

By: Creighton

S.B. No. 2237

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to the boundaries of the Harris County Water Control and  
3 Improvement District No. 70.

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

5 SECTION 1. DEFINITION. In this Act, "district" means the  
6 Harris County Water Control and Improvement District No. 70.

7 SECTION 2. EXCLUSION OF TERRITORY. The boundaries of the  
8 district are adjusted to exclude the following parcel of land:

9 TRACT I:

10 330.7242 acres of land situated in Harris County, Texas, out  
11 of the William Whitlock League, Abstract 85, and the Absolom Reeves  
12 Survey Abstract 60 (also known as the Hannah Nash Labor. Abstract  
13 599), said 330.7242 acres being more particularly described by  
14 metes and bounds as follows:

15 Beginning at a Point for corner being the intersection of the  
16 East line of a 40 foot easement to United Gas Pipeline Company as  
17 described in deeds recorded in Volume 3278 at Page 32. Volume 3278  
18 at Page 34 and Volume 3545 at Page 559 of the Deed Records of Harris  
19 County, Texas, with the South line of Lake Shadows, Section Three,  
20 as shown on the plat recorded in Volume 86, Page 1 of the Map Records  
21 of Harris County, Texas;

22 Thence, N. 87 deg. 16" 17" E., 452.87 feet to a point for  
23 corner and being the Southeast corner of Bridgewood Road as shown on  
24 said plat of Lake Shadows, Section Three;

1           Thence, N. 02 deg. 43' 43" W., 135.00 feet to a point for  
2 corner:

3           Thence, N 87 deg. 16' 17" E., 4,614.21 feet along the South  
4 line of Lake Shadows, Section Three and a Replat of part of Lake  
5 Shadows, Section Three, as shown on plat recorded in Volume 191 at  
6 Page 49 of the Map Records of Harris County, Texas;

7           Thence, N 02 deg. 43' 43" W., 200.00 feet to a point for  
8 corner being the Northeast corner of said Replat of Lake Shadows,  
9 Section Three;

10          Thence, N 87 deg. 16' 17" E. at 731.10 feet pass a 3/4" iron  
11 rod marking the East line of the William Whitlock League and the  
12 West line of the Absolom Reeves Survey, at 745.70 feet past a 5/8"  
13 iron-rod marking the Southwest corner of Hannah Nash Road as  
14 described in Deed recorded in Volume 2334 at Page 467 of the Deed  
15 Records of Harris County, Texas and at 825.72 feet pass a 5/8" iron  
16 rod marking the Southeast corner of said Hannah Nash Road, in all a  
17 total distance of 902.85 feet to a point for corner in a fence;

18          Thence, S 03 deg. 10' 34" E., 2,433.16 feet to a fence for a  
19 corner for the Southeast corner of this tract;

20          Thence, S 86 deg. 54' 51" W., 300.73 feet along fence line;

21          Thence, S 87 deg. 14' 01" W., 1,829.70 feet along fence line;

22          Thence, S 86 deg. 14' 02" W., 814.96 feet along fence line;

23          Thence, S 86 deg. 55' 04" W., 2,486.17 feet along fence line;

24          Thence, S 86 deg. 49' 23" W., 1,340.47 feet along fence line  
25 to a point for corner in the East line of said easement to United Gas  
26 Pipeline Company;

27          Thence, N 17 deg. 21' 00" E., 2,280.35 feet along the East

1 line of said easement to the POINT OF BEGINNING and containing  
2 330.7242 acres of land.

3 TRACT II:

4 Being approximately 118.18 acres, more or less out of  
5 158.1189 acres of land, more or less, situated in Harris County,  
6 Texas, out of the William Whitlock League, Abstract 85 and the  
7 Absolom Reeves Survey, Abstract 60 (also known as the Hannah Nash  
8 Labor, Abstract 599), said 158.1189 acres being more fully  
9 described by metes and bounds as follows:

10 Beginning at a 5/8" iron rod found being S 02° 33' 14" E,  
11 10,254.70 feet by call, and N 87° 16' 17" E, 14.6 feet from the  
12 Northeast corner of the said William Whitlock League and being a  
13 point in the West right-of-way line of Hannah Nash Road, based on 80  
14 foot width at this point, described in deed from Lewis Earle Dallas  
15 and William Woodrow Dallas to Harris County recorded in Volume 2334  
16 at Page 467, Deed Records of Harris County, Texas:

17 Thence, S 02° 33' 14" E, 1132.64 feet along the West  
18 right-of-way line of Hannah Nash Road to its intersection with the  
19 North line of Foley Road as described in deed from Talmage Guy,  
20 Trustee to Harris County recorded in Volume 4457 at Page 321 of the  
21 Deed Records of Harris County, Texas, said Foley Road being 80.00  
22 feet in width;

23 Thence, S 87° 18' 27 "W, 518.65 feet along said North  
24 right-of-way line of Foley Road to a point of Curvature;

25 Thence Southwesterly along a curve to the left having a  
26 central angle of 23° 10' 54" and a radius of 1035.32 feet an arc  
27 length of 418.89 feet to a point of reverse curve from which the

1 center of a curve to the right bears N 25° 52' 27" W, 960.00 feet;

2 Thence Southwesterly along said curve to the right having a  
3 central angle of 23° 04' 02" and a radius of 960.00 feet an arc  
4 distance of 386.50 feet to a point of tangency which bears S 02° 48'  
5 25" E, 960.00 feet from said center of curvature;

6 Thence, S 87° 16' 17" W, 4373.53 feet along the North  
7 right-of-way line of Foley Road to a point in the East line of a  
8 50-foot-wide easement, the centerline of which is described in deed  
9 from Wm. E. Dwyer to Dixie Gulf Gas Company, a corporation (whose  
10 rights the United Gas Pipe Line Company has succeeded) recorded in  
11 Volume 2350 at Page 287 of the Deed Records of Harris County, Texas;

12 Thence, N 17° 21' 00" E, 1376.58 feet along the East line of  
13 said easement to a point for corner;

14 Thence, N 87° 16' 17" E, 5206.68 feet to the POINT OF BEGINNING  
15 and containing 158.1189 acres of land, being the same property  
16 described as "TRACT 1" in a deed dated June 15, 1973 and filed of  
17 record in the Real Property Records of Harris County, Texas, under  
18 County Clerk's File No. D901880 and Film code number 163-24-2443.

19 TRACT III:

20 Unrestricted Reserve "D", in Block 7 of LAKE SHADOWS SECTION  
21 THREE Replat, an addition in Harris County, Texas according to the  
22 map or plat thereof recorded in Volume 19 1, Page 49 of the Map  
23 Records of Harris County, Texas.

24 TRACT IV:

25 Unrestricted Reserve "A", in Block 7 of LAKE SHADOWS SECTION  
26 THREE Replat, an addition in Harris County, Texas according to the  
27 map or plat thereof recorded in Volume 191, Page 49 of the Map

1 Records of Harris County, Texas.

2 TRACT V:

3 A tract of land containing 2.01 acres known as Tract 4G,  
4 Abstract 85, William Whitlock, lying and being situated in Harris  
5 County, Texas, out of the William Whitlock League, Abstract 85, and  
6 the Absolom Reeves Survey, Abstract 60 (also known as the Hannah  
7 Nash Labor, Abstract 599), said 2.01 acres being more fully  
8 described by metes and bounds as follows:

9 Beginning at a 5/8 inch iron rod found along the West  
10 Right-Of-Way line of Hannah Nash Road (a.k.a. Dallas Road, based on  
11 a width of 60.00 feet) marking the Southeast corner of the herein  
12 described tract of land;

13 Thence, South 87° 16' 17" West, for a distance of 974.26 feet  
14 to a 1-1/2 inch iron pipe found along the South R.O.W. line of Foley  
15 Road (based on a width of 80.00 feet) marking the Southwest corner;

16 Thence, in a Northeasterly direction along said Foley Road,  
17 following a curve to the left having a radius of 1040 feet, for a  
18 distance of 85.62 feet (called 85.63 feet) to a 5/8 inch iron rod  
19 set marking an interior corner;

20 Thence, continuing along said Foley Road in an Easterly  
21 direction along a curve to the right having a radius of 955.32 feet,  
22 for a distance of 386.52 feet to a 1-1/2 inch iron pipe found  
23 marking an interior corner;

24 Thence, North 87° 18' 27" East following said Foley Road, for  
25 a distance of 518.46 feet to a 5/8 inch iron rod set at the  
26 intersection of the West Right-Of-Way line of said Hannah Nash Road  
27 and the South R.O.W. line of said Foley Road marking the northeast

1 corner;

2 Thence, South 02° 33' 14" East along the West R.O.W. line of  
3 Hannah Nash Road, for a distance of 106.95 feet to the Point of  
4 Beginning containing 2.01 acres (87,564.84 square feet) of land,  
5 more or less, and all strips and gores contiguous or adjacent  
6 thereto.

7 SECTION 3. RIGHTS OF BONDHOLDERS. The exclusion of  
8 property under this Act does not diminish or impair the rights of  
9 the holders of any outstanding and unpaid bonds, warrants, or other  
10 certificates of indebtedness of the district.

11 SECTION 4. APPORTIONMENT OF DISTRICT INDEBTEDNESS. (a)  
12 The excluded property is not released from the payment of its pro  
13 rata share of the district's indebtedness.

14 (b) Subject to Subsection (c) of this section, the district  
15 shall continue to levy taxes each year on the property excluded from  
16 the district at the same rate levied on other property of the  
17 district until the property's pro rata share of the indebtedness of  
18 the district on the effective date of this Act has been paid. The  
19 taxes collected shall be applied exclusively to the payment of the  
20 excluded property's pro rata share of the indebtedness.

21 (c) The owner of any part of the excluded property at any  
22 time may pay in full the owner's share of the pro rata share of the  
23 indebtedness of the district.

24 SECTION 5. NOTICE. (a) The legal notice of the intention  
25 to introduce this Act, setting forth the general substance of this  
26 Act, has been published as provided by law, and the notice and a  
27 copy of this Act have been furnished to all persons, agencies,

1 officials, or entities to which they are required to be furnished  
2 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
3 Government Code.

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

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

11 (d) All requirements of the constitution and laws of this  
12 state and the rules and procedures of the legislature with respect  
13 to the notice, introduction, and passage of this Act are fulfilled  
14 and accomplished.

15 SECTION 6. EFFECTIVE DATE. This Act takes effect  
16 immediately if it receives a vote of two-thirds of all the members  
17 elected to each house, as provided by Section 39, Article III, Texas  
18 Constitution. If this Act does not receive the vote necessary for  
19 immediate effect, this Act takes effect September 1, 2021.