

1-1 By: Alvarado S.B. No. 1835
 1-2 (In the Senate - Filed March 7, 2019; March 18, 2019, read
 1-3 first time and referred to Committee on Intergovernmental
 1-4 Relations; April 23, 2019, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 5, Nays 0;
 1-6 April 23, 2019, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8 Lucio	X			
1-9 Schwertner			X	
1-10 Alvarado	X			
1-11 Campbell	X			
1-12 Fallon	X			
1-13 Menéndez			X	
1-14 Nichols	X			

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 1835 By: Alvarado

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

1-19 relating to the creation of the Channelview Improvement District;
 1-20 providing authority to issue bonds; providing authority to impose
 1-21 fees and taxes.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-23 SECTION 1. Subtitle C, Title 4, Special District Local Laws
 1-24 Code, is amended by adding Chapter 3943 to read as follows:

1-25 CHAPTER 3943. CHANNELVIEW IMPROVEMENT DISTRICT
 1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 3943.0101. DEFINITIONS. In this chapter:

1-28 (1) "Board" means the board of directors of the
 1-29 district.

1-30 (2) "Commission" means the Texas Commission on
 1-31 Environmental Quality.

1-32 (3) "County" means Harris County.

1-33 (4) "District" means the Channelview Improvement
 1-34 District.

1-35 Sec. 3943.0102. CREATION AND NATURE OF DISTRICT. The
 1-36 district is a special district created under Section 59, Article
 1-37 XVI, Texas Constitution.

1-38 Sec. 3943.0103. PURPOSE; DECLARATION OF INTENT. (a) The
 1-39 creation of the district is essential to accomplish the purposes of
 1-40 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-41 Texas Constitution, and other public purposes stated in this
 1-42 chapter. By creating the district and in authorizing political
 1-43 subdivisions to contract with the district, the legislature has
 1-44 established a program to accomplish the public purposes set out in
 1-45 Section 52-a, Article III, Texas Constitution.

1-46 (b) The creation of the district is necessary to promote,
 1-47 develop, encourage, and maintain employment, commerce,
 1-48 transportation, housing, tourism, recreation, the arts,
 1-49 entertainment, economic development, safety, scenic beauty, and
 1-50 the public welfare in the district.

1-51 (c) This chapter and the creation of the district may not be
 1-52 interpreted to relieve the county from providing the level of
 1-53 services provided as of the effective date of the Act enacting this
 1-54 chapter to the area in the district. The district is created to
 1-55 supplement and not to supplant county services provided in the
 1-56 district.

1-57 Sec. 3943.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-58 (a) The district is created to serve a public use and benefit.

1-59 (b) All land and other property included in the district
 1-60 will benefit from the improvements and services to be provided by

2-1 the district under powers conferred by Sections 52 and 52-a,
2-2 Article III, and Section 59, Article XVI, Texas Constitution, and
2-3 other powers granted under this chapter.

2-4 (c) The creation of the district is in the public interest
2-5 and is essential to:

2-6 (1) further the public purposes of developing and
2-7 diversifying the economy of the state;

2-8 (2) eliminate unemployment and underemployment; and

2-9 (3) develop or expand transportation and commerce.

2-10 (d) The district shall:

2-11 (1) promote the health, safety, and general welfare of
2-12 residents, merchants, landowners, employers, potential employees,
2-13 employees, visitors, and consumers in the district, and of the
2-14 public;

2-15 (2) provide needed funding for the district to
2-16 preserve, maintain, and enhance the economic health and vitality of
2-17 the district territory as a community and business center;

2-18 (3) provide and maintain common areas and facilities
2-19 in the district to ensure scenic beauty;

2-20 (4) provide improvements in the district to promote
2-21 the welfare of the public in the district; and

2-22 (5) promote the health, safety, welfare, and enjoyment
2-23 of the public by providing pedestrian ways and by landscaping and
2-24 developing certain areas in the district, which are necessary for
2-25 the restoration, preservation, and enhancement of scenic beauty.

2-26 (e) The district may not act as the agent or instrumentality
2-27 of any private interest even though the district will benefit many
2-28 private interests as well as the public.

2-29 Sec. 3943.0105. INITIAL DISTRICT TERRITORY. (a) The
2-30 district is composed of the territory described by Section 2 of the
2-31 Act enacting this chapter.

2-32 (b) The boundaries and field notes of the district contained
2-33 in Section 2 of the Act enacting this chapter form a closure. A
2-34 mistake in the field notes or in copying the field notes in the
2-35 legislative process does not in any way affect the district's:

2-36 (1) organization, existence, or validity;

2-37 (2) right to contract;

2-38 (3) authority to issue any type of bond for a purpose
2-39 for which the district is created or to pay the principal of and
2-40 interest on the bond;

2-41 (4) right to impose or collect a fee or tax or collect
2-42 other revenue; or

2-43 (5) legality or operation.

2-44 Sec. 3943.0106. CONFIRMATION AND DIRECTORS' ELECTION
2-45 REQUIRED. The temporary directors shall hold an election to
2-46 confirm the creation of the district and to elect five permanent
2-47 directors as provided by Section 49.102, Water Code.

2-48 Sec. 3943.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-49 DISTRICTS LAW. Chapter 375, Local Government Code, does not apply
2-50 to the district unless specifically provided otherwise by this
2-51 chapter.

2-52 SUBCHAPTER B. BOARD OF DIRECTORS

2-53 Sec. 3943.0201. GOVERNING BODY; TERMS. (a) The district
2-54 is governed by a board of five elected directors.

2-55 (b) Except as provided by Section 3943.0204, directors
2-56 serve staggered terms of four years.

2-57 (c) Directors are elected in the manner provided by
2-58 Subchapter D, Chapter 49, Water Code.

2-59 (d) To be qualified to serve as a director, a person must be
2-60 a resident of the district.

2-61 Sec. 3943.0202. LAW GOVERNING ADMINISTRATION OF BOARD.
2-62 Sections 375.066-375.070, Local Government Code, apply to the board
2-63 as if it were established under Chapter 375 of that code.

2-64 Sec. 3943.0203. VOTING BY BOARD PRESIDENT RESTRICTED. The
2-65 board president may not vote except to break a tie vote.

2-66 Sec. 3943.0204. TEMPORARY DIRECTORS. (a) On or after the
2-67 effective date of the Act enacting this chapter, the owner or owners
2-68 of a majority of the assessed value of the real property in the
2-69 district may submit a petition to the commission requesting that

3-1 the commission appoint as temporary directors the five persons
 3-2 named in the petition. The commission shall appoint as temporary
 3-3 directors the five persons named in the petition.

3-4 (b) The temporary directors shall hold an election to elect
 3-5 five permanent directors as provided by Section 3943.0106.

3-6 (c) Temporary directors serve until the earlier of:

3-7 (1) the date permanent directors are elected under
 3-8 Section 3943.0106; or

3-9 (2) the fourth anniversary of the effective date of
 3-10 the Act enacting this chapter.

3-11 (d) If permanent directors have not been elected under
 3-12 Section 3943.0106 and the terms of the temporary directors have
 3-13 expired, successor temporary directors shall be appointed or
 3-14 reappointed as provided by Subsection (e) to serve terms that
 3-15 expire on the earlier of:

3-16 (1) the date permanent directors are elected under
 3-17 Section 3943.0106; or

3-18 (2) the fourth anniversary of the date of the
 3-19 appointment or reappointment.

3-20 (e) If Subsection (d) applies, the owner or owners of a
 3-21 majority of the assessed value of the real property in the district
 3-22 may submit a petition to the commission requesting that the
 3-23 commission appoint as successor temporary directors the five
 3-24 persons named in the petition. The commission shall appoint as
 3-25 successor temporary directors the five persons named in the
 3-26 petition.

3-27 SUBCHAPTER C. POWERS AND DUTIES

3-28 Sec. 3943.0301. GENERAL POWERS. The district has all of the
 3-29 powers and duties necessary to accomplish the purposes for which
 3-30 the district was created, including the powers and duties provided
 3-31 by:

3-32 (1) Subchapter E, Chapter 375, Local Government Code;
 3-33 and

3-34 (2) the general laws of this state on conservation and
 3-35 reclamation districts created under Section 59, Article XVI, Texas
 3-36 Constitution, including Chapter 49, Water Code.

3-37 Sec. 3943.0302. IMPROVEMENT PROJECTS. The district may
 3-38 provide, or it may enter into contracts with a governmental or
 3-39 private entity to provide, and pay all or part of the costs of the
 3-40 improvement projects described by Subchapter D or activities in
 3-41 support of or incidental to those projects.

3-42 Sec. 3943.0303. DEVELOPMENT CORPORATION POWERS. The
 3-43 district, using money available to the district, may exercise the
 3-44 powers given to a development corporation under Chapter 505, Local
 3-45 Government Code, including the power to own, operate, acquire,
 3-46 construct, lease, improve, or maintain a project under that
 3-47 chapter.

3-48 Sec. 3943.0304. RULES. The district may adopt rules:

3-49 (1) to administer and operate the district;

3-50 (2) for the use, enjoyment, availability, protection,
 3-51 security, and maintenance of the district's facilities; and

3-52 (3) for the provision of public safety and security in
 3-53 the district.

3-54 Sec. 3943.0305. LEASE, ACQUISITION, OR CONSTRUCTION OF
 3-55 BUILDING OR FACILITY; ECONOMIC DEVELOPMENT PROGRAMS. The district
 3-56 may, as if the district were a home-rule municipality with a
 3-57 population of more than 100,000:

3-58 (1) issue bonds and lease, acquire, or construct a
 3-59 building or facility as provided by Subchapter A, Chapter 1509,
 3-60 Government Code; and

3-61 (2) establish and administer a program as provided by
 3-62 Section 380.002, Local Government Code.

3-63 Sec. 3943.0306. CONTRACTS; GRANTS; DONATIONS. (a) The
 3-64 district may contract with any person to accomplish the purposes of
 3-65 this chapter on terms and for the period the board determines,
 3-66 including contracting for the payment of costs incurred by the
 3-67 person on behalf of the district, including all or part of the costs
 3-68 of an improvement project, from tax proceeds or any other specified
 3-69 source of money.

4-1 (b) The district may contract with a person to receive,
4-2 administer, and perform the district's duties under a gift, grant,
4-3 loan, conveyance, transfer, bequest, donation, or other financial
4-4 arrangement relating to the investigation, planning, analysis,
4-5 acquisition, construction, completion, implementation, or
4-6 operation of a proposed or existing improvement project.

4-7 (c) Any person, including any type of governmental entity,
4-8 may contract with the district to carry out the purposes of this
4-9 chapter.

4-10 Sec. 3943.0307. ANNEXATION OR EXCLUSION OF TERRITORY. The
4-11 district may add or exclude territory in the manner provided by
4-12 Chapter 375, Local Government Code.

4-13 Sec. 3943.0308. NO PEACE OFFICERS. The district may not
4-14 employ peace officers.

4-15 Sec. 3943.0309. NO EMINENT DOMAIN. The district may not
4-16 exercise the power of eminent domain.

4-17 SUBCHAPTER D. IMPROVEMENT PROJECTS

4-18 Sec. 3943.0401. IMPROVEMENT PROJECTS AND SERVICES. The
4-19 district may provide, design, construct, acquire, improve, lease,
4-20 relocate, repair, operate, maintain, or finance an improvement
4-21 project or service using money available to the district, or
4-22 contract with a governmental or private entity to provide, design,
4-23 construct, acquire, improve, lease, relocate, repair, operate,
4-24 maintain, or finance an improvement project or service authorized
4-25 under this chapter.

4-26 Sec. 3943.0402. MISCELLANEOUS DESIGN, CONSTRUCTION, AND
4-27 MAINTENANCE. An improvement project may include the planning,
4-28 design, construction, improvement, and maintenance of:

4-29 (1) landscaping;

4-30 (2) highway right-of-way or transit corridor
4-31 beautification and improvement;

4-32 (3) lighting, banners, and signs;

4-33 (4) a street or sidewalk;

4-34 (5) a hiking and cycling path or trail;

4-35 (6) a pedestrian walkway, skywalk, crosswalk, or
4-36 tunnel;

4-37 (7) a park, lake, garden, recreational facility, open
4-38 space, scenic area, or related exhibit or preserve;

4-39 (8) a fountain, plaza, or pedestrian mall; or

4-40 (9) public art or sculpture and related exhibits and
4-41 facilities and educational or cultural exhibits and facilities,
4-42 including exhibits, displays, attractions, or facilities for
4-43 special events, holidays, or seasonal or cultural celebrations.

4-44 Sec. 3943.0403. PARKING AND TRANSPORTATION. An improvement
4-45 project may include the planning, design, construction,
4-46 improvement, maintenance, and operation of an off-street parking
4-47 facility, a heliport, a bus terminal, mass transit, and a roadway or
4-48 water transportation system.

4-49 Sec. 3943.0404. DEMOLITION. An improvement project may
4-50 include the removal, razing, demolition, or clearing of land or
4-51 improvements in connection with an improvement project.

4-52 Sec. 3943.0405. ACQUISITION OF PROPERTY. An improvement
4-53 project may include the acquisition of property or an interest in
4-54 property in connection with an improvement project.

4-55 Sec. 3943.0406. SPECIAL OR SUPPLEMENTAL SERVICES. An
4-56 improvement project may include a special or supplemental service
4-57 for the improvement and promotion of the district or for the
4-58 protection of public health and safety in the district, including:

4-59 (1) tourism;

4-60 (2) elimination of traffic congestion;

4-61 (3) health, sanitation, public safety, and security;

4-62 (4) recreational, educational, or cultural
4-63 improvements, enhancements, and services; and

4-64 (5) advertising, promotion, and business recruitment.

4-65 Sec. 3943.0407. SIMILAR IMPROVEMENT PROJECTS. An
4-66 improvement project may include a public improvement, facility, or
4-67 service similar to a project described by this subchapter.

4-68 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS

4-69 Sec. 3943.0501. NO AD VALOREM TAX. The district may not

5-1 impose an ad valorem tax.
5-2 Sec. 3943.0502. FEES; CHARGES. The district may:
5-3 (1) establish and collect user fees, concession fees,
5-4 admission fees, rental fees, or other similar fees or charges; and
5-5 (2) apply the proceeds from those fees or charges for
5-6 the enjoyment, sale, rental, or other use of the district's
5-7 facilities, services, or improvement projects.
5-8 Sec. 3943.0503. BORROWING MONEY. The district may borrow
5-9 money for a district purpose.
5-10 Sec. 3943.0504. PAYMENT OF EXPENSES. The district may
5-11 provide or secure the payment or repayment of any district expense,
5-12 including:
5-13 (1) a district cost relating to an improvement
5-14 project;
5-15 (2) a district contractual obligation or
5-16 indebtedness, because of a lease, installment purchase contract, or
5-17 other agreement; or
5-18 (3) a tax, user fee, concession fee, rental fee, or
5-19 other revenue or resources of the district.
5-20 Sec. 3943.0505. BONDS. (a) The board may issue bonds as
5-21 provided by Subchapter J, Chapter 375, Local Government Code.
5-22 (b) In addition to the sources described in Subchapter J,
5-23 Chapter 375, Local Government Code, bonds issued by the district
5-24 may be secured and made payable, in whole or in part, by a pledge of
5-25 any part of the net proceeds the district receives from a specified
5-26 portion of not more than one-half of the district's maximum sales
5-27 and use tax amount authorized at an election held under Section
5-28 3943.0602.
5-29 (c) Sections 375.207 and 375.208, Local Government Code, do
5-30 not apply to bonds issued under this section.
5-31 SUBCHAPTER F. SALES AND USE TAX
5-32 Sec. 3943.0601. SALES AND USE TAX. (a) For purposes of
5-33 this section:
5-34 (1) "Taxable items" includes all items subject to a
5-35 sales and use tax that is imposed by the county.
5-36 (2) "Use," with respect to a taxable service, means
5-37 the derivation in the district of a direct or indirect benefit from
5-38 the service.
5-39 (b) The district may impose a sales and use tax if
5-40 authorized by a majority vote at an election held for that purpose.
5-41 (c) If the district adopts a sales and use tax:
5-42 (1) the tax is imposed on the receipts from the sale at
5-43 retail of taxable items in the district; and
5-44 (2) a use tax is imposed on the use, storage, or other
5-45 consumption in the district of taxable items purchased or rented
5-46 from a retailer during the period in which the sales and use tax is
5-47 effective in the district.
5-48 (d) The rate of the use tax is the same as the rate of the
5-49 sales tax portion of the tax applied to the sales price of the
5-50 taxable items and is included in the sales tax.
5-51 (e) The district may not adopt a sales and use tax if as a
5-52 result of the adoption of the tax the combined rate of all sales and
5-53 use taxes imposed by the district and other political subdivisions
5-54 of this state having territory in the district would exceed two
5-55 percent at any location in the district.
5-56 Sec. 3943.0602. TAX ELECTION PROCEDURES. (a) The board
5-57 may order an election to adopt, change the rate of, or abolish a
5-58 sales and use tax. The election may be held at the same time and in
5-59 conjunction with a directors' election.
5-60 (b) The election must be held on the first uniform election
5-61 date that occurs after the time required by Section 3.005, Election
5-62 Code.
5-63 (c) Notice of the election shall be given and the election
5-64 shall be held in the manner prescribed for a bond election by
5-65 Subchapter D, Chapter 49, Water Code.
5-66 Sec. 3943.0603. BALLOT WORDING. (a) In an election to
5-67 adopt a sales and use tax, the ballot shall be prepared to permit
5-68 voting for or against the proposition: "The adoption of a local
5-69 sales and use tax by the Channelview Improvement District at the

6-1 rate of (proposed tax rate)."

6-2 (b) In an election to change the rate of the sales and use
 6-3 tax, the ballot shall be prepared to permit voting for or against
 6-4 the proposition: "The (increase or decrease, as applicable) in the
 6-5 rate of the local sales and use tax imposed by the Channelview
 6-6 Improvement District from (tax rate on election date) percent to
 6-7 (proposed tax rate) percent."

6-8 (c) In an election to abolish the sales and use tax, the
 6-9 ballot shall be prepared to permit voting for or against the
 6-10 proposition: "The abolition of the local sales and use tax imposed
 6-11 by the Channelview Improvement District."

6-12 Sec. 3943.0604. APPLICABILITY OF CERTAIN TAX CODE
 6-13 PROVISIONS. (a) Chapter 323, Tax Code, governs the imposition,
 6-14 computation, administration, enforcement, and collection of the
 6-15 sales and use tax authorized by this subchapter except to the extent
 6-16 Chapter 323, Tax Code, is inconsistent with this chapter.

6-17 (b) A reference in Chapter 323, Tax Code, to a county or the
 6-18 commissioners court of a county is a reference to the district or
 6-19 the board, respectively, for the purposes of this chapter.

6-20 (c) Nothing in this chapter alters, increases, decreases,
 6-21 or affects a sales and use tax imposed by a political subdivision
 6-22 other than the district.

6-23 Sec. 3943.0605. TAX RATES. The district may impose the
 6-24 sales and use tax in increments of one-eighth of one percent, with a
 6-25 minimum tax of one-half percent and a maximum tax of one percent.

6-26 Sec. 3943.0606. ABOLITION OF TAX. The board by order and
 6-27 without an election may abolish the sales and use tax imposed by the
 6-28 district.

6-29 Sec. 3943.0607. USE OF TAXES. The district may use the
 6-30 proceeds from the sales and use tax only for the purposes for which
 6-31 the district was created.

6-32 Sec. 3943.0608. EFFECTIVE DATE OF TAX OR TAX CHANGE. The
 6-33 adoption of a tax rate or a change in the tax rate takes effect after
 6-34 the expiration of the first complete calendar quarter occurring
 6-35 after the date on which the comptroller receives a notice of the
 6-36 results of the election.

6-37 SUBCHAPTER I. DISSOLUTION

6-38 Sec. 3943.0901. DISSOLUTION BY BOARD ORDER. The board by
 6-39 order may dissolve the district at any time unless the district has
 6-40 outstanding indebtedness or contractual obligations, as provided
 6-41 by Section 375.264, Local Government Code.

6-42 Sec. 3943.0902. DISSOLUTION BY ELECTION. (a) The board by
 6-43 order shall dissolve the district if a majority of the voters of the
 6-44 district voting at an election called for that purpose vote to
 6-45 dissolve the district.

6-46 (b) After the date the district is dissolved under this
 6-47 section, the district may not impose taxes.

6-48 (c) If on the date the district is dissolved the district
 6-49 has outstanding liabilities, the board shall, not later than the
 6-50 30th day after the date of dissolution, adopt a resolution
 6-51 certifying each outstanding liability. The county shall assume the
 6-52 outstanding liabilities and shall collect the sales and use tax for
 6-53 the district for the remainder of the calendar year. The county may
 6-54 continue to collect the tax for an additional calendar year if the
 6-55 commissioners court of the county finds that the tax revenue is
 6-56 needed to retire the district liabilities that were assumed by the
 6-57 county.

6-58 (d) The district may continue to operate for a period not to
 6-59 exceed two months after performing its duties under Subsection (c).
 6-60 The district is continued in effect for the purpose of performing
 6-61 those duties.

6-62 (e) If the district is continued in effect under Subsection
 6-63 (d), the district is dissolved entirely on the first day of the
 6-64 month following the month in which the board certifies to the
 6-65 secretary of state that the district has fully performed its duties
 6-66 under Subsection (c).

6-67 (f) Section 375.264, Local Government Code, does not apply
 6-68 to the dissolution of the district if the voters of the district
 6-69 vote to dissolve the district under this section.

7-1 Sec. 3943.0903. DISSOLUTION BY PETITION. Except as limited
7-2 by Section 375.264, Local Government Code, the board shall dissolve
7-3 the district on written petition filed with the board by the owners
7-4 of:

7-5 (1) 66 percent or more of the assessed value of the
7-6 property subject to assessment by the district based on the most
7-7 recent certified county property tax rolls; or

7-8 (2) 66 percent or more of the surface area of the
7-9 district, excluding roads, streets, highways, utility
7-10 rights-of-way, other public areas, and other property exempt from
7-11 assessment by the district according to the most recent certified
7-12 county property tax rolls.

7-13 Sec. 3943.0904. ADMINISTRATION OF DISTRICT PROPERTY
7-14 FOLLOWING DISSOLUTION. (a) After the date the board orders the
7-15 dissolution of the district, the board shall transfer ownership of
7-16 all district property to the county, except as provided by
7-17 Subsection (b).

7-18 (b) If, on the date on which the board orders the
7-19 dissolution, more than 50 percent of the district territory is in a
7-20 municipality, the board shall transfer ownership of the district's
7-21 property to the municipality.

7-22 Sec. 3943.0905. APPLICABILITY OF OTHER LAW. Sections
7-23 375.261 and 375.262, Local Government Code, do not apply to the
7-24 district.

7-25 SECTION 2. The Channelview Improvement District initially
7-26 includes all the territory contained in the following area:

7-27 BEGINNING at the centerline intersection of the East Sam
7-28 Houston Parkway ("Beltway 8") with the centerline of Wallisville
7-29 Road, approximately 2 1/2 miles north of Interstate 10 ("East
7-30 Freeway"), along said "Beltway 8";

7-31 THENCE, in a Northeasterly direction, along the centerline of
7-32 said Wallisville Road, to the intersection of said Wallisville Road
7-33 with the west bank of the San Jacinto River;

7-34 THENCE, in a Southerly direction, along the westerly bank of
7-35 the said San Jacinto River; inclusive of the body of water known as
7-36 Bear Lake, to the intersection of the U.P.S. Railroad and the
7-37 southerly bank of a body of water known as Whites Lake;

7-38 THENCE, in an Easterly direction, along the southerly bank of
7-39 said Whites Lake, to the intersection of said Whites Lake, also
7-40 being the northerly Right-of-Way line of said Interstate 10 with
7-41 the westerly bank of the said San Jacinto River;

7-42 THENCE, in a Southwesterly direction, along the westerly bank
7-43 of the said San Jacinto River, crossing the northerly outlet of Old
7-44 River to the intersection of the northerly City of Houston, City
7-45 Limit Line;

7-46 THENCE, in a Southwesterly direction, with a curve to the
7-47 left, along said northerly City Limit Line crossing the southerly
7-48 outlet of Old River to the southerly bank of said Old River;

7-49 THENCE, in an Easterly direction with the southerly bank of
7-50 said Old River and with the said northerly City Limit Line to the
7-51 west bank of the Houston Ship Channel;

7-52 THENCE, in a Southwesterly direction with the northwesterly
7-53 bank of said Houston Ship Channel and with the northwesterly City
7-54 Limit Line to an angle point in said City Limit Line northeasterly
7-55 of the outlet of Carpenters Bayou/Barge Channel;

7-56 THENCE, in a Northwesterly direction leaving said Houston
7-57 Ship Channel with the northeasterly City Limit Line to an angle
7-58 point of said City Limit Line;

7-59 THENCE, in a Southwesterly direction with the northwesterly
7-60 City Limit Line, being a line parallel to and located approximately
7-61 2,500 feet from the centerline of the said Houston Ship Channel,
7-62 crossing said Carpenters Bayou/Barge Channel to an angle point in
7-63 said City Limit Line;

7-64 THENCE, in a Southeasterly direction with the southwesterly
7-65 City Limit Line to the westerly bank of the said Houston Ship
7-66 Channel;

7-67 THENCE, in a Southwesterly direction with the northwesterly
7-68 bank of said Houston Ship Channel with the northwesterly City Limit
7-69 Line to an angle point of said City Limit Line located near the

8-1 outlet of the Jacinto Port Slip;
8-2 THENCE, in a Northwesterly direction leaving said Houston
8-3 Ship Channel with the northeasterly City Limit Line to an angle
8-4 point of said City Limit Line;

8-5 THENCE, in a Southwesterly direction with northwesterly City
8-6 Limit Line, being a line parallel to and located approximately
8-7 2,500 feet from the centerline of said Houston Ship Channel,
8-8 crossing said Jacinto Port Slip to an angle point in said City Limit
8-9 Line;

8-10 THENCE, in a Southeasterly direction with southwesterly City
8-11 Limit Line to the westerly bank of the said Houston Ship Channel;

8-12 THENCE, in a Southeasterly direction with the northerly City
8-13 Limit Line and generally with the Northerly bank of said Houston
8-14 Ship Channel, crossing said "Beltway 8" to the intersection of the
8-15 northerly bank of the said Houston Ship Channel with the extension
8-16 of the centerline of Penn City Road;

8-17 THENCE, in a Northerly direction, along the said centerline
8-18 extension of said Penn City Road, to the common intersection of Penn
8-19 City Road, "Beltway 8" and Interstate 10 for corner;

8-20 THENCE, in a Northerly direction, along the centerline of
8-21 said "Beltway 8", approximately 2 1/2 miles to the POINT OF
8-22 BEGINNING. Save and except for any portion hereof that is included
8-23 in the municipal or corporate boundaries of the City of Houston.

8-24 SECTION 3. (a) The legal notice of the intention to
8-25 introduce this Act, setting forth the general substance of this
8-26 Act, has been published as provided by law, and the notice and a
8-27 copy of this Act have been furnished to all persons, agencies,
8-28 officials, or entities to which they are required to be furnished
8-29 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8-30 Government Code.

8-31 (b) The governor, one of the required recipients, has
8-32 submitted the notice and Act to the Texas Commission on
8-33 Environmental Quality.

8-34 (c) The Texas Commission on Environmental Quality has filed
8-35 its recommendations relating to this Act with the governor, the
8-36 lieutenant governor, and the speaker of the house of
8-37 representatives within the required time.

8-38 (d) All requirements of the constitution and laws of this
8-39 state and the rules and procedures of the legislature with respect
8-40 to the notice, introduction, and passage of this Act are fulfilled
8-41 and accomplished.

8-42 SECTION 4. This Act takes effect immediately if it receives
8-43 a vote of two-thirds of all the members elected to each house, as
8-44 provided by Section 39, Article III, Texas Constitution. If this
8-45 Act does not receive the vote necessary for immediate effect, this
8-46 Act takes effect September 1, 2019.

8-47

* * * * *