

By: Miles

S.B. No. 390

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Northeast Houston Redevelopment District; providing authority to issue bonds; providing authority to impose assessments, fees, or taxes.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3961 to read as follows:

CHAPTER 3961. NORTHEAST HOUSTON REDEVELOPMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3961.0101. DEFINITIONS. In this chapter:

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

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

(3) "County" means Harris County.

(4) "Director" means a board member.

(5) "District" means the Northeast Houston Redevelopment District.

Sec. 3961.0102. CREATION AND NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3961.0103. PURPOSE; LEGISLATIVE FINDINGS. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and in authorizing political

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

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

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

11 Sec. 3961.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

12 (a) The district is created to serve a public use and benefit.

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

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

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

22 (2) eliminating unemployment and underemployment;

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

25 (4) providing quality residential housing.

26 (d) The district will:

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

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

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

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

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

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

20 Sec. 3961.0105. DISTRICT TERRITORY. (a) The district is
21 initially composed of the territory described by Section 2 of the
22 Act enacting this chapter.

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

27 (1) organization, existence, or validity;

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

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

5 (4) legality or operation.

6 Sec. 3961.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

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

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

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

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

15 Sec. 3961.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
16 DISTRICTS LAW. Except as otherwise provided by this chapter,
17 Chapter 375, Local Government Code, applies to the district.

18 Sec. 3961.0108. CONSTRUCTION OF CHAPTER. This chapter
19 shall be liberally construed in conformity with the findings and
20 purposes stated in this chapter.

21 SUBCHAPTER B. BOARD OF DIRECTORS

22 Sec. 3961.0201. GOVERNING BODY; TERMS. (a) The district
23 is governed by a board of nine voting directors who must be
24 qualified under and appointed by the governing body of the city as
25 provided by Subchapter D, Chapter 375, Local Government Code.

26 (b) The directors serve staggered terms of four years with
27 four or five directors' terms expiring June 1 of each odd-numbered

1 year.

2 Sec. 3961.0202. DIRECTOR'S OATH OR AFFIRMATION. (a) A
3 director shall file the director's oath or affirmation of office
4 with the district, and the district shall retain the oath or
5 affirmation in the district records.

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

8 Sec. 3961.0203. QUORUM. A vacant director position is not
9 counted for purposes of establishing a quorum.

10 Sec. 3961.0204. OFFICERS. The board shall elect from among
11 the directors a chair, a vice chair, and a secretary. The offices
12 of chair and secretary may not be held by the same person.

13 Sec. 3961.0205. COMPENSATION; EXPENSES. (a) The district
14 may compensate each director in an amount not to exceed \$50 for each
15 board meeting. The total amount of compensation a director may
16 receive each year may not exceed \$2,000.

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

20 Sec. 3961.0206. LIABILITY INSURANCE. The district may
21 obtain and pay for comprehensive general liability insurance
22 coverage from a commercial insurance company or other source that
23 protects and insures a director against personal liability and from
24 all claims relating to:

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

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

1 (3) the actions of others acting on behalf of the
2 district.

3 Sec. 3961.0207. NO EXECUTIVE COMMITTEE. The board may not
4 create an executive committee to exercise the powers of the board.

5 Sec. 3961.0208. BOARD MEETINGS. The board shall hold
6 meetings at a place accessible to the public.

7 Sec. 3961.0209. INITIAL DIRECTORS. (a) The initial board
8 consists of:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1.</u>	=====
<u>2.</u>	=====
<u>3.</u>	=====
<u>4.</u>	=====
<u>5.</u>	=====
<u>6.</u>	=====
<u>7.</u>	=====
<u>8.</u>	=====
<u>9.</u>	=====

19 (b) Of the initial directors, the terms of directors serving
20 in positions 1 through 5 expire June 1, 2021, and the terms of
21 directors serving in positions 6 through 9 expire June 1, 2023.

22 (c) Section 375.063, Local Government Code, does not apply
23 to the initial directors named by Subsection (a).

24 (d) This section expires September 1, 2023.

25 SUBCHAPTER C. POWERS AND DUTIES

26 Sec. 3961.0301. GENERAL POWERS AND DUTIES. The district
27 has the powers and duties necessary to accomplish the purposes for

1 which the district is created.

2 Sec. 3961.0302. IMPROVEMENT PROJECTS AND SERVICES. The
3 district may provide, design, construct, acquire, improve,
4 relocate, operate, maintain, or finance an improvement project or
5 service using money available to the district, or contract with a
6 governmental or private entity to provide, design, construct,
7 acquire, improve, relocate, operate, maintain, or finance an
8 improvement project or service authorized under this chapter or
9 Chapter 375, Local Government Code.

10 Sec. 3961.0303. LOCATION OF IMPROVEMENT PROJECT. An
11 improvement project described by Section 3961.0302 may be located:

- 12 (1) in the district; or
13 (2) in an area outside but adjacent to the district if
14 the project is for the purpose of extending a public infrastructure
15 improvement beyond the district's boundaries to a logical terminus.

16 Sec. 3961.0304. DEVELOPMENT CORPORATION POWERS. The
17 district, using money available to the district, may exercise the
18 powers given to a development corporation under Chapter 505, Local
19 Government Code, including the power to own, operate, acquire,
20 construct, lease, improve, or maintain a project under that
21 chapter.

22 Sec. 3961.0305. NONPROFIT CORPORATION. (a) The board by
23 resolution may authorize the creation of a nonprofit corporation to
24 assist and act for the district in implementing a project or
25 providing a service authorized by this chapter.

26 (b) The nonprofit corporation:

- 27 (1) has each power of and is considered to be a local

1 government corporation created under Subchapter D, Chapter 431,
2 Transportation Code; and

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

5 (c) The board shall appoint the board of directors of the
6 nonprofit corporation. The board of directors of the nonprofit
7 corporation shall serve in the same manner as the board of directors
8 of a local government corporation created under Subchapter D,
9 Chapter 431, Transportation Code, except that a board member is not
10 required to reside in the district.

11 Sec. 3961.0306. AGREEMENTS; GRANTS. (a) As provided by
12 Chapter 375, Local Government Code, the district may make an
13 agreement with or accept a gift, grant, or loan from any person.

14 (b) The implementation of a project is a governmental
15 function or service for the purposes of Chapter 791, Government
16 Code.

17 Sec. 3961.0307. LAW ENFORCEMENT SERVICES. To protect the
18 public interest, the district may contract with a qualified party,
19 including the county, to provide law enforcement services in the
20 district for a fee.

21 Sec. 3961.0308. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
22 The district may join and pay dues to a charitable or nonprofit
23 organization that performs a service or provides an activity
24 consistent with the furtherance of a district purpose.

25 Sec. 3961.0309. ECONOMIC DEVELOPMENT. (a) The district
26 may 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 that:

9 (1) Chapter 380, Local Government Code, provides to a
10 municipality; and

11 (2) Subchapter A, Chapter 1509, Government Code,
12 provides to a municipality.

13 Sec. 3961.0310. CONCURRENCE ON ADDITIONAL POWERS. If the
14 territory of the district is located in the corporate boundaries or
15 the extraterritorial jurisdiction of a municipality, the district
16 may not exercise a power granted to the district after the date the
17 district was created unless the governing body of the municipality
18 by resolution consents to the district's exercise of the power.

19 Sec. 3961.0311. NO EMINENT DOMAIN POWER. The district may
20 not exercise the power of eminent domain.

21 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

22 Sec. 3961.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The
23 board by resolution shall establish the number of signatures and
24 the procedure required for a disbursement or transfer of the
25 district's money.

26 Sec. 3961.0402. MONEY USED FOR IMPROVEMENTS OR SERVICES.
27 The district may acquire, construct, finance, operate, or maintain

1 an improvement project or service authorized under this chapter or
2 Chapter 375, Local Government Code, using any money available to
3 the district.

4 Sec. 3961.0403. GENERAL POWERS REGARDING PAYMENT OF
5 DISTRICT BONDS, OBLIGATIONS, OR OTHER COSTS. The district may
6 provide or secure the payment or repayment of any bond, note, or
7 other temporary or permanent obligation or reimbursement or other
8 contract with any person and the costs and expenses of the
9 establishment, administration, and operation of the district and
10 the district's costs or share of the costs or revenue of an
11 improvement project or district contractual obligation or
12 indebtedness by:

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

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

17 Sec. 3961.0404. COSTS FOR IMPROVEMENT PROJECTS. The
18 district may undertake separately or jointly with other persons,
19 including the city or the county, all or part of the cost of an
20 improvement project, including an improvement project:

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

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

26 Sec. 3961.0405. TAX AND ASSESSMENT ABATEMENTS. The
27 district may designate reinvestment zones and may grant abatements

1 of a tax or assessment on property in the zones.

2 Sec. 3961.0406. PROPERTY EXEMPT FROM IMPACT FEES. The
3 district may not impose an impact fee on a residential property,
4 including a multiunit residential property, or a condominium.

5 SUBCHAPTER E. ASSESSMENTS

6 Sec. 3961.0501. PETITION REQUIRED FOR FINANCING SERVICES
7 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance
8 a service or improvement project with assessments under this
9 chapter unless a written petition requesting that service or
10 improvement has been filed with the board.

11 (b) The petition must be signed by the owners of at least 50
12 percent of the property in the district subject to assessment
13 according to the most recent certified tax appraisal roll for the
14 county.

15 Sec. 3961.0502. ASSESSMENTS; LIENS FOR ASSESSMENTS.

16 (a) The board by resolution may impose and collect an assessment
17 for any purpose authorized by this chapter in all or any part of the
18 district that is not a residential property, including a multiunit
19 residential property or a condominium.

20 (b) An assessment, a reassessment, or an assessment
21 resulting from an addition to or correction of the assessment roll
22 by the district, penalties and interest on an assessment or
23 reassessment, an expense of collection, and reasonable attorney's
24 fees incurred by the district:

25 (1) are a first and prior lien against the property
26 assessed;

27 (2) are superior to any other lien or claim other than

1 a lien or claim for county, school district, or municipal ad valorem
2 taxes; and

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

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

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

14 Sec. 3961.0503. METHOD OF NOTICE FOR HEARING. The district
15 may mail the notice required by Section 375.115(c), Local
16 Government Code, by certified or first class United States mail.
17 The board shall determine the method of notice.

18 SUBCHAPTER F. TAXES AND BONDS

19 Sec. 3961.0601. TAX ABATEMENT. The district may enter into
20 a tax abatement agreement in accordance with the general laws of
21 this state authorizing and applicable to a tax abatement agreement
22 by a municipality.

23 Sec. 3961.0602. PROPERTY TAX AUTHORIZED. (a) The district
24 may impose an ad valorem tax on all taxable property in the district
25 to:

26 (1) pay for an improvement project of the types
27 authorized by Section 52(b), Article III, and Section 59, Article

1 XVI, Texas Constitution; or

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

4 (b) The district may not impose an ad valorem tax to pay for
5 an improvement project under this chapter unless:

6 (1) a written petition has been filed with the board
7 requesting an election to approve the imposition of the tax signed
8 by the owners of at least 50 percent of the property in the district
9 subject to assessment according to the most recent certified county
10 property tax rolls; and

11 (2) the imposition of the tax is approved by the voters
12 of the district voting at the requested election.

13 (c) The district may not impose an ad valorem tax on a
14 residential property, including a multiunit residential property
15 or a condominium.

16 Sec. 3961.0603. SALES AND USE TAX. (a) The district may
17 impose a sales and use tax if authorized by a majority of the voters
18 of the district voting at an election called for that purpose.
19 Revenue from the tax may be used for any purpose for which ad
20 valorem tax revenue of the district may be used.

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

26 (c) If the voters of the district approve the adoption of
27 the tax at an election held on the same election date on which

1 another political subdivision adopts a sales and use tax or
2 approves an increase in the rate of its sales and use tax and as a
3 result the combined rate of all sales and use taxes imposed by the
4 district and other political subdivisions of this state having
5 territory in the district would exceed two percent at any location
6 in the district, the election to adopt a sales and use tax under
7 this chapter has no effect.

8 Sec. 3961.0604. BONDS AND OTHER OBLIGATIONS. (a) The
9 district may issue, by public or private sale, bonds, notes, or
10 other obligations payable wholly or partly from ad valorem taxes,
11 sales and use taxes, or assessments in the manner provided by
12 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local
13 Government Code.

14 (b) In exercising the district's borrowing power, the
15 district may issue a bond or other obligation in the form of a bond,
16 note, certificate of participation or other instrument evidencing a
17 proportionate interest in payments to be made by the district, or
18 other type of obligation.

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

25 Sec. 3961.0605. BOND MATURITY. Bonds may mature not more
26 than 40 years from their date of issue.

27 Sec. 3961.0606. TAXES FOR BONDS AND OTHER OBLIGATIONS. At

1 the time bonds or other obligations payable wholly or partly from ad
2 valorem taxes are issued:

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

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

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

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

14 SUBCHAPTER G. DISSOLUTION

15 Sec. 3961.0701. DISSOLUTION BY ORDINANCE. (a) A
16 municipality that includes territory of the district, in the
17 corporate boundaries or extraterritorial jurisdiction of the
18 municipality, by ordinance may dissolve the district.

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

24 Sec. 3961.0702. COLLECTION OF ASSESSMENTS AND OTHER
25 REVENUE. (a) If the dissolved district has bonds or other
26 obligations outstanding secured by and payable from assessments or
27 other revenue, other than ad valorem taxes, the municipality that

1 dissolves the district shall succeed to the rights and obligations
2 of the district regarding enforcement and collection of the
3 assessments or other revenue.

4 (b) The municipality shall have and exercise all district
5 powers to enforce and collect the assessments or other revenue to
6 pay:

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

9 (2) special revenue or assessment bonds or other
10 obligations issued by the municipality to refund the outstanding
11 bonds or obligations.

12 Sec. 3961.0703. ASSUMPTION OF ASSETS AND LIABILITIES.

13 (a) If a municipality dissolves the district, the municipality
14 assumes, subject to the appropriation and availability of funds,
15 the obligations of the district, including any bonds or other debt
16 payable from assessments or other district revenue.

17 (b) If a municipality dissolves the district, the board
18 shall transfer ownership of all district property to the
19 municipality.

20 SECTION 2. The Northeast Houston Redevelopment District
21 initially includes all the territory contained in the following
22 area:

23 The Northeast Houston Redevelopment District is +/- 12,905 acres of
24 land situated east of US Hwy 59 North and north of Liberty Road
25 within the Municipal Limits of the City of Houston and Harris
26 County, Texas, and described as follows:

27 Beginning at intersection of west right-of-way (ROW) of Lockwood Dr

1 and centerline ROW of North Loop Fwy E;
2 Then generally west along centerline ROW of North Loop Fwy E to
3 centerline ROW of US Hwy 59 North;
4 Then north along centerline ROW of US Hwy 59 North to centerline of
5 Southern Pacific Railway;
6 Then north northeast along centerline of Southern Pacific Railway
7 to centerline ROW of E Crosstimbers St;
8 Then east along centerline ROW of E Crosstimbers St to centerline
9 ROW of Hirsch Rd;
10 Then north and north northeast along centerline ROW of Hirsch Rd to
11 centerline ROW of Van Zandt St;
12 Then east along centerline ROW of Van Zandt St to centerline ROW of
13 Homestead Rd;
14 Then north along centerline ROW of Homestead Rd to centerline of
15 drainage ditch P125-00-00 (Tributary 14.27 to Greens Bayou);
16 Then east, south and east along centerline of drainage ditch
17 P125-00-00 (Tributary 14.27 to Greens Bayou) to southwest corner of
18 0.1525 acre lot (NORTHWOOD MANOR SEC 4 LT 1 BLK 43);
19 Then east and generally east southeast along south boundary of
20 NORTHWOOD MANOR SEC 4 LTS 1-9 BLK 43, LTS 1-11 BLK 54, and LTS 13-16
21 BLK 53, and NORTHWOOD MANOR SEC 8 LTS 55-63 BLK 1 and LTS 191-206 BLK
22 6 to southwest corner of 0.271 acre lot (NORTHWOOD MANOR SEC 8 LT
23 191 BLK 6);
24 Then east along south boundary of said 0.271 acre lot and NORTHWOOD
25 MANOR SEC 8 to centerline ROW of N Wayside Dr and boundary line of
26 City of Houston Municipal Limits;
27 Then south along centerline ROW of N Wayside Dr and boundary line of

1 City of Houston Municipal Limits to a point west of southwest corner
2 of 233.2922 acre tract (ABST 119 J E BUNDICK TR 2C);
3 Then east to east ROW line of N Wayside Dr and along south boundary
4 of said 233.2922 acre tract, and 195.79 acre tract (ABST 119 J E
5 BUNDICK TRS 2B & 2D), and boundary line of City of Houston Municipal
6 Limits, to west boundary of 32.0224 acre tract (ABST 600 E NOLAND ML
7 (BSL&W) HOU TO ANCH TR R60);
8 Then southwest along west boundary of said 32.0224 acre tract to
9 north ROW of Little York Rd;
10 Then east along north ROW of Little York Rd across 32.0224 acre
11 tract to east boundary of said tract;
12 Then northeast along east boundary of said 32.0224 acre tract to
13 boundary line of City of Houston Municipals Limits and southwest
14 corner of 6.8196 acre tract (ABST 119 J E BUNDICK TR 2E);
15 Then east along south boundary of said 6.8196 acre tract, and along
16 boundary line of City of Houston Municipals Limits, across ROW of
17 Mesa Dr, and along north boundary of 32.42 acre tract (TRAYLOR FIELD
18 SEC 1 RES A BLK 1), and 71.6700 acre tract (ABST 600 E NOLAND TR 39K)
19 to northeast corner of said 71.6700 acre tract;
20 Then south along east boundary of said 71.6700 acre tract and
21 boundary line of City of Houston Municipal Limits, and east
22 boundary of 192.9761 acre tract (ABST 600 E NOLAND TRS 39 & 39E),
23 and 31.03 acre tract (ABST 600 E NOLAND TR 39J), and 7.3476 acre
24 tract (ABST 600 E NOLAND TRS 39B & 39C), and 1.375 acre tract (ABST
25 600 E NOLAND TRS 21A & 22A), and 6.435 acre tract (OAKLAND ACRES TR A
26 (NM)), and 48.0056 acre tract (MESA DRIVE CROSSING RES A BLK 1) to
27 southeast corner of said 48.0056 acre tract;

1 Then west along south boundary of said 48.0056 acre tract to east
2 boundary of KENTSHIRE PLACE SEC 3 Subdivision;
3 Then south along east boundary of KENTSHIRE PLACE SEC 1-3
4 Subdivision to centerline ROW of Caddo St;
5 Then west along centerline ROW of Caddo St to centerline ROW of
6 Thorn St;
7 Then south along centerline ROW of Thorn St to centerline ROW of
8 Sterlingshire Rd;
9 Then west along centerline ROW of Sterlingshire Rd to centerline
10 ROW of Balsam Rd;
11 Then south along centerline ROW of Balsam Rd to centerline ROW of
12 Tidwell Rd;
13 Then west along centerline ROW of Tidwell Rd to centerline ROW of
14 Mesa Rd;
15 Then south along centerline ROW of Mesa Rd to north boundary of
16 Southern Pacific Rail Easement;
17 Then west southwest along north boundary of Southern Pacific Rail
18 Easement to a point south of west ROW line of Majestic St;
19 Then north along west ROW line of Majestic St to a point west of
20 southwest corner of 0.124 acre tract (LIBERTY GARDENS SEC 1 TR 181
21 BLK 10);
22 Then east across ROW of Majestic St and along south boundary of said
23 0.124 acre tract and south boundary of 0.5159 acre tract (LIBERTY
24 GARDENS SEC 1 TRS 181B THRU 185B BLK 10) to southeast corner of said
25 0.5159 acre tract and coincident west boundary of 9.9226 acre tract
26 (ABST 32 HARRIS & WILSON TR 1Y);
27 Then north along west boundary of said 9.9226 acre tract, and

1 7.46000 acre tract (ABST 32 HARRIS & WILSON TR 1), and 4.8780 acre
2 tract (ABST 32 HARRIS & WILSON TR 62C) to south boundary of 0.6359
3 acre tract (ABST 32 HARRIS & WILSON LT 207 & TRS 205 & 206 BLK 11 & TR
4 62);
5 Then west, north and west along boundary line of said 0.6359 acre
6 tract, across ROW of Majestic St to west ROW;
7 Then north along west ROW of Majestic St to a point west of
8 northwest corner of 0.7779 acre tract (LIBERTY GARDENS SEC 1 LTS 209
9 & 210 & TR 208 BLK 12);
10 Then east across ROW of Majestic St and along north boundary of said
11 0.779 acre tract to northeast corner of said tract and west ROW of
12 Blaffer St;
13 Then north along west ROW of Blaffer St to southeast corner of
14 18.0091 acre tract (CONSOLIDATED FREIGHTWAYS HOUSTON RES A BLK 1);
15 Then west along south boundary of said 18.0091 acre tract, and
16 11.5346 acre tract (ABST 32 HARRIS & WILSON TR 4) to west ROW of
17 Dabney St;
18 Then north along west ROW of Dabney St to northeast corner 0.1657
19 acre lot (STANNARD PLACE LT 25 BLK 1);
20 Then west along north boundary of said lot and STANNARD PLACE LTS
21 24-14 BLK 1 to northwest corner of 0.168 acre lot (STANNARD PLACE LT
22 14 BLK 1) and east ROW of Hoffman St;
23 Then south along east ROW of Hoffman St to south ROW of Minden St;
24 Then west along south ROW of Minden to west ROW of Lockwood Dr;
25 Then north along west ROW of Lockwood Dr to centerline of North Loop
26 Fwy E and beginning of +/- 12,905 acre tract.
27 Save and Except Harris County MUD 439.

1 Save and Except ABST 600 E NOLAND ML (BSL&W) HOU TO ANCH TR R60.
2 Save and Except +/- 26.688 acre tract situated southeast of
3 intersection of Feland St and Woodlyn Rd and consisting of Oaks of
4 Lakewood Village Section 1-2 with beginning point being east ROW
5 line of Feland St and northwest corner of 3.0045 acre tract (OAKS OF
6 LAKEWOOD VILLAGE SEC 1 (DETENTION) RES A);
7 Then east along north boundary of said 3.0045 acre tract, and OAKS
8 OF LAKEWOOD VILLAGE SEC 1 to northeast corner of 0.2361 acre lot
9 (OAKS OF LAKEWOOD VILLAGE SEC 1 LT 36 BLK 1);
10 Then south along east boundary of said 0.2361 acre lot, and OAKS OF
11 LAKEWOOD VILLAGE SEC 1-2 to southeast corner of 0.2849 acre lot
12 (OAKS OF LAKEWOOD VILLAGE SEC 2 LT 30 BLK 1);
13 Then generally west along south boundary of said 0.2849 acre lot,
14 and OAKS OF LAKEWOOD VILLAGE SEC 2 to southwest corner of 0.1779
15 acre lot (OAKS OF LAKEWOOD VILLAGE SEC 2 LT 46 BLK 1) and east ROW
16 line of Feland St;
17 Then north along east ROW line of Feland St to northwest corner of
18 3.0045 acre tract (OAKS OF LAKEWOOD VILLAGE SEC 1 (DETENTION) RES A)
19 and point of beginning of Save and Except +/- 26.688 acre tract.
20 Save and Except 1.8095 acre tract (TR 4C BLK 9 HOUSTON GARDENS);
21 Save and Except 2.585 acre tract (LT 5 BLK 9 HOUSTON GARDENS);
22 Save and Except 0.1612 acre tract (LT 104 BLK 10 TOWNLEY PLACE);
23 Save and Except 0.1612 acre tract (LT 107 BLK 10 TOWNLEY PLACE);
24 Save and Except 0.1612 acre tract (LT 108 BLK 10 TOWNLEY PLACE);
25 Save and Except 0.1612 acre tract (LT 109 BLK 10 TOWNLEY PLACE);
26 Save and Except 0.1612 acre tract (LT 110 BLK 10 TOWNLEY PLACE);
27 Save and Except 0.1612 acre tract (LT 121 BLK 10 TOWNLEY PLACE);

1 Save and Except 0.1612 acre tract (LT 122 BLK 10 TOWNLEY PLACE);
2 Save and Except 0.3223 acre tract (LTS 123 & 124 BLK 10 TOWNLEY
3 PLACE);

4 Save and Except 0.1612 acre tract (LT 125 BLK 10 TOWNLEY PLACE);

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

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

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

19 (d) All requirements of the constitution and laws of this
20 state and the rules and procedures of the legislature with respect
21 to the notice, introduction, and passage of this Act have been
22 fulfilled and accomplished.

23 SECTION 4. This Act takes effect immediately if it receives
24 a vote of two-thirds of all the members elected to each house, as
25 provided by Section 39, Article III, Texas Constitution. If this
26 Act does not receive the vote necessary for immediate effect, this
27 Act takes effect September 1, 2019.