

1-1 By: Creighton S.B. No. 2275  
 1-2 (In the Senate - Filed April 12, 2017; April 18, 2017, read  
 1-3 first time and referred to Committee on Intergovernmental  
 1-4 Relations; May 3, 2017, reported adversely, with favorable  
 1-5 Committee Substitute by the following vote: Yeas 6, Nays 0;  
 1-6 May 3, 2017, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8 Lucio	X			
1-9 Bettencourt	X			
1-10 Campbell			X	
1-11 Garcia	X			
1-12 Huffines	X			
1-13 Menéndez	X			
1-14 Taylor of Collin	X			

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 2275 By: Garcia

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

1-19 relating to the creation of the Lakewood Municipal Utility District  
 1-20 No. 2; granting a limited power of eminent domain; providing  
 1-21 authority to issue bonds; providing authority to impose  
 1-22 assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
 1-25 Code, is amended by adding Chapter 8004 to read as follows:

1-26 CHAPTER 8004. LAKEWOOD MUNICIPAL UTILITY DISTRICT NO. 2

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 8004.001. DEFINITIONS. In this chapter:

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

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

1-32 (3) "Director" means a board member.

1-33 (4) "District" means the Lakewood Municipal Utility  
 1-34 District No. 2.

1-35 Sec. 8004.002. NATURE OF DISTRICT. The district is a  
 1-36 municipal utility district created under Section 59, Article XVI,  
 1-37 Texas Constitution.

1-38 Sec. 8004.003. CONFIRMATION AND DIRECTORS' ELECTION  
 1-39 REQUIRED. The temporary directors shall hold an election to  
 1-40 confirm the creation of the district and to elect five permanent  
 1-41 directors as provided by Section 49.102, Water Code.

1-42 Sec. 8004.004. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-43 temporary directors may not hold an election under Section 8004.003  
 1-44 until each municipality in whose corporate limits or  
 1-45 extraterritorial jurisdiction the district is located has  
 1-46 consented by ordinance or resolution to the creation of the  
 1-47 district and to the inclusion of land in the district.

1-48 Sec. 8004.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-49 (a) The district is created to serve a public purpose and benefit.

1-50 (b) The district is created to accomplish the purposes of:

1-51 (1) a municipal utility district as provided by  
 1-52 general law and Section 59, Article XVI, Texas Constitution; and

1-53 (2) Section 52, Article III, Texas Constitution, that  
 1-54 relate to the construction, acquisition, improvement, operation,  
 1-55 or maintenance of macadamized, graveled, or paved roads, or  
 1-56 improvements, including storm drainage, in aid of those roads.

1-57 Sec. 8004.006. INITIAL DISTRICT TERRITORY. (a) The  
 1-58 district is initially composed of the territory described by  
 1-59 Section 2 of the Act enacting this chapter.

1-60 (b) The boundaries and field notes contained in Section 2 of

2-1 the Act enacting this chapter form a closure. A mistake made in the  
2-2 field notes or in copying the field notes in the legislative process  
2-3 does not affect the district's:

- 2-4 (1) organization, existence, or validity;
- 2-5 (2) right to issue any type of bond for the purposes  
2-6 for which the district is created or to pay the principal of and  
2-7 interest on a bond;
- 2-8 (3) right to impose a tax; or
- 2-9 (4) legality or operation.

2-10 SUBCHAPTER B. BOARD OF DIRECTORS

2-11 Sec. 8004.051. GOVERNING BODY; TERMS. (a) The district is  
2-12 governed by a board of five elected directors.

2-13 (b) Except as provided by Section 8004.052, directors serve  
2-14 staggered four-year terms.

2-15 Sec. 8004.052. TEMPORARY DIRECTORS. (a) On or after  
2-16 September 1, 2017, the owner or owners of a majority of the assessed  
2-17 value of the real property in the district may submit a petition to  
2-18 the commission requesting that the commission appoint as temporary  
2-19 directors the five persons named in the petition. The commission  
2-20 shall appoint as temporary directors the five persons named in the  
2-21 petition.

2-22 (b) Temporary directors serve until the earlier of:

- 2-23 (1) the date permanent directors are elected under  
2-24 Section 8004.003; or
- 2-25 (2) September 1, 2021.

2-26 (c) If permanent directors have not been elected under  
2-27 Section 8004.003 and the terms of the temporary directors have  
2-28 expired, successor temporary directors shall be appointed or  
2-29 reappointed as provided by Subsection (d) to serve terms that  
2-30 expire on the earlier of:

- 2-31 (1) the date permanent directors are elected under  
2-32 Section 8004.003; or
- 2-33 (2) the fourth anniversary of the date of the  
2-34 appointment or reappointment.

2-35 (d) If Subsection (c) applies, the owner or owners of a  
2-36 majority of the assessed value of the real property in the district  
2-37 may submit a petition to the commission requesting that the  
2-38 commission appoint as successor temporary directors the five  
2-39 persons named in the petition. The commission shall appoint as  
2-40 successor temporary directors the five persons named in the  
2-41 petition.

2-42 SUBCHAPTER C. POWERS AND DUTIES

2-43 Sec. 8004.101. GENERAL POWERS AND DUTIES. The district has  
2-44 the powers and duties necessary to accomplish the purposes for  
2-45 which the district is created.

2-46 Sec. 8004.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
2-47 DUTIES. The district has the powers and duties provided by the  
2-48 general law of this state, including Chapters 49 and 54, Water Code,  
2-49 applicable to municipal utility districts created under Section 59,  
2-50 Article XVI, Texas Constitution.

2-51 Sec. 8004.103. AUTHORITY FOR ROAD PROJECTS. Under Section  
2-52 52, Article III, Texas Constitution, the district may design,  
2-53 acquire, construct, finance, issue bonds for, improve, operate,  
2-54 maintain, and convey to this state, a county, or a municipality for  
2-55 operation and maintenance macadamized, graveled, or paved roads, or  
2-56 improvements, including storm drainage, in aid of those roads.

2-57 Sec. 8004.104. ROAD STANDARDS AND REQUIREMENTS. (a) A  
2-58 road project must meet all applicable construction standards,  
2-59 zoning and subdivision requirements, and regulations of each  
2-60 municipality in whose corporate limits or extraterritorial  
2-61 jurisdiction the road project is located.

2-62 (b) If a road project is not located in the corporate limits  
2-63 or extraterritorial jurisdiction of a municipality, the road  
2-64 project must meet all applicable construction standards,  
2-65 subdivision requirements, and regulations of each county in which  
2-66 the road project is located.

2-67 (c) If the state will maintain and operate the road, the  
2-68 Texas Transportation Commission must approve the plans and  
2-69 specifications of the road project.

3-1 Sec. 8004.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
3-2 OR RESOLUTION. The district shall comply with all applicable  
3-3 requirements of any ordinance or resolution that is adopted under  
3-4 Section 54.016 or 54.0165, Water Code, and that consents to the  
3-5 creation of the district or to the inclusion of land in the  
3-6 district.

3-7 Sec. 8004.106. DIVISION OF DISTRICT. (a) The district may  
3-8 be divided into two or more districts only if:

- 3-9 (1) the district has no outstanding bonded debt;
- 3-10 (2) the district is not imposing ad valorem taxes; and
- 3-11 (3) the requirements of Subsection (i), as applicable,  
3-12 are satisfied.

3-13 (b) This chapter applies to any new district created by the  
3-14 division of the district, and a new district has all the powers and  
3-15 duties of the district.

3-16 (c) A new district created by the division of the district  
3-17 may not, at the time the new district is created, contain any land  
3-18 outside the area described by Section 2 of the Act enacting this  
3-19 chapter.

3-20 (d) The board, on its own motion or on receipt of a petition  
3-21 signed by the owner or owners of a majority of the assessed value of  
3-22 the real property in the district, may adopt an order dividing the  
3-23 district.

3-24 (e) The board may adopt an order dividing the district  
3-25 before or after the date the board holds an election under Section  
3-26 8004.003 to confirm the district's creation.

3-27 (f) An order dividing the district shall:

- 3-28 (1) name the new district;
- 3-29 (2) include the metes and bounds of each new district;
- 3-30 (3) appoint temporary directors for each new district;

3-31 and

- 3-32 (4) provide for the division of assets and liabilities  
3-33 between the district and each new district.

3-34 (g) On or before the 30th day after the date of adoption of  
3-35 an order dividing the district, the district shall file the order  
3-36 with the commission and record the order in the real property  
3-37 records of each county in which the district is located.

3-38 (h) A new district created by the division of the district  
3-39 shall hold a confirmation and directors' election as required by  
3-40 Section 8004.003.

3-41 (i) If the district is located wholly or partly in the  
3-42 corporate limits or the extraterritorial jurisdiction of a  
3-43 municipality, the district may not divide under this section unless  
3-44 the municipality by resolution or ordinance consents to the  
3-45 division of the district. If the district is not located wholly or  
3-46 partly in the corporate limits or extraterritorial jurisdiction of  
3-47 a municipality, the district may not divide under this section  
3-48 unless the commissioners court of each county in which the district  
3-49 is wholly or partly located first adopts a resolution or order in  
3-50 support of the division of the district.

3-51 (j) Any new district created by the division of the district  
3-52 must hold an election as required by this chapter to obtain voter  
3-53 approval before the district may impose a maintenance tax or issue  
3-54 bonds payable wholly or partly from ad valorem taxes.

3-55 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-56 Sec. 8004.151. ELECTIONS REGARDING TAXES OR BONDS.

3-57 (a) The district may issue, without an election, bonds and other  
3-58 obligations secured by revenue other than ad valorem taxes.

3-59 (b) The district must hold an election in the manner  
3-60 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
3-61 before the district may impose an ad valorem tax or issue bonds  
3-62 payable from ad valorem taxes.

3-63 (c) The district may not issue bonds payable from ad valorem  
3-64 taxes to finance a road project unless the issuance is approved by a  
3-65 vote of a two-thirds majority of the district voters voting at an  
3-66 election held for that purpose.

3-67 Sec. 8004.152. OPERATION AND MAINTENANCE TAX. (a) If  
3-68 authorized at an election held under Section 8004.151, the district  
3-69 may impose an operation and maintenance tax on taxable property in

4-1 the district in accordance with Section 49.107, Water Code.

4-2 (b) The board shall determine the tax rate. The rate may not  
4-3 exceed the rate approved at the election.

4-4 Sec. 8004.153. WATER AND SEWER RATES. Notwithstanding any  
4-5 other law, the district shall establish the same rates for  
4-6 residential and commercial classes of customers for the provision  
4-7 of water and sewer services. For purposes of this section, the  
4-8 commercial class may not include apartment complexes or other  
4-9 multifamily dwellings.

4-10 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-11 Sec. 8004.201. AUTHORITY TO ISSUE BONDS AND OTHER  
4-12 OBLIGATIONS. The district may issue bonds or other obligations  
4-13 payable wholly or partly from ad valorem taxes, impact fees,  
4-14 revenue, contract payments, grants, or other district money, or any  
4-15 combination of those sources, to pay for any authorized district  
4-16 purpose.

4-17 Sec. 8004.202. TAXES FOR BONDS. At the time the district  
4-18 issues bonds payable wholly or partly from ad valorem taxes, the  
4-19 board shall provide for the annual imposition of a continuing  
4-20 direct ad valorem tax, without limit as to rate or amount, while all  
4-21 or part of the bonds are outstanding as required and in the manner  
4-22 provided by Sections 54.601 and 54.602, Water Code.

4-23 Sec. 8004.203. BONDS FOR ROAD PROJECTS. At the time of  
4-24 issuance, the total principal amount of bonds or other obligations  
4-25 issued or incurred to finance road projects and payable from ad  
4-26 valorem taxes may not exceed one-fourth of the assessed value of the  
4-27 real property in the district.

4-28 SECTION 2. The Lakewood Municipal Utility District No. 2  
4-29 initially includes all the territory contained in the following  
4-30 area:

4-31 All bearings, distance and acreages are grid and are  
4-32 referenced to the State Plane Coordinate System, Texas South  
4-33 Central Zone, NAD83, U. S. survey feet. Mapping angle is +01°54'04"  
4-34 and the scale factor is 0.999915022.

4-35 TRACT I

4-36 BEGINNING at an iron rod with cap marked 'CENTERPOINT ENERGY' found  
4-37 at the northeast corner of a called 102.152 acre tract recorded in  
4-38 Document No. C683627, Deed Records of Harris County, Texas and in  
4-39 the west line of the T.& N.O. Rail Road right of way (variable  
4-40 width). Said iron rod has a State Plane coordinate value of N:  
4-41 13895997.02 and E: 3210310.99.

4-42 THENCE S 47° 04' 28" W with the west line of said Rail Road right of  
4-43 way a distance of 926.77 feet to a point for corner.

4-44 THENCE continuing with the west line of said Rail Road right of way  
4-45 with the arc of a curve to the left having a chord direction of S 35°  
4-46 23' 19 W, and a radius of 2451.30, a distance of 1101.40 feet to a  
4-47 point for corner.

4-48 THENCE S 23° 06' 25" W with the west line of said Rail Road right of  
4-49 way a distance of 47.01 feet to a 1/2 inch iron rod with cap marked  
4-50 '5502' set from which a 26" pine marked 'X' bears North 6.5 feet.

4-51 THENCE S 88° 03' 39" W with the north line of a called 304.5696 acre  
4-52 tract recorded in Document No. 20130230098 a distance of 2407.13  
4-53 feet to an iron rod found with cap marked 'RPLS 4615.'

4-54 THENCE S 87° 58' 14" W with the north line of the said called  
4-55 304.5696 acre tract and the south line of the herein described tract  
4-56 a distance of 4489.98 feet to a 1/2 inch iron pipe found from which a  
4-57 28" sweet gum marked 'X' bears N 58° W 3 feet.

4-58 THENCE S 88° 10' 16" W with the north line of the said 304.5696 acre  
4-59 tract a distance of 3159.89 feet to the left bank of the San Jacinto  
4-60 River on the line of mean higher high water.

4-61 THENCE up the river with its meanders on the line of mean higher  
4-62 high water:

4-63 N 31° 25' 35" W 84.67 feet;

4-64 N 15° 33' 56" W 191.85 feet;

4-65 N 04° 38' 06" W 258.15 feet;

4-66 N 14° 00' 39" W 87.13 feet;

4-67 N 20° 54' 29" W 155.32 feet;

4-68 N 26° 38' 13" W 215.05 feet;

4-69 N 39° 38' 48" W 353.07 feet;

5-1 N 50° 07' 18" W 307.76 feet;  
 5-2 N 54° 25' 26" W a distance of 278.56 feet to a point for corner at the  
 5-3 southwest corner of said called 102.152 acre tract.  
 5-4 THENCE N 88° 23' 12" E with the south line of the said called 102.152  
 5-5 acre tract and the north line of the herein described tract 9551.32  
 5-6 feet to an iron rod found with blue cap.  
 5-7 THENCE N 87° 53' 38" E with the south line said called 102.152 acre  
 5-8 tract a distance of 2593.16 feet to 1/2 inch iron rod set with cap  
 5-9 marked '5502'.  
 5-10 THENCE S 85° 24' 11" E with the south line of the said called 102.152  
 5-11 acre tract and the north line of the herein described tract a  
 5-12 distance of 225.32 feet to the PLACE OF BEGINNING, containing  
 5-13 394.12 acres of land.  
 5-14 TRACT II  
 5-15 BEGINNING at a 1" iron pipe found at the most easterly corner of a  
 5-16 called 56.50 acre tract recorded in Volume 1458, Page 1, Deed  
 5-17 Records of Harris County, Texas, in the south line of the San  
 5-18 Jacinto River Authority East Canal right of way, recorded in Volume  
 5-19 1294, Page 256, Deed Records of Harris County, Texas, and at the  
 5-20 most northerly northwest corner of this tract, and having a Texas  
 5-21 State Plane coordinate value of N: 13902035.22 and E: 3197556.06.  
 5-22 THENCE S 58° 23' 02" E with the south line of said San Jacinto River  
 5-23 Authority East Canal right of way, and a north line of this tract, a  
 5-24 distance of 1,097.21 feet to a 1/2 inch iron rod set with cap marked  
 5-25 "SHINE 5502."  
 5-26 THENCE continuing with the south line of said San Jacinto River  
 5-27 Authority East Canal right of way, and a north line of this tract,  
 5-28 with the arc of a curve to the left having a chord direction of S 84°  
 5-29 10' 00" E, a radius of 317.72, a distance of 298.83 feet to a 1/2  
 5-30 inch iron rod set with cap marked "SHINE 5502."  
 5-31 THENCE N 68° 53' 20" E continuing with the south line of said San  
 5-32 Jacinto River Authority East Canal right of way, and a north line of  
 5-33 this tract a distance of 1,833.89 feet to a point.  
 5-34 THENCE N 72° 25' 46" E continuing with the south line of said San  
 5-35 Jacinto River Authority East Canal, and a north line of this tract a  
 5-36 distance of 567.07 feet to a 1/2 inch iron rod with cap marked  
 5-37 "SHINE 5502" set at the northwest corner of a called 2.866 acre  
 5-38 tract recorded in Harris County Clerk's File E018138.  
 5-39 THENCE S 01° 15' 13" E with the west line of said called 2.866 acre  
 5-40 tract a distance of 329.82' to a 1/2 inch iron rod with cap marked  
 5-41 "SHINE 5502" set at the southwest corner of said called 2.866 acre  
 5-42 tract.  
 5-43 THENCE N 88° 44' 57" E with the south line of said called 2.866 acre  
 5-44 tract, a distance of 330.05 feet to a 1/2 inch iron rod with cap  
 5-45 marked "SHINE 5502" set at the southeast corner of said called 2.866  
 5-46 acre tract.  
 5-47 THENCE N 01° 15' 14" W with the east line of said called 2.866 acre  
 5-48 tract a distance of 426.18 feet to a 1/2 inch iron rod with cap  
 5-49 marked "SHINE 5502" set at the northeast corner of said called 2.866  
 5-50 acre tract, in the south line of said San Jacinto River Authority  
 5-51 East Canal right of way.  
 5-52 THENCE N 72° 28' 26" E continuing with the south line of said San  
 5-53 Jacinto River Authority East Canal right of way, and a north line of  
 5-54 this tract a distance of 312.52 feet to a 1/2 inch iron rod with cap  
 5-55 marked "SHINE 5502" set at a northerly corner of this tract and the  
 5-56 northwest corner of Newport Subdivision, Section 4, a subdivision  
 5-57 recorded in Volume 206, Page 145, Map Records of Harris County,  
 5-58 Texas, from which an iron rod found with cap marked "RUSS AND PARK  
 5-59 SURVEYING" bears N 72° 29' 29" E a distance of 167.92 feet.  
 5-60 THENCE S 00° 36' 34" E with a west line of said Newport Subdivision,  
 5-61 Section 4, and a northerly east line of this tract a distance of  
 5-62 1,261.04 feet to a 1/2 inch iron rod found at the most westerly  
 5-63 southwest corner of said Newport Subdivision, Section 4.  
 5-64 THENCE N 89° 29' 03" E with a south line of said Newport Subdivision,  
 5-65 Section 4 and a north line of this tract a distance of 71.96 feet to  
 5-66 a 1/2 inch iron rod found at the most southerly northwest corner of  
 5-67 a called 9.29 acre tract (Called Tract 6), recorded in Harris County  
 5-68 Clerk's File Z432808.  
 5-69 THENCE S 18° 57' 14" W with the west line of said called 9.29 acre

6-1 tract, passing the southwest corner of said called 9.29 acre tract  
6-2 and the northwest corner of a called 4.29 acre tract recorded in  
6-3 File No. T528516, Deed Records of Harris County, Texas, and  
6-4 continuing a total distance of 512.10 feet to 1/2 inch iron rod with  
6-5 cap marked "SHINE 5502" set at the southwest corner of said called  
6-6 4.29 acre tract.  
6-7 THENCE S 48° 47' 48" E with the southwest line of said called 4.29  
6-8 acre tract a distance of 660.77 feet to a 1/2 inch iron rod found at  
6-9 the southeast corner of said called 4.29 acre tract in the west line  
6-10 of Newport Subdivision, Section 2, a subdivision recorded in Volume  
6-11 195, Page 35, Map Records of Harris County, Texas.  
6-12 THENCE S 04° 57' 10" W with the west line of said Newport  
6-13 Subdivision, Section 2, a distance of 1,073.79 feet to a 1/2 inch  
6-14 iron rod with cap marked "SHINE 5502" set in the south right of way  
6-15 line of Diamondhead Boulevard (100 feet wide right of way) and at an  
6-16 interior corner of this tract.  
6-17 THENCE with the south right of way line of said Diamondhead  
6-18 Boulevard with the arc of a curve to the left having a chord  
6-19 direction of N 89° 25' 20" E, a radius of 2,049.25, a distance of  
6-20 560.15 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set  
6-21 at the northwest corner of a called 175.61 acre tract recorded in  
6-22 T528516, Deed Records of Harris County, Texas.  
6-23 THENCE S 01° 23' 48" E with the west line of said called 175.61 acre  
6-24 tract a distance of 2,298.34 feet to a 60D nail set at the southwest  
6-25 corner of said called 175.61 acre tract and an interior corner of  
6-26 this tract.  
6-27 THENCE N 88° 30' 12" E with the south line of said called 175.61 acre  
6-28 tract a distance of 2,983.90 feet to a 1/2 inch iron rod with cap  
6-29 marked "SHINE 5502" set at the southeast corner of said called  
6-30 175.61 acre tract.  
6-31 THENCE with the east line of said called 175.61 acre tract with the  
6-32 arc of a curve to the right having a chord direction of N 15° 16' 49"  
6-33 E, a radius of 2,100.00 feet, a distance of 366.97 feet to a 1/2 inch  
6-34 iron rod set with cap marked "SHINE 5502."  
6-35 THENCE N 20° 17' 11" E continuing with the east line of said called  
6-36 175.61 acre tract a distance of 509.92 feet to a 1/2 inch iron rod  
6-37 set with cap marked "SHINE 5502."  
6-38 THENCE continuing with the east line of said called 175.61 acre  
6-39 tract with the arc of a curve to the right having a chord direction  
6-40 of N 26° 19' 31" E, a radius of 2,100.00 feet, a distance of 440.98  
6-41 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
6-42 THENCE N 32° 20' 27" E continuing with the east line of said called  
6-43 175.61 acre tract a distance of 140.56 feet to a 1/2 inch iron rod  
6-44 set with cap marked "SHINE 5502."  
6-45 THENCE continuing with the east line of said called 175.61 acre  
6-46 tract with the arc of a curve to the left having a chord direction of  
6-47 N 06° 59' 15" E, a radius of 1,200.04 feet, a distance of 949.49 feet  
6-48 to a 1/2 inch iron rod with cap marked "SHINE 5502" set at the  
6-49 northeast corner of said called 175.61 acre tract, in the south  
6-50 right of way of said Diamondhead Boulevard.  
6-51 THENCE N 75° 17' 09" E with the south right of way line of said  
6-52 Diamondhead Boulevard, and a north line of this tract, a distance of  
6-53 769.43 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
6-54 THENCE continuing with the south right of way line of said  
6-55 Diamondhead Boulevard with the arc of a curve to the right having a  
6-56 chord direction of N 77° 44' 32" E, a radius of 1,951.36 feet, a  
6-57 distance of 167.12 feet to a 1/2 inch iron rod with cap marked  
6-58 "SHINE 5502" set at the northwest corner of Newport Subdivision,  
6-59 Section 8, a subdivision recorded in Volume 288, Page 21, Map  
6-60 Records of Harris County, Texas, and a northeast corner of this  
6-61 tract.  
6-62 THENCE S 08° 03' 08" W with a west line of said Newport Subdivision,  
6-63 Section 8, a distance of 515.74 feet to a 1/2 inch iron rod found.  
6-64 THENCE S 62° 25' 36" E continuing with the west line of said Newport  
6-65 Subdivision, Section 8, a distance of 177.89 feet to a 1/2 inch iron  
6-66 rod found.  
6-67 THENCE S 36° 39' 06" E continuing with the west line of said Newport  
6-68 Subdivision, Section 8, a distance of 59.96 feet to a 1/2 inch iron  
6-69 rod found.

7-1 THENCE S 58° 36' 12" E continuing with the west line of said Newport  
7-2 Subdivision, Section 8, a distance of 96.09 feet to a 1/2 inch iron  
7-3 rod found at a northerly southwest corner of said Newport  
7-4 Subdivision, Section 8.  
7-5 THENCE N 88° 23' 50" E with a northerly south line of said Newport  
7-6 Subdivision, Section 8, a distance of 51.27 feet to a 1/2 inch iron  
7-7 rod found at the northwest corner of a called 14.1645 acre tract  
7-8 recorded in File No. S031457, Deed Records of Harris County, Texas.  
7-9 THENCE S 02° 21' 10" E with the west line of said called 14.1645 acre  
7-10 tract a distance of 1,333.31 feet to a 1/2 inch iron rod found at the  
7-11 southwest corner of said called 14.1645 acre tract, from which a 42"  
7-12 Sycamore bears N 44° E a distance of 36.60 feet, a 12" corner post  
7-13 with old barbed wire bears N 04° W a distance of 12.50 feet, and the  
7-14 north bank of Gum Gully bears South, 26.70 feet.  
7-15 THENCE N 87° 37' 51" E with the south line of said called 14.1645  
7-16 acre tract, passing the southeast corner of said called 14.1645  
7-17 acre tract and the southwest corner of a called 15.1515 acre tract  
7-18 recorded in File No. 20070632536, Deed Records of Harris County,  
7-19 Texas, a total distance of 1,545.45 feet to a 60D Nail found in  
7-20 fence post at the southeast corner of said called 15.1515 acre  
7-21 tract.  
7-22 THENCE N 02° 49' 23" W with the west line of said called 15.1515 acre  
7-23 tract a distance of 326.36 feet to a 1/2 inch iron rod with cap  
7-24 marked "SHINE 5502" set at a southwest corner of said Newport  
7-25 Subdivision, Section 8.  
7-26 THENCE N 88° 16' 59" E with a south line of said Newport Subdivision,  
7-27 Section 8, and a north line of this tract a distance of 125.02 feet  
7-28 to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
7-29 THENCE S 75° 51' 35" E continuing with a south line of said Newport  
7-30 Subdivision, Section 8 and a north line of this tract a distance of  
7-31 83.64 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
7-32 THENCE with a west line of said Newport Subdivision, Section 8, and  
7-33 an east line of this tract with the arc of a curve to the right  
7-34 having a chord direction of S 10° 15' 26" W, a radius of 250.00 feet,  
7-35 a distance of 162.32 feet to a 1/2 inch iron rod set with cap marked  
7-36 "SHINE 5502."  
7-37 THENCE continuing with a west line of said Newport Subdivision,  
7-38 Section 8, and an east line of this tract with the arc of a curve to  
7-39 the left having a chord direction of S 13° 34' 14" W, a radius of  
7-40 150.00 feet, a distance of 80.05 feet to a 1/2 inch iron rod set with  
7-41 cap marked "SHINE 5502."  
7-42 THENCE S 01° 43' 01" E continuing with an east line of said Harris  
7-43 County Flood Control District drainage easement, a west line of  
7-44 said Newport Subdivision, Section 8, and an east line of this tract  
7-45 a distance of 120.00 feet to a 1/2 inch iron rod set with cap marked  
7-46 "SHINE 5502."  
7-47 THENCE S 09° 20' 38" W continuing with a west line of said Newport  
7-48 Subdivision, Section 8, and an east line of this tract a distance of  
7-49 57.36 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
7-50 THENCE S 20° 21' 57" W continuing a west line of said Newport  
7-51 Subdivision, Section 8, and an east line of this tract a distance of  
7-52 165.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
7-53 THENCE S 20° 24' 23" E continuing with a west line of said Newport  
7-54 Subdivision, Section 8, and an east line of this tract a distance of  
7-55 381.48 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
7-56 THENCE S 32° 47' 17" E continuing with a west line of said Newport  
7-57 Subdivision, Section 8, and an east line of this tract a distance of  
7-58 244.44 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set  
7-59 at a southwest corner of said Newport Subdivision, Section 8 and an  
7-60 interior corner of this tract.  
7-61 THENCE S 81° 16' 59" E with a south line of said Newport Subdivision,  
7-62 Section 8 and a north line of this tract a distance of 195.69 feet to  
7-63 a 1/2 inch iron rod set with cap marked "SHINE 5502."  
7-64 THENCE S 04° 41' 04" W continuing with a south line of said Newport  
7-65 Subdivision, Section 8 and a north line of this tract a distance of  
7-66 30.71 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
7-67 THENCE S 85° 27' 13" E continuing with a south line of said Newport  
7-68 Subdivision, Section 8 and a north line of this tract a distance of  
7-69 27.39 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."

8-1 THENCE N 04° 01' 49" E continuing with a south line of said Newport  
8-2 Subdivision, Section 8 and a north line of this tract a distance of  
8-3 30.29 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
8-4 THENCE N 08° 43' 00" E continuing with a south line of said Newport  
8-5 Subdivision, Section 8 and a north line of this tract a distance of  
8-6 207.55 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
8-7 THENCE S 81° 16' 59" E continuing with a south line of said Newport  
8-8 Subdivision, Section 8 and a north line of this tract a distance of  
8-9 100.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
8-10 THENCE S 08° 13' 08" W continuing with a south line of said Newport  
8-11 Subdivision, Section 8 and a north line of this tract a distance of  
8-12 282.01 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set  
8-13 at a southerly corner of said Newport Subdivision, Section 8.  
8-14 THENCE continuing with a south line of said Newport Subdivision,  
8-15 Section 8, a north line of this tract, with the arc of a curve to the  
8-16 left having a chord direction of N 60° 58' 25" E, a radius of 400.00  
8-17 feet, a distance of 195.69 feet to a 1/2 inch iron rod set with cap  
8-18 marked "SHINE 5502."  
8-19 THENCE N 46° 57' 29" E continuing with a south line of said Newport  
8-20 Subdivision, Section 8, and a north line of this tract a distance of  
8-21 202.17 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
8-22 THENCE continuing with a south line of said Newport Subdivision,  
8-23 Section 8 and a north line of this tract, with the arc of a curve to  
8-24 the right having a chord direction of N 53° 03' 29" E, a radius of  
8-25 450.00 feet, a distance of 95.82 feet to a point.  
8-26 THENCE continuing with a south line of said Newport Subdivision,  
8-27 Section 8 and a north line of this tract with the arc of a curve to  
8-28 the left having a chord direction of N 45° 33' 29" E, a radius of  
8-29 400.00 feet, a distance of 189.89 feet to a point.  
8-30 THENCE N 31° 57' 29" E continuing with a south line of said Newport  
8-31 Subdivision, Section 8 and a north line of this tract a distance of  
8-32 228.06 feet to a point.  
8-33 THENCE continuing with a south line of said Newport Subdivision,  
8-34 Section 8 and a north line of this tract, with the arc of a curve to  
8-35 the right having a chord direction of N 45° 27' 29" E, a radius of  
8-36 500.00 feet, a distance of 235.62 feet to a 1/2 inch iron rod set  
8-37 with cap marked "SHINE 5502."  
8-38 THENCE continuing with a south line of said Newport Subdivision,  
8-39 Section 8 and a north line of this tract, with the arc of a curve to  
8-40 the left having a chord direction of N 32° 42' 29" E, a radius of  
8-41 300.00 feet, a distance of 274.89 feet to a 1/2 inch iron rod set  
8-42 with cap marked "SHINE 5502."  
8-43 THENCE continuing with a south line of said Newport Subdivision,  
8-44 Section 8 and a north line of this tract with the arc of a curve to  
8-45 the right having a chord direction of N 14° 31' 50" E, a radius of  
8-46 500.00 feet, a distance of 140.89 feet to a 1/2 inch iron rod set  
8-47 with cap marked "SHINE 5502."  
8-48 THENCE N 57° 42' 31" W continuing with a south line of said Newport  
8-49 Subdivision, Section 8, and a north line of this tract a distance of  
8-50 92.28 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
8-51 THENCE N 32° 17' 29" E continuing with a south line of said Newport  
8-52 Subdivision, Section 8, and a north line of this tract a distance of  
8-53 60.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502."  
8-54 THENCE S 57° 42' 31" E continuing with a south line of said Newport  
8-55 Subdivision, Section 8, and a north line of this tract a distance of  
8-56 85.49 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set.  
8-57 THENCE continuing with a south line of said Newport Subdivision,  
8-58 Section 8 and a north line of this tract with the arc of a curve to  
8-59 the right having a chord direction of N 36° 29' 38" E, a radius of  
8-60 500.00 feet, a distance of 118.64 feet to a 1/2 inch iron rod set  
8-61 with cap marked "SHINE 5502."  
8-62 THENCE N 43° 17' 29" E continuing with a south line of said Newport  
8-63 Subdivision, Section 8 and a north line of this tract a distance of  
8-64 374.07 feet to a point.  
8-65 THENCE continuing with a south line of said Newport Subdivision,  
8-66 Section 8 and a north line of this tract with the arc of a curve to  
8-67 the right having a chord direction of N 52° 47' 29" E, a radius of  
8-68 600.00 feet, a distance of 198.97 feet to a 1/2 inch iron rod set  
8-69 with cap marked "SHINE 5502."

9-1 THENCE N 62° 17' 29" E continuing with a south line of said Newport  
9-2 Subdivision, Section 8 and a north line of this tract a distance of  
9-3 68.45 feet to a point.

9-4 THENCE continuing with a south line of said Newport Subdivision,  
9-5 Section 8 and a north line of this tract with the arc of a curve to  
9-6 the left having a chord direction of N 33° 14' 01" E, a radius of  
9-7 139.25 feet, a distance of 141.24 feet to a 1/2 inch iron rod set  
9-8 with cap marked "SHINE 5502."

9-9 THENCE continuing with a south line of said Newport Subdivision,  
9-10 Section 8 and a north line of this tract with the arc of a curve to  
9-11 the left having a chord direction of N 00° 55' 12" E, a radius of  
9-12 300.00 feet, a distance of 34.09 feet to a 1/2 inch iron rod with cap  
9-13 marked "SHINE 5502" set at the southerly southeast corner of said  
9-14 Newport Subdivision, Section 8 and in the west line of The City of  
9-15 Crosby Town Site, recorded in Volume 7, Page 26, Deed Records of  
9-16 Harris County, Texas, also being the west line of a tract of land  
9-17 referenced as "Tract 1" and "Tract 2" recorded in File No. W314743,  
9-18 Deed Records of Harris County, Texas.

9-19 THENCE S 02° 45' 41" E with a west line of said City of Crosby Town  
9-20 Site, the west line of said called "Tract 1" and "Tract 2," and an  
9-21 east line of this tract a distance of 229.20 feet to a point in the  
9-22 centerline of Jackson Bayou.

9-23 THENCE with a south line of said City of Crosby Town Site, a south  
9-24 line of said called "Tract 1" and "Tract 2," a north line of this  
9-25 tract, along the centerline of said Jackson Bayou the following  
9-26 bearings and distances:

9-27	N 65° 32' 07" E	30.32 feet
9-28	N 76° 12' 19" E	10.85 feet
9-29	N 19° 33' 49" E	41.24 feet
9-30	N 40° 05' 08" W	34.88 feet
9-31	N 09° 21' 28" W	46.05 feet
9-32	N 26° 11' 16" E	45.20 feet
9-33	N 60° 33' 12" E	80.04 feet
9-34	N 48° 22' 25" E	110.85 feet
9-35	N 50° 01' 28" E	64.58 feet
9-36	N 78° 38' 48" E	76.53 feet
9-37	N 62° 45' 53" E	42.10 feet
9-38	N 26° 13' 09" E	43.70 feet
9-39	S 17° 27' 48" E	44.35 feet

9-40 THENCE S 04° 37' 07" E continuing with a south line of said City of  
9-41 Crosby Town Site, a south line of said called "Tract 1" and "Tract  
9-42 2," a north line of this tract, along the centerline of said Jackson  
9-43 Bayou, passing the southerly southeast corner of said called "Tract  
9-44 1" and "Tract 2," and continuing a total distance of 90.52 feet to a  
9-45 point.

9-46 THENCE continuing with a south line of said City of Crosby Town  
9-47 Site, a north line of this tract, along the centerline of said  
9-48 Jackson Bayou the following bearings and distances:

9-49	S 31° 33' 28" E	19.00 feet
9-50	S 89° 42' 03" E	32.70 feet
9-51	S 65° 08' 41" E	86.19 feet

9-52 THENCE S 82° 49' 14" E continuing with a south line of said City of  
9-53 Crosby Town Site, a north line of this tract, along the centerline  
9-54 of said Jackson Bayou a distance of 54.91 feet to a point at the most  
9-55 easterly northeast corner of this tract and the northwest corner of  
9-56 a called 7.6429 acre tract recorded in File No. E429933, Deed  
9-57 Records of Harris County, Texas.

9-58 THENCE S 16° 01' 51" E with the west line of said called 7.6429 acre  
9-59 tract and the most easterly east line of this tract, at a distance  
9-60 of 56.24 feet pass a 1/2 inch iron rod with cap marked "SHINE 5502"  
9-61 set for reference, from which an iron rod with cap marked "PRECISION  
9-62 SURVEYORS" found at the northeast corner of Lot 1, Block 3, said  
9-63 City of Crosby Town Site bears N 19° 38' 01" E a distance of 409.41  
9-64 feet, an iron rod with cap marked "PRECISION SURVEYORS" found in the  
9-65 east line of said Lot 1, Block 3, City of Crosby Town Site bears N  
9-66 85° 43' 47" E a distance of 471.48 feet, and continuing a total  
9-67 distance of 781.81 feet to a 1/2 inch iron rod with cap marked  
9-68 "SHINE 5502" set at the southwest corner of said called 7.6429 acre  
9-69 tract, in the north right of way of T. & N. O. Railroad, a variable

10-1 width right of way, and at the most easterly southeast corner of  
10-2 this tract.  
10-3 THENCE S 46° 52' 02" W with the most easterly east line of this tract  
10-4 and the west right of way line of said T. & N. O. Railroad, a  
10-5 distance of 1,876.95 feet to a 1" iron pipe found in the north line  
10-6 of a called 102.152 acre tract (Tract 2), recorded in File  
10-7 No. C683627, Deed Records of Harris County, Texas, and at the  
10-8 southeast corner of this tract, from which an iron rod found with  
10-9 cap marked "CENTERPOINT ENERGY" found at the northeast corner of  
10-10 herein described Tract I bears S 46° 45' 17" W, a distance of 556.58  
10-11 feet.  
10-12 THENCE S 87° 53' 52" W with the north line of said called 102.152  
10-13 acre tract and the south line of this tract a distance of 2,233.36  
10-14 feet to a 1/4 inch iron rod found at the southeast corner of a called  
10-15 21.234 acre tract recorded in File No. G553519, Deed Records of  
10-16 Harris County, Texas, and a southwest corner of this tract from  
10-17 which a found 1" iron pipe bears S 87° 53' 43" W, a distance of 999.06  
10-18 feet.  
10-19 THENCE N 01° 06' 07" W with the east line of said called 21.234 acre  
10-20 tract and a west line of this tract, passing the southeast corner of  
10-21 a called 0.116 acre tract recorded in File No. P220412, Deed  
10-22 Records of Harris County, Texas, a total distance of 308.90 feet to  
10-23 a 1/2 inch iron rod with cap marked "SHINE 5502" set at the  
10-24 northeast corner of said called 0.116 acre tract recorded in File  
10-25 No. P220412, and an interior corner of this tract.  
10-26 THENCE N 81° 29' 07" W with the north line of said called 0.116 acre  
10-27 tract recorded in File No. P220412, and a south line of this tract,  
10-28 at a distance of 100.00 feet pass the northwest corner of said  
10-29 called 0.116 acre tract and the northeast corner of a called 0.116  
10-30 acre tract recorded in File No. R256220, Deed Records of Harris  
10-31 County, Texas, at a distance of 200.00 feet pass the northwest  
10-32 corner of said called 0.116 acre tract recorded in File No. R256220  
10-33 and the northeast corner of a called 0.1164 acre tract recorded in  
10-34 File No. S300312, Deed Records of Harris County, Texas, at a  
10-35 distance of 300.00 feet pass the northwest corner of said called  
10-36 0.1164 acre tract recorded in File No. S300312 and the northeast  
10-37 corner of a called 0.116 acre tract recorded in File No. R304758,  
10-38 Deed Records of Harris County, Texas, at a distance of 400.00 feet,  
10-39 pass the northwest corner of said called 0.116 acre tract recorded  
10-40 in File No. R304758 and the northeast corner of a called 0.116 acre  
10-41 tract recorded in File No. P254365, Deed Records of Harris County,  
10-42 Texas, at a distance of 500.00 feet pass the northwest corner of  
10-43 said called 0.116 acre tract recorded in File No. P254365 and a  
10-44 northeast corner of said called 21.234 acre tract, continuing along  
10-45 a north line of said called 21.234 acre tract and a south line of  
10-46 this tract a total distance of 529.21 feet to a 1/2 inch iron rod set  
10-47 with cap marked "SHINE 5502."  
10-48 THENCE N 51° 33' 28" W a distance of 799.95 feet to a 1/2 inch iron  
10-49 rod with cap marked "SHINE 5502" set at the northwest corner of said  
10-50 called 21.234 acre tract and at an interior corner of this tract.  
10-51 THENCE S 25° 27' 04" W with the west line of said called 21.234 acre  
10-52 tract and an east line of this tract, a distance of 528.15 feet to a  
10-53 1/2 inch iron rod with cap marked "SHINE 5502" set at the northwest  
10-54 corner of a called 2.1614 acre tract recorded in File No. K076581,  
10-55 Deed Records of Harris County, Texas.  
10-56 THENCE N 65° 59' 23" W with a north line of said called 2.1614 acre  
10-57 tract and a northerly south line of this tract, a distance of 929.77  
10-58 feet to a found iron rod with cap marked "RPLS 4615."  
10-59 THENCE continuing with the north line of said called 2.1614 acre  
10-60 tract and a northerly south line of this tract with the arc of a  
10-61 curve to the left having a chord direction of N 85° 42' 42" W, a  
10-62 radius of 509.50 feet, a distance of 238.49 feet to a found iron rod  
10-63 with cap marked "RPLS 4615."  
10-64 THENCE S 74° 30' 20" W continuing with the north line of said called  
10-65 2.1614 acre tract and a northerly south line of this tract a  
10-66 distance of 417.76 feet to a 1/2 inch iron rod with cap marked  
10-67 "SHINE 5502" set at the northwest corner of said called 2.1614 acre  
10-68 tract and an interior corner of this tract.  
10-69 THENCE S 15° 29' 23" E with the west line of said called 2.1614 tract

11-1 and an east line of this tract a distance of 60.00 feet to an iron  
 11-2 rod with cap marked "RPLS 4615" found at the southwest corner of  
 11-3 said called 2.1614 acre tract.  
 11-4 THENCE N 74° 30' 26" E with the south line of said called 2.1614 acre  
 11-5 tract and a southerly north line of this tract a distance of 418.00  
 11-6 feet to a found iron rod with cap marked "RPLS 4615."  
 11-7 THENCE continuing with the south line of said called 2.1614 acre  
 11-8 tract and a southerly north line of this tract with the arc of a  
 11-9 curve to the right having a chord direction of S 83° 40' 53" E, a  
 11-10 radius of 595.34 feet, a distance of 196.44 feet to a 1/2 inch iron  
 11-11 rod set with cap marked "SHINE 5502."  
 11-12 THENCE S 65° 59' 23" E continuing with the south line of said called  
 11-13 2.164 acre tract and a southerly north line of this tract a distance  
 11-14 of 927.30 feet to a 1/2 inch iron rod with cap marked "SHINE 5502"  
 11-15 set at the southeast corner of said called 2.1614 acre tract in the  
 11-16 west line of said called 21.234 acre tract.  
 11-17 THENCE S 25° 16' 50" W with the west line of said called 21.234 acre  
 11-18 tract and an east line of this tract, a distance of 441.83 feet to an  
 11-19 iron rod with cap marked "RPLS 4615" found at the southwest corner  
 11-20 of said called 21.234 acre tract, in the north line of said called  
 11-21 102.152 acre tract and at a southeast corner of this tract, from  
 11-22 which a found 1" iron pipe bears N 88° 29' 40" E, a distance of 600.63  
 11-23 feet.  
 11-24 THENCE S 88° 21' 40" W with a south line of this tract and the north  
 11-25 line of said called 102.152 acre tract, at a distance of 7,048.87  
 11-26 feet, pass a found 3/4" iron rod and continue a total distance of  
 11-27 7,133.88 feet to a 1/2 inch iron rod with cap marked "SHINE 5502"  
 11-28 set at the southeast corner of a called 1 acre tract recorded in  
 11-29 File No. H076771, Deed Records of Harris County, Texas.  
 11-30 THENCE N 01° 38' 26" W with a west line of this tract and the east  
 11-31 line of said called 1 acre tract, a distance of 208.71 feet to a 1/2  
 11-32 inch iron rod with cap marked "SHINE 5502" set at the northeast  
 11-33 corner of said called 1 acre tract.  
 11-34 THENCE S 88° 21' 40" W with a south line of this tract and the north  
 11-35 line of said called 1 acre tract, a distance of 208.71 feet to a 1/2  
 11-36 inch iron rod with cap marked "SHINE 5502" set at the northwest  
 11-37 corner of said called 1 acre tract.  
 11-38 THENCE S 01° 38' 26" E with an east line of this tract and the west  
 11-39 line of said called 1 acre tract, a distance of 208.71 feet to a 1/2  
 11-40 inch iron rod with cap marked "SHINE 5502" set at the southwest  
 11-41 corner of said called 1 acre tract, in the north line of said called  
 11-42 102.152 acre tract.  
 11-43 THENCE S 88° 21' 40" W with a south line of this tract and the north  
 11-44 line of said called 102.152 acre tract, a distance of 2,021.97 feet  
 11-45 to the line of mean higher high water on the San Jacinto River.  
 11-46 THENCE meandering the line of mean higher high water along the left  
 11-47 bank of the San Jacinto River, the following bearings and  
 11-48 distances:  
 11-49 N 53° 39' 19" W 446.94 feet  
 11-50 N 59° 28' 06" W 369.78 feet  
 11-51 N 32° 15' 28" W 88.34 feet  
 11-52 N 50° 54' 05" W 129.34 feet  
 11-53 N 43° 04' 40" W 188.13 feet  
 11-54 N 45° 19' 17" W 78.88 feet  
 11-55 N 27° 03' 34" W 250.17 feet  
 11-56 N 13° 49' 11" W 192.54 feet  
 11-57 N 13° 56' 26" W 103.14 feet  
 11-58 N 00° 46' 29" E 503.45 feet  
 11-59 N 03° 28' 48" E 224.28 feet  
 11-60 N 03° 58' 09" E 246.51 feet  
 11-61 N 01° 50' 57" E 180.18 feet  
 11-62 N 04° 57' 15" E 202.55 feet  
 11-63 N 07° 14' 24" E 177.80 feet  
 11-64 N 12° 57' 35" E 166.40 feet  
 11-65 N 07° 38' 19" E 108.67 feet  
 11-66 N 08° 55' 16" E 130.31 feet  
 11-67 N 04° 27' 32" E 158.34 feet  
 11-68 N 20° 09' 17" E 102.98 feet  
 11-69 N 15° 38' 50" E 168.56 feet

12-1 N 08° 04' 25" W 320.01 feet  
 12-2 N 24° 35' 18" W 119.21 feet  
 12-3 N 25° 33' 04" W 239.12 feet  
 12-4 THENCE N 32° 33' 43" W continuing along the line of mean higher high  
 12-5 water on the left bank of the San Jacinto River, a distance of  
 12-6 117.10 feet to a point at the southwest corner of said called 56.50  
 12-7 acre tract and a southerly northwest corner of this tract.  
 12-8 THENCE N 59° 33' 11" E with the south line of said called 56.50 acre  
 12-9 tract and a north line of this tract, a distance of 834.87 feet to a  
 12-10 1" iron pipe found at the southeast corner of said called 56.50 acre  
 12-11 tract and an interior corner of this tract.  
 12-12 THENCE N 22° 44' 35" E with the southerly east line of said called  
 12-13 56.50 acre tract and a northerly west line of this tract, a distance  
 12-14 of 1,342.07 feet to the PLACE OF BEGINNING, containing 991.55  
 12-15 acres.  
 12-16 TRACT III  
 12-17 BEGINNING at a 1" iron pipe found in the south line of the Absalom  
 12-18 Reeves Survey, Abstract 60, and the north line of said Abstract 838,  
 12-19 in the west line of a called 167.305 acre tract recorded in File  
 12-20 No. 2010010605, Deed Records of Harris County, Texas, at the  
 12-21 southeast corner of a called 60.0765 acre tract recorded in File  
 12-22 No. U922164, Deed Records of Harris County, Texas, and at the  
 12-23 northeast corner of this tract. Said 1" iron pipe has a Texas State  
 12-24 Plane coordinate value of N: 13910927.97 and E: 3206944.66.  
 12-25 THENCE S 02° 37' 23" E (Called S 02° 37' 21" E) with the west line of  
 12-26 said called 167.305 acre tract and the east line of this tract, a  
 12-27 distance of 1,434.17 feet to a 1/2 inch iron rod with cap marked  
 12-28 "SHINE 5502" set at the southwest corner of said 167.305 acre tract.  
 12-29 THENCE S 87° 47' 10" E with the south line of said called 167.305  
 12-30 acre tract and a north line of this tract, a distance of 51.63 feet  
 12-31 to a 1/2 inch iron rod with cap marked "SHINE 5502" set in the north  
 12-32 right of way of Diamondhead Boulevard North, (100 feet wide  
 12-33 R.O.W.), at the northwest corner of Newport Subdivision, Section  
 12-34 10, a subdivision recorded in Volume 220, Page 76, Map Records of  
 12-35 Harris County, Texas.  
 12-36 THENCE S 02° 12' 50" W with a west line of said Section 10 and an east  
 12-37 line of this tract, a distance of 100.00 feet to a 1/2 inch iron rod  
 12-38 with cap marked "SHINE 5502" set in the south right of way line of  
 12-39 said Diamondhead Boulevard North, at a northerly southwest corner  
 12-40 of said Section 10.  
 12-41 THENCE S 87° 47' 10" E with the south right of way line of said  
 12-42 Diamondhead Boulevard North, a northerly south line of said Section  
 12-43 10, and a north line of this tract, a distance of 37.06 feet to a 1/2  
 12-44 inch iron rod with cap marked "SHINE 5502" set at the intersection  
 12-45 of the south right of way line of said Diamondhead Boulevard North,  
 12-46 and the west right of way line of Golf Club Drive (100 feet wide  
 12-47 R.O.W.) in a west line of said Section 10.  
 12-48 THENCE S 42° 47' 10" E with the west right of way of said Golf Club  
 12-49 Drive, the west line of said Section 10 and the east line of this  
 12-50 tract, a distance of 14.14 feet to a 1/2 inch iron rod with cap set  
 12-51 marked "SHINE 5502."  
 12-52 THENCE S 01° 07' 10" E continuing with the west right of way of said  
 12-53 Golf Club Drive, the west line of said Section 10 and the east line  
 12-54 of this tract, a distance of 183.64 feet to a 1/2 inch iron rod with  
 12-55 cap set marked "SHINE 5502."  
 12-56 THENCE continuing with the west right of way of said Golf Club  
 12-57 Drive, the west line of said Section 10 and the east line of this  
 12-58 tract, with the arc of a curve to the right having a radius of  
 12-59 1,950.00 feet and a central angle of 20° 00' 00", a distance of  
 12-60 680.68 feet to a 1/2 inch iron rod with cap set marked "SHINE 5502."  
 12-61 THENCE S 22° 12' 50" W continuing with the west right of way of said  
 12-62 Golf Club Drive, the west line of said Section 10 and the east line  
 12-63 of this tract, a distance of 660.85 feet to a 1/2 inch iron rod with  
 12-64 cap set marked "SHINE 5502."  
 12-65 THENCE continuing with the west right of way of said Golf Club  
 12-66 Drive, the west line of said Section 10 and the east line of this  
 12-67 tract, with the arc of a curve to the left having a radius of  
 12-68 3,050.00 feet and a central angle of 45° 06' 00", a distance of  
 12-69 2,400.79 feet to a 1/2 inch iron rod with cap set marked "SHINE

13-1 5502."

13-2 THENCE S 22° 57' 10" E continuing with the west right of way of said

13-3 Golf Club Drive, the west line of said Section 10 and the east line

13-4 of this tract, a distance of 714.81 feet to a 1/2 inch iron rod with

13-5 cap marked "SHINE 5502" set at the northeast corner of a called

13-6 3.3685 acre tract recorded in File No. N409807, Deed Records of

13-7 Harris County, Texas, and the most easterly southeast corner of

13-8 this tract.

13-9 THENCE S 74° 57' 26" W with the north line of said called 3.3685 acre

13-10 tract and a south line of this tract, a distance of 170.16 feet to a

13-11 1/2 inch iron rod with cap set marked "SHINE 5502."

13-12 THENCE S 38° 21' 36" W continuing with the north line of said called

13-13 3.3685 acre tract and a south line of this tract, a distance of

13-14 375.28 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set

13-15 at the southerly northeast corner of a called 53.17 acre tract

13-16 recorded in File No. U652009, Deed Records of Harris County, Texas,

13-17 and a southeast corner of this tract, from which a 1/2 inch iron rod

13-18 found at the southeast corner of said called 53.17 acre tract and

13-19 the southwest corner of said called 3.3685 acre tract bears S 38° 21'

13-20 38" W, a distance of 10.86 feet.

13-21 THENCE N 75° 29' 31" W with a southerly north line of said called

13-22 53.17 acre tract and a south line of this tract, a distance of

13-23 577.95 feet to an iron rod with cap marked "TERRA SURVEYING" found

13-24 at a southerly northeast corner of said called 53.17 acre tract, and

13-25 an interior corner of this tract.

13-26 THENCE N 05° 37' 30" E with the east line of said called 53.17 acre

13-27 tract and a west line of this tract, a distance of 480.74 feet to an

13-28 iron rod found with cap marked "TERRA SURVEYING."

13-29 THENCE N 08° 08' 01" E continuing with the east line of said called

13-30 53.17 acre tract and a west line of this tract, a distance of 825.65

13-31 feet to an iron rod found with cap marked "TERRA SURVEYING."

13-32 THENCE continuing with the east line of said called 53.17 acre tract

13-33 and a west line of this tract, with the arc of a curve to the left

13-34 having a radius of 250.61 feet and a central angle of 98° 17' 48", a

13-35 distance of 429.95 feet to an iron rod with cap marked "TERRA

13-36 SURVEYING" found at the northeast corner of said called 53.17 acre

13-37 tract.

13-38 THENCE N 89° 04' 41" W with the north line of said called 53.17 acre

13-39 tract and a south line of this tract, a distance of 407.72 feet to an

13-40 iron rod found with cap marked "TERRA SURVEYING."

13-41 THENCE S 74° 12' 35" W continuing with the north line of said called

13-42 53.17 acre tract and a south line of this tract, a distance of

13-43 412.92 feet to an iron rod found with cap marked "TERRA SURVEYING."

13-44 THENCE S 71° 17' 47" W continuing with the north line of said called

13-45 53.17 acre tract and a south line of this tract, a distance of

13-46 313.23 feet to an iron rod found with cap marked "TERRA SURVEYING."

13-47 THENCE S 64° 30' 39" W continuing with the north line of said called

13-48 53.17 acre tract and a south line of this tract, a distance of

13-49 250.16 feet to an iron rod with cap marked "TERRA SURVEYING" found

13-50 at the northwest corner of said called 53.17 acre tract and an

13-51 interior corner of this tract.

13-52 THENCE S 30° 45' 58" W with the west line of said called 53.17 acre

13-53 tract and an east line of this tract, a distance of 938.35 feet to an

13-54 iron rod found with cap marked "TERRA SURVEYING" from which a 1 1/4

13-55 inch iron pipe found in the south line of said called 53.17 acre

13-56 tract and the north line of The San Jacinto River Authority East

13-57 Canal tract, recorded in Volume 1294, Page 256, Deed Records of

13-58 Harris County, Texas bears S 76°55' 49" E a distance of 700.71 feet.

13-59 THENCE S 38° 36' 07" E continuing with the west line of said called

13-60 53.17 acre tract and an east line of this tract, a distance of

13-61 330.48 feet to an iron rod found with cap marked "TERRA SURVEYING."

13-62 THENCE S 50° 28' 00" W continuing with the west line of said called

13-63 53.17 acre tract and an east line of this tract, a distance of

13-64 392.70 feet to an iron rod found with cap marked "TERRA SURVEYING."

13-65 THENCE S 34° 53' 53" E continuing with the west line of said called

13-66 53.17 acre tract and an east line of this tract, a distance of 54.47

13-67 feet to an iron rod with cap marked "TERRA SURVEYING" found at the

13-68 southwest corner of said called 53.17 acre tract, in a north line of

13-69 Horizon Drive, a dedicated public road in Newport Subdivision,

14-1 Section 4, a subdivision recorded in Volume 198, Page 53, Map  
14-2 Records of Harris County, Texas, and at a southeast corner of this  
14-3 tract, from which a 1 1/4 inch iron pipe found in the south line of  
14-4 said called 53.17 acre tract and the north line of said East Canal  
14-5 tract bears N 51° 21' 56" E a distance of 512.15'.  
14-6 THENCE S 51° 21' 08" W along a north line of said Section 4, a north  
14-7 line of said San Jacinto River Authority East Canal Tract, and a  
14-8 south line of this tract, at a distance of 51.71 feet pass a  
14-9 northwest corner of said Horizon Drive and Section 4 and continuing  
14-10 a total distance of 605.52 feet to a 1" iron pipe found.  
14-11 THENCE continuing along a north line of said San Jacinto River  
14-12 Authority East Canal and a south line of this tract, with the arc of  
14-13 a curve to the left having a radius of 415.36 feet and a central  
14-14 angle of 17° 54' 23," a distance of 129.81 feet to a 1 1/2 inch iron  
14-15 pipe found.  
14-16 THENCE S 32° 37' 00 W continuing along a north line of said San  
14-17 Jacinto River Authority East Canal and a south line of this tract a  
14-18 distance of 1,291.52 feet to a 1 1/4 inch iron pipe found.  
14-19 THENCE continuing along a north line of said San Jacinto River  
14-20 Authority East Canal and a south line of this tract, with the arc of  
14-21 a curve to the right having a radius of 174.95 feet and a central  
14-22 angle of 39° 20' 42," a distance of 174.95 feet to a 1 inch iron pipe  
14-23 found.  
14-24 THENCE S 72° 28' 08" W continuing along a north line of said San  
14-25 Jacinto River Authority East Canal and a south line of this tract, a  
14-26 distance of 2,448.06 feet to a 1 1/4 inch iron pipe found.  
14-27 THENCE continuing along a north line of said San Jacinto River  
14-28 Authority East Canal and a south line of this tract, with the arc of  
14-29 a curve to the left having a radius of 333.37 feet and a central  
14-30 angle of 04° 24' 34," a distance of 25.66 feet to a 1 1/4 inch iron  
14-31 pipe found.  
14-32 THENCE S 68° 53' 17" W continuing along a north line of said San  
14-33 Jacinto River Authority East Canal and a south line of this tract, a  
14-34 distance of 1,832.09 feet to a 1 1/4 inch iron pipe found.  
14-35 THENCE continuing along a north line of said San Jacinto River  
14-36 Authority East Canal and a south line of this tract, with the arc of  
14-37 a curve to the right having a radius of 144.47 feet and a central  
14-38 angle of 53° 20' 45," a distance of 134.51 feet to a 1 1/4" iron pipe  
14-39 found.  
14-40 THENCE N 57° 13' 44" W continuing along a north line of said San  
14-41 Jacinto River Authority East Canal and a south line of this tract, a  
14-42 distance of 1,587.58' feet to a 1/2 inch iron rod set with cap  
14-43 marked "SHINE 5502."  
14-44 THENCE continuing along a north line of said San Jacinto River  
14-45 Authority East Canal and a south line of this tract, with the arc of  
14-46 a curve to the left having a radius of 402.67 feet and a central  
14-47 angle of 30° 10' 09," a distance of 212.03 feet to a 1/2 inch iron rod  
14-48 set with cap marked "SHINE 5502."  
14-49 THENCE N 87° 29' 31" W continuing along a north line of said San  
14-50 Jacinto River Authority East Canal and a south line of this tract, a  
14-51 distance of 224.45 feet to a 1/2 inch iron rod found at an interior  
14-52 corner of said San Jacinto River Authority East Canal and an  
14-53 interior corner of this tract.  
14-54 THENCE along an east line of said San Jacinto River Authority East  
14-55 Canal and a west line of this tract, with the arc of a curve to the  
14-56 right having a radius of 133.99 feet and a central angle of 63° 17'  
14-57 53", a distance of 148.03 feet to a 1/2 inch iron rod found in the  
14-58 north line of said Humphrey Jackson Survey, Abstract 37 and the  
14-59 south line of said William Wilson Survey, Abstract 838.  
14-60 THENCE N 88° 23' 54" E with the south line of said Abstract 838, and  
14-61 the north line of said Abstract 37, a distance of 2000.00 feet to a  
14-62 point for corner.  
14-63 THENCE N 01° 36' 18" W across said 1942.08 acre tract, a distance of  
14-64 7,695.76 feet to a point in the north line of said 1942.08 acre  
14-65 tract and the south line of a called 447.0498 acre tract recorded in  
14-66 File No. D759681, Deed Records of Harris County, Texas.  
14-67 THENCE N 86° 43' 31" E with the south line of said called 447.0498  
14-68 acre tract and a north line of this tract, a distance of 4223.36  
14-69 feet to a 1/2 inch iron rod next to a 4"x6" fence post found at the

15-1 southeast corner of said called 447.0498 acre tract and an interior  
15-2 corner of this tract.  
15-3 THENCE N 02° 07' 50" W with the east line of said called 447.0498  
15-4 acre tract and a northerly west line of this tract a distance of  
15-5 26.79 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set at  
15-6 the southwest corner of a called 0.1148 acre tract recorded in File  
15-7 No. T653706, Deed Records of Harris County, Texas and a northwest  
15-8 corner of this tract.  
15-9 THENCE N 87° 22' 21" E with the south line of said called 0.1148 acre  
15-10 tract and a north line of this tract, at a distance of 50.02 feet  
15-11 pass the southeast corner of said called 0.1148 acre tract recorded  
15-12 in File No. T653706 and the southwest corner of a called 0.1148 acre  
15-13 tract recorded in File No. T702499, Deed Records of Harris County,  
15-14 Texas, at a distance of 100.02 feet, pass the southeast corner of  
15-15 said called 0.1148 acre tract recorded in File No. T702499 and the  
15-16 southwest corner of a called 0.1148 acre tract recorded in File  
15-17 No. T643967, at a distance of 150.02 feet pass the southeast corner  
15-18 of said called 0.1148 acre tract recorded in File No. T643967 and  
15-19 the southwest corner of a called 0.1148 acre tract recorded in File  
15-20 No. T491404, Deed Records of Harris County, Texas, at a distance of  
15-21 200.02 feet pass the southeast corner of said called 0.1148 acre  
15-22 tract recorded in File No. T491404 and the southwest corner of a  
15-23 called 0.1148 acre tract recorded in File No. T526225, Deed Records  
15-24 of Harris County, Texas, and continuing a total distance of 250.02  
15-25 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set at the  
15-26 southeast corner of said called 0.1148 acre tract recorded in File  
15-27 No. T526225 and an interior corner of this tract.  
15-28 THENCE N 02° 37' 39" W with the east line of said called 0.1148 acre  
15-29 tract recorded in File No. T526225 and a west line of this tract, a  
15-30 distance of 100.00 feet to a 1/2 inch iron rod with cap marked  
15-31 "SHINE 5502" set at the northeast corner of said called 0.1148 acre  
15-32 tract recorded in File No. T526225, in the south line of a called  
15-33 5.00 acre tract recorded in File No. T684273, Deed Records of  
15-34 Harris County, Texas, in the South line of the Hannah Nash Survey,  
15-35 Abstract 599, in the north line of said Abstract 838, and at a  
15-36 northwest corner of this tract.  
15-37 THENCE N 87° 02' 53" E with the south line of said Abstract 599, the  
15-38 north line of said Abstract 838, the south line of said called 5.00  
15-39 acre tract and the north line of this tract a distance of 316.67  
15-40 feet to a 1/2 inch iron rod found at the southeast corner of said  
15-41 Abstract 599, the southwest corner of said Abstract 60, the  
15-42 southeast corner of said called 5.00 acre tract and the southwest  
15-43 corner of a called 45 acre tract recorded in File No. 20080119197,  
15-44 Deed Records of Harris County, Texas.  
15-45 THENCE N 87° 24' 37" E with the south line of said called 45 acre  
15-46 tract, the south line of said Abstract 60, the north line of said  
15-47 Abstract 838 and the north line of this tract, a distance of 986.97  
15-48 feet to a 1/2 inch iron rod found at the southeast corner of said  
15-49 called 45 acre tract, the southwest corner of a called 8.39 acre  
15-50 tract recorded in File No. 20070675831, Deed Records of Harris  
15-51 County, Texas, and a northerly corner of this tract.  
15-52 THENCE N 87° 48' 26" E with the south line of said 8.339 acre tract,  
15-53 the south line of said Abstract 60, the north line of said Abstract  
15-54 838 and the north line of this tract, at a distance of 150.00 feet  
15-55 pass the southeast corner of said called 8.39 acre tract and the  
15-56 southwest corner of a called 11.675 acre tract recorded in File  
15-57 No. 20070675831, Deed Records of Harris County, Texas, and  
15-58 continuing a total distance of 359.69 feet to a 1/2 inch iron rod  
15-59 found at the southeast corner of said called 11.675 acre tract and  
15-60 the southwest corner of a called 155.76 acre tract recorded in  
15-61 Volume 438, Page 236, Deed Records of Harris County, Texas.  
15-62 THENCE N 87° 20' 09" E with the south line of said Abstract 60, the  
15-63 north line of said Abstract 838, the south line of said called  
15-64 155.76 acre tract and the north line of this tract, a distance of  
15-65 682.33 feet to a 1/2 inch iron rod found next to a 8"x8" square fence  
15-66 post at the southeast corner of said called 155.76 acre tract and  
15-67 the southwest corner of a called 29.15 acre tract recorded in File  
15-68 No. R106573, Deed Records of Harris County, Texas.  
15-69 THENCE N 87° 24' 00" E with the south line of said Abstract 60, the

16-1 north line of said Abstract 838, the south line of said called 29.15  
16-2 acre tract and the north line of this tract, and at a distance of  
16-3 525.51 feet pass the southeast corner of said called 29.15 acre  
16-4 tract and the southwest corner of said called 60.0765 acre tract,  
16-5 and continuing with the south line of said Abstract 60, the north  
16-6 line of said Abstract 838, the south line of said called 60.0765  
16-7 acre tract and the north line of this tract, a total distance of  
16-8 1648.87 feet to the PLACE OF BEGINNING, containing 1,339.42 acres  
16-9 of land.

16-10 SECTION 3. (a) The legal notice of the intention to  
16-11 introduce this Act, setting forth the general substance of this  
16-12 Act, has been published as provided by law, and the notice and a  
16-13 copy of this Act have been furnished to all persons, agencies,  
16-14 officials, or entities to which they are required to be furnished  
16-15 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
16-16 Government Code.

16-17 (b) The governor, one of the required recipients, has  
16-18 submitted the notice and Act to the Texas Commission on  
16-19 Environmental Quality.

16-20 (c) The Texas Commission on Environmental Quality has filed  
16-21 its recommendations relating to this Act with the governor, the  
16-22 lieutenant governor, and the speaker of the house of  
16-23 representatives within the required time.

16-24 (d) All requirements of the constitution and laws of this  
16-25 state and the rules and procedures of the legislature with respect  
16-26 to the notice, introduction, and passage of this Act are fulfilled  
16-27 and accomplished.

16-28 SECTION 4. (a) If this Act does not receive a two-thirds  
16-29 vote of all the members elected to each house, Subchapter C, Chapter  
16-30 8004, Special District Local Laws Code, as added by Section 1 of  
16-31 this Act, is amended by adding Section 8004.107 to read as follows:

16-32 Sec. 8004.107. NO EMINENT DOMAIN POWER. The district may  
16-33 not exercise the power of eminent domain.

16-34 (b) This section is not intended to be an expression of a  
16-35 legislative interpretation of the requirements of Section 17(c),  
16-36 Article I, Texas Constitution.

16-37 SECTION 5. This Act takes effect September 1, 2017.

16-38 \* \* \* \* \*