

1-1 By: Zaffirini S.B. No. 1601
1-2 (In the Senate - Filed March 8, 2013; March 20, 2013, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; April 11, 2013, reported favorably by the following
1-5 vote: Yeas 5, Nays 0; April 11, 2013, sent to printer.)

1-6 COMMITTEE VOTE

| | Yea | Nay | Absent | PNV |
|------|-----------------|-----|--------|-----|
| 1-7 | | | | |
| 1-8 | <u>Hinojosa</u> | X | | |
| 1-9 | <u>Nichols</u> | X | | |
| 1-10 | <u>Garcia</u> | X | | |
| 1-11 | <u>Paxton</u> | X | | |
| 1-12 | <u>Taylor</u> | X | | |

1-13 A BILL TO BE ENTITLED
1-14 AN ACT

1-15 relating to the creation of the Central Laredo Municipal Management
1-16 District; providing authority to impose a tax, levy an assessment,
1-17 impose a fee, and issue bonds.

1-18 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-19 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-20 Code, is amended by adding Chapter 3862 to read as follows:

1-21 CHAPTER 3862. CENTRAL LAREDO MUNICIPAL MANAGEMENT DISTRICT

1-22 SUBCHAPTER A. GENERAL PROVISIONS

1-23 Sec. 3862.001. DEFINITIONS. In this chapter:

1-24 (1) "Board" means the district's board of directors.

1-25 (2) "City" means the City of Laredo, Texas.

1-26 (3) "Director" means a board member.

1-27 (4) "District" means the Central Laredo Municipal
1-28 Management District.

1-29 Sec. 3862.002. CREATION AND NATURE OF DISTRICT. The
1-30 district is a special district created under Section 59, Article
1-31 XVI, Texas Constitution.

1-32 Sec. 3862.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The
1-33 creation of the district is essential to accomplish the purposes of
1-34 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-35 Texas Constitution, and other public purposes stated in this
1-36 chapter. By creating the district and in authorizing the city and
1-37 other political subdivisions to contract with the district, the
1-38 legislature has established a program to accomplish the public
1-39 purposes set out in Section 52-a, Article III, Texas Constitution.

1-40 (b) The creation of the district is necessary to promote,
1-41 develop, encourage, and maintain employment, commerce,
1-42 transportation, housing, tourism, recreation, the arts,
1-43 entertainment, economic development, safety, and the public
1-44 welfare in the district.

1-45 (c) The district is created to supplement and not to
1-46 supplant city services provided in the district.

1-47 Sec. 3862.004. 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 further the public purposes of:

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

1-58 (2) eliminating unemployment and underemployment;

1-59 (3) developing or expanding transportation and
1-60 commerce; and

1-61 (4) providing quality residential housing.

2-1 (d) The district will:
 2-2 (1) promote the health, safety, and general welfare of
 2-3 residents, employers, potential employees, employees, visitors,
 2-4 and consumers in the district, and of the public;
 2-5 (2) provide needed funding for the district to
 2-6 preserve, maintain, and enhance the economic health and vitality of
 2-7 the district territory as a residential community and business
 2-8 center; and
 2-9 (3) promote the health, safety, welfare, and enjoyment
 2-10 of the public by providing pedestrian ways and by landscaping,
 2-11 removing graffiti, and developing certain areas in the district,
 2-12 which are necessary for the restoration, preservation, and
 2-13 enhancement of scenic beauty.

2-14 (e) Pedestrian ways along or across a street, whether at
 2-15 grade or above or below the surface, and street lighting, street
 2-16 landscaping, vehicle parking, and street art objects are parts of
 2-17 and necessary components of a street and are considered to be an
 2-18 improvement project that includes a street or road improvement.

2-19 (f) The district will not act as the agent or
 2-20 instrumentality of any private interest even though the district
 2-21 will benefit many private interests as well as the public.

2-22 Sec. 3862.005. DISTRICT TERRITORY. (a) The district is
 2-23 initially composed of the territory described by Section 2 of the
 2-24 Act enacting this chapter.

2-25 (b) The boundaries and field notes contained in Section 2 of
 2-26 the Act enacting this chapter form a closure. A mistake in the
 2-27 field notes or in copying the field notes in the legislative process
 2-28 does not affect the district's:

- 2-29 (1) organization, existence, or validity;
- 2-30 (2) right to issue any type of bond for the purposes
 2-31 for which the district is created or to pay the principal of and
 2-32 interest on the bond;
- 2-33 (3) right to impose or collect an assessment or tax; or
- 2-34 (4) legality or operation.

2-35 Sec. 3862.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
 2-36 (a) All or any part of the area of the district is eligible to be
 2-37 included in:

- 2-38 (1) a tax increment reinvestment zone created under
 2-39 Chapter 311, Tax Code;
- 2-40 (2) a tax abatement reinvestment zone created under
 2-41 Chapter 312, Tax Code;
- 2-42 (3) an enterprise zone created under Chapter 2303,
 2-43 Government Code; or
- 2-44 (4) an industrial district created under Chapter 42,
 2-45 Local Government Code.

2-46 (b) If the city creates a tax increment reinvestment zone
 2-47 described by Subsection (a), the city and the board of directors of
 2-48 the zone, by contract with the district, may grant money deposited
 2-49 in the tax increment fund to the district to be used by the district
 2-50 for the purposes permitted for money granted to a corporation under
 2-51 Section 380.002(b), Local Government Code, including the right to
 2-52 pledge the money as security for any bonds issued by the district
 2-53 for an improvement project. A project may not receive public funds
 2-54 under Section 380.002(b), Local Government Code, unless the project
 2-55 has been approved by the governing body of the city.

2-56 (c) A tax increment reinvestment zone created by the city in
 2-57 the district is not subject to the limitations provided by Section
 2-58 311.006(b), Tax Code.

2-59 Sec. 3862.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
 2-60 DISTRICTS LAW. Except as otherwise provided by this chapter,
 2-61 Chapter 375, Local Government Code, applies to the district.

2-62 Sec. 3862.008. LIBERAL CONSTRUCTION OF CHAPTER. This
 2-63 chapter shall be liberally construed in conformity with the
 2-64 findings and purposes stated in this chapter.

2-65 SUBCHAPTER B. BOARD OF DIRECTORS

2-66 Sec. 3862.051. GOVERNING BODY; TERMS. The district is
 2-67 governed by a board of seven directors who serve staggered terms of
 2-68 four years expiring June 1 of each odd-numbered year.

2-69 Sec. 3862.052. QUALIFICATIONS OF DIRECTORS APPOINTED BY

3-1 CITY. (a) To be qualified to serve as a director appointed by the
 3-2 governing body of the city, a person must be:
 3-3 (1) a resident of the district who is also a registered
 3-4 voter of the district;
 3-5 (2) an owner of property in the district;
 3-6 (3) an owner of stock or a partnership or membership
 3-7 interest, whether beneficial or otherwise, of a corporate
 3-8 partnership, limited liability company, or other entity owner of a
 3-9 direct or indirect interest in property in the district;
 3-10 (4) an owner of a beneficial interest in a trust, or a
 3-11 trustee in a trust, that directly or indirectly owns property in the
 3-12 district; or
 3-13 (5) an agent, employee, or tenant of a person
 3-14 described by Subdivision (2), (3), or (4).

3-15 (b) Section 49.052, Water Code, does not apply to the
 3-16 district.

3-17 Sec. 3862.053. APPOINTMENT OF DIRECTORS. The governing
 3-18 body of the city shall appoint directors from persons recommended
 3-19 by the board.

3-20 Sec. 3862.054. VACANCY. If a vacancy occurs on the board,
 3-21 the remaining directors shall appoint a director for the remainder
 3-22 of the unexpired term.

3-23 Sec. 3862.055. DIRECTOR'S OATH OR AFFIRMATION. (a) A
 3-24 director shall file the director's oath or affirmation of office
 3-25 with the district, and the district shall retain the oath or
 3-26 affirmation in the district records.

3-27 (b) A director shall file a copy of the director's oath or
 3-28 affirmation with the secretary of the city.

3-29 Sec. 3862.056. QUORUM. A vacant director position is not
 3-30 counted for purposes of establishing a quorum.

3-31 Sec. 3862.057. OFFICERS. The board shall elect from among
 3-32 the directors a chair, a vice chair, and a secretary. The offices
 3-33 of chair and secretary may not be held by the same person.

3-34 Sec. 3862.058. COMPENSATION; EXPENSES. (a) The district
 3-35 may compensate each director in an amount not to exceed \$50 for each
 3-36 board meeting. The total amount of compensation for each director
 3-37 in one year may not exceed \$2,000.

3-38 (b) A director is entitled to reimbursement for necessary
 3-39 and reasonable expenses incurred in carrying out the duties and
 3-40 responsibilities of the board.

3-41 Sec. 3862.059. LIABILITY INSURANCE. The district may
 3-42 obtain and pay for comprehensive general liability insurance
 3-43 coverage from a commercial insurance company or other source that
 3-44 protects and insures a director against personal liability and from
 3-45 all claims relating to:

- 3-46 (1) actions taken by the director in the director's
- 3-47 capacity as a member of the board;
- 3-48 (2) actions and activities taken by the district; or
- 3-49 (3) the actions of others acting on behalf of the
- 3-50 district.

3-51 Sec. 3862.060. NO EXECUTIVE COMMITTEE. The board may not
 3-52 create an executive committee to exercise the powers of the board.

3-53 Sec. 3862.061. BOARD MEETINGS. The board shall hold
 3-54 meetings at a place accessible to the public.

3-55 Sec. 3862.062. INITIAL DIRECTORS. (a) The initial board
 3-56 consists of:

| | <u>Pos. No.</u> | <u>Name of Director</u> |
|------|-----------------|-------------------------|
| 3-57 | <u>1</u> | <u>Jorge Verduzco</u> |
| 3-58 | <u>2</u> | <u>Raul Perales</u> |
| 3-59 | <u>3</u> | <u>Rick Norton</u> |
| 3-60 | <u>4</u> | <u>Larry Friedman</u> |
| 3-61 | <u>5</u> | <u>Roque Haynes</u> |
| 3-62 | <u>6</u> | <u>Viviana Frank</u> |
| 3-63 | <u>7</u> | <u>Rafael Torres</u> |

3-64 (b) The terms of the initial directors expire June 1, 2015.

3-65 (c) Of the directors who replace an initial director, the
 3-66 terms of directors serving in positions 1, 2, 3, and 4 expire June
 3-67 1, 2017, and the terms of directors serving in positions 5, 6, and 7
 3-68 expire June 1, 2019.
 3-69

4-1 (d) Section 3862.052 does not apply to this section.
4-2 (e) This section expires September 1, 2019.
4-3 SUBCHAPTER C. POWERS AND DUTIES
4-4 Sec. 3862.101. GENERAL POWERS AND DUTIES. The district has
4-5 the powers and duties necessary to accomplish the purposes for
4-6 which the district is created.
4-7 Sec. 3862.102. IMPROVEMENT PROJECTS AND SERVICES. (a) The
4-8 district may provide, design, construct, acquire, improve,
4-9 relocate, operate, maintain, or finance an improvement project or
4-10 service using money available to the district, or contract with a
4-11 governmental or private entity to provide, design, construct,
4-12 acquire, improve, relocate, operate, maintain, or finance an
4-13 improvement project or service authorized under this chapter or
4-14 Chapter 375, Local Government Code.
4-15 (b) An improvement project described by Subsection (a) may
4-16 be located:
4-17 (1) in the district; or
4-18 (2) in an area outside but adjacent to the district if
4-19 the project is for the purpose of extending a public infrastructure
4-20 improvement beyond the district's boundaries to a logical terminus.
4-21 Sec. 3862.103. DEVELOPMENT CORPORATION POWERS. The
4-22 district, using money available to the district, may exercise the
4-23 powers given to a development corporation under Chapter 505, Local
4-24 Government Code, including the power to own, operate, acquire,
4-25 construct, lease, improve, or maintain a project under that
4-26 chapter.
4-27 Sec. 3862.104. NONPROFIT CORPORATION. (a) The board by
4-28 resolution may authorize the creation of a nonprofit corporation to
4-29 assist and act for the district in implementing a project or
4-30 providing a service authorized by this chapter.
4-31 (b) The nonprofit corporation:
4-32 (1) has each power of and is considered to be a local
4-33 government corporation created under Subchapter D, Chapter 431,
4-34 Transportation Code; and
4-35 (2) may implement any project and provide any service
4-36 authorized by this chapter.
4-37 (c) The board shall appoint the board of directors of the
4-38 nonprofit corporation. The board of directors of the nonprofit
4-39 corporation shall serve in the same manner as the board of directors
4-40 of a local government corporation created under Subchapter D,
4-41 Chapter 431, Transportation Code, except that a board member is not
4-42 required to reside in the district.
4-43 Sec. 3862.105. AGREEMENTS; GRANTS. (a) As provided by
4-44 Chapter 375, Local Government Code, the district may make an
4-45 agreement with or accept a gift, grant, or loan from any person.
4-46 (b) The implementation of a project is a governmental
4-47 function or service for the purposes of Chapter 791, Government
4-48 Code.
4-49 Sec. 3862.106. LAW ENFORCEMENT SERVICES. To protect the
4-50 public interest, the district may contract with a qualified party,
4-51 including Webb County or the city, to provide law enforcement
4-52 services in the district for a fee.
4-53 Sec. 3862.107. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
4-54 district may join and pay dues to a charitable or nonprofit
4-55 organization that performs a service or provides an activity
4-56 consistent with the furtherance of a district purpose.
4-57 Sec. 3862.108. ECONOMIC DEVELOPMENT. (a) The district may
4-58 engage in activities that accomplish the economic development
4-59 purposes of the district.
4-60 (b) The district may establish and provide for the
4-61 administration of one or more programs to promote state or local
4-62 economic development and to stimulate business and commercial
4-63 activity in the district, including programs to:
4-64 (1) make loans and grants of public money; and
4-65 (2) provide district personnel and services.
4-66 (c) The district may create economic development programs
4-67 and exercise the economic development powers that:
4-68 (1) Chapter 380, Local Government Code, provides to a
4-69 municipality; and

5-1 (2) Subchapter A, Chapter 1509, Government Code,
 5-2 provides to a municipality.

5-3 Sec. 3862.109. PARKING FACILITIES. (a) The district may
 5-4 acquire, lease as lessor or lessee, construct, develop, own,
 5-5 operate, and maintain parking facilities or a system of parking
 5-6 facilities, including lots, garages, parking terminals, or other
 5-7 structures or accommodations for parking motor vehicles off the
 5-8 streets and related appurtenances.

5-9 (b) The district's parking facilities serve the public
 5-10 purposes of the district and are owned, used, and held for a public
 5-11 purpose even if leased or operated by a private entity for a term of
 5-12 years.

5-13 (c) The district's parking facilities are necessary
 5-14 components of a street and are considered to be a street or road
 5-15 improvement.

5-16 (d) The development and operation of the district's parking
 5-17 facilities may be considered an economic development program.

5-18 Sec. 3862.110. NO EMINENT DOMAIN POWER. The district may
 5-19 not exercise the power of eminent domain.

5-20 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

5-21 Sec. 3862.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 5-22 board by resolution shall establish the number of signatures and
 5-23 the procedure required for a disbursement or transfer of the
 5-24 district's money.

5-25 Sec. 3862.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
 5-26 The district may acquire, construct, finance, operate, or maintain
 5-27 an improvement project or service authorized under this chapter or
 5-28 Chapter 375, Local Government Code, using any money available to
 5-29 the district.

5-30 Sec. 3862.153. PETITION REQUIRED FOR FINANCING SERVICES AND
 5-31 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
 5-32 service or improvement project with assessments under this chapter
 5-33 unless a written petition requesting that service or improvement
 5-34 has been filed with the board.

5-35 (b) The petition must be signed by:

5-36 (1) the owners of a majority of the assessed value of
 5-37 real property in the district subject to assessment according to
 5-38 the most recent certified tax appraisal roll for Webb County; or

5-39 (2) at least 25 persons who own real property in the
 5-40 district subject to assessment, if more than 25 persons own real
 5-41 property in the district subject to assessment as determined by the
 5-42 most recent certified tax appraisal roll for Webb County.

5-43 Sec. 3862.154. METHOD OF NOTICE FOR HEARING. The district
 5-44 may mail the notice required by Section 375.115(c), Local
 5-45 Government Code, by certified or first class United States mail.
 5-46 The board shall determine the method of notice.

5-47 Sec. 3862.155. ASSESSMENTS; LIENS FOR ASSESSMENTS.
 5-48 (a) The board by resolution may impose and collect an assessment
 5-49 for any purpose authorized by this chapter in all or any part of the
 5-50 district.

5-51 (b) An assessment, a reassessment, or an assessment
 5-52 resulting from an addition to or correction of the assessment roll
 5-53 by the district, penalties and interest on an assessment or
 5-54 reassessment, an expense of collection, and reasonable attorney's
 5-55 fees incurred by the district:

5-56 (1) are a first and prior lien against the property
 5-57 assessed;

5-58 (2) are superior to any other lien or claim other than
 5-59 a lien or claim for county, school district, or municipal ad valorem
 5-60 taxes; and

5-61 (3) are the personal liability of and a charge against
 5-62 the owners of the property even if the owners are not named in the
 5-63 assessment proceedings.

5-64 (c) The lien is effective from the date of the board's
 5-65 resolution imposing the assessment until the date the assessment is
 5-66 paid. The board may enforce the lien in the same manner that the
 5-67 board may enforce an ad valorem tax lien against real property.

5-68 (d) The board may make a correction to or deletion from the
 5-69 assessment roll that does not increase the amount of assessment of

6-1 any parcel of land without providing notice and holding a hearing in
6-2 the manner required for additional assessments.

6-3 Sec. 3862.156. LIMITATION ON AMOUNT OF CERTAIN ASSESSMENTS.
6-4 An assessment based on the taxable value of real property may not
6-5 exceed 20 cents per \$100 of assessed valuation of taxable property
6-6 in the district, according to the most recent certified tax
6-7 appraisal roll for Webb County.

6-8 Sec. 3862.157. TAX AND ASSESSMENT ABATEMENTS. The district
6-9 may designate reinvestment zones and may grant abatements of a tax
6-10 or assessment on property in the zones.

6-11 SUBCHAPTER E. TAXES AND BONDS

6-12 Sec. 3862.201. BONDS AND OTHER OBLIGATIONS. (a) The
6-13 district may issue, by public or private sale, bonds, notes, or
6-14 other obligations payable wholly or partly from ad valorem taxes or
6-15 assessments in the manner provided by Subchapter A, Chapter 372, or
6-16 Subchapter J, Chapter 375, Local Government Code.

6-17 (b) In exercising the district's borrowing power, the
6-18 district may issue a bond or other obligation in the form of a bond,
6-19 note, certificate of participation or other instrument evidencing a
6-20 proportionate interest in payments to be made by the district, or
6-21 other type of obligation.

6-22 (c) In addition to the sources of money described by
6-23 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local
6-24 Government Code, district bonds may be secured and made payable
6-25 wholly or partly by a pledge of any part of the money the district
6-26 receives from improvement revenue or from any other source.

6-27 Sec. 3862.202. BOND MATURITY. Bonds may mature not more
6-28 than 40 years from their date of issue.

6-29 Sec. 3862.203. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
6-30 the time bonds or other obligations payable wholly or partly from ad
6-31 valorem taxes are issued:

6-32 (1) the board shall impose a continuing direct annual
6-33 ad valorem tax for each year that all or part of the bonds are
6-34 outstanding; and

6-35 (2) the district annually shall impose an ad valorem
6-36 tax on all taxable property in the district in an amount sufficient
6-37 to:

6-38 (A) pay the interest on the bonds or other
6-39 obligations as the interest becomes due; and

6-40 (B) create a sinking fund for the payment of the
6-41 principal of the bonds or other obligations when due or the
6-42 redemption price at any earlier required redemption date.

6-43 Sec. 3862.204. ELECTIONS REGARDING TAXES. The district
6-44 must hold an election in the manner provided by Chapters 49 and 54,
6-45 Water Code, to obtain voter approval before the district may impose
6-46 an ad valorem tax.

6-47 SUBCHAPTER F. DISSOLUTION

6-48 Sec. 3862.251. DISSOLUTION BY CITY ORDINANCE. (a) The
6-49 city by ordinance may dissolve the district.

6-50 (b) The city may not dissolve the district until the
6-51 district's outstanding debt or contractual obligations that are
6-52 payable from ad valorem taxes have been repaid or discharged, or the
6-53 city has affirmatively assumed the obligation to pay the
6-54 outstanding debt from city revenue.

6-55 Sec. 3862.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

6-56 (a) If the dissolved district has bonds or other obligations
6-57 outstanding secured by and payable from assessments or other
6-58 revenue, other than ad valorem taxes, the city shall succeed to the
6-59 rights and obligations of the district regarding enforcement and
6-60 collection of the assessments or other revenue.

6-61 (b) The city shall have and exercise all district powers to
6-62 enforce and collect the assessments or other revenue to pay:

6-63 (1) the bonds or other obligations when due and
6-64 payable according to their terms; or

6-65 (2) special revenue or assessment bonds or other
6-66 obligations issued by the city to refund the outstanding bonds or
6-67 obligations.

6-68 Sec. 3862.253. CONCURRENCE ON ADDITIONAL POWERS. If the
6-69 legislature grants the district a power that is in addition to the

7-1 powers approved by the initial resolution of the governing body of
7-2 the city consenting to the creation of the district, the district
7-3 may not exercise that power unless the governing body of the city
7-4 consents to that change by resolution.
7-5 Sec. 3862.254. ASSUMPTION OF ASSETS AND LIABILITIES.
7-6 (a) After the city dissolves the district, the city assumes,
7-7 subject to the appropriation and availability of funds, the
7-8 obligations of the district, including any bonds or other debt
7-9 payable from assessments or other district revenue.
7-10 (b) If the city dissolves the district, the board shall
7-11 transfer ownership of all district property to the city.
7-12 SECTION 2. The Central Laredo Municipal Management District
7-13 initially includes all territory contained in the following area:
7-14 The Central Laredo Municipal Management District is approximately
7-15 918 acres (1.43 sq. mi.) and is situated in the central business
7-16 district of Laredo with the beginning point being at north
7-17 right-of-way (ROW) of Park St. and east ROW of San Dario Ave. and
7-18 described by the following:
7-19 Then east along north ROW of Park St. to east ROW of San Eduardo
7-20 Ave.;
7-21 Then south along east ROW of San Eduardo Ave. to south ROW of
7-22 Washington St.;
7-23 Then east along south ROW of Washington St to east ROW of San Jorge
7-24 Ave.;
7-25 Then north along east ROW of San Jorge Ave. to north ROW of
7-26 Moctezuma St.;
7-27 Then east along north ROW of Moctezuma St.; to southwest corner of
7-28 0.797 ac. parcel (LOT 1,3,5,7 BLK 221 WD ZACATE CREEK PROJECT);
7-29 Then north along west boundary of said 0.797 ac. parcel, and 0.797
7-30 ac. parcel (LOTS 1,3,5,7 BLK 239 WD ZACATE CREEK PROJECT) to north
7-31 ROW of Coke St;
7-32 Then east along north ROW of Coke St to west ROW of San Enrique Ave.;
7-33 Then north along west ROW of San Enrique Ave. to south ROW of Garcia
7-34 St.;
7-35 Then east along south ROW of Garcia St. to centerline of Zacate
7-36 Creek drainage easement;
7-37 Then north along centerline of drainage easement to a point west of
7-38 south ROW of W. Fremont St. and northwest corner of 1.7716 acre
7-39 parcel (ALL BLK 259 ED ZACATE CREEK PROJECT);
7-40 Then east along north boundary of said 1.7716 acre parcel and south
7-41 ROW of W. Fremont St. to east ROW McDonell Ave.;
7-42 Then south along east ROW of McDonell Ave. to north ROW of W.
7-43 Guerrero St.;
7-44 Then east along north ROW of W. Guerrero St. to east ROW of
7-45 Monterrey Ave.;
7-46 Then south along east ROW of Monterrey Ave. to north ROW of
7-47 Galveston St.;
7-48 Then east along north ROW of Galveston St. to east ROW of Marcella
7-49 Ave.;
7-50 Then south along east ROW of Marcella Ave. to south ROW of Mier St.;
7-51 Then west along south ROW of Mier St. to east ROW of Monterrey Ave.;
7-52 Then south along east ROW of Monterrey Ave. to north ROW of Garfield
7-53 St.;
7-54 Then east along north ROW of Garfield Ave. to east ROW of Sanders
7-55 Ave.;
7-56 Then south along east ROW of Sanders Ave to northwest corner of
7-57 0.666 ac. Parcel (LOT 6, 7, 8, PT 1 BLK 85 ED (NON OPER));
7-58 Then east along north boundary of said 0.666 ac. parcel, and LOT 5
7-59 BLK 85 ED, and BLK 59 ED Lots 1-6, LOTS 1-6 BLK 80 ED, LOTS 1-6 BLK 81
7-60 ED to east ROW of Lexington Ave. and southwest corner of 0.4429 ac.
7-61 Parcel (LOTS 10-11-12 BLK 82 ED);
7-62 Then north along east ROW of Lexington Ave. to south ROW of Garfield
7-63 St.;
7-64 Then east along south ROW of Garfield St. to west ROW of Cedar Ave.;
7-65 Then south along west ROW of Cedar Ave. to point west of northwest
7-66 corner of 0.1107 ac. Parcel (N1/2 OF LOT 8 BLK 83 ED);
7-67 Then east across ROW of Cedar Ave. and along north boundary of Blk
7-68 83 ED Lots 5-8, across ROW of Logan Ave., and along north boundary
7-69 of Blk 91 ED Lots 7-8 and to southwest corner of 0.2214 ac. Parcel

8-1 (LOT 3 BLK 91 ED);
 8-2 Then north along west boundary of said 0.2214 ac. parcel to south
 8-3 ROW of Garfield St.;
 8-4 Then east along south ROW of Garfield St. to east ROW of Hendricks
 8-5 Ave.;
 8-6 Then south along east ROW of Hendricks Ave. to northwest corner of
 8-7 0.558 ac. Parcel (LOTS 1-2-3-4 BLK 598 ED OFFICE BLDS AT 1002 CORPUS
 8-8 CHRISTI);
 8-9 Then east along north boundary of said 0.558 ac. parcel, and 0.277
 8-10 ac. Parcel (LOTS 5-6 BLK 598 ED 1020 CORPUS CHRISTI), Lots 7-12 BLK
 8-11 632 ED, Lots 7-12 BLK 693 ED, Lots 1-6 BLK 727 ED, Lots 4-9 BLK 788
 8-12 ED to west ROW of Seymour Ave.;
 8-13 Then north along west ROW of Seymour Ave. to a point west of
 8-14 northwest corner of 0.356 ac. parcel (LOTS 7-8 BLK 823 ED);
 8-15 Then east across ROW of N. Seymour Ave. and along north boundary to
 8-16 said 0.356 ac. parcel and northeast corner of said parcel ;
 8-17 Then south along east boundary of said 0.356 ac. parcel to
 8-18 coincident northwest corner of 0.178 ac. Parcel (LOT 3 BLK 823 ED);
 8-19 Then east along north boundary of said 0.178 ac. parcel to east ROW
 8-20 of N. Meadow Ave.;
 8-21 Then south along east ROW of N. Meadow Ave. to a point due east of
 8-22 southeast corner of 0.3366 acre parcel (LOTS 5-6 & E20.78' OF 4 BLK
 8-23 822 ED) and Lots 1-6 BLK 822 ED;.
 8-24 Then west across ROW of N. Meadow Ave. and along south boundary of
 8-25 Lots 1-6 BLK 822 ED, Lots 1-6 BLK 789 ED, Lots 1-4 BLK 726 ED, Lots
 8-26 1-6 BLK 694 ED to east boundary of 0.88 ac. parcel (LOTS 4-5-6-7-8-9
 8-27 AKA REPLAT LOT 1A BLK 631 ED 0.88 ACRE) and west ROW of McPherson
 8-28 Ave.;
 8-29 Then south along west ROW of McPherson Ave. to north ROW of Laredo
 8-30 St.;
 8-31 Then west along north ROW of Laredo St. and south boundary of said
 8-32 0.88 ac. parcel to southwest corner of said parcel;
 8-33 Then north along west boundary of said 0.88 ac. parcel to coincident
 8-34 southeast corner of 0.2047 ac. parcel (REPLAT LOT 2A BLK 631 ED);
 8-35 Then west along south boundary of said 0.2047 ac. parcel, and REPLAT
 8-36 LOT 1A BLK 631 ED to west ROW of McClelland Ave. and east boundary of
 8-37 0.63 ac. parcel (LOTS 7-8-9-10 & N20' OF LOTS 5-6 BLK 599 ED);
 8-38 Then south along east boundary of said 0.63 ac. parcel to southeast
 8-39 corner of said parcel;
 8-40 Then west along south boundary of said 0.63 acre parcel to southwest
 8-41 corner of said parcel;
 8-42 Then north and west along boundary of said 0.63 acre parcel, and
 8-43 Lots 11-12 BLK 599 ED, 0.4425 ac. parcel (Lots 3-4 BLK 555 ED) to
 8-44 southwest corner of said 0.4425 ac. parcel and coincident east
 8-45 boundary of 0.2718 ac. parcel (REPLAT LOT 9-A & 619.45 SQ FT OUT OF
 8-46 LOT 2 BLK 555 ED);
 8-47 Then south along east boundary of said 0.2718 ac. parcel to
 8-48 southeast corner of said parcel;
 8-49 Then west along south boundary of said 0.2718 ac. parcel to west ROW
 8-50 of Tilden Ave.;
 8-51 Then north along west ROW of Tilden Ave to southeast corner of
 8-52 0.442723 ac. parcel (LOT 3 BLK 93 ED);
 8-53 Then west along south boundary said 0.442723 ac. parcel, and Lots
 8-54 1-3 BLK 93 ED, Lots 7-12 BLK 92 ED, Lots 7-12 BLK 45 ED, Lots 7-12
 8-55 BLK 44 ED to east ROW of N. Maryland Ave.;
 8-56 Then south along east ROW of N. Maryland Ave. to northwest corner of
 8-57 0.051 ac. parcel (N40' OF LOT 10 BLK 38 ED);
 8-58 Then east along north boundary of said 0.051 ac. parcel, Lots 6-10
 8-59 BLK 38 ED, Lots 6-10 BLK 37 ED, Lots 5-8 BLK 36 ED, to east ROW of
 8-60 Logan Ave.;
 8-61 Then north along east ROW of Logan Ave. to south ROW of Laredo St.;
 8-62 Then east along south ROW of Laredo St. to west ROW of Tilden Ave.;
 8-63 Then south along west ROW of Tilden Ave. to a point west of
 8-64 northwest corner of 0.526 (LOTS 5-8 & S8' OF 1 & S8' OF W23.21' OF 2 &
 8-65 E46.23' OF S55.2' OF 2 & W23.4' OF S55.2' OF 3 & E45.96' OF S8' OF 3 &
 8-66 S8' OF 4 BLK 556 ED);
 8-67 Then east across ROW of Tilden Ave. and along north boundary of said
 8-68 0.526 ac. parcel (LOTS 5-8 & S8' OF 1 & S8' OF W23.21' OF 2 & E46.23'
 8-69 OF S55.2' OF 2 & W23.4' OF S55.2' OF 3 & E45.96' OF S8' OF 3 & S8' OF 4

9-1 BLK 556 ED), E37-W74.82-N30 OF L4;S16.5 OF W54.32 OF L4;W54.32'-5&6
 9-2 E37.68-W92' OF LT4-5&6; W39.32' OF N30'LT 4 BLK 600 ED, E46' OF LOTS
 9-3 4-5 & W18' OF LOT7-8-9 BLK 600 ED to west boundary of 0.84 ac. parcel
 9-4 (PT OF LOTS 7,8 & 9, ALL OF 10, 11 & 12 BLK 600 ED);
 9-5 Then north along west boundary of said 0.84 ac. parcel to northwest
 9-6 boundary of said parcel and south ROW of Laredo St.;
 9-7 Then east along south ROW of Laredo St., across ROW of McClellan
 9-8 Ave. to northeast corner of 0.77125 ac. parcel (LOTS 1,2,3 & W1/2 OF
 9-9 10,11 &12 BLK 630 ED);
 9-10 Then south along east boundary of said 0.77125 ac. parcel to north
 9-11 boundary of 0.484 ac. parcel (LOTS 7-8-9 & E1/2 OF 10 BLK 630 ED);
 9-12 Then east along north boundary of said 0.484 ac. parcel, and W19' OF
 9-13 11 & ALL 12 BLK 695 ED, and LOT 10-A BLK 695 ED, and east across LOTS
 9-14 4 TO 9 BLK 695 ED, WELLS FARGO BANK - LAREDO EAST BRANCH, and LOTS
 9-15 7-12 BLK 725 ED to east ROW of N. Loring Ave.;
 9-16 Then north along east ROW of N. Loring Ave. to south ROW of Laredo
 9-17 St.;
 9-18 Then east along south ROW of Laredo St. to west ROW of N. Seymour
 9-19 Ave.;
 9-20 Then south along west ROW of N. Seymour Ave. to a point west of
 9-21 northwest corner of 0.418 ac. parcel (LOTS 10-11-12 BLK 821 ED);
 9-22 Then east along north boundary of said 0.418 ac. parcel, and REPLAT
 9-23 LOT 7-A BLK 821 ED, and N1/2 OF 7-8 BLK 821 ED to east ROW of N.
 9-24 Meadows Ave.;
 9-25 Then south along east ROW of N. Meadows Ave. to a point east of
 9-26 southeast corner of 0.266676 acre parcel (REPLAT 5A (PREV-E7' OF
 9-27 N88.6' OF 4 & N88.6' OF 5 & N88.2 OF 6) BLK 819 ED);
 9-28 Then west across the ROW of N. Meadows Ave. and along south boundary
 9-29 of LOTS 1-5 BLK 819 ED, and LOTS 1-6 BLK 792 ED, to east ROW of N.
 9-30 Loring Ave.;
 9-31 Then north along east ROW of N. Loring Ave. to a point west of north
 9-32 boundary of 0.383344 ac. parcel (N90' OF 7 TO 10 BLK 723 ED);
 9-33 Then west across ROW of N. Loring Ave. and along south boundary of
 9-34 said 0.383344 ac. parcel to northeast corner of 0.093226 ac. parcel
 9-35 (S48' OF 10 & SW38' OF 9 BLK723 ED);
 9-36 Then south along east boundary of said 0.093226 ac. parcel to
 9-37 southeast corner of said parcel;
 9-38 Then west along south boundary of said 0.093226 ac. parcel, and LOTS
 9-39 11-12 BLK 723 ED, and LOTS 7-12 BLK 697 ED, and LOTS 1-6 BLK 628 ED,
 9-40 and LOTS 7-12 BLK 602 ED, and LOT 7-12 BLK 558 ED, and LOTS 7-12 BLK
 9-41 96 ED, and LOTS 7-12 BLK 26 ED, and LOTS 2-5 BLK 27 ED, and LOTS 1-5
 9-42 BLK 28 ED, to east ROW of Maryland Ave.;
 9-43 Then south along east ROW of Maryland Ave. to northwest corner of
 9-44 0.221551 ac. parcel (LOT 8 BLK 23 ED);
 9-45 Then east along north boundary of said 0.221551 ac. parcel, and LOTS
 9-46 5-7 BLK 23 ED to southwest corner of 0.332134 ac. parcel (E1/2 OF
 9-47 LOT 3 & ALL OF LOT 4 BLK 23 ED);
 9-48 Then north along west boundary of said 0.332134 ac. parcel to
 9-49 northwest corner of said parcel and south ROW of Rosario St.;
 9-50 Then east along south ROW of Rosario St. to east ROW of Cedar Ave.;
 9-51 Then south along east ROW of Cedar Ave. to northwest corner of
 9-52 0.28292 ac. parcel (LOTS 1-2 BLK 25 ED);
 9-53 Then east along north boundary of said 0.28292 ac. parcel, and LOT
 9-54 3-6 BLK 25 ED, and LOTS 7-12 BLK 97 ED, and LOTS 7-12 BLK 559 ED, and
 9-55 LOTS 7-12 BLK 603 ED, LOTS 7-12 BLK 627 ED, to east ROW of McPherson
 9-56 Ave.;
 9-57 Then north along east ROW of McPherson Ave.; to south ROW of Rosario
 9-58 St.;
 9-59 Then east along south ROW of Rosario St. to west ROW of N. Stone
 9-60 Ave.;
 9-61 Then south along west ROW of N. Stone Ave. to a point west of
 9-62 northwest corner of 0.2796 ac. parcel (LOTS 11-12 BLK 722 ED);
 9-63 Then east across ROW of N. Stone Ave. and along north boundary of
 9-64 said 0.2796 ac. parcel, and LOTS 7-12 BLK 722 ED, and LOTS 7-12 BLK
 9-65 793 ED, and LOTS 7-12 BLK 818 ED to east ROW of N. Meadow Ave.;
 9-66 Then south along east ROW of N. Meadow Ave. to a point east of
 9-67 southeast corner of 0.2746 acre parcel (LOTS 5 & 6 BLK 817 ED AT 1519
 9-68 MARKET ST);
 9-69 Then west across ROW of N. Meadow Ave. and along said 0.2746 acre

10-1 parcel and LOTS 1-6 BLK 817 ED, and LOTS 1-6 BLK 794 ED to west ROW
 10-2 of N. Loring Ave.;
 10-3 Then north along west ROW of N. Loring Ave. to south ROW of Market
 10-4 St.;
 10-5 Then west along south ROW of Market St. to east ROW of N. Stone Ave.;
 10-6 Then south along east ROW of N. Stone Ave. to a point east of
 10-7 southeast corner 0.293361 ac. parcel (LOT 7-8 BLK 699 ED);
 10-8 Then west across ROW of N. Stone Ave. and along south boundary of
 10-9 said 0.293361 ac. parcel, and LOTS 9-10 BLK 699 ED, and REPLAT LOT
 10-10 12-A BLK 699 ED, and LOTS 7-12 BLK 626 ED, and LOTS 1-6 BLK 604 ED,
 10-11 and LOTS 1-6 BLK 560 ED, and LOTS 1-6 BLK 98 ED, and LOTS 3-4 BLK 10
 10-12 ED, and E53.44' OF LOT 2 BLK 10 ED, and LOT 1 & W16' OF 2 & N13X69.4
 10-13 OF 8 BLK 10 ED to west ROW of Cedar Ave.;
 10-14 Then north along west ROW of Cedar Ave. to south ROW of Market St.;
 10-15 Then west along south ROW of Market St. to northeast corner of 1.78
 10-16 ac. parcel (ALL OF BLK 20 ED);
 10-17 Then south along east boundary of said 1.78 ac. parcel, and 1.77 ac.
 10-18 parcel (ALL OF BLK 53 ED) to northeast corner of 0.53 ac. parcel (PT
 10-19 OF BLK 79 ED);
 10-20 Then southwest along east boundary of said 0.53 ac. parcel to a
 10-21 point east of northeast corner of 0.198242 ac. parcel (E29.0' OF 4 &
 10-22 W8.7' OF 5 (BY METES & BOUNDS) BLK 360 WD);
 10-23 Then west across Zacate Creek drainage to northeast corner of said
 10-24 0.198242 ac. parcel and coincident south ROW of Ventura St.;
 10-25 Then generally west along south ROW of Ventura St. (Santa Ursula
 10-26 Ave,) and north bank of Rio Grande River to west ROW of Convent Ave
 10-27 and south ROW of Pedregal St (River Rd.);
 10-28 Then generally west along south ROW of Pedregal St (River Rd.) to
 10-29 east ROW of San Francisco Javier Ave;
 10-30 Then northwest along across ROW of San Francisco Javier Ave and
 10-31 along south ROW of Pedregal St. (River Rd.) to west ROW of Santa
 10-32 Isabel Ave.;
 10-33 Then north along west ROW of Santa Isabel Ave. to north ROW of Scott
 10-34 St.;
 10-35 Then east along north ROW of Scott St. to southwest corner of
 10-36 0.312733 ac. parcel (LOT 3 & W1/2 OF 1 BLK 233 WD);
 10-37 Then north along west boundary of said 0.312733 ac. parcel, and LOTS
 10-38 5 & 7 BLK 233 WD, and LOTS 1-3-5-7 BLK 248 WD, and LOTS 1-3-5-7 BLK
 10-39 267 WD, and LOTS 1-3-5-7 BLK 310 WD, and LOTS 1-3-5-7-9 BLK 349 WD,
 10-40 and LOTS 1-3-5-7-9 BLK 368 WD, and LOTS 1-3-5-7 BLK 479 WD CONDO 2B
 10-41 to north ROW of Park St.;
 10-42 Then east along north ROW of Park St. to west ROW of San Bernardino
 10-43 Ave.;
 10-44 Then north along west ROW of San Bernardino to south ROW of Garden
 10-45 St.;
 10-46 Then west along south ROW of Garden St. to east ROW of San Agustin
 10-47 Ave.;
 10-48 Then north along east ROW of San Agustin Ave. to south ROW of
 10-49 Constantinople St.;
 10-50 Then east along south ROW of Constantinople St. to a point south of
 10-51 southwest corner of 0.405613 ac. parcel (LOTS 8, 10 & 12 BLK 572
 10-52 WD);
 10-53 Then generally north along west boundary of said 0.405613 ac.
 10-54 parcel, and LOT 2-4-6 BLK 572 WD, and ALL BLK 575 WD, and LOTS 1-7
 10-55 BLK 766 WD, and LOTS 1-6 BLK 775 WD, and LOTS 1-6 BLK 678 WD, and
 10-56 LOTS 1-6 BLK 816 WD, and LOTS 1-6, 9, 11 & 12 BLK 849 WD, and LOTS 1
 10-57 TO 4 BLK 858 WD, and LOTS 5-7 & E12 1/2' OF LOTS 6 & 8 BLK 858 WD, and
 10-58 LOTS 7-9-11 BLK 891 WD, and LOT 3-A BLK 891 WD, and LOTS 7-8-9-11 BLK
 10-59 900 WD LAS ASADAS, and LOTS 1-3-5 BLK 900 WD, LOTS 3 TO 10 BLK 933
 10-60 WD, and LOTS 1-2-11-12 BLK 933 WD @ 3620 SAN BERNARDO AVE, and
 10-61 S41.4'-1 BLK 942 WD, N28.4'-1 & S23.1'-3 BLK 942 WD, and N46.5'-3 &
 10-62 S46.3'-5 BLK 942 WD, and LOTS 7-8 & N PT OF 5-6 BLK 942 WD, and LOTS
 10-63 7-8 BLK 976 WD, and LOTS 4 & 9 BLK 976 WD, and LOTS 10-12 BLK 976 WD,
 10-64 LOTS 7-12 BLK 985 WD, and LOTS 1 TO 4 & S2/3-5-6 BLK 1016 WD, and LOT
 10-65 7 & N1/3-5 BLK 1016 WD to north ROW of Pace St.;
 10-66 Then west along north ROW of Pace St. to east ROW of Flores Ave.;
 10-67 Then north along east ROW of Flores Ave. to south ROW of Chicago
 10-68 St.;
 10-69 Then east along south ROW of Chicago St. to east ROW of Santa Ursula

11-1 Ave. ;
11-2 Then south along east ROW of Santa Ursula Ave. to north ROW of Park
11-3 St. ;
11-4 Then east along north ROW of Park St. to east ROW of San Dario Ave.
11-5 and beginning point of 918 ac. district.
11-6 Save and Except LOTS 1 & 2 BLK 601 ED ;
11-7 Save and Except LOTS 3-4 BLK 601 ED ;

11-8 SECTION 3. (a) The legal notice of the intention to
11-9 introduce this Act, setting forth the general substance of this
11-10 Act, has been published as provided by law, and the notice and a
11-11 copy of this Act have been furnished to all persons, agencies,
11-12 officials, or entities to which they are required to be furnished
11-13 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
11-14 Government Code.

11-15 (b) The governor, one of the required recipients, has
11-16 submitted the notice and Act to the Texas Commission on
11-17 Environmental Quality.

11-18 (c) The Texas Commission on Environmental Quality has filed
11-19 its recommendations relating to this Act with the governor,
11-20 lieutenant governor, and speaker of the house of representatives
11-21 within the required time.

11-22 (d) The general law relating to consent by political
11-23 subdivisions to the creation of districts with conservation,
11-24 reclamation, and road powers and the inclusion of land in those
11-25 districts has been complied with.

11-26 (e) All requirements of the constitution and laws of this
11-27 state and the rules and procedures of the legislature with respect
11-28 to the notice, introduction, and passage of this Act have been
11-29 fulfilled and accomplished.

11-30 SECTION 4. This Act takes effect immediately if it receives
11-31 a vote of two-thirds of all the members elected to each house, as
11-32 provided by Section 39, Article III, Texas Constitution. If this
11-33 Act does not receive the vote necessary for immediate effect, this
11-34 Act takes effect September 1, 2013.

11-35 * * * * *