

1-1 By: Davis of Harris (Senate Sponsor - Huffman) H.B. No. 4333
1-2 (In the Senate - Received from the House May 19, 2017;
1-3 May 19, 2017, read first time and referred to Committee on
1-4 Administration; May 23, 2017, reported favorably by the following
1-5 vote: Yeas 7, Nays 0; May 23, 2017, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	Kolkhorst	X		
1-9	Burton	X		
1-10	Huffines	X		
1-11	Hughes	X		
1-12	Nichols	X		
1-13	West	X		
1-14	Zaffirini	X		

1-15 A BILL TO BE ENTITLED
1-16 AN ACT

1-17 relating to the creation of the Harris County Improvement District
1-18 No. 24; providing authority to issue bonds; providing authority to
1-19 impose assessments, fees, and taxes.

1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
1-21 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-22 Code, is amended by adding Chapter 3799 to read as follows:

1-23 CHAPTER 3799. HARRIS COUNTY IMPROVEMENT DISTRICT NO. 24

1-24 SUBCHAPTER A. GENERAL PROVISIONS

1-25 Sec. 3799.001. DEFINITIONS. In this chapter:

1-26 (1) "Board" means the district's board of directors.

1-27 (2) "City" means the City of Houston.

1-28 (3) "County" means Harris County.

1-29 (4) "Director" means a board member.

1-30 (5) "District" means the Harris County Improvement
1-31 District No. 24.

1-32 Sec. 3799.002. CREATION AND NATURE OF DISTRICT. The
1-33 district is a special district created under Section 59, Article
1-34 XVI, Texas Constitution.

1-35 Sec. 3799.003. PURPOSE; DECLARATION OF INTENT. (a) The
1-36 creation of the district is essential to accomplish the purposes of
1-37 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-38 Texas Constitution, and other public purposes stated in this
1-39 chapter. By creating the district and in authorizing the city, the
1-40 county, and other political subdivisions to contract with the
1-41 district, the legislature has established a program to accomplish
1-42 the public purposes set out in Section 52-a, Article III, Texas
1-43 Constitution.

1-44 (b) The creation of the district is necessary to promote,
1-45 develop, encourage, and maintain employment, commerce,
1-46 transportation, housing, tourism, recreation, the arts,
1-47 entertainment, economic development, safety, and the public
1-48 welfare in the district.

1-49 (c) This chapter and the creation of the district may not be
1-50 interpreted to relieve the city or county from providing the level
1-51 of services provided as of the effective date of the Act enacting
1-52 this chapter to the area in the district. The district is created
1-53 to supplement and not to supplant city or county services provided
1-54 in the district.

1-55 Sec. 3799.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
1-56 The district is created to serve a public use and benefit.

1-57 (b) All land and other property included in the district
1-58 will benefit from the improvements and services to be provided by
1-59 the district under powers conferred by Sections 52 and 52-a,
1-60 Article III, and Section 59, Article XVI, Texas Constitution, and
1-61 other powers granted under this chapter.

3-1 death, resignation, or disqualification;
 3-2 (2) a director who is abstaining from participation in
 3-3 a vote because of a conflict of interest; or
 3-4 (3) a nonvoting director.

3-5 Sec. 3799.055. INITIAL VOTING DIRECTORS. (a) The initial
 3-6 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>

3-13 (b) Of the initial directors, the terms of directors
 3-14 appointed for positions one through three expire June 1, 2019, and
 3-15 the terms of directors appointed for positions four and five expire
 3-16 June 1, 2021.

3-17 (c) Section 3799.052 does not apply to the initial voting
 3-18 directors.

3-19 (d) This section expires September 1, 2021.

3-20 SUBCHAPTER C. POWERS AND DUTIES

3-21 Sec. 3799.101. GENERAL POWERS AND DUTIES. The district has
 3-22 the powers and duties necessary to accomplish the purposes for
 3-23 which the district is created.

3-24 Sec. 3799.102. IMPROVEMENT PROJECTS AND SERVICES. The
 3-25 district may provide, design, construct, acquire, improve,
 3-26 relocate, operate, maintain, or finance an improvement project or
 3-27 service using any money available to the district, or contract with
 3-28 a governmental or private entity to provide, design, construct,
 3-29 acquire, improve, relocate, operate, maintain, or finance an
 3-30 improvement project or service authorized under this chapter or
 3-31 Chapter 375, Local Government Code.

3-32 Sec. 3799.103. DEVELOPMENT CORPORATION POWERS. The
 3-33 district, using money available to the district, may exercise the
 3-34 powers given to a development corporation under Chapter 505, Local
 3-35 Government Code, including the power to own, operate, acquire,
 3-36 construct, lease, improve, or maintain a project under that
 3-37 chapter.

3-38 Sec. 3799.104. LAW ENFORCEMENT SERVICES. To protect the
 3-39 public interest, the district may contract with a qualified party,
 3-40 including the city or the county, to provide law enforcement
 3-41 services in the district for a fee.

3-42 Sec. 3799.105. ECONOMIC DEVELOPMENT. (a) The district may
 3-43 engage in activities that accomplish the economic development
 3-44 purposes of the district.

3-45 (b) The district may establish and provide for the
 3-46 administration of one or more programs to promote state or local
 3-47 economic development and to stimulate business and commercial
 3-48 activity in the district, including programs to:

- 3-49 (1) make loans and grants of public money; and
- 3-50 (2) provide district personnel and services.

3-51 (c) The district may create economic development programs
 3-52 and exercise the economic development powers provided to
 3-53 municipalities by:

- 3-54 (1) Chapter 380, Local Government Code; and
- 3-55 (2) Subchapter A, Chapter 1509, Government Code.

3-56 Sec. 3799.106. PARKING FACILITIES. (a) The district may
 3-57 acquire, lease as lessor or lessee, construct, develop, own,
 3-58 operate, and maintain parking facilities or a system of parking
 3-59 facilities, including lots, garages, parking terminals, or other
 3-60 structures or accommodations for parking motor vehicles off the
 3-61 streets and related appurtenances.

3-62 (b) The district's parking facilities serve the public
 3-63 purposes of the district and are owned, used, and held for a public
 3-64 purpose even if leased or operated by a private entity for a term of
 3-65 years.

3-66 (c) The district's parking facilities are part of and
 3-67 necessary components of a street and are considered to be a street
 3-68 or road improvement.

3-69 (d) The development and operation of the district's parking

4-1 facilities may be considered an economic development program.
 4-2 Sec. 3799.107. APPROVAL BY CITY. (a) Except as provided
 4-3 by Subsection (c), the district must obtain the approval of the city
 4-4 for:
 4-5 (1) the issuance of bonds;
 4-6 (2) the plans and specifications of an improvement
 4-7 project financed by bonds; and
 4-8 (3) the plans and specifications of an improvement
 4-9 project related to the use of land owned by the city, an easement
 4-10 granted by the city, or a right-of-way of a street, road, or
 4-11 highway.
 4-12 (b) The district may not issue bonds until the governing
 4-13 body of the city adopts a resolution or ordinance authorizing the
 4-14 issuance of the bonds.
 4-15 (c) If the district obtains the approval of the city's
 4-16 governing body of a capital improvements budget for a period not to
 4-17 exceed 10 years, the district may finance the capital improvements
 4-18 and issue bonds specified in the budget without further approval
 4-19 from the city.
 4-20 (d) The governing body of the city:
 4-21 (1) is not required to adopt a resolution or ordinance
 4-22 to approve plans and specifications described by Subsection (a);
 4-23 and
 4-24 (2) may establish an administrative process to approve
 4-25 plans and specifications described by Subsection (a) without the
 4-26 involvement of the governing body.
 4-27 Sec. 3799.108. NO ANNEXATION POWER. The district may not
 4-28 annex land without legislative approval.
 4-29 Sec. 3799.109. NO EMINENT DOMAIN POWER. The district may
 4-30 not exercise the power of eminent domain.
 4-31 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS
 4-32 Sec. 3799.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 4-33 board by resolution shall establish the number of directors'
 4-34 signatures and the procedure required for a disbursement or
 4-35 transfer of district money.
 4-36 Sec. 3799.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
 4-37 The district may acquire, construct, finance, operate, or maintain
 4-38 any improvement or service authorized under this chapter or Chapter
 4-39 375, Local Government Code, using any money available to the
 4-40 district.
 4-41 Sec. 3799.153. PETITION REQUIRED FOR FINANCING SERVICES AND
 4-42 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
 4-43 service or improvement project with assessments under this chapter
 4-44 unless a written petition requesting that service or improvement
 4-45 has been filed with the board.
 4-46 (b) A petition filed under Subsection (a) must be signed by
 4-47 the owners of a majority of the assessed value of real property in
 4-48 the district subject to assessment according to the most recent
 4-49 certified tax appraisal roll for the county.
 4-50 Sec. 3799.154. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
 4-51 The board by resolution may impose and collect an assessment for any
 4-52 purpose authorized by this chapter in all or part of the district.
 4-53 (b) An assessment, a reassessment, or an assessment
 4-54 resulting from an addition to or correction of the assessment roll
 4-55 by the district, penalties and interest on an assessment or
 4-56 reassessment, an expense of collection, and reasonable attorney's
 4-57 fees incurred by the district:
 4-58 (1) are a first and prior lien against the property
 4-59 assessed;
 4-60 (2) are superior to any other lien or claim other than
 4-61 a lien or claim for county, school district, or municipal ad valorem
 4-62 taxes; and
 4-63 (3) are the personal liability of and a charge against
 4-64 the owners of the property even if the owners are not named in the
 4-65 assessment proceedings.
 4-66 (c) The lien is effective from the date of the board's
 4-67 resolution imposing the assessment until the date the assessment is
 4-68 paid. The board may enforce the lien in the same manner that the
 4-69 board may enforce an ad valorem tax lien against real property.

5-1 (d) The board may make a correction to or deletion from the
 5-2 assessment roll that does not increase the amount of assessment of
 5-3 any parcel of land without providing notice and holding a hearing in
 5-4 the manner required for additional assessments.

5-5 Sec. 3799.155. TAX AND ASSESSMENT ABATEMENTS. The district
 5-6 may designate reinvestment zones and may grant abatements of a tax
 5-7 or assessment on property in the zones.

5-8 SUBCHAPTER E. TAXES AND BONDS

5-9 Sec. 3799.201. ELECTIONS REGARDING TAXES AND BONDS. (a)
 5-10 The district may issue, without an election, bonds, notes, and
 5-11 other obligations secured by:

5-12 (1) revenue other than ad valorem taxes; or

5-13 (2) contract payments described by Section 3799.203.

5-14 (b) The district must hold an election in the manner
 5-15 provided by Subchapter L, Chapter 375, Local Government Code, to
 5-16 obtain voter approval before the district may impose an ad valorem
 5-17 tax or issue bonds payable from ad valorem taxes.

5-18 (c) Section 375.243, Local Government Code, does not apply
 5-19 to the district.

5-20 (d) All or any part of any facilities or improvements that
 5-21 may be acquired by a district by the issuance of its bonds may be
 5-22 submitted as a single proposition or as several propositions to be
 5-23 voted on at the election.

5-24 Sec. 3799.202. OPERATION AND MAINTENANCE TAX. (a) If
 5-25 authorized by a majority of the district voters voting at an
 5-26 election held in accordance with Section 3799.201, the district may
 5-27 impose an operation and maintenance tax on taxable property in the
 5-28 district in accordance with Section 49.107, Water Code, for any
 5-29 district purpose, including to:

5-30 (1) maintain and operate the district;

5-31 (2) construct or acquire improvements; or

5-32 (3) provide a service.

5-33 (b) The board shall determine the tax rate. The rate may not
 5-34 exceed the rate approved at the election.

5-35 (c) Section 49.107(h), Water Code, does not apply to the
 5-36 district.

5-37 Sec. 3799.203. CONTRACT TAXES. (a) In accordance with
 5-38 Section 49.108, Water Code, the district may impose a tax other than
 5-39 an operation and maintenance tax and use the revenue derived from
 5-40 the tax to make payments under a contract after the provisions of
 5-41 the contract have been approved by a majority of the district voters
 5-42 voting at an election held for that purpose.

5-43 (b) A contract approved by the district voters may contain a
 5-44 provision stating that the contract may be modified or amended by
 5-45 the board without further voter approval.

5-46 Sec. 3799.204. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
 5-47 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
 5-48 determined by the board. Section 375.205, Local Government Code,
 5-49 does not apply to a loan, line of credit, or other borrowing from a
 5-50 bank or financial institution secured by revenue other than ad
 5-51 valorem taxes.

5-52 (b) The district may issue bonds, notes, or other
 5-53 obligations payable wholly or partly from ad valorem taxes,
 5-54 assessments, impact fees, revenue, contract payments, grants, or
 5-55 other district money, or any combination of those sources of money,
 5-56 to pay for any authorized district purpose.

5-57 (c) The limitation on the outstanding principal amount of
 5-58 bonds, notes, and other obligations provided by Section 49.4645,
 5-59 Water Code, does not apply to the district.

5-60 Sec. 3799.205. TAXES FOR BONDS. At the time the district
 5-61 issues bonds payable wholly or partly from ad valorem taxes, the
 5-62 board shall provide for the annual imposition of a continuing
 5-63 direct annual ad valorem tax, without limit as to rate or amount,
 5-64 for each year that all or part of the bonds are outstanding as
 5-65 required and in the manner provided by Sections 54.601 and 54.602,
 5-66 Water Code.

5-67 Sec. 3799.206. CITY NOT REQUIRED TO PAY DISTRICT
 5-68 OBLIGATIONS. Except as provided by Section 375.263, Local
 5-69 Government Code, the city is not required to pay a bond, note, or

6-1 other obligation of the district.

6-2 SECTION 2. The Harris County Improvement District No. 24
6-3 initially includes all territory contained in the following area:

6-4 TRACT 1

6-5 FIELD NOTE DESCRIPTION OF 5.369 ACRES (233,869 SQUARE FEET)
6-6 OF LAND IN THE A.C. REYNOLDS SURVEY, ABSTRACT No. 61 AND BEING
6-7 UNRESTRICTED RESERVE "A", HIGHLAND VILLAGE SHOPPING CENTER,
6-8 SECTION ONE AS RECORDED IN FILM CODE 629155, HARRIS COUNTY MAP
6-9 RECORDS, ALL BEING LOCATED IN THE CITY OF HOUSTON, HARRIS COUNTY,
6-10 TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
6-11 FOLLOWS:

6-12 BEGINNING at a PK Nail with Shiner found for the intersection
6-13 of the north right-of-way of Westheimer (80-foot wide) and the west
6-14 right-of-way of Drexel Drive (60-foot wide), said point also being
6-15 the southeast corner of Unrestricted Reserve "A";

6-16 THENCE, S 86°49'28" W, along the north right-of-way line of
6-17 Westheimer, common with the south line of Unrestricted Reserve "A",
6-18 a distance of 767.10 feet to a PK Nail with Shiner found for the
6-19 southwest corner of the herein described tract, said point being on
6-20 the east line of the Union Pacific Railroad Fee Strip;

6-21 THENCE, N 02°46'33" W, along the east line of the Union
6-22 Pacific Railroad Fee Strip, common with the west line of
6-23 Unrestricted Reserve "A", a distance of 300.00 feet to a 5/8-inch
6-24 iron rod with cap found for the northwest corner of the herein
6-25 described tract, said point also being the southwest corner of Oak
6-26 Estates Subdivision, Section Two as recorded in Volume 35, Page 43
6-27 Harris County Map Records;

6-28 THENCE, N 86°49'28" E, along the south line of Oak Estates
6-29 Subdivision, Section Two, common with the north line of
6-30 Unrestricted Reserve "A", a distance of 657.84 feet to a 5/8-inch
6-31 iron rod with cap found for an interior corner of the herein
6-32 described tract and being the southeast corner of Oak Estates
6-33 Subdivision, Section Two;

6-34 THENCE, N 02°11'30" W, along the west line of Oak Estates
6-35 Subdivision, Section Two, a distance of 5.14 feet to a 5/8-inch iron
6-36 rod with cap found for an interior corner of the herein described
6-37 tract, said point being the southwest corner of Block Six, Oak
6-38 Estates Subdivision, Section One;

6-39 THENCE, N 87°12'29" E, along the south line of Block Six,
6-40 common with the north line of Unrestricted Reserve "A", a distance
6-41 of 163.65 feet to a 5/8-inch iron rod with cap found for the
6-42 northeast corner of the herein described tract, said point being on
6-43 the west right-of-way line of Drexel Drive and being on a
6-44 non-tangent curve to the left;

6-45 THENCE, along the aforementioned curve to the left, being the
6-46 west right-of-way line of Drexel Drive, common with the east line of
6-47 Unrestricted Reserve "A", having a radius of 338.66 feet, a delta of
6-48 32°58'06", an arc length of 194.87 feet, a chord bearing of S
6-49 13°41'31" W, and a chord distance of 192.19 feet to a PK Nail with
6-50 Shiner found for a point of tangency;

6-51 THENCE, S 02°47'32" E, along the west right-of-way line of
6-52 Drexel Drive, common with the east line of Unrestricted Reserve
6-53 "A", a distance of 120.12 feet to the POINT OF BEGINNING and
6-54 containing 5.369 acres (233,869 square feet) of land.

6-55 TRACT 2

6-56 FIELD NOTE DESCRIPTION OF 4.0363 ACRES (175,820 SQUARE FEET)
6-57 OF LAND COMPRISED OF RESERVE "B" AND ALL OF THE UNRESTRICTED TRACT
6-58 EAST OF DREXEL DRIVE IN THE PLAT OF OAK ESTATES, SECTION ONE, AS
6-59 RECORDED IN VOLUME 31, PAGE 67, H.C.M.R., ALL LOCATED IN THE CITY OF
6-60 HOUSTON, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
6-61 BOUNDS AS FOLLOWS:

6-62 BEGINNING at a PK Nail found for the intersection of the north
6-63 right-of-way line of Westheimer Road (80-foot wide) and the east
6-64 right-of-way line of Drexel Drive (60-foot wide) and being the
6-65 southwest corner of the herein described tract;

6-66 THENCE, N 02°47'32" W, along the east right-of-way line of
6-67 Drexel Drive, a distance of 119.72 feet to an "X" cut in concrete
6-68 for the point of a curve to the right;

6-69 THENCE, along the aforementioned curve to the right, being

7-1 the east right-of-way line of Drexel Drive, having a radius of
 7-2 278.66 feet, a delta of $41^{\circ}24'04''$, an arc length of 201.36 feet, a
 7-3 chord bearing of $N 17^{\circ}54'30'' E$ and a chord distance of 197.00 feet to
 7-4 a 5/8-inch iron rod set with cap for the northwest corner of the
 7-5 herein described tract, said point also being the southwest corner
 7-6 of Block 8, Oak Estates, Section One;

7-7 THENCE $N 87^{\circ}12'33'' E$, along the south line of Block 8, a
 7-8 distance of 527.04 feet to a 5/8-inch iron rod with cap set for the
 7-9 southeast corner of Block 8, common with the northeast corner of the
 7-10 herein described tract, said point also being on the west line of a
 7-11 tract conveyed to Walgreens Co. Store No. 1582 and recorded in
 7-12 Harris County Clerk's File No. J782393;

7-13 THENCE, $S 02^{\circ}21'32'' E$, along the west line of the Walgreens
 7-14 Co. Store No. 1582 tract, a distance of 300.02 feet to a PK Nail
 7-15 found for the southwest corner of the Walgreens Co. Store No. 1582
 7-16 tract, common with the southeast corner of the herein described
 7-17 tract and being on the north right-of-way line of Westheimer Road;

7-18 THENCE, $S 86^{\circ}49'28'' W$, along the north right-of-way line of
 7-19 Westheimer Road, a distance of 594.42 feet to the POINT OF BEGINNING
 7-20 and containing 4.0363 acres (175,820 square feet) of land.

7-21 TRACT 3

7-22 FIELD NOTE DESCRIPTION OF 3.5246 ACRES (153,531 SQUARE FEET)
 7-23 BEING THE RESERVED TRACT LOCATED BETWEEN SUFFOLK DRIVE AND DREXEL
 7-24 DRIVE, IN THE PLAT OF HIGHLAND VILLAGE SUBDIVISION, AS RECORDED IN
 7-25 VOLUME 27, PAGE 42, H.C.M.R., ALL BEING LOCATED IN THE CITY OF
 7-26 HOUSTON, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
 7-27 BOUNDS AS FOLLOWS:

7-28 BEGINNING at a PK Nail found for the intersection of the south
 7-29 right-of-way line of Westheimer Road (80-foot wide) and the west
 7-30 right-of-way line of Drexel Drive (60-foot wide) and being the
 7-31 northeast corner of the herein described tract;

7-32 THENCE, along a curve to the left, being the west
 7-33 right-of-way line of Drexel Drive, having a radius of 337.92 feet, a
 7-34 delta of $24^{\circ}46'37''$, an arc length of 146.13 feet, a chord bearing of
 7-35 $S 15^{\circ}31'55'' E$ and a chord distance of 144.99 feet to a point of
 7-36 tangency;

7-37 THENCE, $S 27^{\circ}54'33'' E$, along the west right-of-way line of
 7-38 Drexel Drive, a distance of 0.28 feet to a point for a curve to the
 7-39 right;

7-40 THENCE, along the aforementioned curve to the right, being
 7-41 the west right-of-way line of Drexel Drive, having a radius of
 7-42 249.66 feet, a delta of $27^{\circ}15'42''$, an arc length of 118.79 feet, a
 7-43 chord bearing of $S 14^{\circ}16'42'' E$ and a chord distance of 117.67 feet to
 7-44 a point of tangency;

7-45 THENCE, $S 00^{\circ}40'36'' E$, along the west right-of-way line of
 7-46 Drexel Drive, a distance of 2.40 feet to a 1/2-inch iron rod found
 7-47 for the southeast corner of the herein described tract, said point
 7-48 also being the northeast corner of Block 6, Highland Village
 7-49 Subdivision;

7-50 THENCE, $S 86^{\circ}49'28'' W$, along the north line of Block 6, a
 7-51 distance of 652.48 feet to a 1/2-inch iron rod with cap found for
 7-52 the southwest corner of the herein described tract, common with the
 7-53 northwest corner of Block 6 and being on a non-tangent curve to the
 7-54 right;

7-55 THENCE, along the aforementioned curve to the right, being
 7-56 the east right-of-way line of Suffolk Drive, having a radius of
 7-57 240.45 feet, a delta of $24^{\circ}59'21''$, an arc length of 104.87 feet, a
 7-58 chord bearing of $N 09^{\circ}44'58'' E$ and a chord distance of 104.04 feet to
 7-59 a point of tangency;

7-60 THENCE, $N 22^{\circ}14'38'' E$, along the east right-of-way line of
 7-61 Suffolk Drive, a distance of 34.45 feet to a point for a curve to the
 7-62 left;

7-63 THENCE, along the aforementioned curve to the left, being the
 7-64 east right-of-way line of Suffolk Drive, having a radius of 296.96
 7-65 feet, a delta of $25^{\circ}22'34''$, an arc length of 131.52 feet, a chord
 7-66 bearing of $N 09^{\circ}33'21'' E$ and a chord distance of 130.45 feet to a
 7-67 1/2-inch iron rod with cap found for the northwest corner of the
 7-68 herein described tract and being on the south right-of-way line of
 7-69 Westheimer Road;

8-1 THENCE, N 86°49'28" E, along the south right-of-way line of
 8-2 Westheimer Road, a distance of 532.00 feet to the POINT OF BEGINNING
 8-3 and containing 3.5246 acres (153,531 square feet) of land.

8-4 TRACT 4

8-5 FIELD NOTE DESCRIPTION OF 0.8377 ACRES (36,492 SQUARE FEET)
 8-6 BEING RESERVES A & B AND THE RESERVED TRACT EAST OF DREXEL, IN THE
 8-7 PLAT OF HIGHLAND VILLAGE SUBDIVISION AS RECORDED IN VOLUME 27, PAGE
 8-8 42, H.C.M.R., ALL BEING LOCATED IN THE CITY OF HOUSTON, TEXAS AND
 8-9 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

8-10 BEGINNING at a PK Nail found for the intersection of the south
 8-11 right-of-way line of Westheimer Road (80-foot wide) and the east
 8-12 right-of-way line of Drexel Drive (60-foot wide) and being the
 8-13 northwest corner of the herein described tract;

8-14 THENCE, N 86°49'28" E, along the south right-of-way line of
 8-15 Westheimer Road, a distance of 175.00 feet to a 5/8-inch iron rod
 8-16 found for the northeast corner of the herein described tract, said
 8-17 point being the northwest corner of a called 1.7783 acre tract
 8-18 conveyed to Weshy, Ltd. Under Harris County Clerk's File
 8-19 No. S582699;

8-20 THENCE, S 00°40'36" E, along the west line of the called
 8-21 1.7783 acre tract, a distance of 260.01 feet to a 5/8-inch iron rod
 8-22 with cap set for the southeast corner of the herein described tract,
 8-23 said point also being the northeast corner of Block 1, Highland
 8-24 Village Subdivision;

8-25 THENCE, S 86°49'28" W, along the north line of Block 1, a
 8-26 distance of 109.93 feet to a 1/2-inch iron rod found for the
 8-27 southwest corner of the herein described tract, common with the
 8-28 northwest corner of Block 1 and being on a non-tangent curve to the
 8-29 left;

8-30 THENCE, along the aforementioned curve to the left, being the
 8-31 east right-of-way line of Drexel Drive, having a radius of 309.66
 8-32 feet, a delta of 27°12'57", an arc length of 147.09 feet, a chord
 8-33 bearing of N 14°18'05" W and a chord distance of 145.71 feet to a
 8-34 point of tangency;

8-35 THENCE, N 27°54'33" W, along the east right-of-way line of
 8-36 Drexel Drive, a distance of 0.28 feet to a point for a curve to the
 8-37 right;

8-38 THENCE, along the aforementioned curve to the right, being
 8-39 the east right-of-way line of Drexel Drive, having a radius of
 8-40 277.92 feet, a delta of 24°47'10", an arc length of 120.23 feet, a
 8-41 chord bearing of N 15°30'58" W and a chord distance of 119.29 feet to
 8-42 the POINT OF BEGINNING and containing 0.8377 acres (36,492 square
 8-43 feet) of land.

8-44 TRACT 5

8-45 FIELD NOTE DESCRIPTION OF 0.8429 ACRES (36,717 SQUARE FEET)
 8-46 BEING THE RESERVED TRACT LOCATED WEST OF SUFFOLK DRIVE, IN THE PLAT
 8-47 OF HIGHLAND VILLAGE SUBDIVISION, AS RECORDED IN VOLUME 27, PAGE 42,
 8-48 H.C.M.R., ALL BEING LOCATED IN THE CITY OF HOUSTON, TEXAS AND BEING
 8-49 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

8-50 BEGINNING at a point for the Intersection of the south
 8-51 right-of-way line of Westheimer Road (80-foot wide) and the west
 8-52 right-of-way line of Suffolk Drive (60-foot wide) and being the
 8-53 northeast corner of the herein described tract;

8-54 THENCE, along a curve to the right, being the west
 8-55 right-of-way line of Suffolk Drive, having a radius of 236.96 feet,
 8-56 a delta of 25°21'55", an arc length of 104.90 feet, a chord bearing
 8-57 of S 09°33'41" W and a chord distance of 104.05 feet to a point of
 8-58 tangency;

8-59 THENCE, S 22°14'38" W, along the west right-of-way line of
 8-60 Suffolk Drive, a distance of 34.45 feet to a point for a curve to the
 8-61 left;

8-62 THENCE, along the aforementioned curve to the left, being the
 8-63 west right-of-way line of Suffolk Drive, having a radius of 300.45
 8-64 feet, a delta of 25°01'11", an arc length of 131.20 feet, a chord
 8-65 bearing of S 09°44'02" W and a chord distance of 130.16 feet to a
 8-66 point of tangency;

8-67 THENCE, S 02°46'33" E, along the west right-of-way line of
 8-68 Suffolk Drive, a distance of 0.29 feet to the southeast corner of
 8-69 the herein described tract, said point also being the northeast of

9-1 Unrestricted Reserve "A", Highland Village Subdivision, Partial
9-2 Replat No. 1 as recorded in Film Code 630209 H.C.M.R.;

9-3 THENCE, S 86°49'28" W, along the north line of Unrestricted
9-4 Reserve "A", a distance of 110.00 feet to the southwest corner of
9-5 the herein described tract, common with the northwest corner of
9-6 Unrestricted Reserve "A" and being on the east line of the Union
9-7 Pacific tract;

9-8 THENCE, N 02°46'33" W, along the east line of the Union
9-9 Pacific tract, a distance of 259.77 feet to the northwest corner of
9-10 the herein described tract and being on the south right-of-way line
9-11 of Westheimer Road;

9-12 THENCE, N 86°49'28" E, along the south right-of-way line of
9-13 Westheimer Road, a distance of 175.00 feet to the POINT OF BEGINNING
9-14 and containing 0.8429 acres (36,717 square feet) of land.

9-15 TRACT 6

9-16 FIELD NOTE DESCRIPTION OF 0.5050 ACRES (22,000 SQUARE FEET)
9-17 BEING ALL OF UNRESTRICTED RESERVE A, HIGHLAND VILLAGE PARTIAL
9-18 REPLAT No. 1 AS RECORDED IN FILM CODE 630209 H.C.M.R., ALL BEING
9-19 LOCATED IN THE CITY OF HOUSTON, TEXAS AND BEING MORE PARTICULARLY
9-20 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

9-21 COMMENCING at a point for the intersection of the south
9-22 right-of-way line of Westheimer Road (80-foot wide) and the west
9-23 right-of-way line of Suffolk Drive (60-foot wide) and being the
9-24 northeast corner of the of the Highland Village Reserved Tract as
9-25 recorded in Volume 027, Page 042, Harris County Map Records and
9-26 being on a non-tangent curve to the right;

9-27 THENCE, along a curve to the right, being the west
9-28 right-of-way line of Suffolk Drive, having a radius of 236.96 feet,
9-29 a delta of 25°21'55", an arc length of 104.90 feet, a chord bearing
9-30 of S 09°33'41" W and a chord distance of 104.05 feet to a point of
9-31 tangency;

9-32 THENCE, S 22°14'38" W, along the west right-of-way line of
9-33 Suffolk Drive, a distance of 34.45 feet to a point for a curve to the
9-34 left;

9-35 THENCE, along the aforementioned curve to the left, being the
9-36 west right-of-way line of Suffolk Drive, having a radius of 300.45
9-37 feet, a delta of 25°01'11", an arc length of 131.20 feet, a chord
9-38 bearing of S 09°44'02" W and a chord distance of 130.16 feet to a
9-39 point of tangency;

9-40 THENCE, S 02°46'33" E, along the west right-of-way line of
9-41 Suffolk Drive, a distance of 0.29 feet to the POINT OF BEGINNING and
9-42 the northeast corner Unrestricted Reserve "A";

9-43 THENCE, S 02°46'33" E, along the west right-of-way line of
9-44 Suffolk Drive, a distance of 200.00 feet to the southeast corner of
9-45 the herein described tract, said point also being the northeast of
9-46 the remainder of Lot 83, Highland Village Subdivision;

9-47 THENCE, S 86°49'28" W, along the north line of the remainder
9-48 of Lot 83, a distance of 110.00 feet to the southwest corner of the
9-49 herein described tract, common with the northwest corner of the
9-50 remainder of Lot 83 and being on the east line of the Union Pacific
9-51 tract;

9-52 THENCE, N 02°46'33" W, along the east line of the Union
9-53 Pacific tract, a distance of 200.00 feet to the northwest corner of
9-54 Unrestricted Reserve "A";

9-55 THENCE, N 86°49'28" E, along the north line of Unrestricted
9-56 Reserve "A", a distance of 110.00 feet to the POINT OF BEGINNING and
9-57 containing 0.5050 acres (22,000 square feet) of land.

9-58 SECTION 3. (a) The legal notice of the intention to
9-59 introduce this Act, setting forth the general substance of this
9-60 Act, has been published as provided by law, and the notice and a
9-61 copy of this Act have been furnished to all persons, agencies,
9-62 officials, or entities to which they are required to be furnished
9-63 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
9-64 Government Code.

9-65 (b) The governor, one of the required recipients, has
9-66 submitted the notice and Act to the Texas Commission on
9-67 Environmental Quality.

9-68 (c) The Texas Commission on Environmental Quality has filed
9-69 its recommendations relating to this Act with the governor,

10-1 lieutenant governor, and speaker of the house of representatives
10-2 within the required time.

10-3 (d) The general law relating to consent by political
10-4 subdivisions to the creation of districts with conservation,
10-5 reclamation, and road powers and the inclusion of land in those
10-6 districts has been complied with.

10-7 (e) All requirements of the constitution and laws of this
10-8 state and the rules and procedures of the legislature with respect
10-9 to the notice, introduction, and passage of this Act have been
10-10 fulfilled and accomplished.

10-11 SECTION 4. This Act takes effect immediately if it receives
10-12 a vote of two-thirds of all the members elected to each house, as
10-13 provided by Section 39, Article III, Texas Constitution. If this
10-14 Act does not receive the vote necessary for immediate effect, this
10-15 Act takes effect September 1, 2017.

10-16

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