

By: Davis of Harris

H.B. No. 4333

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the creation of the Harris County Improvement District
3 No. 24; providing authority to issue bonds; providing authority to
4 impose assessments, fees, and taxes.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

6 SECTION 1. Subtitle C, Title 4, Special District Local Laws
7 Code, is amended by adding Chapter 3799 to read as follows:

8 CHAPTER 3799. HARRIS COUNTY IMPROVEMENT DISTRICT NO. 24

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 3799.001. DEFINITIONS. In this chapter:

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

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

13 (3) "County" means Harris County.

14 (4) "Director" means a board member.

15 (5) "District" means the Harris County Improvement
16 District No. 24.

17 Sec. 3799.002. CREATION AND NATURE OF DISTRICT. The
18 district is a special district created under Section 59, Article
19 XVI, Texas Constitution.

20 Sec. 3799.003. PURPOSE; DECLARATION OF INTENT. (a) The
21 creation of the district is essential to accomplish the purposes of
22 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
23 Texas Constitution, and other public purposes stated in this
24 chapter. By creating the district and in authorizing the city, the

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

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

10 (c) This chapter and the creation of the district may not be
11 interpreted to relieve the city or county from providing the level
12 of services provided as of the effective date of the Act enacting
13 this chapter to the area in the district. The district is created
14 to supplement and not to supplant city or county services provided
15 in the district.

16 Sec. 3799.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
17 The district is created to serve a public use and benefit.

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

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

25 (1) developing and diversifying the economy of the
26 state;

27 (2) eliminating unemployment and underemployment; and

1 (3) developing or expanding transportation and
2 commerce.

3 (d) The district will:

4 (1) promote the health, safety, and general welfare of
5 residents, employers, potential employees, employees, visitors,
6 and consumers in the district, and of the public;

7 (2) provide needed funding for the district to
8 preserve, maintain, and enhance the economic health and vitality of
9 the district territory as a community and business center;

10 (3) promote the health, safety, welfare, and enjoyment
11 of the public by providing pedestrian ways and by landscaping and
12 developing certain areas in the district, which are necessary for
13 the restoration, preservation, and enhancement of scenic beauty;
14 and

15 (4) provide for water, wastewater, drainage, road, and
16 recreational facilities for the district.

17 (e) Pedestrian ways along or across a street, whether at
18 grade or above or below the surface, and street lighting, street
19 landscaping, parking, and street art objects are parts of and
20 necessary components of a street and are considered to be a street
21 or road improvement.

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

25 Sec. 3799.005. INITIAL DISTRICT TERRITORY. (a) The
26 district is initially composed of the territory described by
27 Section 2 of the Act enacting this chapter.

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

5 (1) organization, existence, or validity;

6 (2) right to issue any type of bonds for the purposes
7 for which the district is created or to pay the principal of and
8 interest on the bonds;

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

10 (4) legality or operation.

11 Sec. 3799.006. APPLICABILITY OF MUNICIPAL MANAGEMENT
12 DISTRICTS LAW. Except as otherwise provided by this chapter,
13 Chapter 375, Local Government Code, applies to the district.

14 Sec. 3799.007. CONSTRUCTION OF CHAPTER. This chapter shall
15 be liberally construed in conformity with the findings and purposes
16 stated in this chapter.

17 SUBCHAPTER B. BOARD OF DIRECTORS

18 Sec. 3799.051. GOVERNING BODY; TERMS. (a) The district is
19 governed by a board of five voting directors who serve staggered
20 terms of four years, with two or three directors' terms expiring
21 June 1 of each odd-numbered year.

22 (b) The board by resolution may change the number of voting
23 directors on the board only if the board determines that the change
24 is in the best interest of the district. The board may not consist
25 of fewer than 5 or more than 15 voting directors.

26 Sec. 3799.052. APPOINTMENT OF VOTING DIRECTORS. The mayor
27 and members of the governing body of the city shall appoint voting

1 directors from persons recommended by the board. A person is
2 appointed if a majority of the members of the governing body and the
3 mayor vote to appoint that person.

4 Sec. 3799.053. NONVOTING DIRECTORS. The board may appoint
5 nonvoting directors to serve at the pleasure of the voting
6 directors.

7 Sec. 3799.054. QUORUM. For purposes of determining the
8 requirements for a quorum of the board, the following are not
9 counted:

10 (1) a board position vacant for any reason, including
11 death, resignation, or disqualification;

12 (2) a director who is abstaining from participation in
13 a vote because of a conflict of interest; or

14 (3) a nonvoting director.

15 Sec. 3799.055. INITIAL VOTING DIRECTORS. (a) The initial
16 board consists of the following voting directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Harry Masterson</u>
<u>2</u>	<u>Simmi Jaggi</u>
<u>3</u>	<u>Jay Houren</u>
<u>4</u>	<u>John Wade</u>
<u>5</u>	<u>Richard Fuqua</u>

23 (b) Of the initial directors, the terms of directors
24 appointed for positions one through three expire June 1, 2019, and
25 the terms of directors appointed for positions four and five expire
26 June 1, 2021.

27 (c) Section 3799.052 does not apply to the initial voting

1 directors.

2 (d) This section expires September 1, 2021.

3 SUBCHAPTER C. POWERS AND DUTIES

4 Sec. 3799.101. GENERAL POWERS AND DUTIES. The district has
5 the powers and duties necessary to accomplish the purposes for
6 which the district is created.

7 Sec. 3799.102. IMPROVEMENT PROJECTS AND SERVICES. The
8 district may provide, design, construct, acquire, improve,
9 relocate, operate, maintain, or finance an improvement project or
10 service using any money available to the district, or contract with
11 a governmental or private entity to provide, design, construct,
12 acquire, improve, relocate, operate, maintain, or finance an
13 improvement project or service authorized under this chapter or
14 Chapter 375, Local Government Code.

15 Sec. 3799.103. DEVELOPMENT CORPORATION POWERS. The
16 district, using money available to the district, may exercise the
17 powers given to a development corporation under Chapter 505, Local
18 Government Code, including the power to own, operate, acquire,
19 construct, lease, improve, or maintain a project under that
20 chapter.

21 Sec. 3799.104. LAW ENFORCEMENT SERVICES. To protect the
22 public interest, the district may contract with a qualified party,
23 including the city or the county, to provide law enforcement
24 services in the district for a fee.

25 Sec. 3799.105. ECONOMIC DEVELOPMENT. (a) The district may
26 engage in activities that accomplish the economic development
27 purposes of the district.

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

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

6 (2) provide district personnel and services.

7 (c) The district may create economic development programs
8 and exercise the economic development powers provided to
9 municipalities by:

10 (1) Chapter 380, Local Government Code; and

11 (2) Subchapter A, Chapter 1509, Government Code.

12 Sec. 3799.106. PARKING FACILITIES. (a) The district may
13 acquire, lease as lessor or lessee, construct, develop, own,
14 operate, and maintain parking facilities or a system of parking
15 facilities, including lots, garages, parking terminals, or other
16 structures or accommodations for parking motor vehicles off the
17 streets and related appurtenances.

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

22 (c) The district's parking facilities are part of and
23 necessary components of a street and are considered to be a street
24 or road improvement.

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

27 Sec. 3799.107. APPROVAL BY CITY. (a) Except as provided

1 by Subsection (c), the district must obtain the approval of the city
2 for:

3 (1) the issuance of bonds;

4 (2) the plans and specifications of an improvement
5 project financed by bonds; and

6 (3) the plans and specifications of an improvement
7 project related to the use of land owned by the city, an easement
8 granted by the city, or a right-of-way of a street, road, or
9 highway.

10 (b) The district may not issue bonds until the governing
11 body of the city adopts a resolution or ordinance authorizing the
12 issuance of the bonds.

13 (c) If the district obtains the approval of the city's
14 governing body of a capital improvements budget for a period not to
15 exceed 10 years, the district may finance the capital improvements
16 and issue bonds specified in the budget without further approval
17 from the city.

18 (d) The governing body of the city:

19 (1) is not required to adopt a resolution or ordinance
20 to approve plans and specifications described by Subsection (a);
21 and

22 (2) may establish an administrative process to approve
23 plans and specifications described by Subsection (a) without the
24 involvement of the governing body.

25 Sec. 3799.108. NO ANNEXATION POWER. The district may not
26 annex land without legislative approval.

27 Sec. 3799.109. NO EMINENT DOMAIN POWER. The district may

1 not exercise the power of eminent domain.

2 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

3 Sec. 3799.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
4 board by resolution shall establish the number of directors'
5 signatures and the procedure required for a disbursement or
6 transfer of district money.

7 Sec. 3799.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
8 The district may acquire, construct, finance, operate, or maintain
9 any improvement or service authorized under this chapter or Chapter
10 375, Local Government Code, using any money available to the
11 district.

12 Sec. 3799.153. PETITION REQUIRED FOR FINANCING SERVICES AND
13 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
14 service or improvement project with assessments under this chapter
15 unless a written petition requesting that service or improvement
16 has been filed with the board.

17 (b) A petition filed under Subsection (a) must be signed by
18 the owners of a majority of the assessed value of real property in
19 the district subject to assessment according to the most recent
20 certified tax appraisal roll for the county.

21 Sec. 3799.154. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
22 The board by resolution may impose and collect an assessment for any
23 purpose authorized by this chapter in all or part of the district.

24 (b) An assessment, a reassessment, or an assessment
25 resulting from an addition to or correction of the assessment roll
26 by the district, penalties and interest on an assessment or
27 reassessment, an expense of collection, and reasonable attorney's

1 fees incurred by the district:

2 (1) are a first and prior lien against the property
3 assessed;

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

7 (3) are the personal liability of and a charge against
8 the owners of the property even if the owners are not named in the
9 assessment proceedings.

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

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

18 Sec. 3799.155. TAX AND ASSESSMENT ABATEMENTS. The district
19 may designate reinvestment zones and may grant abatements of a tax
20 or assessment on property in the zones.

21 SUBCHAPTER E. TAXES AND BONDS

22 Sec. 3799.201. ELECTIONS REGARDING TAXES AND BONDS. (a)
23 The district may issue, without an election, bonds, notes, and
24 other obligations secured by:

25 (1) revenue other than ad valorem taxes; or

26 (2) contract payments described by Section 3799.203.

27 (b) The district must hold an election in the manner

1 provided by Subchapter L, Chapter 375, Local Government Code, to
2 obtain voter approval before the district may impose an ad valorem
3 tax or issue bonds payable from ad valorem taxes.

4 (c) Section 375.243, Local Government Code, does not apply
5 to the district.

6 (d) All or any part of any facilities or improvements that
7 may be acquired by a district by the issuance of its bonds may be
8 submitted as a single proposition or as several propositions to be
9 voted on at the election.

10 Sec. 3799.202. OPERATION AND MAINTENANCE TAX. (a) If
11 authorized by a majority of the district voters voting at an
12 election held in accordance with Section 3799.201, the district may
13 impose an operation and maintenance tax on taxable property in the
14 district in accordance with Section 49.107, Water Code, for any
15 district purpose, including to:

16 (1) maintain and operate the district;

17 (2) construct or acquire improvements; or

18 (3) provide a service.

19 (b) The board shall determine the tax rate. The rate may not
20 exceed the rate approved at the election.

21 (c) Section 49.107(h), Water Code, does not apply to the
22 district.

23 Sec. 3799.203. CONTRACT TAXES. (a) In accordance with
24 Section 49.108, Water Code, the district may impose a tax other than
25 an operation and maintenance tax and use the revenue derived from
26 the tax to make payments under a contract after the provisions of
27 the contract have been approved by a majority of the district voters

1 voting at an election held for that purpose.

2 (b) A contract approved by the district voters may contain a
3 provision stating that the contract may be modified or amended by
4 the board without further voter approval.

5 Sec. 3799.204. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
6 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
7 determined by the board. Section 375.205, Local Government Code,
8 does not apply to a loan, line of credit, or other borrowing from a
9 bank or financial institution secured by revenue other than ad
10 valorem taxes.

11 (b) The district may issue bonds, notes, or other
12 obligations payable wholly or partly from ad valorem taxes,
13 assessments, impact fees, revenue, contract payments, grants, or
14 other district money, or any combination of those sources of money,
15 to pay for any authorized district purpose.

16 (c) The limitation on the outstanding principal amount of
17 bonds, notes, and other obligations provided by Section 49.4645,
18 Water Code, does not apply to the district.

19 Sec. 3799.205. TAXES FOR BONDS. At the time the district
20 issues bonds payable wholly or partly from ad valorem taxes, the
21 board shall provide for the annual imposition of a continuing
22 direct annual ad valorem tax, without limit as to rate or amount,
23 for each year that all or part of the bonds are outstanding as
24 required and in the manner provided by Sections 54.601 and 54.602,
25 Water Code.

26 Sec. 3799.206. CITY NOT REQUIRED TO PAY DISTRICT
27 OBLIGATIONS. Except as provided by Section 375.263, Local

1 Government Code, the city is not required to pay a bond, note, or
2 other obligation of the district.

3 SECTION 2. The Harris County Improvement District No. 24
4 initially includes all territory contained in the following area:

5 TRACT 1

6 FIELD NOTE DESCRIPTION OF 5.369 ACRES (233,869 SQUARE FEET)
7 OF LAND IN THE A.C. REYNOLDS SURVEY, ABSTRACT No. 61 AND BEING
8 UNRESTRICTED RESERVE "A", HIGHLAND VILLAGE SHOPPING CENTER,
9 SECTION ONE AS RECORDED IN FILM CODE 629155, HARRIS COUNTY MAP
10 RECORDS, ALL BEING LOCATED IN THE CITY OF HOUSTON, HARRIS COUNTY,
11 TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
12 FOLLOWS:

13 BEGINNING at a PK Nail with Shiner found for the intersection
14 of the north right-of-way of Westheimer (80-feet wide) and the west
15 right-of-way of Drexel Drive (60-feet wide), said point also being
16 the southeast corner of Unrestricted Reserve "A";

17 THENCE, S 86°49'28" W, along the north right-of-way line of
18 Westheimer, common with the south line of Unrestricted Reserve "A",
19 a distance of 767.10 feet to a PK Nail with Shiner found for the
20 southwest corner of the herein described tract, said point being on
21 the east line of the Union Pacific Railroad Fee Strip;

22 THENCE, N 02°46'33" W, along the east line of the Union
23 Pacific Railroad Fee Strip, common with the west line of
24 Unrestricted Reserve "A", a distance of 300.00 feet to a 5/8-inch
25 iron rod with cap found for the northwest corner of the herein
26 described tract, said point also being the southwest corner of Oak
27 Estates Subdivision, Section Two as recorded in Volume 35, Page 43

1 Harris County Map Records;

2 THENCE, N 86°49'28" E, along the south line of Oak Estates
3 Subdivision, Section Two, common with the north line of
4 Unrestricted Reserve "A", a distance of 657.84 feet to a 5/8-inch
5 iron rod with cap found for an interior corner of the herein
6 described tract and being the southeast corner of Oak Estates
7 Subdivision, Section Two;

8 THENCE, N 02°11'30" W, along the west line of Oak Estates
9 Subdivision, Section Two, a distance of 5.14 feet to a 5/8-inch iron
10 rod with cap found for an interior corner of the herein described
11 tract, said point being the southwest corner of Block Six, Oak
12 Estates Subdivision, Section One;

13 THENCE, N 87°12'29" E, along the south line of Block Six,
14 common with the north line of Unrestricted Reserve "A", a distance
15 of 163.65 feet to a 5/8-inch iron rod with cap found for the
16 northeast corner of the herein described tract, said point being on
17 the west right-of-way line of Drexel Drive and being on a
18 non-tangent curve to the left;

19 THENCE, along the aforementioned curve to the left, being the
20 west right-of-way line of Drexel Drive, common with the east line of
21 Unrestricted Reserve "A", having a radius of 338.66 feet, a delta of
22 32°58'06", an arc length of 194.87 feet, a chord bearing of S
23 13°41'31" W, and a chord distance of 192.19 feet to a PK Nail with
24 Shiner found for a point of tangency;

25 THENCE, S 02°47'32" E, along the west right-of-way line of
26 Drexel Drive, common with the east line of Unrestricted Reserve
27 "A", a distance of 120.12 feet to the POINT OF BEGINNING and

1 containing 5.369 acres (233,869 square feet) of land.

2 TRACT 2

3 FIELD NOTE DESCRIPTION OF 4.0363 ACRES (175,820 SQUARE FEET)
4 OF LAND COMPRISED OF RESERVE "B" AND ALL OF THE UNRESTRICTED TRACT
5 EAST OF DREXEL DRIVE IN THE PLAT OF OAK ESTATES, SECTION ONE, AS
6 RECORDED IN VOLUME 31, PAGE 67, H.C.M.R., ALL LOCATED IN THE CITY OF
7 HOUSTON, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
8 BOUNDS AS FOLLOWS:

9 BEGINNING at a PK Nail found for the intersection of the north
10 right-of-way line of Westheimer Road (80-foot wide) and the east
11 right-of-way line of Drexel Drive (60-foot wide) and being the
12 southwest corner of the herein described tract;

13 THENCE, N 02°47'32" W, along the east right-of-way line of
14 Drexel Drive, a distance of 119.72 feet to an "X" cut in concrete
15 for the point of a curve to the right;

16 THENCE, along the aforementioned curve to the right, being
17 the east right-of-way line of Drexel Drive, having a radius of
18 278.66 feet, a delta of 41°24'04", an arc length of 201.36 feet, a
19 chord bearing of N 17°54'30" E and a chord distance of 197.00 feet to
20 a 5/8-inch iron rod set with cap for the northwest corner of the
21 herein described tract, said point also being the southwest corner
22 of Block 8, Oak Estates, Section One;

23 THENCE N 87°12'33" E, along the south line of Block 8, a
24 distance of 527.04 feet to a 5/8-inch iron rod with cap set for the
25 southeast corner of Block 8, common with the northeast corner of the
26 herein described tract, said point also being on the west line of a
27 tract conveyed to Walgreens Co. Store No. 1582 and recorded in

1 Harris County Clerk's File No. J782393;

2 THENCE, S 02°21'32" E, along the west line of the Walgreens
3 Co. Store No. 1582 tract, a distance of 300.02 feet to a PK Nail
4 found for the southwest corner of the Walgreens Co. Store No. 1582
5 tract, common with the southeast corner of the herein described
6 tract and being on the north right-of-way line of Westheimer Road;

7 THENCE, S 86°49'28" W, along the north right-of-way line of
8 Westheimer Road, a distance of 594.42 feet to the POINT OF BEGINNING
9 and containing 4.0363 acres (175,820 square feet) of land.

10 TRACT 3

11 FIELD NOTE DESCRIPTION OF 3.5246 ACRES (153,531 SQUARE FEET)
12 BEING THE RESERVED TRACT LOCATED BETWEEN SUFFOLK DRIVE AND DREXEL
13 DRIVE, IN THE PLAT OF HIGHLAND VILLAGE SUBDIVISION, AS RECORDED IN
14 VOLUME 27, PAGE 42, H.C.M.R., ALL BEING LOCATED IN THE CITY OF
15 HOUSTON, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
16 BOUNDS AS FOLLOWS:

17 BEGINNING at a PK Nail found for the intersection of the south
18 right-of-way line of Westheimer Road (80-foot wide) and the west
19 right-of-way line of Drexel Drive (60-foot wide) and being the
20 northeast corner of the herein described tract;

21 THENCE, along a curve to the left, being the west
22 right-of-way line of Drexel Drive, having a radius of 337.92 feet, a
23 delta of 24°46'37", an arc length of 146.13 feet, a chord bearing of
24 S 15°31'55" E and a chord distance of 144.99 feet to a point of
25 tangency;

26 THENCE, S 27°54'33" E, along the west right-of-way line of
27 Drexel Drive, a distance of 0.28 feet to a point for a curve to the

1 right;

2 THENCE, along the aforementioned curve to the right, being
3 the west right-of-way line of Drexel Drive, having a radius of
4 249.66 feet, a delta of $27^{\circ}15'42''$, an arc length of 118.79 feet, a
5 chord bearing of $S 14^{\circ}16'42'' E$ and a chord distance of 117.67 feet to
6 a point of tangency;

7 THENCE, $S 00^{\circ}40'36'' E$, along the west right-of-way line of
8 Drexel Drive, a distance of 2.40 feet to a 1/2-inch iron rod found
9 for the southeast corner of the herein described tract, said point
10 also being the northeast corner of Block 6, Highland Village
11 Subdivision;

12 THENCE, $S 86^{\circ}49'28'' W$, along the north line of Block 6, a
13 distance of 652.48 feet to a 1/2-inch iron rod with cap found for
14 the southwest corner of the herein described tract, common with the
15 northwest corner of Block 6 and being on a non-tangent curve to the
16 right;

17 THENCE, along the aforementioned curve to the right, being
18 the east right-of-way line of Suffolk Drive, having a radius of
19 240.45 feet, a delta of $24^{\circ}59'21''$, an arc length of 104.87 feet, a
20 chord bearing of $N 09^{\circ}44'58'' E$ and a chord distance of 104.04 feet to
21 a point of tangency;

22 THENCE, $N 22^{\circ}14'38'' E$, along the east right-of-way line of
23 Suffolk Drive, a distance of 34.45 feet to a point for a curve to the
24 left;

25 THENCE, along the aforementioned curve to the left, being the
26 east right-of-way line of Suffolk Drive, having a radius of 296.96
27 feet, a delta of $25^{\circ}22'34''$, an arc length of 131.52 feet, a chord

1 bearing of N 09°33'21" E and a chord distance of 130.45 feet to a
2 1/2-inch iron rod with cap found for the northwest corner of the
3 herein described tract and being on the south right-of-way line of
4 Westheimer Road;

5 THENCE, N 86°49'28" E, along the south right-of-way line of
6 Westheimer Road, a distance of 532.00 feet to the POINT OF BEGINNING
7 and containing 3.5246 acres (153,531 square feet) of land.

8 TRACT 4

9 FIELD NOTE DESCRIPTION OF 0.8377 ACRES (36,492 SQUARE FEET)
10 BEING RESERVES A & B AND THE RESERVED TRACT EAST OF DREXEL, IN THE
11 PLAT OF HIGHLAND VILLAGE SUBDIVISION AS RECORDED IN VOLUME 27, PAGE
12 42, H.C.M.R., ALL BEING LOCATED IN THE CITY OF HOUSTON, TEXAS AND
13 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

14 BEGINNING at a PK Nail found for the intersection of the south
15 right-of-way line of Westheimer Road (80-foot wide) and the east
16 right-of-way line of Drexel Drive (60-foot wide) and being the
17 northwest corner of the herein described tract;

18 THENCE, N 86°49'28" E, along the south right-of-way line of
19 Westheimer Road, a distance of 175.00 feet to a 5/8-inch iron rod
20 found for the northeast corner of the herein described tract, said
21 point being the northwest corner of a called 1.7783 acre tract
22 conveyed to Weshy, Ltd. Under Harris County Clerk's File
23 No. S582699;

24 THENCE, S 00°40'36" E, along the west line of the called
25 1.7783 acre tract, a distance of 260.01 feet to a 5/8-inch iron rod
26 with cap set for the southeast corner of the herein described tract,
27 said point also being the northeast corner of Block 1, Highland

1 Village Subdivision;

2 THENCE, S 86°49'28" W, along the north line of Block 1, a
3 distance of 109.93 feet to a 1/2-inch iron rod found for the
4 southwest corner of the herein described tract, common with the
5 northwest corner of Block 1 and being on a non-tangent curve to the
6 left;

7 THENCE, along the aforementioned curve to the left, being the
8 east right-of-way line of Drexel Drive, having a radius of 309.66
9 feet, a delta of 27°12'57", an arc length of 147.09 feet, a chord
10 bearing of N 14°18'05" W and a chord distance of 145.71 feet to a
11 point of tangency;

12 THENCE, N 27°54'33" W, along the east right-of-way line of
13 Drexel Drive, a distance of 0.28 feet to a point for a curve to the
14 right;

15 THENCE, along the aforementioned curve to the right, being
16 the east right-of-way line of Drexel Drive, having a radius of
17 277.92 feet, a delta of 24°47'10", an arc length of 120.23 feet, a
18 chord bearing of N 15°30'58" W and a chord distance of 119.29 feet to
19 the POINT OF BEGINNING and containing 0.8377 acres (36,492 square
20 feet) of land.

21 TRACT 5

22 FIELD NOTE DESCRIPTION OF 0.8429 ACRES (36,717 SQUARE FEET)
23 BEING THE RESERVED TRACT LOCATED WEST OF SUFFOLK DRIVE, IN THE PLAT
24 OF HIGHLAND VILLAGE SUBDIVISION, AS RECORDED IN VOLUME 27, PAGE 42,
25 H.C.M.R., ALL BEING LOCATED IN THE CITY OF HOUSTON, TEXAS AND BEING
26 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

27 BEGINNING at a point for the Intersection of the south

1 right-of-way line of Westheimer Road (80-feet wide) and the west
2 right-of-way line of Suffolk Drive (60-feet wide) and being the
3 northeast corner of the herein described tract;

4 THENCE, along a curve to the right, being the west
5 right-of-way line of Suffolk Drive, having a radius of 236.96 feet,
6 a delta of 25°21'55", an arc length of 104.90 feet, a chord bearing
7 of S 09°33'41" W and a chord distance of 104.05 feet to a point of
8 tangency;

9 THENCE, S 22°14'38" W, along the west right-of-way line of
10 Suffolk Drive, a distance of 34.45 feet to a point for a curve to the
11 left;

12 THENCE, along the aforementioned curve to the left, being the
13 west right-of-way line of Suffolk Drive, having a radius of 300.45
14 feet, a delta of 25°01'11", an arc length of 131.20 feet, a chord
15 bearing of S 09°44'02" W and a chord distance of 130.16 feet to a
16 point of tangency;

17 THENCE, S 02°46'33" E, along the west right-of-way line of
18 Suffolk Drive, a distance of 0.29 feet to the southeast corner of
19 the herein described tract, said point also being the northeast of
20 Unrestricted Reserve "A", Highland Village Subdivision, Partial
21 Replat No. 1 as recorded in Film Code 630209 H.C.M.R.;

22 THENCE, S 86°49'28" W, along the north line of Unrestricted
23 Reserve "A", a distance of 110.00 feet to the southwest corner of
24 the herein described tract, common with the northwest corner of
25 Unrestricted Reserve "A" and being on the east line of the Union
26 Pacific tract;

27 THENCE, N 02°46'33" W, along the east line of the Union

1 Pacific tract, a distance of 259.77 feet to the northwest corner of
2 the herein described tract and being on the south right-of-way line
3 of Westheimer Road;

4 THENCE, N 86°49'28" E, along the south right-of-way line of
5 Westheimer Road, a distance of 175.00 feet to the POINT OF BEGINNING
6 and containing 0.8429 acres (36,717 square feet) of land.

7 TRACT 6

8 FIELD NOTE DESCRIPTION OF 0.5050 ACRES (22,000 SQUARE FEET)
9 BEING ALL OF UNRESTRICTED RESERVE A, HIGHLAND VILLAGE PARTIAL
10 REPLAT No. 1 AS RECORDED IN FILM CODE 630209 H.C.M.R., ALL BEING
11 LOCATED IN THE CITY OF HOUSTON, TEXAS AND BEING MORE PARTICULARLY
12 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

13 COMMENCING at a point for the intersection of the south
14 right-of-way line of Westheimer Road (80-foot wide) and the west
15 right-of-way line of Suffolk Drive (60-foot wide) and being the
16 northeast corner of the of the Highland Village Reserved Tract as
17 recorded in Volume 027, Page 042, Harris County Map Records and
18 being on a non-tangent curve to the right;

19 THENCE, along a curve to the right, being the west
20 right-of-way line of Suffolk Drive, having a radius of 236.96 feet,
21 a delta of 25°21'55", an arc length of 104.90 feet, a chord bearing
22 of S 09°33'41" W and a chord distance of 104.05 feet to a point of
23 tangency;

24 THENCE, S 22°14'38" W, along the west right-of-way line of
25 Suffolk Drive, a distance of 34.45 feet to a point for a curve to the
26 left;

27 THENCE, along the aforementioned curve to the left, being the

1 west right-of-way line of Suffolk Drive, having a radius of 300.45
2 feet, a delta of 25°01'11", an arc length of 131.20 feet, a chord
3 bearing of S 09°44'02" W and a chord distance of 130.16 feet to a
4 point of tangency;

5 THENCE, S 02°46'33" E, along the west right-of-way line of
6 Suffolk Drive, a distance of 0.29 feet to the POINT OF BEGINNING and
7 the northeast corner Unrestricted Reserve "A";

8 THENCE, S 02°46'33" E, along the west right-of-way line of
9 Suffolk Drive, a distance of 200.00 feet to the southeast corner of
10 the herein described tract, said point also being the northeast of
11 the remainder of Lot 83, Highland Village Subdivision;

12 THENCE, S 86°49'28" W, along the north line of the remainder
13 of Lot 83, a distance of 110.00 feet to the southwest corner of the
14 herein described tract, common with the northwest corner of the
15 remainder of Lot 83 and being on the east line of the Union Pacific
16 tract;

17 THENCE, N 02°46'33" W, along the east line of the Union
18 Pacific tract, a distance of 200.00 feet to the northwest corner of
19 Unrestricted Reserve "A";

20 THENCE, N 86°49'28" E, along the north line of Unrestricted
21 Reserve "A", a distance of 110.00 feet to the POINT OF BEGINNING and
22 containing 0.5050 acres (22,000 square feet) of land.

23 SECTION 3. (a) The legal notice of the intention to
24 introduce this Act, setting forth the general substance of this
25 Act, has been published as provided by law, and the notice and a
26 copy of this Act have been furnished to all persons, agencies,
27 officials, or entities to which they are required to be furnished

1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
2 Government Code.

3 (b) The governor, one of the required recipients, has
4 submitted the notice and Act to the Texas Commission on
5 Environmental Quality.

6 (c) The Texas Commission on Environmental Quality has filed
7 its recommendations relating to this Act with the governor,
8 lieutenant governor, and speaker of the house of representatives
9 within the required time.

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

14 (e) All requirements of the constitution and laws of this
15 state and the rules and procedures of the legislature with respect
16 to the notice, introduction, and passage of this Act have been
17 fulfilled and accomplished.

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