

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. APPLICABILITY OF MUNICIPAL MANAGEMENT  
7 DISTRICTS LAW. Except as otherwise provided by this chapter,  
8 Chapter 375, Local Government Code, applies to the district.

9           Sec. 3950.007. CONSTRUCTION OF CHAPTER. This chapter shall  
10 be liberally construed in conformity with the findings and purposes  
11 stated in this chapter.

12                   SUBCHAPTER B. BOARD OF DIRECTORS

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

17           (b) The directors serve staggered terms of four years with  
18 four or five directors' terms expiring June 1 of each odd-numbered  
19 year.

20           Sec. 3950.052. DIRECTOR'S OATH OR AFFIRMATION. (a) A  
21 director shall file the director's oath or affirmation of office  
22 with the district, and the district shall retain the oath or  
23 affirmation in the district records.

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

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

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

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

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

11       Sec. 3950.056. LIABILITY INSURANCE. The district may obtain  
12 and pay for comprehensive general liability insurance coverage from  
13 a commercial insurance company or other source that protects and  
14 insures a director against personal liability and from all claims  
15 relating to:

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

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

19               (3) the actions of others acting on behalf of the  
20 district.

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

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

25       Sec. 3950.059. INITIAL DIRECTORS. (a) The initial board  
26 consists of:

27               Pos. No.                       Name of Director



1 improvement project or service authorized under this chapter or  
2 Chapter 375, Local Government Code.

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

5 (1) in the district; or

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

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

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

19 (b) The nonprofit corporation:

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

23 (2) may implement any project and provide any service  
24 authorized by this chapter.

25 (c) The board shall appoint the board of directors of the  
26 nonprofit corporation. The board of directors of the nonprofit  
27 corporation shall serve in the same manner as the board of directors

1 of a local government corporation created under Subchapter D,  
2 Chapter 431, Transportation Code, except that a board member is not  
3 required to reside in the district.

4 Sec. 3950.106. AGREEMENTS; GRANTS. (a) As provided by  
5 Chapter 375, Local Government Code, the district may make an  
6 agreement with or accept a gift, grant, or loan from any person.

7 (b) The implementation of a project is a governmental  
8 function or service for the purposes of Chapter 791, Government  
9 Code.

10 Sec. 3950.107. LAW ENFORCEMENT SERVICES. To protect the  
11 public interest, the district may contract with a qualified party,  
12 including the county, to provide law enforcement services in the  
13 district for a fee.

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

18 Sec. 3950.109. ECONOMIC DEVELOPMENT. (a) The district may  
19 engage in activities that accomplish the economic development  
20 purposes of the district.

21 (b) The district may establish and provide for the  
22 administration of one or more programs to promote state or local  
23 economic development and to stimulate business and commercial  
24 activity in the district, including programs to:

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

26 (2) provide district personnel and services.

27 (c) The district may create economic development programs



1 and exercise the economic development powers that:

2 (1) Chapter 380, Local Government Code, provides to a  
3 municipality; and

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

6 Sec. 3950.110. DESIGNATION OF SPECIAL ZONES. (a) The  
7 district may designate all or any part of the area of the district,  
8 as if the district were a municipality, as:

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

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

13 (3) an industrial district under Chapter 42, Local  
14 Government Code.

15 (b) Section 311.006(b), Tax Code, does not apply to a tax  
16 increment reinvestment zone created by the district.

17 (c) The district may submit to the Texas Economic  
18 Development Bank a request for designation of a project or activity  
19 in the district as an enterprise project in the manner provided for  
20 a municipality to submit a request under Chapter 2303, Government  
21 Code.

22 (d) If the city creates a tax increment reinvestment zone  
23 under Chapter 311, Tax Code, the city, by contract with the  
24 district, may grant money deposited in the tax increment fund to the  
25 district to be used by the district for the purposes permitted for  
26 money granted to a corporation under Section 380.002(b), Local  
27 Government Code, including the right to pledge the money as

1 security for any bonds issued by the district for an improvement  
2 project.

3 Sec. 3950.111. CONCURRENCE ON ADDITIONAL POWERS. If the  
4 territory of the district is located in the corporate boundaries or  
5 the extraterritorial jurisdiction of a municipality, the district  
6 may not exercise a power granted to the district after the date the  
7 district was created unless the governing body of the municipality  
8 by resolution consents to the district's exercise of the power.

9 Sec. 3950.112. NO EMINENT DOMAIN POWER. The district may  
10 not exercise the power of eminent domain.

11 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

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

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

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

1 improvement project or district contractual obligation or  
2 indebtedness by:

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

6 (2) any other revenue or resources of the district,  
7 including revenues from a tax increment reinvestment zone.

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

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

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

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

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

23 SUBCHAPTER E. ASSESSMENTS

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

1 has been filed with the board.

2 (b) The petition must be signed by the owners of a majority  
3 of the assessed value of real property in the district subject to  
4 assessment according to the most recent certified tax appraisal  
5 roll for the county.

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

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

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

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

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

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

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

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

9                    SUBCHAPTER F. TAXES AND BONDS

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

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

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

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

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

26        (c) The district may not impose an ad valorem tax on a  
27 residential property, including a multiunit residential property

1 or a condominium.

2 Sec. 3950.253. SALES AND USE TAX. (a) The district may  
3 impose a sales and use tax if authorized by a majority of the voters  
4 of the district voting at an election called for that purpose.  
5 Revenue from the tax may be used for any purpose for which ad  
6 valorem tax revenue of the district may be used.

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

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

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

27 (b) In exercising the district's borrowing power, the

1 district may issue a bond or other obligation in the form of a bond,  
2 note, certificate of participation or other instrument evidencing a  
3 proportionate interest in payments to be made by the district, or  
4 other type of obligation.

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

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

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

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

18 (2) the district annually shall impose an ad valorem  
19 tax on all taxable property in the district in an amount sufficient  
20 to:

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

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

26 SUBCHAPTER G. DISSOLUTION

27 Sec. 3950.301. DISSOLUTION BY ORDINANCE. (a) A

1 municipality that includes territory of the district, in the  
2 corporate boundaries or extraterritorial jurisdiction of the  
3 municipality, by ordinance may dissolve the district.

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

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

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

16 (b) The municipality shall have and exercise all district  
17 powers to enforce and collect the assessments or other revenue to  
18 pay:

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

21 (2) special revenue or assessment bonds or other  
22 obligations issued by the municipality to refund the outstanding  
23 bonds or obligations.

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

25 If a municipality dissolves the district, the municipality assumes,  
26 subject to the appropriation and availability of funds, the  
27 obligations of the district, including any bonds or other debt



1 payable from assessments or other district revenue.

2 (b) If a municipality dissolves the district, the board  
3 shall transfer ownership of all district property to the  
4 municipality.

5 SECTION 2. The Stadium Park Management District initially  
6 includes all the territory contained in the following area:

7 Being an area of +/- 1,234 acres (1.93 sq. miles) centered on  
8 Kirby Dr. and IH 610 (S Loop W) with said area being more  
9 particularly described by the following

10 Beginning at intersection of north right-of-way (ROW) of Old  
11 Spanish Trail/US 90A Hwy. and east ROW of Greenbriar Dr.;

12 Then generally south along east ROW of Greenbriar Dr. across  
13 the ROW of Fannin St. to east ROW of Fannin St. and northwest corner  
14 of 3.2334 ac. parcel (RES A BLK 1 HOMESTEAD VILLAGE-ASTRODOME);

15 Then south along east ROW of Fannin St. and west boundary of  
16 said 3.2334 ac. parcel to a point west of south boundary line of  
17 said 3.2334 ac. parcel;

18 Then east along south boundary of said 3.2334 ac. parcel to  
19 southeast corner of said parcel and southwest corner of 3.368 ac.  
20 parcel (RES A BLK 1 ASTRODOME OAKS SEC 1 R/P PAR R/P);

21 Then north along west boundary of said 3.368 ac. parcel to  
22 northwest corner of said parcel;

23 Then east along north boundary of said 3.368 ac. parcel to  
24 northeast corner of said parcel;

25 Then south along east boundary of said 3.368 ac. parcel and  
26 west ROW of Knight Rd. to a point east of north boundary of 28.7947  
27 ac. tract (TR 1 (BLDGS 1 THRU 25) & TR 1 (BLDGS 16 THRU 32) ASTRODOME

1 OAKS SEC 2 R/P ASTRODOME OAKS SEC 1 R/P);

2 Then generally west along north boundary of said 28.7947 ac.  
3 tract to east ROW of Fannin St;

4 Then south along east ROW of Fannin St. and west boundary of  
5 said 28.7947 ac. tract, across Holly Hall St., along west boundary  
6 of 21.027 ac. tract (RES A BLK 1 HOLLY HALL HOME FOR THE RETIRED 3RD  
7 R/P) to southwest corner of said 21.027 ac. tract;

8 Then east, south and east along south boundary of said 21.027  
9 ac. tract, across Knight Rd. to southeast corner of 0.2433 ac.  
10 parcel (LTS 1 & 2 BLK 5 KNIGHTS MAIN STREET) and east ROW of Knight  
11 Rd.;

12 Then south along east ROW of Knight Rd. across Englemohr  
13 St. to northwest corner of 0.1217 ac. parcel (LT 3 BLK 37 KNIGHTS  
14 MAIN STREET);

15 Then east along north boundary of said 0.1217 ac. parcel,  
16 0.1148 ac. parcel (LT 5 BLK 37 KNIGHTS MAIN STREET), 0.1217 ac.  
17 parcel (LT 6 BLK 38 KNIGHTS MAIN STREET), 0.2433 ac. parcel (LTS 4 &  
18 5 BLK 38 KNIGHTS MAIN STREET), 0.4798 ac. parcel (RES A BLK 1 KATIE  
19 FEINGERSH ESTATES), 0.1217 ac. parcel (LT 3 BLK 40 KNIGHTS MAIN  
20 STREET), across S. David St., 0.2433 ac. parcel (LTS 3 & 4 BLK 41  
21 KNIGHTS MAIN STREET), 0.1148 ac. parcel (LT 5 BLK 41 KNIGHTS MAIN  
22 STREET), 0.1217 ac. parcel (LT 6 BLK 42 KNIGHTS MAIN STREET), 0.2433  
23 ac. parcel (LTS 4 & 5 BLK 42 KNIGHTS MAIN STREET), 0.1217 ac. parcel  
24 (LT 4 BLK 43 KNIGHTS MAIN STREET), 0.1217 ac. parcel (LT 5 BLK 43  
25 KNIGHTS MAIN STREET), 0.1217 ac. parcel (LT 6 BLK 43 KNIGHTS MAIN  
26 STREET), 0.1148 ac. parcel (LT 5 BLK 44 KNIGHTS MAIN STREET), 0.2433  
27 ac. parcel (LTS 3 & 4 BLK 44 KNIGHTS MAIN STREET) to northeast

1 corner of said 0.2433 ac. parcel and west ROW Cambridge St.;

2 Then north along west ROW of Cambridge St. to north ROW of

3 Holly Hall St.;

4 Then east along north ROW of Holly Hall St. to centerline of

5 FM 521 Rd. (Almeda Rd.);

6 Then south by west along centerline of FM 521 Rd. (Almeda Rd.)

7 to north ROW of westbound feeder road IH 610 (S Loop W);

8 Then generally west along north ROW of westbound feeder road

9 IH 610 (S Loop W) to a point north of northeast corner of 14.01 ac.

10 tract (TR 1U ABST 874 J WALTERS);

11 Then south across ROW of IH 610 (S Loop W) and along east

12 boundary of said 14.01 ac. tract to southeast corner of said tract

13 and north boundary of 15.0459 ac. tract (TRS 2A-1 2B-2 & 2C-2 ABST

14 874 J WALTERS);

15 Then east northeast along north boundary of said 15.0459 ac.

16 tract to northeast corner of said tract and west ROW of Knight Rd.;

17 Then east across ROW of Knight Rd. to east ROW of Knight Rd.;

18 Then south along east ROW of Knight Rd. to south ROW of Holmes

19 Rd.;

20 Then west southwest along south ROW of Holmes Rd. to a point

21 south of southwest corner of 12.5087 ac. parcel (RES A4 BLK 1

22 CORPORATE CENTRE KIRBY);

23 Then north across ROW of Holmes Rd. along west boundary of

24 said 12.5087 ac. parcel, 9.766 ac. parcel (RES A2 BLK 1 CORPORATE

25 CENTRE KIRBY) to northwest corner of said 9.766 ac. parcel and south

26 boundary of 8 ac. parcel (TRS 3 THRU 10 IN TR 8 ABST 179 BBB&C RR

27 CO);

1           Then west along south boundary of said 8 ac. parcel, 1 ac.  
2 tract (TR 1 IN TR 8 ABST 179 BBB&C RR CO) to southwest corner of said  
3 1 ac. tract and east boundary of 15.47 ac. parcel (RESERVE BLK 1  
4 MOORINGS APTS R/P);

5           Then north along east boundary of said 15.47 ac. parcel to  
6 northeast corner of said parcel;

7           Then west along north boundary of said 15.47 ac. parcel,  
8 across Lakes at 610 Dr. to west ROW of Lakes at 610 Dr.;

9           Then north along west ROW of Lakes at 610 Dr. to south ROW of  
10 W. Bellfort Ave.;

11           Then generally west along south ROW of W. Bellfort Ave. to  
12 west ROW of S. Main St.;

13           Then northeast by north along west ROW of S. Main St. to south  
14 ROW of eastbound feeder road IH 610 (S Loop W);

15           Then northeast to intersection of ROW centerline of S. Main  
16 St. and IH 610 (S Loop W);

17           Then northeast by north along ROW centerline of S. Main  
18 St. to a point northwest by north of north corner of 1.3593 ac.  
19 tract (TR 7H-1A ABST 645 P W ROSE) at south ROW of Braeswood Park  
20 St.;

21           Then southeast by east across east ROW of S. Main St. and  
22 along north boundary of said 1.3593 ac. tract to east corner of said  
23 parcel;

24           Then southwest by south along east boundary of said 1.3593  
25 ac. tract to south corner of said tract and north boundary of 1.417  
26 ac. parcel (RES A BLK 1 RESIDENCE INN MEDICAL CENTER);

27           Then east northeast along north boundary of said 1.417 ac.

1 parcel to northeast corner of said parcel and west boundary of 5.566  
2 ac. parcel (RES C BLK 1 KIRBY OST ASSOCIATES);

3 Then generally south southeast along east boundary of said  
4 1.417 ac. tract and west boundary of said 5.566 ac. parcel to north  
5 ROW of Old Spanish Trail/US 90A Hwy.;

6 Then east by north along north ROW of Old Spanish Trail/US 90A  
7 Hwy. to east ROW of Greenbriar St and point of beginning of +/-  
8 1,234 ac. area.

9 Save and Except CITY PLAZA CONDO;

10 Save and Except PLAZA DEL ORO SEC 2 R/P RES A;

11 Save and Except PLAZA DEL ORO SEC 1 RES B5;

12 Save and Except KNIGHTS MAIN STREET LTS 1 3 & TR 2 BLK 9;

13 Save and Except NAOMI AVENUE PLACE LTS 1-12 BLK 1;

14 Save and Except KNIGHTS MAIN STREET LTS 1 THRU 5 BLK 12;

15 Save and Except SOUTH POINT BUSINESS PARK SEC 2 RES J;

16 Save and Except SOUTH POINT BUSINESS PARK SEC 4 RES D2;

17 Save and Except SOUTH POINT BUSINESS PARK SEC 4 RES D3;

18 Save and Except SOUTH POINT BUSINESS PARK SEC 4 RES E;

19 Save and Except Harris County Improvement District No. 8;

20 Save and Except MIKE CALVERT TOYOTA RES A BLK 1;

21 Save and Except LAKES AT 610 SEC 1 RES E1;

22 Save and Except LAKES AT 610 SEC 1 RES A4-A A5-A A6 & A7;

23 Save and Except CENTRAL HOUSTON NISSAN RES A BLK 1;

24 Save and Except LAKES AT 610 SEC 2 RES A1-C;

25 Save and Except LAKES AT 610 SEC 3 RES A1;

26 Save and Except PARK LAKE APT BLDGS 1 THRU 29;

27 Save and Except ABST 887 J HAMILTON TR 31C;

- 1 Save and Except ABST 887 J HAMILTON TR 32;
- 2 Save and Except BUFFALO SPEEDWAY LTS 1-24 BLK 1;
- 3 Save and Except BUFFALO SPEEDWAY PERMANENT ACCESS ESMT;
- 4 Save and Except BUFFALO SPEEDWAY RES A BLK 1;
- 5 Save and Except BUFFALO SPEEDWAY RES B BLK 1;
- 6 Save and Except BUFFALO SPEEDWAY RES C BLK 1;
- 7 Save and Except MAIN MEDICAL PLAZA RES A BLK 1;
- 8 Save and Except SOUTH LOOP / SOUTH MAIN RES C1-A BLK 1;
- 9 Save and Except HEARTHWOOD CONDO SEC 1 BLDGS 1-19;
- 10 Save and Except ABST 645 P W ROSE TR 8;
- 11 Save and Except TRS 6 7 & 10 & TR 4B ABST 874 J WALTERS & TRS 6
- 12 7 & 10 ABST 887 J HAMILTON ABST 645 P W ROSE;
- 13 Save and Except HOWARD JOHNSON-ASTRODOME RES A BLK 1;
- 14 Save and Except ABST 645 P W ROSE TR 5 & TRS 5 & 8A ABST 887 J
- 15 HAMILTON;
- 16 Save and Except REINGERSH ESTATES RES A BLK 1;
- 17 Save and Except HEARTHWOOD BUSINESS PARK SEC 1 RES A;
- 18 Save and Except ABST 887 J HAMILTON TR 28;
- 19 Save and Except HEARTHWOOD 2 CONDO PH 1-6;
- 20 Save and Except ABST 887 J HAMILTON TR 1B-7;
- 21 Save and Except HEARTHWOOD BUSINESS PARK SEC 2 RES B1;
- 22 Save and Except ABST 887 J HAMILTON TR 1B-6;
- 23 Save and Except R & S PARK PT RES B BLK 1 (POLLUTION CONTROL)
- 24 (DETENTION POND);
- 25 Save and Except R & S PARK PT RES B BLK 1 (PC\*1200210010003);
- 26 Save and Except ABST 887 J HAMILTON TR 28A;
- 27 Save and Except ABST 887 J HAMILTON TR 15A;

1 Save and Except RES A BLK 1 FANNIN AT THE LOOP;  
2 Save and Except LTS 3-5 BLK 37 KNIGHTS MAIN STREET;  
3 Save and Except LTS 4-6 BLK 38 KNIGHTS MAIN STREET;  
4 Save and Except LTS 1-6 BLK 60 KNIGHTS MAIN STREET;  
5 Save and Except LTS 1-2, 6 BLK 61 KNIGHTS MAIN STREET;  
6 Save and Except RES A LAKES AT 610 SEC 2;

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

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

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

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

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

1 fulfilled and accomplished.

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