APPOINTED BY
13 CITY. (a) To be qualified to serve as a director appointed by the
14 governing body of the city, a person must be:

15 (1) a resident of the district who is also a registered
16 voter of the district;

17 (2) an owner of property in the district;

18 (3) an owner of stock or a partnership or membership
19 interest, whether beneficial or otherwise, of a corporate
20 partnership, limited liability company, or other entity owner of a
21 direct or indirect interest in property in the district;

22 (4) an owner of a beneficial interest in a trust, or a
23 trustee in a trust, that directly or indirectly owns property in the
24 district; or

25 (5) an agent, employee, or tenant of a person
26 described by Subdivision (2), (3), or (4).

27 (b) Section 49.052, Water Code, does not apply to the

1 district.

2 Sec. 3862.053. APPOINTMENT OF DIRECTORS. The governing
3 body of the city shall appoint directors from persons recommended
4 by the board.

5 Sec. 3862.054. VACANCY. If a vacancy occurs on the board,
6 the remaining directors shall appoint a director for the remainder
7 of the unexpired term.

8 Sec. 3862.055. DIRECTOR'S OATH OR AFFIRMATION. (a) A
9 director shall file the director's oath or affirmation of office
10 with the district, and the district shall retain the oath or
11 affirmation in the district records.

12 (b) A director shall file a copy of the director's oath or
13 affirmation with the secretary of the city.

14 Sec. 3862.056. QUORUM. A vacant director position is not
15 counted for purposes of establishing a quorum.

16 Sec. 3862.057. OFFICERS. The board shall elect from among
17 the directors a chair, a vice chair, and a secretary. The offices
18 of chair and secretary may not be held by the same person.

19 Sec. 3862.058. COMPENSATION; EXPENSES. (a) The district
20 may compensate each director in an amount not to exceed \$50 for each
21 board meeting. The total amount of compensation for each director
22 in one year may not exceed \$2,000.

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

26 Sec. 3862.059. LIABILITY INSURANCE. The district may
27 obtain and pay for comprehensive general liability insurance

1 coverage from a commercial insurance company or other source that
2 protects and insures a director against personal liability and from
3 all claims relating to:

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

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

7 (3) the actions of others acting on behalf of the
8 district.

9 Sec. 3862.060. NO EXECUTIVE COMMITTEE. The board may not
10 create an executive committee to exercise the powers of the board.

11 Sec. 3862.061. BOARD MEETINGS. The board shall hold
12 meetings at a place accessible to the public.

13 Sec. 3862.062. INITIAL DIRECTORS. (a) The initial board
14 consists of:

	<u>Pos. No.</u>	<u>Name of Director</u>
15	<u>1</u>	<u>Jorge Verduzco</u>
16	<u>2</u>	<u>Raul Perales</u>
17	<u>3</u>	<u>Rick Norton</u>
18	<u>4</u>	<u>Larry Friedman</u>
19	<u>5</u>	<u>Roque Haynes</u>
20	<u>6</u>	<u>Viviana Frank</u>
21	<u>7</u>	<u>Rafael Torres</u>

22 (b) The terms of the initial directors expire June 1, 2015.

23 (c) Of the directors who replace an initial director, the
24 terms of directors serving in positions 1, 2, 3, and 4 expire June
25 1, 2017, and the terms of directors serving in positions 5, 6, and 7
26 expire June 1, 2019.

1 (d) Section 3862.052 does not apply to this section.

2 (e) This section expires September 1, 2019.

3 SUBCHAPTER C. POWERS AND DUTIES

4 Sec. 3862.101. GENERAL POWERS AND DUTIES. The district has
5 the powers and duties necessary to accomplish the purposes for
6 which the district is created.

7 Sec. 3862.102. IMPROVEMENT PROJECTS AND SERVICES. (a) The
8 district may provide, design, construct, acquire, improve,
9 relocate, operate, maintain, or finance an improvement project or
10 service using money available to the district, or contract with a
11 governmental or private entity to provide, design, construct,
12 acquire, improve, relocate, operate, maintain, or finance an
13 improvement project or service authorized under this chapter or
14 Chapter 375, Local Government Code.

15 (b) An improvement project described by Subsection (a) may
16 be located:

17 (1) in the district; or

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

21 Sec. 3862.103. DEVELOPMENT CORPORATION POWERS. The
22 district, using money available to the district, may exercise the
23 powers given to a development corporation under Chapter 505, Local
24 Government Code, including the power to own, operate, acquire,
25 construct, lease, improve, or maintain a project under that
26 chapter.

27 Sec. 3862.104. NONPROFIT CORPORATION. (a) The board by

1 resolution may authorize the creation of a nonprofit corporation to
2 assist and act for the district in implementing a project or
3 providing a service authorized by this chapter.

4 (b) The nonprofit corporation:

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

8 (2) may implement any project and provide any service
9 authorized by this chapter.

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

16 Sec. 3862.105. AGREEMENTS; GRANTS. (a) As provided by
17 Chapter 375, Local Government Code, the district may make an
18 agreement with or accept a gift, grant, or loan from any person.

19 (b) The implementation of a project is a governmental
20 function or service for the purposes of Chapter 791, Government
21 Code.

22 Sec. 3862.106. LAW ENFORCEMENT SERVICES. To protect the
23 public interest, the district may contract with a qualified party,
24 including Webb County or the city, to provide law enforcement
25 services in the district for a fee.

26 Sec. 3862.107. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
27 district may join and pay dues to a charitable or nonprofit

1 organization that performs a service or provides an activity
2 consistent with the furtherance of a district purpose.

3 Sec. 3862.108. ECONOMIC DEVELOPMENT. (a) The district may
4 engage in activities that accomplish the economic development
5 purposes of the district.

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

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

11 (2) provide district personnel and services.

12 (c) The district may create economic development programs
13 and exercise the economic development powers that:

14 (1) Chapter 380, Local Government Code, provides to a
15 municipality; and

16 (2) Subchapter A, Chapter 1509, Government Code,
17 provides to a municipality.

18 Sec. 3862.109. PARKING FACILITIES. (a) The district may
19 acquire, lease as lessor or lessee, construct, develop, own,
20 operate, and maintain parking facilities or a system of parking
21 facilities, including lots, garages, parking terminals, or other
22 structures or accommodations for parking motor vehicles off the
23 streets and related appurtenances.

24 (b) The district's parking facilities serve the public
25 purposes of the district and are owned, used, and held for a public
26 purpose even if leased or operated by a private entity for a term of
27 years.

1 (c) The district's parking facilities are necessary
2 components of a street and are considered to be a street or road
3 improvement.

4 (d) The development and operation of the district's parking
5 facilities may be considered an economic development program.

6 Sec. 3862.110. NO EMINENT DOMAIN POWER. The district may
7 not exercise the power of eminent domain.

8 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

9 Sec. 3862.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
10 board by resolution shall establish the number of signatures and
11 the procedure required for a disbursement or transfer of the
12 district's money.

13 Sec. 3862.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
14 The district may acquire, construct, finance, operate, or maintain
15 an improvement project or service authorized under this chapter or
16 Chapter 375, Local Government Code, using any money available to
17 the district.

18 Sec. 3862.153. PETITION REQUIRED FOR FINANCING SERVICES AND
19 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
20 service or improvement project with assessments under this chapter
21 unless a written petition requesting that service or improvement
22 has been filed with the board.

23 (b) The petition must be signed by:

24 (1) the owners of a majority of the assessed value of
25 real property in the district subject to assessment according to
26 the most recent certified tax appraisal roll for Webb County; or

27 (2) at least 25 persons who own real property in the

1 district subject to assessment, if more than 25 persons own real
2 property in the district subject to assessment as determined by the
3 most recent certified tax appraisal roll for Webb County.

4 Sec. 3862.154. METHOD OF NOTICE FOR HEARING. The district
5 may mail the notice required by Section 375.115(c), Local
6 Government Code, by certified or first class United States mail.
7 The board shall determine the method of notice.

8 Sec. 3862.155. ASSESSMENTS; LIENS FOR ASSESSMENTS.

9 (a) The board by resolution may impose and collect an assessment
10 for any purpose authorized by this chapter in all or any part of the
11 district.

12 (b) An assessment, a reassessment, or an assessment
13 resulting from an addition to or correction of the assessment roll
14 by the district, penalties and interest on an assessment or
15 reassessment, an expense of collection, and reasonable attorney's
16 fees incurred by the district:

17 (1) are a first and prior lien against the property
18 assessed;

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

22 (3) are the personal liability of and a charge against
23 the owners of the property even if the owners are not named in the
24 assessment proceedings.

25 (c) The lien is effective from the date of the board's
26 resolution imposing the assessment until the date the assessment is
27 paid. The board may enforce the lien in the same manner that the

1 board may enforce an ad valorem tax lien against real property.

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

6 Sec. 3862.156. LIMITATION ON AMOUNT OF CERTAIN ASSESSMENTS.
7 An assessment based on the taxable value of real property may not
8 exceed 20 cents per \$100 of assessed valuation of taxable property
9 in the district, according to the most recent certified tax
10 appraisal roll for Webb County.

11 Sec. 3862.157. TAX AND ASSESSMENT ABATEMENTS. The district
12 may designate reinvestment zones and may grant abatements of a tax
13 or assessment on property in the zones.

14 SUBCHAPTER E. TAXES AND BONDS

15 Sec. 3862.201. BONDS AND OTHER OBLIGATIONS. (a) The
16 district may issue, by public or private sale, bonds, notes, or
17 other obligations payable wholly or partly from ad valorem taxes or
18 assessments in the manner provided by Subchapter A, Chapter 372, or
19 Subchapter J, Chapter 375, Local Government Code.

20 (b) In exercising the district's borrowing power, the
21 district may issue a bond or other obligation in the form of a bond,
22 note, certificate of participation or other instrument evidencing a
23 proportionate interest in payments to be made by the district, or
24 other type of obligation.

25 (c) In addition to the sources of money described by
26 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local
27 Government Code, district bonds may be secured and made payable

1 wholly or partly by a pledge of any part of the money the district
2 receives from improvement revenue or from any other source.

3 Sec. 3862.202. BOND MATURITY. Bonds may mature not more
4 than 40 years from their date of issue.

5 Sec. 3862.203. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
6 the time bonds or other obligations payable wholly or partly from ad
7 valorem taxes are issued:

8 (1) the board shall impose a continuing direct annual
9 ad valorem tax for each year that all or part of the bonds are
10 outstanding; and

11 (2) the district annually shall impose an ad valorem
12 tax on all taxable property in the district in an amount sufficient
13 to:

14 (A) pay the interest on the bonds or other
15 obligations as the interest becomes due; and

16 (B) create a sinking fund for the payment of the
17 principal of the bonds or other obligations when due or the
18 redemption price at any earlier required redemption date.

19 Sec. 3862.204. ELECTIONS REGARDING TAXES. The district
20 must hold an election in the manner provided by Chapters 49 and 54,
21 Water Code, to obtain voter approval before the district may impose
22 an ad valorem tax.

23 SUBCHAPTER F. DISSOLUTION

24 Sec. 3862.251. DISSOLUTION BY CITY ORDINANCE. (a) The
25 city by ordinance may dissolve the district.

26 (b) The city may not dissolve the district until the
27 district's outstanding debt or contractual obligations that are

1 payable from ad valorem taxes have been repaid or discharged, or the
2 city has affirmatively assumed the obligation to pay the
3 outstanding debt from city revenue.

4 Sec. 3862.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

5 (a) If the dissolved district has bonds or other obligations
6 outstanding secured by and payable from assessments or other
7 revenue, other than ad valorem taxes, the city shall succeed to the
8 rights and obligations of the district regarding enforcement and
9 collection of the assessments or other revenue.

10 (b) The city shall have and exercise all district powers to
11 enforce and collect the assessments or other revenue to pay:

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

14 (2) special revenue or assessment bonds or other
15 obligations issued by the city to refund the outstanding bonds or
16 obligations.

17 Sec. 3862.253. CONCURRENCE ON ADDITIONAL POWERS. If the
18 legislature grants the district a power that is in addition to the
19 powers approved by the initial resolution of the governing body of
20 the city consenting to the creation of the district, the district
21 may not exercise that power unless the governing body of the city
22 consents to that change by resolution.

23 Sec. 3862.254. ASSUMPTION OF ASSETS AND LIABILITIES.

24 (a) After the city dissolves the district, the city assumes,
25 subject to the appropriation and availability of funds, the
26 obligations of the district, including any bonds or other debt
27 payable from assessments or other district revenue.

1 (b) If the city dissolves the district, the board shall
2 transfer ownership of all district property to the city.

3 SECTION 2. The Central Laredo Municipal Management District
4 initially includes all territory contained in the following area:

5 The Central Laredo Municipal Management District is approximately
6 918 acres (1.43 sq. mi.) and is situated in the central business
7 district of Laredo with the beginning point being at north
8 right-of-way (ROW) of Park St. and east ROW of San Dario Ave. and
9 described by the following:

10 Then east along north ROW of Park St. to east ROW of San Eduardo
11 Ave.;

12 Then south along east ROW of San Eduardo Ave. to south ROW of
13 Washington St.;

14 Then east along south ROW of Washington St to east ROW of San Jorge
15 Ave.;

16 Then north along east ROW of San Jorge Ave. to north ROW of
17 Moctezuma St.;

18 Then east along north ROW of Moctezuma St.; to southwest corner of
19 0.797 ac. parcel (LOT 1,3,5,7 BLK 221 WD ZACATE CREEK PROJECT);

20 Then north along west boundary of said 0.797 ac. parcel, and 0.797
21 ac. parcel (LOTS 1,3,5,7 BLK 239 WD ZACATE CREEK PROJECT) to north
22 ROW of Coke St;

23 Then east along north ROW of Coke St to west ROW of San Enrique Ave.;

24 Then north along west ROW of San Enrique Ave. to south ROW of Garcia
25 St.;

26 Then east along south ROW of Garcia St. to centerline of Zacate
27 Creek drainage easement;

1 Then north along centerline of drainage easement to a point west of
2 south ROW of W. Fremont St. and northwest corner of 1.7716 acre
3 parcel (ALL BLK 259 ED ZACATE CREEK PROJECT);
4 Then east along north boundary of said 1.7716 acre parcel and south
5 ROW of W. Fremont St. to east ROW McDonell Ave.;
6 Then south along east ROW of McDonell Ave. to north ROW of W.
7 Guerrero St.;
8 Then east along north ROW of W. Guerrero St. to east ROW of
9 Monterrey Ave.;
10 Then south along east ROW of Monterrey Ave. to north ROW of
11 Galveston St.;
12 Then east along north ROW of Galveston St. to east ROW of Marcella
13 Ave.;
14 Then south along east ROW of Marcella Ave. to south ROW of Mier St.;
15 Then west along south ROW of Mier St. to east ROW of Monterrey Ave.;
16 Then south along east ROW of Monterrey Ave. to north ROW of Garfield
17 St.;
18 Then east along north ROW of Garfield Ave. to east ROW of Sanders
19 Ave.;
20 Then south along east ROW of Sanders Ave to northwest corner of
21 0.666 ac. Parcel (LOT 6, 7, 8, PT 1 BLK 85 ED (NON OPER));
22 Then east along north boundary of said 0.666 ac. parcel, and LOT 5
23 BLK 85 ED, and BLK 59 ED Lots 1-6, LOTS 1-6 BLK 80 ED, LOTS 1-6 BLK 81
24 ED to east ROW of Lexington Ave. and southwest corner of 0.4429 ac.
25 Parcel (LOTS 10-11-12 BLK 82 ED);
26 Then north along east ROW of Lexington Ave. to south ROW of Garfield
27 St.;

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1 Then east along south ROW of Garfield St. to west ROW of Cedar Ave. ;
2 Then south along west ROW of Cedar Ave. to point west of northwest
3 corner of 0.1107 ac. Parcel (N1/2 OF LOT 8 BLK 83 ED) ;
4 Then east across ROW of Cedar Ave. and along north boundary of Blk
5 83 ED Lots 5-8, across ROW of Logan Ave., and along north boundary
6 of Blk 91 ED Lots 7-8 and to southwest corner of 0.2214 ac. Parcel
7 (LOT 3 BLK 91 ED) ;
8 Then north along west boundary of said 0.2214 ac. parcel to south
9 ROW of Garfield St. ;
10 Then east along south ROW of Garfield St. to east ROW of Hendricks
11 Ave. ;
12 Then south along east ROW of Hendricks Ave. to northwest corner of
13 0.558 ac. Parcel (LOTS 1-2-3-4 BLK 598 ED OFFICE BLDS AT 1002 CORPUS
14 CHRISTI) ;
15 Then east along north boundary of said 0.558 ac. parcel, and 0.277
16 ac. Parcel (LOTS 5-6 BLK 598 ED 1020 CORPUS CHRISTI), Lots 7-12 BLK
17 632 ED, Lots 7-12 BLK 693 ED, Lots 1-6 BLK 727 ED, Lots 4-9 BLK 788
18 ED to west ROW of Seymour Ave. ;
19 Then north along west ROW of Seymour Ave. to a point west of
20 northwest corner of 0.356 ac. parcel (LOTS 7-8 BLK 823 ED) ;
21 Then east across ROW of N. Seymour Ave. and along north boundary to
22 said 0.356 ac. parcel and northeast corner of said parcel ;
23 Then south along east boundary of said 0.356 ac. parcel to
24 coincident northwest corner of 0.178 ac. Parcel (LOT 3 BLK 823 ED) ;
25 Then east along north boundary of said 0.178 ac. parcel to east ROW
26 of N. Meadow Ave. ;
27 Then south along east ROW of N. Meadow Ave. to a point due east of

1 southeast corner of 0.3366 acre parcel (LOTS 5-6 & E20.78' OF 4 BLK
2 822 ED) and Lots 1-6 BLK 822 ED;.

3 Then west across ROW of N. Meadow Ave. and along south boundary of
4 Lots 1-6 BLK 822 ED, Lots 1-6 BLK 789 ED, Lots 1-4 BLK 726 ED, Lots
5 1-6 BLK 694 ED to east boundary of 0.88 ac. parcel (LOTS 4-5-6-7-8-9
6 AKA REPLAT LOT 1A BLK 631 ED 0.88 ACRE) and west ROW of McPherson
7 Ave.;

8 Then south along west ROW of McPherson Ave. to north ROW of Laredo
9 St.;

10 Then west along north ROW of Laredo St. and south boundary of said
11 0.88 ac. parcel to southwest corner of said parcel;

12 Then north along west boundary of said 0.88 ac. parcel to coincident
13 southeast corner of 0.2047 ac. parcel (REPLAT LOT 2A BLK 631 ED);

14 Then west along south boundary of said 0.2047 ac. parcel, and REPLAT
15 LOT 1A BLK 631 ED to west ROW of McClelland Ave. and east boundary of
16 0.63 ac. parcel (LOTS 7-8-9-10 & N20' OF LOTS 5-6 BLK 599 ED);

17 Then south along east boundary of said 0.63 ac. parcel to southeast
18 corner of said parcel;

19 Then west along south boundary of said 0.63 acre parcel to southwest
20 corner of said parcel;

21 Then north and west along boundary of said 0.63 acre parcel, and
22 Lots 11-12 BLK 599 ED, 0.4425 ac. parcel (Lots 3-4 BLK 555 ED) to
23 southwest corner of said 0.4425 ac. parcel and coincident east
24 boundary of 0.2718 ac. parcel (REPLAT LOT 9-A & 619.45 SQ FT OUT OF
25 LOT 2 BLK 555 ED);

26 Then south along east boundary of said 0.2718 ac. parcel to
27 southeast corner of said parcel;

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1 Then west along south boundary of said 0.2718 ac. parcel to west ROW
2 of Tilden Ave.;

3 Then north along west ROW of Tilden Ave to southeast corner of
4 0.442723 ac. parcel (LOT 3 BLK 93 ED);

5 Then west along south boundary said 0.442723 ac. parcel, and Lots
6 1-3 BLK 93 ED, Lots 7-12 BLK 92 ED, Lots 7-12 BLK 45 ED, Lots 7-12
7 BLK 44 ED to east ROW of N. Maryland Ave.;

8 Then south along east ROW of N. Maryland Ave. to northwest corner of
9 0.051 ac. parcel (N40' OF LOT 10 BLK 38 ED);

10 Then east along north boundary of said 0.051 ac. parcel, Lots 6-10
11 BLK 38 ED, Lots 6-10 BLK 37 ED, Lots 5-8 BLK 36 ED, to east ROW of
12 Logan Ave.;

13 Then north along east ROW of Logan Ave. to south ROW of Laredo St.;

14 Then east along south ROW of Laredo St. to west ROW of Tilden Ave.;

15 Then south along west ROW of Tilden Ave. to a point west of
16 northwest corner of 0.526 (LOTS 5-8 & S8' OF 1 & S8' OF W23.21' OF 2 &
17 E46.23' OF S55.2' OF 2 & W23.4' OF S55.2' OF 3 & E45.96' OF S8' OF 3 &
18 S8' OF 4 BLK 556 ED);

19 Then east across ROW of Tilden Ave. and along north boundary of said
20 0.526 ac. parcel (LOTS 5-8 & S8' OF 1 & S8' OF W23.21' OF 2 & E46.23'
21 OF S55.2' OF 2 & W23.4' OF S55.2' OF 3 & E45.96' OF S8' OF 3 & S8' OF 4
22 BLK 556 ED), E37-W74.82-N30 OF L4;S16.5 OF W54.32 OF L4;W54.32'-5&6
23 E37.68-W92' OF LT4-5&6; W39.32' OF N30'LT 4 BLK 600 ED, E46' OF LOTS
24 4-5 & W18' OF LOT7-8-9 BLK 600 ED to west boundary of 0.84 ac. parcel
25 (PT OF LOTS 7,8 & 9, ALL OF 10, 11 & 12 BLK 600 ED);

26 Then north along west boundary of said 0.84 ac. parcel to northwest
27 boundary of said parcel and south ROW of Laredo St.;

1 Then east along south ROW of Laredo St., across ROW of McClellan
2 Ave. to northeast corner of 0.77125 ac. parcel (LOTS 1,2,3 & W1/2 OF
3 10,11 &12 BLK 630 ED);
4 Then south along east boundary of said 0.77125 ac. parcel to north
5 boundary of 0.484 ac. parcel (LOTS 7-8-9 & E1/2 OF 10 BLK 630 ED);
6 Then east along north boundary of said 0.484 ac. parcel, and W19' OF
7 11 & ALL 12 BLK 695 ED, and LOT 10-A BLK 695 ED, and east across LOTS
8 4 TO 9 BLK 695 ED, WELLS FARGO BANK - LAREDO EAST BRANCH, and LOTS
9 7-12 BLK 725 ED to east ROW of N. Loring Ave.;
10 Then north along east ROW of N. Loring Ave. to south ROW of Laredo
11 St.;
12 Then east along south ROW of Laredo St. to west ROW of N. Seymour
13 Ave.;
14 Then south along west ROW of N. Seymour Ave. to a point west of
15 northwest corner of 0.418 ac. parcel (LOTS 10-11-12 BLK 821 ED);
16 Then east along north boundary of said 0.418 ac. parcel, and REPLAT
17 LOT 7-A BLK 821 ED, and N1/2 OF 7-8 BLK 821 ED to east ROW of N.
18 Meadows Ave;
19 Then south along east ROW of N. Meadows Ave. to a point east of
20 southeast corner of 0.266676 acre parcel (REPLAT 5A (PREV-E7' OF
21 N88.6' OF 4 & N88.6' OF 5 & N88.2 OF 6) BLK 819 ED);
22 Then west across the ROW of N. Meadows Ave. and along south boundary
23 of LOTS 1-5 BLK 819 ED, and LOTS 1-6 BLK 792 ED, to east ROW of N.
24 Loring Ave.;
25 Then north along east ROW of N. Loring Ave. to a point west of north
26 boundary of 0.383344 ac. parcel (N90' OF 7 TO 10 BLK 723 ED);
27 Then west across ROW of N. Loring Ave. and along south boundary of

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1 said 0.383344 ac. parcel to northeast corner of 0.093226 ac. parcel
2 (S48' OF 10 & SW38' OF 9 BLK723 ED);
3 Then south along east boundary of said 0.093226 ac. parcel to
4 southeast corner of said parcel;
5 Then west along south boundary of said 0.093226 ac. parcel, and LOTS
6 11-12 BLK 723 ED, and LOTS 7-12 BLK 697 ED, and LOTS 1-6 BLK 628 ED,
7 and LOTS 7-12 BLK 602 ED, and LOT 7-12 BLK 558 ED, and LOTS 7-12 BLK
8 96 ED, and LOTS 7-12 BLK 26 ED, and LOTS 2-5 BLK 27 ED, and LOTS 1-5
9 BLK 28 ED, to east ROW of Maryland Ave.;
10 Then south along east ROW of Maryland Ave. to northwest corner of
11 0.221551 ac. parcel (LOT 8 BLK 23 ED);
12 Then east along north boundary of said 0.221551 ac. parcel, and LOTS
13 5-7 BLK 23 ED to southwest corner of 0.332134 ac. parcel (E1/2 OF
14 LOT 3 & ALL OF LOT 4 BLK 23 ED);
15 Then north along west boundary of said 0.332134 ac. parcel to
16 northwest corner of said parcel and south ROW of Rosario St.;
17 Then east along south ROW of Rosario St. to east ROW of Cedar Ave.;
18 Then south along east ROW of Cedar Ave. to northwest corner of
19 0.28292 ac. parcel (LOTS 1-2 BLK 25 ED);
20 Then east along north boundary of said 0.28292 ac. parcel, and LOT
21 3-6 BLK 25 ED, and LOTS 7-12 BLK 97 ED, and LOTS 7-12 BLK 559 ED, and
22 LOTS 7-12 BLK 603 ED, LOTS 7-12 BLK 627 ED, to east ROW of McPherson
23 Ave.;
24 Then north along east ROW of McPherson Ave.; to south ROW of Rosario
25 St.;
26 Then east along south ROW of Rosario St. to west ROW of N. Stone
27 Ave.;

1 Then south along west ROW of N. Stone Ave. to a point west of
2 northwest corner of 0.2796 ac. parcel (LOTS 11-12 BLK 722 ED);
3 Then east across ROW of N. Stone Ave. and along north boundary of
4 said 0.2796 ac. parcel, and LOTS 7-12 BLK 722 ED, and LOTS 7-12 BLK
5 793 ED, and LOTS 7-12 BLK 818 ED to east ROW of N. Meadow Ave.;
6 Then south along east ROW of N. Meadow Ave. to a point east of
7 southeast corner of 0.2746 acre parcel (LOTS 5 & 6 BLK 817 ED AT 1519
8 MARKET ST);
9 Then west across ROW of N. Meadow Ave. and along said 0.2746 acre
10 parcel and LOTS 1-6 BLK 817 ED, and LOTS 1-6 BLK 794 ED to west ROW
11 of N. Loring Ave.;
12 Then north along west ROW of N. Loring Ave. to south ROW of Market
13 St.;
14 Then west along south ROW of Market St. to east ROW of N. Stone Ave.;
15 Then south along east ROW of N. Stone Ave. to a point east of
16 southeast corner 0.293361 ac. parcel (LOT 7-8 BLK 699 ED);
17 Then west across ROW of N. Stone Ave. and along south boundary of
18 said 0.293361 ac. parcel, and LOTS 9-10 BLK 699 ED, and REPLAT LOT
19 12-A BLK 699 ED, and LOTS 7-12 BLK 626 ED, and LOTS 1-6 BLK 604 ED,
20 and LOTS 1-6 BLK 560 ED, and LOTS 1-6 BLK 98 ED, and LOTS 3-4 BLK 10
21 ED, and E53.44' OF LOT 2 BLK 10 ED, and LOT 1 & W16' OF 2 & N13X69.4
22 OF 8 BLK 10 ED to west ROW of Cedar Ave.;
23 Then north along west ROW of Cedar Ave. to south ROW of Market St.;
24 Then west along south ROW of Market St. to northeast corner of 1.78
25 ac. parcel (ALL OF BLK 20 ED);
26 Then south along east boundary of said 1.78 ac. parcel, and 1.77 ac.
27 parcel (ALL OF BLK 53 ED) to northeast corner of 0.53 ac. parcel (PT

1 OF BLK 79 ED);
2 Then southwest along east boundary of said 0.53 ac. parcel to a
3 point east of northeast corner of 0.198242 ac. parcel (E29.0' OF 4 &
4 W8.7' OF 5 (BY METES & BOUNDS) BLK 360 WD);
5 Then west across Zacate Creek drainage to northeast corner of said
6 0.198242 ac. parcel and coincident south ROW of Ventura St.;
7 Then generally west along south ROW of Ventura St. (Santa Ursula
8 Ave,) and north bank of Rio Grande River to west ROW of Convent Ave
9 and south ROW of Pedregal St (River Rd.);
10 Then generally west along south ROW of Pedregal St (River Rd.) to
11 east ROW of San Francisco Javier Ave;
12 Then northwest along across ROW of San Francisco Javier Ave and
13 along south ROW of Pedregal St. (River Rd.) to west ROW of Santa
14 Isabel Ave.;
15 Then north along west ROW of Santa Isabel Ave. to north ROW of Scott
16 St.;
17 Then east along north ROW of Scott St. to southwest corner of
18 0.312733 ac. parcel (LOT 3 & W1/2 OF 1 BLK 233 WD);
19 Then north along west boundary of said 0.312733 ac. parcel, and LOTS
20 5 & 7 BLK 233 WD, and LOTS 1-3-5-7 BLK 248 WD, and LOTS 1-3-5-7 BLK
21 267 WD, and LOTS 1-3-5-7 BLK 310 WD, and LOTS 1-3-5-7-9 BLK 349 WD,
22 and LOTS 1-3-5-7-9 BLK 368 WD, and LOTS 1-3-5-7 BLK 479 WD CONDO 2B
23 to north ROW of Park St.;
24 Then east along north ROW of Park St. to west ROW of San Bernardino
25 Ave.;
26 Then north along west ROW of San Bernardino to south ROW of Garden
27 St.;

1 Then west along south ROW of Garden St. to east ROW of San Agustin
2 Ave.;

3 Then north along east ROW of San Agustin Ave. to south ROW of
4 Constantinople St.;

5 Then east along south ROW of Constantinople St. to a point south of
6 southwest corner of 0.405613 ac. parcel (LOTS 8, 10 & 12 BLK 572
7 WD);

8 Then generally north along west boundary of said 0.405613 ac.
9 parcel, and LOT 2-4-6 BLK 572 WD, and ALL BLK 575 WD, and LOTS 1-7
10 BLK 766 WD, and LOTS 1-6 BLK 775 WD, and LOTS 1-6 BLK 678 WD, and
11 LOTS 1-6 BLK 816 WD, and LOTS 1-6, 9, 11 & 12 BLK 849 WD, and LOTS 1
12 TO 4 BLK 858 WD, and LOTS 5-7 & E12 1/2' OF LOTS 6 & 8 BLK 858 WD, and
13 LOTS 7-9-11 BLK 891 WD, and LOT 3-A BLK 891 WD, and LOTS 7-8-9-11 BLK
14 900 WD LAS ASADAS, and LOTS 1-3-5 BLK 900 WD, LOTS 3 TO 10 BLK 933
15 WD, and LOTS 1-2-11-12 BLK 933 WD @ 3620 SAN BERNARDO AVE, and
16 S41.4'-1 BLK 942 WD, N28.4'-1 & S23.1'-3 BLK 942 WD, and N46.5'-3 &
17 S46.3'-5 BLK 942 WD, and LOTS 7-8 & N PT OF 5-6 BLK 942 WD, and LOTS
18 7-8 BLK 976 WD, and LOTS 4 & 9 BLK 976 WD, and LOTS 10-12 BLK 976 WD,
19 LOTS 7-12 BLK 985 WD, and LOTS 1 TO 4 & S2/3-5-6 BLK 1016 WD, and LOT
20 7 & N1/3-5 BLK 1016 WD to north ROW of Pace St.;

21 Then west along north ROW of Pace St. to east ROW of Flores Ave.;

22 Then north along east ROW of Flores Ave. to south ROW of Chicago
23 St.;

24 Then east along south ROW of Chicago St. to east ROW of Santa Ursula
25 Ave.;

26 Then south along east ROW of Santa Ursula Ave. to north ROW of Park
27 St.;

1 Then east along north ROW of Park St. to east ROW of San Dario Ave.
2 and beginning point of 918 ac. district.

3 Save and Except LOTS 1 & 2 BLK 601 ED;

4 Save and Except LOTS 3-4 BLK 601 ED;

5 SECTION 3. (a) The 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
10 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
11 Government Code.

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

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

19 (d) The general law relating to consent by political
20 subdivisions to the creation of districts with conservation,
21 reclamation, and road powers and the inclusion of land in those
22 districts has been complied with.

23 (e) All requirements of the constitution and laws of this
24 state and the rules and procedures of the legislature with respect
25 to the notice, introduction, and passage of this Act have been
26 fulfilled and accomplished.

27 SECTION 4. This Act takes effect immediately if it receives

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1 a vote of two-thirds of all the members elected to each house, as
2 provided by Section 39, Article III, Texas Constitution. If this
3 Act does not receive the vote necessary for immediate effect, this
4 Act takes effect September 1, 2013.