

By: Thierry

H.B. No. 4290

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Stadium Park Management District;
providing authority to issue bonds; providing authority to impose
assessments, fees, or taxes.

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 3950 to read as follows:

CHAPTER 3950. STADIUM PARK MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3950.001. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Houston.

(3) "County" means Harris County.

(4) "Director" means a board member.

(5) "District" means the Stadium Park Management
District.

Sec. 3950.002. CREATION AND NATURE OF DISTRICT. The
district is a special district created under Section 59, Article
XVI, Texas Constitution.

Sec. 3950.003. 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 political

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

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

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

11 Sec. 3950.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
12 The district is created to serve a public use and benefit.

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

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

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

22 (2) eliminating unemployment and underemployment;

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

25 (4) providing quality residential housing.

26 (d) The district will:

27 (1) promote the health, safety, and general welfare of

1 residents, employers, potential employees, employees, visitors,
2 and consumers in the district, and of the public;

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

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

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

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

20 Sec. 3950.005. DISTRICT TERRITORY. (a) The district is
21 initially composed of the territory described by Section 2 of the
22 Act enacting this chapter.

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

27 (1) organization, existence, or validity;

1 (2) right to issue any type of bond for the purposes
2 for which the district is created or to pay the principal of and
3 interest on a bond;

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

5 (4) legality or operation.

6 Sec. 3950.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

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

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

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

13 (3) an enterprise zone created under Chapter 2303,
14 Government Code.

15 (b) A tax increment reinvestment zone created by the city in
16 the district is not subject to the limitations provided by Section
17 311.006(b), Tax Code.

18 (c) If the city creates a tax increment reinvestment zone
19 under Chapter 311, Tax Code, the city, by contract with the
20 district, may grant money deposited in the tax increment fund to the
21 district to be used by the district for the purposes permitted for
22 money granted to a corporation under Section 380.002(b), Local
23 Government Code, including the right to pledge the money as
24 security for any bonds issued by the district for an improvement
25 project.

26 Sec. 3950.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
27 DISTRICTS LAW. Except as otherwise provided by this chapter,

1 Chapter 375, Local Government Code, applies to the district.

2 Sec. 3950.008. CONSTRUCTION OF CHAPTER. This chapter shall
3 be liberally construed in conformity with the findings and purposes
4 stated in this chapter.

5 SUBCHAPTER B. BOARD OF DIRECTORS

6 Sec. 3950.051. GOVERNING BODY; TERMS. (a) The district is
7 governed by a board of 11 voting directors who must be qualified
8 under and appointed by the governing body of the city as provided by
9 Subchapter D, Chapter 375, Local Government Code.

10 (b) The directors serve staggered terms of four years with
11 five or six directors' terms expiring June 1 of each odd-numbered
12 year.

13 Sec. 3950.052. DIRECTOR'S OATH OR AFFIRMATION. (a) A
14 director shall file the director's oath or affirmation of office
15 with the district, and the district shall retain the oath or
16 affirmation in the district records.

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

19 Sec. 3950.053. QUORUM. A vacant director position is not
20 counted for purposes of establishing a quorum.

21 Sec. 3950.054. OFFICERS. The board shall elect from among
22 the directors a chair, a vice chair, and a secretary. The offices
23 of chair and secretary may not be held by the same person.

24 Sec. 3950.055. COMPENSATION; EXPENSES. (a) The district
25 may compensate each director in an amount not to exceed \$50 for each
26 board meeting. The total amount of compensation a director may
27 receive each year may not exceed \$2,000.

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

4 Sec. 3950.056. LIABILITY INSURANCE. The district may obtain
5 and pay for comprehensive general liability insurance coverage from
6 a commercial insurance company or other source that protects and
7 insures a director against personal liability and from all claims
8 relating to:

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

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

12 (3) the actions of others acting on behalf of the
13 district.

14 Sec. 3950.057. NO EXECUTIVE COMMITTEE. The board may not
15 create an executive committee to exercise the powers of the board.

16 Sec. 3950.058. BOARD MEETINGS. The board shall hold
17 meetings at a place accessible to the public.

18 Sec. 3950.059. INITIAL DIRECTORS. (a) The initial board
19 consists of:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1.</u>	<u>Gary Zimmerman;</u>
<u>2.</u>	<u>Chris Pappas;</u>
<u>3.</u>	<u>Al Kashani;</u>
<u>4.</u>	<u>Terence Fontaine;</u>
<u>5.</u>	<u>June Deadrick;</u>
<u>6.</u>	<u>Kevin Hoffman;</u>
<u>7.</u>	<u>Dallas Jones;</u>

1 8. Marchris Robinson;

2 9. Jamey Rootes;

3 10. Leroy Shafer;

4 11. Ed Wulfe.

5 (b) The terms of the initial directors expire June 1, 2019.

6 (c) Of the directors who replace an initial director, the
7 terms of directors serving in positions 1 through 5 expire June 1,
8 2021, and the terms of directors serving in positions 6 through 11
9 expire June 1, 2023.

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

12 (e) This section expires September 1, 2023.

13 SUBCHAPTER C. POWERS AND DUTIES

14 Sec. 3950.101. GENERAL POWERS AND DUTIES. The district has
15 the powers and duties necessary to accomplish the purposes for
16 which the district is created.

17 Sec. 3950.102. IMPROVEMENT PROJECTS AND SERVICES. The
18 district may provide, design, construct, acquire, improve,
19 relocate, operate, maintain, or finance an improvement project or
20 service using money available to the district, or contract with a
21 governmental or private entity to provide, design, construct,
22 acquire, improve, relocate, operate, maintain, or finance an
23 improvement project or service authorized under this chapter or
24 Chapter 375, Local Government Code.

25 Sec. 3950.103. LOCATION OF IMPROVEMENT PROJECT. An
26 improvement project described by Section 3950.102 may be located:

27 (1) in the district; or

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

4 Sec. 3950.104. DEVELOPMENT CORPORATION POWERS. The
5 district, using money available to the district, may exercise the
6 powers given to a development corporation under Chapter 505, Local
7 Government Code, including the power to own, operate, acquire,
8 construct, lease, improve, or maintain a project under that
9 chapter.

10 Sec. 3950.105. NONPROFIT CORPORATION. (a) The board by
11 resolution may authorize the creation of a nonprofit corporation to
12 assist and act for the district in implementing a project or
13 providing a service authorized by this chapter.

14 (b) The nonprofit corporation:

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

18 (2) may implement any project and provide any service
19 authorized by this chapter.

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

26 Sec. 3950.106. AGREEMENTS; GRANTS. (a) As provided by
27 Chapter 375, Local Government Code, the district may make an

1 agreement with or accept a gift, grant, or loan from any person.

2 (b) The implementation of a project is a governmental
3 function or service for the purposes of Chapter 791, Government
4 Code.

5 Sec. 3950.107. LAW ENFORCEMENT SERVICES. To protect the
6 public interest, the district may contract with a qualified party,
7 including the county, to provide law enforcement services in the
8 district for a fee.

9 Sec. 3950.108. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
10 district may join and pay dues to a charitable or nonprofit
11 organization that performs a service or provides an activity
12 consistent with the furtherance of a district purpose.

13 Sec. 3950.109. ECONOMIC DEVELOPMENT. (a) The district may
14 engage in activities that accomplish the economic development
15 purposes of the district.

16 (b) The district may establish and provide for the
17 administration of one or more programs to promote state or local
18 economic development and to stimulate business and commercial
19 activity in the district, including programs to:

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

21 (2) provide district personnel and services.

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

24 (1) Chapter 380, Local Government Code, provides to a
25 municipality; and

26 (2) Subchapter A, Chapter 1509, Government Code,
27 provides to a municipality.

1 Sec. 3950.110. CONCURRENCE ON ADDITIONAL POWERS. If the
2 territory of the district is located in the corporate boundaries or
3 the extraterritorial jurisdiction of a municipality, the district
4 may not exercise a power granted to the district after the date the
5 district was created unless the governing body of the municipality
6 by resolution consents to the district's exercise of the power.

7 Sec. 3950.111. NO EMINENT DOMAIN POWER. The district may
8 not exercise the power of eminent domain.

9 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

10 Sec. 3950.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
11 board by resolution shall establish the number of signatures and
12 the procedure required for a disbursement or transfer of the
13 district's money.

14 Sec. 3950.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
15 The district may acquire, construct, finance, operate, or maintain
16 an improvement project or service authorized under this chapter or
17 Chapter 375, Local Government Code, using any money available to
18 the district.

19 Sec. 3950.153. GENERAL POWERS REGARDING PAYMENT OF DISTRICT
20 BONDS, OBLIGATIONS, OR OTHER COSTS. The district may provide or
21 secure the payment or repayment of any bond, note, or other
22 temporary or permanent obligation or reimbursement or other
23 contract with any person and the costs and expenses of the
24 establishment, administration, and operation of the district and
25 the district's costs or share of the costs or revenue of an
26 improvement project or district contractual obligation or
27 indebtedness by:

1 (1) the imposition of an ad valorem tax or sales and
2 use tax or an assessment, user fee, concession fee, or rental
3 charge; or

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

5 Sec. 3950.154. COSTS FOR IMPROVEMENT PROJECTS. The
6 district may undertake separately or jointly with other persons,
7 including the city or the county, all or part of the cost of an
8 improvement project, including an improvement project:

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

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

14 Sec. 3950.155. TAX AND ASSESSMENT ABATEMENTS. The district
15 may designate reinvestment zones and may grant abatements of a tax
16 or assessment on property in the zones.

17 Sec. 3950.156. PROPERTY EXEMPT FROM IMPACT FEES. The
18 district may not impose an impact fee on a residential property,
19 including a multiunit residential property, or a condominium.

20 SUBCHAPTER E. ASSESSMENTS

21 Sec. 3950.201. PETITION REQUIRED FOR FINANCING SERVICES AND
22 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
23 service or improvement project with assessments under this chapter
24 unless a written petition requesting that service or improvement
25 has been filed with the board.

26 (b) The petition must be signed by the owners of at least 60
27 percent of the assessed value of real property in the district

1 subject to assessment according to the most recent certified tax
2 appraisal roll for the county.

3 Sec. 3950.202. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
4 The board by resolution may impose and collect an assessment for any
5 purpose authorized by this chapter in all or any part of the
6 district that is not a residential property, including a multiunit
7 residential property or a condominium.

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

13 (1) are a first and prior lien against the property
14 assessed;

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

18 (3) are the personal liability of and a charge against
19 the owners of the property even if the owners are not named in the
20 assessment proceedings.

21 (c) The lien is effective from the date of the board's
22 resolution imposing the assessment until the date the assessment is
23 paid. The board may enforce the lien in the same manner that the
24 board may enforce an ad valorem tax lien against real property.

25 (d) The board may make a correction to or deletion from the
26 assessment roll that does not increase the amount of assessment of
27 any parcel of land without providing notice and holding a hearing in

1 the manner required for additional assessments.

2 Sec. 3950.203. METHOD OF NOTICE FOR HEARING. The district
3 may mail the notice required by Section 375.115(c), Local
4 Government Code, by certified or first class United States mail.
5 The board shall determine the method of notice.

6 SUBCHAPTER F. TAXES AND BONDS

7 Sec. 3950.251. TAX ABATEMENT. The district may enter into a
8 tax abatement agreement in accordance with the general laws of this
9 state authorizing and applicable to a tax abatement agreement by a
10 municipality.

11 Sec. 3950.252. PROPERTY TAX AUTHORIZED. (a) The district
12 may impose an ad valorem tax on all taxable property in the district
13 to:

14 (1) pay for an improvement project of the types
15 authorized by Section 52(b), Article III, and Section 59, Article
16 XVI, Texas Constitution; or

17 (2) secure the payment of bonds issued for a purpose
18 described by Subdivision (1).

19 (b) The district may not impose an ad valorem tax to pay for
20 an improvement project under this chapter unless the imposition is
21 approved by the voters of the district voting at an election held
22 for that purpose.

23 (c) The district may not impose an ad valorem tax on a
24 residential property, including a multiunit residential property
25 or a condominium.

26 Sec. 3950.253. SALES AND USE TAX. (a) The district may
27 impose a sales and use tax if authorized by a majority of the voters

1 of the district voting at an election called for that purpose.
2 Revenue from the tax may be used for any purpose for which ad
3 valorem tax revenue of the district may be used.

4 (b) The district may not adopt a sales and use tax if as a
5 result of the adoption of the tax the combined rate of all sales and
6 use taxes imposed by the district and other political subdivisions
7 of this state having territory in the district would exceed two
8 percent at any location in the district.

9 (c) If the voters of the district approve the adoption of
10 the tax at an election held on the same election date on which
11 another political subdivision adopts a sales and use tax or
12 approves an increase in the rate of its sales and use tax and as a
13 result the combined rate of all sales and use taxes imposed by the
14 district and other political subdivisions of this state having
15 territory in the district would exceed two percent at any location
16 in the district, the election to adopt a sales and use tax under
17 this chapter has no effect.

18 Sec. 3950.254. BONDS AND OTHER OBLIGATIONS. (a) The
19 district may issue, by public or private sale, bonds, notes, or
20 other obligations payable wholly or partly from ad valorem taxes,
21 sales and use taxes, or assessments in the manner provided by
22 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local
23 Government Code.

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

1 other type of obligation.

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

7 Sec. 3950.255. BOND MATURITY. Bonds may mature not more
8 than 40 years from their date of issue.

9 Sec. 3950.256. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
10 the time bonds or other obligations payable wholly or partly from ad
11 valorem taxes are issued:

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

15 (2) the district annually shall impose an ad valorem
16 tax on all taxable property in the district in an amount sufficient
17 to:

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

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

23 SUBCHAPTER G. DISSOLUTION

24 Sec. 3950.301. DISSOLUTION BY ORDINANCE. (a) A
25 municipality that includes territory of the district, in the
26 corporate boundaries or extraterritorial jurisdiction of the
27 municipality, by ordinance may dissolve the district.

1 (b) The municipality may not dissolve the district until the
2 district's outstanding debt or contractual obligations that are
3 payable from ad valorem taxes have been repaid or discharged, or the
4 municipality has affirmatively assumed the obligation to pay the
5 outstanding debt from municipal revenue.

6 Sec. 3950.302. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

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

13 (b) The municipality shall have and exercise all district
14 powers to enforce and collect the assessments or other revenue to
15 pay:

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

18 (2) special revenue or assessment bonds or other
19 obligations issued by the municipality to refund the outstanding
20 bonds or obligations.

21 Sec. 3950.303. ASSUMPTION OF ASSETS AND LIABILITIES. (a)

22 If a municipality dissolves the district, the municipality assumes,
23 subject to the appropriation and availability of funds, the
24 obligations of the district, including any bonds or other debt
25 payable from assessments or other district revenue.

26 (b) If a municipality dissolves the district, the board
27 shall transfer ownership of all district property to the

1 municipality.

2 SECTION 2. The Stadium Park Management District initially
3 includes all the territory contained in the following area:
4 Being an area of +/- 1,234 acres (1.93 sq. miles) centered on Kirby
5 Dr. and IH 610 (S Loop W) with said area being more particularly
6 described by the following
7 Beginning at intersection of north right-of-way (ROW) of Old
8 Spanish Trail/US 90A Hwy. and east ROW of Greenbriar Dr.;
9 Then generally south along east ROW of Greenbriar Dr. across the
10 ROW of Fannin St. to east ROW of Fannin St. and northwest corner of
11 3.2334 ac. parcel (RES A BLK 1 HOMESTEAD VILLAGE-ASTRODOME);
12 Then south along east ROW of Fannin St. and west boundary of said
13 3.2334 ac. parcel to a point west of south boundary line of said
14 3.2334 ac. parcel;
15 Then east along south boundary of said 3.2334 ac. parcel to
16 southeast corner of said parcel and southwest corner of 3.368 ac.
17 parcel (RES A BLK 1 ASTRODOME OAKS SEC 1 R/P PAR R/P);
18 Then north along west boundary of said 3.368 ac. parcel to northwest
19 corner of said parcel;
20 Then east along north boundary of said 3.368 ac. parcel to northeast
21 corner of said parcel;
22 Then south along east boundary of said 3.368 ac. parcel and west ROW
23 of Knight Rd. to a point east of north boundary of 28.7947 ac. tract
24 (TR 1 (BLDGS 1 THRU 25) & TR 1 (BLDGS 16 THRU 32) ASTRODOME OAKS SEC
25 2 R/P ASTRODOME OAKS SEC 1 R/P);
26 Then generally west along north boundary of said 28.7947 ac. tract
27 to east ROW of Fannin St;

1 Then south along east ROW of Fannin St. and west boundary of said
2 28.7947 ac. tract, across Holly Hall St., along west boundary of
3 21.027 ac. tract (RES A BLK 1 HOLLY HALL HOME FOR THE RETIRED 3RD
4 R/P) to southwest corner of said 21.027 ac. tract;
5 Then east, south and east along south boundary of said 21.027 ac.
6 tract, across Knight Rd. to southeast corner of 0.2433 ac. parcel
7 (LTS 1 & 2 BLK 5 KNIGHTS MAIN STREET) and east ROW of Knight Rd.;
8 Then south along east ROW of Knight Rd. across Englemohr St. to
9 northwest corner of 0.1217 ac. parcel (LT 3 BLK 37 KNIGHTS MAIN
10 STREET);
11 Then east along north boundary of said 0.1217 ac. parcel, 0.1148 ac.
12 parcel (LT 5 BLK 37 KNIGHTS MAIN STREET), 0.1217 ac. parcel (LT 6
13 BLK 38 KNIGHTS MAIN STREET), 0.2433 ac. parcel (LTS 4 & 5 BLK 38
14 KNIGHTS MAIN STREET), 0.4798 ac. parcel (RES A BLK 1 KATIE FEINGERSH
15 ESTATES), 0.1217 ac. parcel (LT 3 BLK 40 KNIGHTS MAIN STREET),
16 across S. David St., 0.2433 ac. parcel (LTS 3 & 4 BLK 41 KNIGHTS MAIN
17 STREET), 0.1148 ac. parcel (LT 5 BLK 41 KNIGHTS MAIN STREET), 0.1217
18 ac. parcel (LT 6 BLK 42 KNIGHTS MAIN STREET), 0.2433 ac. parcel (LTS
19 4 & 5 BLK 42 KNIGHTS MAIN STREET), 0.1217 ac. parcel (LT 4 BLK 43
20 KNIGHTS MAIN STREET), 0.1217 ac. parcel (LT 5 BLK 43 KNIGHTS MAIN
21 STREET), 0.1217 ac. parcel (LT 6 BLK 43 KNIGHTS MAIN STREET), 0.1148
22 ac. parcel (LT 5 BLK 44 KNIGHTS MAIN STREET), 0.2433 ac. parcel (LTS
23 3 & 4 BLK 44 KNIGHTS MAIN STREET) to northeast corner of said 0.2433
24 ac. parcel and west ROW Cambridge St.;
25 Then north along west ROW of Cambridge St. to north ROW of Holly
26 Hall St;
27 Then east along north ROW of Holly Hall St. to centerline of FM 521

1 Rd. (Almeda Rd.);
2 Then south by west along centerline of FM 521 Rd. (Almeda Rd.) to
3 north ROW of westbound feeder road IH 610 (S Loop W);
4 Then generally west along north ROW of westbound feeder road IH 610
5 (S Loop W) to a point north of northeast corner of 14.01 ac. tract
6 (TR 1U ABST 874 J WALTERS);
7 Then south across ROW of IH 610 (S Loop W) and along east boundary of
8 said 14.01 ac. tract to southeast corner of said tract and north
9 boundary of 15.0459 ac. tract (TRS 2A-1 2B-2 & 2C-2 ABST 874 J
10 WALTERS);
11 Then east northeast along north boundary of said 15.0459 ac. tract
12 to northeast corner of said tract and west ROW of Knight Rd.;
13 Then east across ROW of Knight Rd. to east ROW of Knight Rd.;
14 Then south along east ROW of Knight Rd. to south ROW of Holmes Rd.;
15 Then west southwest along south ROW of Holmes Rd. to a point south
16 of southwest corner of 12.5087 ac. parcel (RES A4 BLK 1 CORPORATE
17 CENTRE KIRBY);
18 Then north across ROW of Holmes Rd. along west boundary of said
19 12.5087 ac. parcel, 9.766 ac. parcel (RES A2 BLK 1 CORPORATE CENTRE
20 KIRBY) to northwest corner of said 9.766 ac. parcel and south
21 boundary of 8 ac. parcel (TRS 3 THRU 10 IN TR 8 ABST 179 BBB&C RR
22 CO);
23 Then west along south boundary of said 8 ac. parcel, 1 ac. tract (TR
24 1 IN TR 8 ABST 179 BBB&C RR CO) to southwest corner of said 1 ac.
25 tract and east boundary of 15.47 ac. parcel (RESERVE BLK 1 MOORINGS
26 APTS R/P);
27 Then north along east boundary of said 15.47 ac. parcel to northeast

1 corner of said parcel;
2 Then west along north boundary of said 15.47 ac. parcel, across
3 Lakes at 610 Dr. to west ROW of Lakes at 610 Dr.;
4 Then north along west ROW of Lakes at 610 Dr. to south ROW of W.
5 Bellfort Ave.;
6 Then generally west along south ROW of W. Bellfort Ave. to west ROW
7 of S. Main St.;
8 Then northeast by north along west ROW of S. Main St. to south ROW
9 of eastbound feeder road IH 610 (S Loop W);
10 Then northeast to intersection of ROW centerline of S. Main St. and
11 IH 610 (S Loop W);
12 Then northeast by north along ROW centerline of S. Main St. to a
13 point northwest by north of north corner of 1.3593 ac. tract (TR
14 7H-1A ABST 645 P W ROSE) at south ROW of Braeswood Park St.;
15 Then southeast by east across east ROW of S. Main St. and along
16 north boundary of said 1.3593 ac. tract to east corner of said
17 parcel;
18 Then southwest by south along east boundary of said 1.3593 ac. tract
19 to south corner of said tract and north boundary of 1.417 ac. parcel
20 (RES A BLK 1 RESIDENCE INN MEDICAL CENTER);
21 Then east northeast along north boundary of said 1.417 ac. parcel to
22 northeast corner of said parcel and west boundary of 5.566 ac.
23 parcel (RES C BLK 1 KIRBY OST ASSOCIATES);
24 Then generally south southeast along east boundary of said 1.417
25 ac. tract and west boundary of said 5.566 ac. parcel to north ROW of
26 Old Spanish Trail/US 90A Hwy.;
27 Then east by north along north ROW of Old Spanish Trail/US 90A Hwy.

- 1 to east ROW of Greenbriar St and point of beginning of +/- 1,234 ac.
- 2 area.
- 3 Save and Except CITY PLAZA CONDO;
- 4 Save and Except PLAZA DEL ORO SEC 2 R/P RES A;
- 5 Save and Except PLAZA DEL ORO SEC 1 RES B5;
- 6 Save and Except KNIGHTS MAIN STREET LTS 1 3 & TR 2 BLK 9;
- 7 Save and Except NAOMI AVENUE PLACE LTS 1-12 BLK 1;
- 8 Save and Except KNIGHTS MAIN STREET LTS 1 THRU 5 BLK 12;
- 9 Save and Except SOUTH POINT BUSINESS PARK SEC 2 RES J;
- 10 Save and Except SOUTH POINT BUSINESS PARK SEC 4 RES D2;
- 11 Save and Except SOUTH POINT BUSINESS PARK SEC 4 RES D3;
- 12 Save and Except SOUTH POINT BUSINESS PARK SEC 4 RES E;
- 13 Save and Except Harris County Improvement District No. 8;
- 14 Save and Except MIKE CALVERT TOYOTA RES A BLK 1;
- 15 Save and Except LAKES AT 610 SEC 1 RES E1;
- 16 Save and Except LAKES AT 610 SEC 1 RES A4-A A5-A A6 & A7;
- 17 Save and Except CENTRAL HOUSTON NISSAN RES A BLK 1;
- 18 Save and Except LAKES AT 610 SEC 2 RES A1-C;
- 19 Save and Except LAKES AT 610 SEC 3 RES A1;
- 20 Save and Except PARK LAKE APT BLDGS 1 THRU 29;
- 21 Save and Except ABST 887 J HAMILTON TR 31C;
- 22 Save and Except ABST 887 J HAMILTON TR 32;
- 23 Save and Except BUFFALO SPEEDWAY LTS 1-24 BLK 1;
- 24 Save and Except BUFFALO SPEEDWAY PERMANENT ACCESS ESMT;
- 25 Save and Except BUFFALO SPEEDWAY RES A BLK 1;
- 26 Save and Except BUFFALO SPEEDWAY RES B BLK 1;
- 27 Save and Except BUFFALO SPEEDWAY RES C BLK 1;

- 1 Save and Except MAIN MEDICAL PLAZA RES A BLK 1;
- 2 Save and Except SOUTH LOOP / SOUTH MAIN RES C1-A BLK 1;
- 3 Save and Except HEARTHWOOD CONDO SEC 1 BLDGS 1-19;
- 4 Save and Except ABST 645 P W ROSE TR 8;
- 5 Save and Except TRS 6 7 & 10 & TR 4B ABST 874 J WALTERS & TRS 6 7 & 10
- 6 ABST 887 J HAMILTON ABST 645 P W ROSE;
- 7 Save and Except HOWARD JOHNSON-ASTRODOME RES A BLK 1;
- 8 Save and Except ABST 645 P W ROSE TR 5 & TRS 5 & 8A ABST 887 J
- 9 HAMILTON;
- 10 Save and Except REINGERSH ESTATES RES A BLK 1;
- 11 Save and Except HEARTHWOOD BUSINESS PARK SEC 1 RES A;
- 12 Save and Except ABST 887 J HAMILTON TR 28;
- 13 Save and Except HEARTHWOOD 2 CONDO PH 1-6;
- 14 Save and Except ABST 887 J HAMILTON TR 1B-7;
- 15 Save and Except HEARTHWOOD BUSINESS PARK SEC 2 RES B1;
- 16 Save and Except ABST 887 J HAMILTON TR 1B-6;
- 17 Save and Except R & S PARK PT RES B BLK 1 (POLLUTION CONTROL)
- 18 (DETENTION POND);
- 19 Save and Except R & S PARK PT RES B BLK 1 (PC*1200210010003);
- 20 Save and Except ABST 887 J HAMILTON TR 28A;
- 21 Save and Except ABST 887 J HAMILTON TR 15A;
- 22 Save and Except RES A BLK 1 FANNIN AT THE LOOP;
- 23 Save and Except LTS 3-5 BLK 37 KNIGHTS MAIN STREET;
- 24 Save and Except LTS 4-6 BLK 38 KNIGHTS MAIN STREET;
- 25 Save and Except LTS 1-6 BLK 60 KNIGHTS MAIN STREET;
- 26 Save and Except LTS 1-2, 6 BLK 61 KNIGHTS MAIN STREET;
- 27 Save and Except RES A LAKES AT 610 SEC 2;

- 1 Save and Except LT 6 BLK 13 KNIGHTS MAIN STREET;
- 2 Save and Except LTS 1 & 2 BLK 14 KNIGHTS MAIN STREET;
- 3 Save and Except LTS 1 & 2 BLK 13 KNIGHTS MAIN STREET;
- 4 Save and Except LTS 3 4 & 5 & TR 7 BLK 13 KNIGHTS MAIN STREET;
- 5 Save and Except RES A BLK 1 GRAINGER SOUTH LOOP;
- 6 Save and Except LT 4 BLK 14 KNIGHTS MAIN STREET;
- 7 Save and Except LTS 5 & 6 BLK 14 KNIGHTS MAIN STREET;

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

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

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

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

26 (e) All requirements of the constitution and laws of this
27 state and the rules and procedures of the legislature with respect

1 to the notice, introduction, and passage of this Act have been
2 fulfilled and accomplished.

3 SECTION 4. This Act takes effect immediately if it receives
4 a vote of two-thirds of all the members elected to each house, as
5 provided by Section 39, Article III, Texas Constitution. If this
6 Act does not receive the vote necessary for immediate effect, this
7 Act takes effect September 1, 2017.