

1-1 By: Thierry (Senate Sponsor - Miles) H.B. No. 4290
 1-2 (In the Senate - Received from the House May 10, 2017;
 1-3 May 10, 2017, read first time and referred to Committee on
 1-4 Intergovernmental Relations; May 19, 2017, reported adversely,
 1-5 with favorable Committee Substitute by the following vote: Yeas 6,
 1-6 Nays 0; May 19, 2017, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13			X	
1-14	X			
1-15	X			

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 4290 By: Campbell

1-17 A BILL TO BE ENTITLED
 1-18 AN ACT

1-19 relating to the creation of the Stadium Park Management District;
 1-20 providing authority to issue bonds; providing authority to impose
 1-21 assessments, fees, or taxes.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-23 SECTION 1. Subtitle C, Title 4, Special District Local Laws
 1-24 Code, is amended by adding Chapter 3950 to read as follows:

1-25 CHAPTER 3950. STADIUM PARK MANAGEMENT DISTRICT
 1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 3950.001. DEFINITIONS. In this chapter:

- 1-28 (1) "Board" means the district's board of directors.
- 1-29 (2) "City" means the City of Houston.
- 1-30 (3) "County" means Harris County.
- 1-31 (4) "Director" means a board member.
- 1-32 (5) "District" means the Stadium Park Management

1-33 District.

1-34 Sec. 3950.002. CREATION AND NATURE OF DISTRICT. The
 1-35 district is a special district created under Section 59, Article
 1-36 XVI, Texas Constitution.

1-37 Sec. 3950.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The
 1-38 creation of the district is essential to accomplish the purposes of
 1-39 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-40 Texas Constitution, and other public purposes stated in this
 1-41 chapter. By creating the district and in authorizing political
 1-42 subdivisions to contract with the district, the legislature has
 1-43 established a program to accomplish the public purposes set out in
 1-44 Section 52-a, Article III, Texas Constitution.

1-45 (b) The creation of the district is necessary to promote,
 1-46 develop, encourage, and maintain employment, commerce,
 1-47 transportation, housing, tourism, recreation, the arts,
 1-48 entertainment, economic development, safety, and the public
 1-49 welfare in the district.

1-50 (c) The district is created to supplement and not to
 1-51 supplant county services provided in the district.

1-52 Sec. 3950.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
 1-53 The district is created to serve a public use and benefit.

1-54 (b) All land and other property included in the district
 1-55 will benefit from the improvements and services to be provided by
 1-56 the district under powers conferred by Sections 52 and 52-a,
 1-57 Article III, and Section 59, Article XVI, Texas Constitution, and
 1-58 other powers granted under this chapter.

1-59 (c) The creation of the district is in the public interest
 1-60 and is essential to further the public purposes of:

2-1 (1) developing and diversifying the economy of the
2-2 state;
2-3 (2) eliminating unemployment and underemployment;
2-4 (3) developing or expanding transportation and
2-5 commerce; and
2-6 (4) providing quality residential housing.

2-7 (d) The district will:
2-8 (1) promote the health, safety, and general welfare of
2-9 residents, employers, potential employees, employees, visitors,
2-10 and consumers in the district, and of the public;

2-11 (2) provide needed funding for the district to
2-12 preserve, maintain, and enhance the economic health and vitality of
2-13 the district territory as a residential community and business
2-14 center; and

2-15 (3) promote the health, safety, welfare, and enjoyment
2-16 of the public by providing pedestrian ways and by landscaping,
2-17 removing graffiti from, and developing certain areas in the
2-18 district, which are necessary for the restoration, preservation,
2-19 and enhancement of scenic beauty.

2-20 (e) Pedestrian ways along or across a street, whether at
2-21 grade or above or below the surface, and street lighting, street
2-22 landscaping, vehicle parking, and street art objects are parts of
2-23 and necessary components of a street and are considered to be an
2-24 improvement project that includes a street or road improvement.

2-25 (f) The district will not act as the agent or
2-26 instrumentality of any private interest even though the district
2-27 will benefit many private interests as well as the public.

2-28 Sec. 3950.005. DISTRICT TERRITORY. (a) The district is
2-29 initially composed of the territory described by Section 2 of the
2-30 Act enacting this chapter.

2-31 (b) The boundaries and field notes contained in Section 2 of
2-32 the Act enacting this chapter form a closure. A mistake in the
2-33 field notes or in copying the field notes in the legislative process
2-34 does not affect the district's:

2-35 (1) organization, existence, or validity;

2-36 (2) right to issue any type of bond for the purposes
2-37 for which the district is created or to pay the principal of and
2-38 interest on a bond;

2-39 (3) right to impose or collect an assessment or tax; or

2-40 (4) legality or operation.

2-41 Sec. 3950.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

2-42 (a) All or any part of the area of the district is eligible to be
2-43 included in:

2-44 (1) a tax increment reinvestment zone created under
2-45 Chapter 311, Tax Code;

2-46 (2) a tax abatement reinvestment zone created under
2-47 Chapter 312, Tax Code; or

2-48 (3) an enterprise zone created under Chapter 2303,
2-49 Government Code.

2-50 (b) A tax increment reinvestment zone created by the city in
2-51 the district is not subject to the limitations provided by Section
2-52 311.006(b), Tax Code.

2-53 (c) If the city creates a tax increment reinvestment zone
2-54 under Chapter 311, Tax Code, the city, by contract with the
2-55 district, may grant money deposited in the tax increment fund to the
2-56 district to be used by the district for the purposes permitted for
2-57 money granted to a corporation under Section 380.002(b), Local
2-58 Government Code, including the right to pledge the money as
2-59 security for any bonds issued by the district for an improvement
2-60 project.

2-61 Sec. 3950.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-62 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-63 Chapter 375, Local Government Code, applies to the district.

2-64 Sec. 3950.008. CONSTRUCTION OF CHAPTER. This chapter shall
2-65 be liberally construed in conformity with the findings and purposes
2-66 stated in this chapter.

2-67 SUBCHAPTER B. BOARD OF DIRECTORS

2-68 Sec. 3950.051. GOVERNING BODY; TERMS. (a) The district is
2-69 governed by a board of 11 voting directors who must be qualified

3-1 under and appointed by the governing body of the city as provided by
3-2 Subchapter D, Chapter 375, Local Government Code.

3-3 (b) The directors serve staggered terms of four years with
3-4 five or six directors' terms expiring June 1 of each odd-numbered
3-5 year.

3-6 Sec. 3950.052. DIRECTOR'S OATH OR AFFIRMATION. (a) A
3-7 director shall file the director's oath or affirmation of office
3-8 with the district, and the district shall retain the oath or
3-9 affirmation in the district records.

3-10 (b) A director shall file a copy of the director's oath or
3-11 affirmation with the clerk of the county.

3-12 Sec. 3950.053. QUORUM. A vacant director position is not
3-13 counted for purposes of establishing a quorum.

3-14 Sec. 3950.054. OFFICERS. The board shall elect from among
3-15 the directors a chair, a vice chair, and a secretary. The offices
3-16 of chair and secretary may not be held by the same person.

3-17 Sec. 3950.055. COMPENSATION; EXPENSES. (a) The district
3-18 may compensate each director in an amount not to exceed \$50 for each
3-19 board meeting. The total amount of compensation a director may
3-20 receive each year may not exceed \$2,000.

3-21 (b) A director is entitled to reimbursement for necessary
3-22 and reasonable expenses incurred in carrying out the duties and
3-23 responsibilities of the board.

3-24 Sec. 3950.056. LIABILITY INSURANCE. The district may obtain
3-25 and pay for comprehensive general liability insurance coverage from
3-26 a commercial insurance company or other source that protects and
3-27 insures a director against personal liability and from all claims
3-28 relating to:

3-29 (1) actions taken by the director in the director's
3-30 capacity as a member of the board;

3-31 (2) actions and activities taken by the district; or

3-32 (3) the actions of others acting on behalf of the
3-33 district.

3-34 Sec. 3950.057. NO EXECUTIVE COMMITTEE. The board may not
3-35 create an executive committee to exercise the powers of the board.

3-36 Sec. 3950.058. BOARD MEETINGS. The board shall hold
3-37 meetings at a place accessible to the public.

3-38 Sec. 3950.059. INITIAL DIRECTORS. (a) The initial board
3-39 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>
<u>8.</u>	<u>Marchris Robinson;</u>
<u>9.</u>	<u>Jamey Rootes;</u>
<u>10.</u>	<u>Leroy Shafer;</u>
<u>11.</u>	<u>Ed Wulfe.</u>

3-52 (b) The terms of the initial directors expire June 1, 2019.

3-53 (c) Of the directors who replace an initial director, the
3-54 terms of directors serving in positions 1 through 5 expire June 1,
3-55 2021, and the terms of directors serving in positions 6 through 11
3-56 expire June 1, 2023.

3-57 (d) Section 375.063, Local Government Code, does not apply
3-58 to the initial directors named by Subsection (a).

3-59 (e) This section expires September 1, 2023.

3-60 SUBCHAPTER C. POWERS AND DUTIES

3-61 Sec. 3950.101. GENERAL POWERS AND DUTIES. The district has
3-62 the powers and duties necessary to accomplish the purposes for
3-63 which the district is created.

3-64 Sec. 3950.102. IMPROVEMENT PROJECTS AND SERVICES. The
3-65 district may provide, design, construct, acquire, improve,
3-66 relocate, operate, maintain, or finance an improvement project or
3-67 service using money available to the district, or contract with a
3-68 governmental or private entity to provide, design, construct,
3-69 acquire, improve, relocate, operate, maintain, or finance an

4-1 improvement project or service authorized under this chapter or
 4-2 Chapter 375, Local Government Code.

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

4-5 (1) in the district; or

4-6 (2) in an area outside but adjacent to the district if
 4-7 the project is for the purpose of extending a public infrastructure
 4-8 improvement beyond the district's boundaries to a logical terminus.

4-9 Sec. 3950.104. DEVELOPMENT CORPORATION POWERS. The
 4-10 district, using money available to the district, may exercise the
 4-11 powers given to a development corporation under Chapter 505, Local
 4-12 Government Code, including the power to own, operate, acquire,
 4-13 construct, lease, improve, or maintain a project under that
 4-14 chapter.

4-15 Sec. 3950.105. NONPROFIT CORPORATION. (a) The board by
 4-16 resolution may authorize the creation of a nonprofit corporation to
 4-17 assist and act for the district in implementing a project or
 4-18 providing a service authorized by this chapter.

4-19 (b) The nonprofit corporation:

4-20 (1) has each power of and is considered to be a local
 4-21 government corporation created under Subchapter D, Chapter 431,
 4-22 Transportation Code; and

4-23 (2) may implement any project and provide any service
 4-24 authorized by this chapter.

4-25 (c) The board shall appoint the board of directors of the
 4-26 nonprofit corporation. The board of directors of the nonprofit
 4-27 corporation shall serve in the same manner as the board of directors
 4-28 of a local government corporation created under Subchapter D,
 4-29 Chapter 431, Transportation Code, except that a board member is not
 4-30 required to reside in the district.

4-31 Sec. 3950.106. AGREEMENTS; GRANTS. (a) As provided by
 4-32 Chapter 375, Local Government Code, the district may make an
 4-33 agreement with or accept a gift, grant, or loan from any person.

4-34 (b) The implementation of a project is a governmental
 4-35 function or service for the purposes of Chapter 791, Government
 4-36 Code.

4-37 Sec. 3950.107. LAW ENFORCEMENT SERVICES. To protect the
 4-38 public interest, the district may contract with a qualified party,
 4-39 including the county, to provide law enforcement services in the
 4-40 district for a fee.

4-41 Sec. 3950.108. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
 4-42 district may join and pay dues to a charitable or nonprofit
 4-43 organization that performs a service or provides an activity
 4-44 consistent with the furtherance of a district purpose.

4-45 Sec. 3950.109. ECONOMIC DEVELOPMENT. (a) The district may
 4-46 engage in activities that accomplish the economic development
 4-47 purposes of the district.

4-48 (b) The district may establish and provide for the
 4-49 administration of one or more programs to promote state or local
 4-50 economic development and to stimulate business and commercial
 4-51 activity in the district, including programs to:

4-52 (1) make loans and grants of public money; and

4-53 (2) provide district personnel and services.

4-54 (c) The district may create economic development programs
 4-55 and exercise the economic development powers that:

4-56 (1) Chapter 380, Local Government Code, provides to a
 4-57 municipality; and

4-58 (2) Subchapter A, Chapter 1509, Government Code,
 4-59 provides to a municipality.

4-60 Sec. 3950.110. CONCURRENCE ON ADDITIONAL POWERS. If the
 4-61 territory of the district is located in the corporate boundaries or
 4-62 the extraterritorial jurisdiction of a municipality, the district
 4-63 may not exercise a power granted to the district after the date the
 4-64 district was created unless the governing body of the municipality
 4-65 by resolution consents to the district's exercise of the power.

4-66 Sec. 3950.111. NO EMINENT DOMAIN POWER. The district may
 4-67 not exercise the power of eminent domain.

4-68 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

4-69 Sec. 3950.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The

5-1 board by resolution shall establish the number of signatures and
5-2 the procedure required for a disbursement or transfer of the
5-3 district's money.

5-4 Sec. 3950.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
5-5 The district may acquire, construct, finance, operate, or maintain
5-6 an improvement project or service authorized under this chapter or
5-7 Chapter 375, Local Government Code, using any money available to
5-8 the district.

5-9 Sec. 3950.153. GENERAL POWERS REGARDING PAYMENT OF DISTRICT
5-10 BONDS, OBLIGATIONS, OR OTHER COSTS. The district may provide or
5-11 secure the payment or repayment of any bond, note, or other
5-12 temporary or permanent obligation or reimbursement or other
5-13 contract with any person and the costs and expenses of the
5-14 establishment, administration, and operation of the district and
5-15 the district's costs or share of the costs or revenue of an
5-16 improvement project or district contractual obligation or
5-17 indebtedness by:

5-18 (1) the imposition of an ad valorem tax or sales and
5-19 use tax or an assessment, user fee, concession fee, or rental
5-20 charge; or

5-21 (2) any other revenue or resources of the district.

5-22 Sec. 3950.154. COSTS FOR IMPROVEMENT PROJECTS. The
5-23 district may undertake separately or jointly with other persons,
5-24 including the city or the county, all or part of the cost of an
5-25 improvement project, including an improvement project:

5-26 (1) for improving, enhancing, and supporting public
5-27 safety and security, fire protection and emergency medical
5-28 services, and law enforcement in or adjacent to the district; or

5-29 (2) that confers a general benefit on the entire
5-30 district or a special benefit on a definable part of the district.

5-31 Sec. 3950.155. TAX AND ASSESSMENT ABATEMENTS. The district
5-32 may designate reinvestment zones and may grant abatements of a tax
5-33 or assessment on property in the zones.

5-34 Sec. 3950.156. PROPERTY EXEMPT FROM IMPACT FEES. The
5-35 district may not impose an impact fee on a residential property,
5-36 including a multiunit residential property, or a condominium.

5-37 SUBCHAPTER E. ASSESSMENTS

5-38 Sec. 3950.201. PETITION REQUIRED FOR FINANCING SERVICES AND
5-39 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
5-40 service or improvement project with assessments under this chapter
5-41 unless a written petition requesting that service or improvement
5-42 has been filed with the board.

5-43 (b) The petition must be signed by the owners of at least 60
5-44 percent of the assessed value of real property in the district
5-45 subject to assessment according to the most recent certified tax
5-46 appraisal roll for the county.

5-47 Sec. 3950.202. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
5-48 The board by resolution may impose and collect an assessment for any
5-49 purpose authorized by this chapter in all or any part of the
5-50 district that is not a residential property, including a multiunit
5-51 residential property or a condominium.

5-52 (b) An assessment, a reassessment, or an assessment
5-53 resulting from an addition to or correction of the assessment roll
5-54 by the district, penalties and interest on an assessment or
5-55 reassessment, an expense of collection, and reasonable attorney's
5-56 fees incurred by the district:

5-57 (1) are a first and prior lien against the property
5-58 assessed;

5-59 (2) are superior to any other lien or claim other than
5-60 a lien or claim for county, school district, or municipal ad valorem
5-61 taxes; and

5-62 (3) are the personal liability of and a charge against
5-63 the owners of the property even if the owners are not named in the
5-64 assessment proceedings.

5-65 (c) The lien is effective from the date of the board's
5-66 resolution imposing the assessment until the date the assessment is
5-67 paid. The board may enforce the lien in the same manner that the
5-68 board may enforce an ad valorem tax lien against real property.

5-69 (d) The board may make a correction to or deletion from the

6-1 assessment roll that does not increase the amount of assessment of
6-2 any parcel of land without providing notice and holding a hearing in
6-3 the manner required for additional assessments.

6-4 Sec. 3950.203. METHOD OF NOTICE FOR HEARING. The district
6-5 may mail the notice required by Section 375.115(c), Local
6-6 Government Code, by certified or first class United States mail.
6-7 The board shall determine the method of notice.

6-8 SUBCHAPTER F. TAXES AND BONDS

6-9 Sec. 3950.251. TAX ABATEMENT. The district may enter into a
6-10 tax abatement agreement in accordance with the general laws of this
6-11 state authorizing and applicable to a tax abatement agreement by a
6-12 municipality.

6-13 Sec. 3950.252. PROPERTY TAX AUTHORIZED. (a) The district
6-14 may impose an ad valorem tax on all taxable property in the district
6-15 to:

6-16 (1) pay for an improvement project of the types
6-17 authorized by Section 52(b), Article III, and Section 59, Article
6-18 XVI, Texas Constitution; or

6-19 (2) secure the payment of bonds issued for a purpose
6-20 described by Subdivision (1).

6-21 (b) The district may not impose an ad valorem tax to pay for
6-22 an improvement project under this chapter unless:

6-23 (1) a written petition has been filed with the board
6-24 requesting an election to approve the imposition of the tax signed
6-25 by the owners of at least 60 percent of the assessed value of the
6-26 property in the district as determined from the most recent
6-27 certified county property tax rolls; and

6-28 (2) the imposition of the tax is approved by the voters
6-29 of the district voting at the requested election.

6-30 (c) The district may not impose an ad valorem tax on a
6-31 residential property, including a multiunit residential property
6-32 or a condominium.

6-33 Sec. 3950.253. SALES AND USE TAX. (a) The district may
6-34 impose a sales and use tax if authorized by a majority of the voters
6-35 of the district voting at an election called for that purpose.
6-36 Revenue from the tax may be used for any purpose for which ad
6-37 valorem tax revenue of the district may be used.

6-38 (b) The district may not adopt a sales and use tax if as a
6-39 result of the adoption of the tax the combined rate of all sales and
6-40 use taxes imposed by the district and other political subdivisions
6-41 of this state having territory in the district would exceed two
6-42 percent at any location in the district.

6-43 (c) If the voters of the district approve the adoption of
6-44 the tax at an election held on the same election date on which
6-45 another political subdivision adopts a sales and use tax or
6-46 approves an increase in the rate of its sales and use tax and as a
6-47 result the combined rate of all sales and use taxes imposed by the
6-48 district and other political subdivisions of this state having
6-49 territory in the district would exceed two percent at any location
6-50 in the district, the election to adopt a sales and use tax under
6-51 this chapter has no effect.

6-52 Sec. 3950.254. BONDS AND OTHER OBLIGATIONS. (a) The
6-53 district may issue, by public or private sale, bonds, notes, or
6-54 other obligations payable wholly or partly from ad valorem taxes,
6-55 sales and use taxes, or assessments in the manner provided by
6-56 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local
6-57 Government Code.

6-58 (b) In exercising the district's borrowing power, the
6-59 district may issue a bond or other obligation in the form of a bond,
6-60 note, certificate of participation or other instrument evidencing a
6-61 proportionate interest in payments to be made by the district, or
6-62 other type of obligation.

6-63 (c) In addition to the sources of money described by
6-64 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local
6-65 Government Code, district bonds may be secured and made payable
6-66 wholly or partly by a pledge of any part of the money the district
6-67 receives from improvement revenue or from any other source.

6-68 Sec. 3950.255. BOND MATURITY. Bonds may mature not more
6-69 than 40 years from their date of issue.

7-1 Sec. 3950.256. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
7-2 the time bonds or other obligations payable wholly or partly from ad
7-3 valorem taxes are issued:

7-4 (1) the board shall impose a continuing direct annual
7-5 ad valorem tax for each year that all or part of the bonds are
7-6 outstanding; and

7-7 (2) the district annually shall impose an ad valorem
7-8 tax on all taxable property in the district in an amount sufficient
7-9 to:

7-10 (A) pay the interest on the bonds or other
7-11 obligations as the interest becomes due; and

7-12 (B) create a sinking fund for the payment of the
7-13 principal of the bonds or other obligations when due or the
7-14 redemption price at any earlier required redemption date.

7-15 SUBCHAPTER G. DISSOLUTION

7-16 Sec. 3950.301. DISSOLUTION BY ORDINANCE. (a) A
7-17 municipality that includes territory of the district, in the
7-18 corporate boundaries or extraterritorial jurisdiction of the
7-19 municipality, by ordinance may dissolve the district.

7-20 (b) The municipality may not dissolve the district until the
7-21 district's outstanding debt or contractual obligations that are
7-22 payable from ad valorem taxes have been repaid or discharged, or the
7-23 municipality has affirmatively assumed the obligation to pay the
7-24 outstanding debt from municipal revenue.

7-25 Sec. 3950.302. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

7-26 (a) If the dissolved district has bonds or other obligations
7-27 outstanding secured by and payable from assessments or other
7-28 revenue, other than ad valorem taxes, the municipality that
7-29 dissolves the district shall succeed to the rights and obligations
7-30 of the district regarding enforcement and collection of the
7-31 assessments or other revenue.

7-32 (b) The municipality shall have and exercise all district
7-33 powers to enforce and collect the assessments or other revenue to
7-34 pay:

7-35 (1) the bonds or other obligations when due and
7-36 payable according to their terms; or

7-37 (2) special revenue or assessment bonds or other
7-38 obligations issued by the municipality to refund the outstanding
7-39 bonds or obligations.

7-40 Sec. 3950.303. ASSUMPTION OF ASSETS AND LIABILITIES. (a)
7-41 If a municipality dissolves the district, the municipality assumes,
7-42 subject to the appropriation and availability of funds, the
7-43 obligations of the district, including any bonds or other debt
7-44 payable from assessments or other district revenue.

7-45 (b) If a municipality dissolves the district, the board
7-46 shall transfer ownership of all district property to the
7-47 municipality.

7-48 SECTION 2. The Stadium Park Management District initially
7-49 includes all the territory contained in the following area:

7-50 Being an area of +/- 1,234 acres (1.93 sq. miles) centered on Kirby
7-51 Dr. and IH 610 (S Loop W) with said area being more particularly
7-52 described by the following

7-53 Beginning at intersection of north right-of-way (ROW) of Old
7-54 Spanish Trail/US 90A Hwy. and east ROW of Greenbriar Dr.;

7-55 Then generally south along east ROW of Greenbriar Dr. across the
7-56 ROW of Fannin St. to east ROW of Fannin St. and northwest corner of
7-57 3.2334 ac. parcel (RES A BLK 1 HOMESTEAD VILLAGE-ASTRODOME);

7-58 Then south along east ROW of Fannin St. and west boundary of said
7-59 3.2334 ac. parcel to a point west of south boundary line of said
7-60 3.2334 ac. parcel;

7-61 Then east along south boundary of said 3.2334 ac. parcel to
7-62 southeast corner of said parcel and southwest corner of 3.368 ac.
7-63 parcel (RES A BLK 1 ASTRODOME OAKS SEC 1 R/P PAR R/P);

7-64 Then north along west boundary of said 3.368 ac. parcel to northwest
7-65 corner of said parcel;

7-66 Then east along north boundary of said 3.368 ac. parcel to northeast
7-67 corner of said parcel;

7-68 Then south along east boundary of said 3.368 ac. parcel and west ROW
7-69 of Knight Rd. to a point east of north boundary of 28.7947 ac. tract

8-1 (TR 1 (BLDGS 1 THRU 25) & TR 1 (BLDGS 16 THRU 32) ASTRODOME OAKS SEC
 8-2 2 R/P ASTRODOME OAKS SEC 1 R/P);
 8-3 Then generally west along north boundary of said 28.7947 ac. tract
 8-4 to east ROW of Fannin St;
 8-5 Then south along east ROW of Fannin St. and west boundary of said
 8-6 28.7947 ac. tract, across Holly Hall St., along west boundary of
 8-7 21.027 ac. tract (RES A BLK 1 HOLLY HALL HOME FOR THE RETIRED 3RD
 8-8 R/P) to southwest corner of said 21.027 ac. tract;
 8-9 Then east, south and east along south boundary of said 21.027 ac.
 8-10 tract, across Knight Rd. to southeast corner of 0.2433 ac. parcel
 8-11 (LTS 1 & 2 BLK 5 KNIGHTS MAIN STREET) and east ROW of Knight Rd.;
 8-12 Then south along east ROW of Knight Rd. across Englemohr St. to
 8-13 northwest corner of 0.1217 ac. parcel (LT 3 BLK 37 KNIGHTS MAIN
 8-14 STREET);
 8-15 Then east along north boundary of said 0.1217 ac. parcel, 0.1148 ac.
 8-16 parcel (LT 5 BLK 37 KNIGHTS MAIN STREET), 0.1217 ac. parcel (LT 6
 8-17 BLK 38 KNIGHTS MAIN STREET), 0.2433 ac. parcel (LTS 4 & 5 BLK 38
 8-18 KNIGHTS MAIN STREET), 0.4798 ac. parcel (RES A BLK 1 KATIE FEINGERSH
 8-19 ESTATES), 0.1217 ac. parcel (LT 3 BLK 40 KNIGHTS MAIN STREET),
 8-20 across S. David St., 0.2433 ac. parcel (LTS 3 & 4 BLK 41 KNIGHTS MAIN
 8-21 STREET), 0.1148 ac. parcel (LT 5 BLK 41 KNIGHTS MAIN STREET), 0.1217
 8-22 ac. parcel (LT 6 BLK 42 KNIGHTS MAIN STREET), 0.2433 ac. parcel (LTS
 8-23 4 & 5 BLK 42 KNIGHTS MAIN STREET), 0.1217 ac. parcel (LT 4 BLK 43
 8-24 KNIGHTS MAIN STREET), 0.1217 ac. parcel (LT 5 BLK 43 KNIGHTS MAIN
 8-25 STREET), 0.1217 ac. parcel (LT 6 BLK 43 KNIGHTS MAIN STREET), 0.1148
 8-26 ac. parcel (LT 5 BLK 44 KNIGHTS MAIN STREET), 0.2433 ac. parcel (LTS
 8-27 3 & 4 BLK 44 KNIGHTS MAIN STREET) to northeast corner of said 0.2433
 8-28 ac. parcel and west ROW Cambridge St.;
 8-29 Then north along west ROW of Cambridge St. to north ROW of Holly
 8-30 Hall St;
 8-31 Then east along north ROW of Holly Hall St. to centerline of FM 521
 8-32 Rd. (Alameda Rd.);
 8-33 Then south by west along centerline of FM 521 Rd. (Alameda Rd.) to
 8-34 north ROW of westbound feeder road IH 610 (S Loop W);
 8-35 Then generally west along north ROW of westbound feeder road IH 610
 8-36 (S Loop W) to a point north of northeast corner of 14.01 ac. tract
 8-37 (TR 1U ABST 874 J WALTERS);
 8-38 Then south across ROW of IH 610 (S Loop W) and along east boundary of
 8-39 said 14.01 ac. tract to southeast corner of said tract and north
 8-40 boundary of 15.0459 ac. tract (TRS 2A-1 2B-2 & 2C-2 ABST 874 J
 8-41 WALTERS);
 8-42 Then east northeast along north boundary of said 15.0459 ac. tract
 8-43 to northeast corner of said tract and west ROW of Knight Rd.;
 8-44 Then east across ROW of Knight Rd. to east ROW of Knight Rd.;
 8-45 Then south along east ROW of Knight Rd. to south ROW of Holmes Rd.;
 8-46 Then west southwest along south ROW of Holmes Rd. to a point south
 8-47 of southwest corner of 12.5087 ac. parcel (RES A4 BLK 1 CORPORATE
 8-48 CENTRE KIRBY);
 8-49 Then north across ROW of Holmes Rd. along west boundary of said
 8-50 12.5087 ac. parcel, 9.766 ac. parcel (RES A2 BLK 1 CORPORATE CENTRE
 8-51 KIRBY) to northwest corner of said 9.766 ac. parcel and south
 8-52 boundary of 8 ac. parcel (TRS 3 THRU 10 IN TR 8 ABST 179 BBB&C RR
 8-53 CO);
 8-54 Then west along south boundary of said 8 ac. parcel, 1 ac. tract (TR
 8-55 1 IN TR 8 ABST 179 BBB&C RR CO) to southwest corner of said 1 ac.
 8-56 tract and east boundary of 15.47 ac. parcel (RESERVE BLK 1 MOORINGS
 8-57 APTS R/P);
 8-58 Then north along east boundary of said 15.47 ac. parcel to northeast
 8-59 corner of said parcel;
 8-60 Then west along north boundary of said 15.47 ac. parcel, across
 8-61 Lakes at 610 Dr. to west ROW of Lakes at 610 Dr.;
 8-62 Then north along west ROW of Lakes at 610 Dr. to south ROW of W.
 8-63 Bellfort Ave.;
 8-64 Then generally west along south ROW of W. Bellfort Ave. to west ROW
 8-65 of S. Main St.;
 8-66 Then northeast by north along west ROW of S. Main St. to south ROW
 8-67 of eastbound feeder road IH 610 (S Loop W);
 8-68 Then northeast to intersection of ROW centerline of S. Main St. and
 8-69 IH 610 (S Loop W);

- 9-1 Then northeast by north along ROW centerline of S. Main St. to a
9-2 point northwest by north of north corner of 1.3593 ac. tract (TR
9-3 7H-1A ABST 645 P W ROSE) at south ROW of Braeswood Park St.;
- 9-4 Then southeast by east across east ROW of S. Main St. and along
9-5 north boundary of said 1.3593 ac. tract to east corner of said
9-6 parcel;
- 9-7 Then southwest by south along east boundary of said 1.3593 ac. tract
9-8 to south corner of said tract and north boundary of 1.417 ac. parcel
9-9 (RES A BLK 1 RESIDENCE INN MEDICAL CENTER);
- 9-10 Then east northeast along north boundary of said 1.417 ac. parcel to
9-11 northeast corner of said parcel and west boundary of 5.566 ac.
9-12 parcel (RES C BLK 1 KIRBY OST ASSOCIATES);
- 9-13 Then generally south southeast along east boundary of said 1.417
9-14 ac. tract and west boundary of said 5.566 ac. parcel to north ROW of
9-15 Old Spanish Trail/US 90A Hwy.;
- 9-16 Then east by north along north ROW of Old Spanish Trail/US 90A Hwy.
9-17 to east ROW of Greenbriar St and point of beginning of +/- 1,234 ac.
9-18 area.
- 9-19 Save and Except CITY PLAZA CONDO;
- 9-20 Save and Except PLAZA DEL ORO SEC 2 R/P RES A;
- 9-21 Save and Except PLAZA DEL ORO SEC 1 RES B5;
- 9-22 Save and Except KNIGHTS MAIN STREET LTS 1 3 & TR 2 BLK 9;
- 9-23 Save and Except NAOMI AVENUE PLACE LTS 1-12 BLK 1;
- 9-24 Save and Except KNIGHTS MAIN STREET LTS 1 THRU 5 BLK 12;
- 9-25 Save and Except SOUTH POINT BUSINESS PARK SEC 2 RES J;
- 9-26 Save and Except SOUTH POINT BUSINESS PARK SEC 4 RES D2;
- 9-27 Save and Except SOUTH POINT BUSINESS PARK SEC 4 RES D3;
- 9-28 Save and Except SOUTH POINT BUSINESS PARK SEC 4 RES E;
- 9-29 Save and Except Harris County Improvement District No. 8;
- 9-30 Save and Except MIKE CALVERT TOYOTA RES A BLK 1;
- 9-31 Save and Except LAKES AT 610 SEC 1 RES E1;
- 9-32 Save and Except LAKES AT 610 SEC 1 RES A4-A A5-A A6 & A7;
- 9-33 Save and Except CENTRAL HOUSTON NISSAN RES A BLK 1;
- 9-34 Save and Except LAKES AT 610 SEC 2 RES A1-C;
- 9-35 Save and Except LAKES AT 610 SEC 3 RES A1;
- 9-36 Save and Except PARK LAKE APT BLDGS 1 THRU 29;
- 9-37 Save and Except ABST 887 J HAMILTON TR 31C;
- 9-38 Save and Except ABST 887 J HAMILTON TR 32;
- 9-39 Save and Except BUFFALO SPEEDWAY LTS 1-24 BLK 1;
- 9-40 Save and Except BUFFALO SPEEDWAY PERMANENT ACCESS ESMT;
- 9-41 Save and Except BUFFALO SPEEDWAY RES A BLK 1;
- 9-42 Save and Except BUFFALO SPEEDWAY RES B BLK 1;
- 9-43 Save and Except BUFFALO SPEEDWAY RES C BLK 1;
- 9-44 Save and Except MAIN MEDICAL PLAZA RES A BLK 1;
- 9-45 Save and Except SOUTH LOOP / SOUTH MAIN RES C1-A BLK 1;
- 9-46 Save and Except HEARTHWOOD CONDO SEC 1 BLDGS 1-19;
- 9-47 Save and Except ABST 645 P W ROSE TR 8;
- 9-48 Save and Except TRS 6 7 & 10 & TR 4B ABST 874 J WALTERS & TRS 6 7 & 10
9-49 ABST 887 J HAMILTON ABST 645 P W ROSE;
- 9-50 Save and Except HOWARD JOHNSON-ASTRODOME RES A BLK 1;
- 9-51 Save and Except ABST 645 P W ROSE TR 5 & TRS 5 & 8A ABST 887 J
9-52 HAMILTON;
- 9-53 Save and Except REINGERSH ESTATES RES A BLK 1;
- 9-54 Save and Except HEARTHWOOD BUSINESS PARK SEC 1 RES A;
- 9-55 Save and Except ABST 887 J HAMILTON TR 28;
- 9-56 Save and Except HEARTHWOOD 2 CONDO PH 1-6;
- 9-57 Save and Except ABST 887 J HAMILTON TR 1B-7;
- 9-58 Save and Except HEARTHWOOD BUSINESS PARK SEC 2 RES B1;
- 9-59 Save and Except ABST 887 J HAMILTON TR 1B-6;
- 9-60 Save and Except R & S PARK PT RES B BLK 1 (POLLUTION CONTROL)
9-61 (DETENTION POND);
- 9-62 Save and Except R & S PARK PT RES B BLK 1 (PC*1200210010003);
- 9-63 Save and Except ABST 887 J HAMILTON TR 28A;
- 9-64 Save and Except ABST 887 J HAMILTON TR 15A;
- 9-65 Save and Except RES A BLK 1 FANNIN AT THE LOOP;
- 9-66 Save and Except LTS 3-5 BLK 37 KNIGHTS MAIN STREET;
- 9-67 Save and Except LTS 4-6 BLK 38 KNIGHTS MAIN STREET;
- 9-68 Save and Except LTS 1-6 BLK 60 KNIGHTS MAIN STREET;
- 9-69 Save and Except LTS 1-2, 6 BLK 61 KNIGHTS MAIN STREET;

10-1 Save and Except RES A LAKES AT 610 SEC 2;
10-2 Save and Except LT 6 BLK 13 KNIGHTS MAIN STREET;
10-3 Save and Except LTS 1 & 2 BLK 14 KNIGHTS MAIN STREET;
10-4 Save and Except LTS 1 & 2 BLK 13 KNIGHTS MAIN STREET;
10-5 Save and Except LTS 3 4 & 5 & TR 7 BLK 13 KNIGHTS MAIN STREET;
10-6 Save and Except RES A BLK 1 GRAINGER SOUTH LOOP;
10-7 Save and Except LT 4 BLK 14 KNIGHTS MAIN STREET;
10-8 Save and Except LTS 5 & 6 BLK 14 KNIGHTS MAIN STREET;
10-9 SECTION 3. (a) The legal notice of the intention to
10-10 introduce this Act, setting forth the general substance of this
10-11 Act, has been published as provided by law, and the notice and a
10-12 copy of this Act have been furnished to all persons, agencies,
10-13 officials, or entities to which they are required to be furnished
10-14 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
10-15 Government Code.
10-16 (b) The governor, one of the required recipients, has
10-17 submitted the notice and Act to the Texas Commission on
10-18 Environmental Quality.
10-19 (c) The Texas Commission on Environmental Quality has filed
10-20 its recommendations relating to this Act with the governor,
10-21 lieutenant governor, and speaker of the house of representatives
10-22 within the required time.
10-23 (d) The general law relating to consent by political
10-24 subdivisions to the creation of districts with conservation,
10-25 reclamation, and road powers and the inclusion of land in those
10-26 districts has been complied with.
10-27 (e) All requirements of the constitution and laws of this
10-28 state and the rules and procedures of the legislature with respect
10-29 to the notice, introduction, and passage of this Act have been
10-30 fulfilled and accomplished.
10-31 SECTION 4. This Act takes effect immediately if it receives
10-32 a vote of two-thirds of all the members elected to each house, as
10-33 provided by Section 39, Article III, Texas Constitution. If this
10-34 Act does not receive the vote necessary for immediate effect, this
10-35 Act takes effect September 1, 2017.

10-36 * * * * *