

1-1 By: Creighton S.B. No. 2276
 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 12, 2017, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 6, Nays 0;
 1-6 May 12, 2017, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14			X	
1-15	X			

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 2276 By: Garcia

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

1-19 relating to the creation of Lakewood Improvement District of Harris
 1-20 County; providing authority to issue bonds; providing authority to
 1-21 impose assessments, fees, or 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 3951 to read as follows:

1-25 CHAPTER 3951. LAKEWOOD IMPROVEMENT DISTRICT OF HARRIS COUNTY
 1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 3951.001. DEFINITIONS. In this chapter:

- 1-28 (1) "Board" means the district's board of directors.
- 1-29 (2) "City" means the City of Houston.
- 1-30 (3) "County" means Harris County.
- 1-31 (4) "Director" means a board member.
- 1-32 (5) "District" means the Lakewood Improvement

1-33 District of Harris County.

1-34 Sec. 3951.002. NATURE OF DISTRICT. The district is a
 1-35 special district created under Section 59, Article XVI, Texas
 1-36 Constitution.

1-37 Sec. 3951.003. PURPOSE; DECLARATION OF INTENT. (a) The
 1-38 creation of the district is essential to accomplish the purposes of
 1-39 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
 1-40 Texas Constitution, and other public purposes stated in this
 1-41 chapter. By creating the district and in authorizing the city, the
 1-42 county, and other political subdivisions to contract with the
 1-43 district, the legislature has established a program to accomplish
 1-44 the public purposes set out in Section 52-a, Article III, Texas
 1-45 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, and the public
 1-50 welfare in the district, and to accomplish the redevelopment of
 1-51 land in the district.

1-52 (c) This chapter and the creation of the district may not be
 1-53 interpreted to relieve the city or the county from providing the
 1-54 level of services provided as of the effective date of the Act
 1-55 enacting this chapter to the area in the district. The district is
 1-56 created to supplement and not to supplant city or county services
 1-57 provided in the district.

1-58 Sec. 3951.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-59 (a) The district is created to serve a public use and benefit.

1-60 (b) All land and other property included in the district

2-1 will benefit from the improvements and services to be provided by
2-2 the district under powers conferred by Sections 52 and 52-a,
2-3 Article III, and Section 59, Article XVI, Texas Constitution, and
2-4 other powers granted under this chapter.

2-5 (c) The creation of the district is in the public interest
2-6 and is essential to further the public purposes of:

2-7 (1) developing and diversifying the economy of the
2-8 state;

2-9 (2) eliminating unemployment and underemployment; and

2-10 (3) developing or expanding transportation and
2-11 commerce.

2-12 (d) The district will:

2-13 (1) promote the health, safety, and general welfare of
2-14 residents, employers, potential employees, employees, visitors,
2-15 and consumers in the district, and of the public;

2-16 (2) provide needed funding for the district to
2-17 preserve, maintain, and enhance the economic health and vitality of
2-18 the district territory as a community and business center;

2-19 (3) promote the health, safety, welfare, and enjoyment
2-20 of the public by providing pedestrian ways, parking facilities, and
2-21 conduit facilities and by landscaping and developing certain areas
2-22 in the district, which are necessary for the restoration,
2-23 preservation, and enhancement of scenic beauty; and

2-24 (4) provide for road, bridge, and recreational
2-25 facilities for the district.

2-26 (e) Pedestrian ways along or across a street, whether at
2-27 grade or above or below the surface, and street lighting, street
2-28 landscaping, parking, and street art objects are parts of and
2-29 necessary components of a street or road and are considered to be a
2-30 street or road improvement.

2-31 (f) The district will not act as the agent or
2-32 instrumentality of any private interest even though the district
2-33 will benefit many private interests as well as the public.

2-34 Sec. 3951.005. INITIAL DISTRICT TERRITORY. (a) The
2-35 district is initially composed of the territory described by
2-36 Section 2 of the Act enacting this chapter.

2-37 (b) The boundaries and field notes contained in Section 2 of
2-38 the Act enacting this chapter form a closure. A mistake in the
2-39 field notes or in copying the field notes in the legislative process
2-40 does not affect the district's:

2-41 (1) organization, existence, or validity;

2-42 (2) right to issue any type of bonds for the purposes
2-43 for which the district is created or to pay the principal of and
2-44 interest on bonds;

2-45 (3) right to impose or collect an assessment or tax; or

2-46 (4) legality or operation.

2-47 Sec. 3951.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
2-48 All or any part of the area of the district is eligible to be
2-49 included in:

2-50 (1) a tax increment reinvestment zone created under
2-51 Chapter 311, Tax Code;

2-52 (2) a tax abatement reinvestment zone created under
2-53 Chapter 312, Tax Code;

2-54 (3) an enterprise zone created under Chapter 2303,
2-55 Government Code; or

2-56 (4) an industrial district created under Chapter 42,
2-57 Local Government Code.

2-58 Sec. 3951.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-59 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-60 Chapter 375, Local Government Code, applies to the district.

2-61 Sec. 3951.008. CONSTRUCTION OF CHAPTER. This chapter shall
2-62 be liberally construed in conformity with the findings and purposes
2-63 stated in this chapter.

2-64 SUBCHAPTER B. BOARD OF DIRECTORS

2-65 Sec. 3951.051. GOVERNING BODY; TERMS. (a) The district is
2-66 governed by a board of five voting directors who serve staggered
2-67 terms of four years, with two or three directors' terms expiring
2-68 June 1 of each odd-numbered year.

2-69 (b) The board by resolution may change the number of voting

3-1 directors on the board if the board determines that the change is in
3-2 the best interest of the district. The board may not consist of
3-3 fewer than five or more than nine voting directors.

3-4 Sec. 3951.052. APPOINTMENT OF VOTING DIRECTORS. The Texas
3-5 Commission on Environmental Quality shall appoint voting directors
3-6 from persons recommended by the board.

3-7 Sec. 3951.053. NONVOTING DIRECTORS. The board may appoint
3-8 nonvoting directors to serve at the pleasure of the voting
3-9 directors.

3-10 Sec. 3951.054. QUORUM. For purposes of determining the
3-11 requirements for a quorum of the board, the following are not
3-12 counted:

3-13 (1) a board position vacant for any reason, including
3-14 death, resignation, or disqualification;

3-15 (2) a director who is abstaining from participation in
3-16 a vote because of a conflict of interest; or

3-17 (3) a nonvoting director.

3-18 Sec. 3951.055. COMPENSATION. A director is entitled to
3-19 receive fees of office and reimbursement for actual expenses as
3-20 provided by Section 49.060, Water Code. Sections 375.069 and
3-21 375.070, Local Government Code, do not apply to the board.

3-22 Sec. 3951.056. INITIAL VOTING DIRECTORS. (a) The initial
3-23 board consists of:

<u>Pos. No.</u>	<u>Name of Director:</u>
1	_____
2	_____
3	_____
4	_____
5	_____

3-30 (b) Of the initial directors, the terms of directors
3-31 appointed for positions one through three expire June 1, 2019, and
3-32 the terms of directors appointed for positions four and five expire
3-33 June 1, 2021.

3-34 (c) Section 3951.052 does not apply to this section.

3-35 (d) This section expires September 1, 2021.

3-36 SUBCHAPTER C. POWERS AND DUTIES

3-37 Sec. 3951.101. GENERAL POWERS AND DUTIES. The district has
3-38 the powers and duties necessary to accomplish the purposes for
3-39 which the district is created.

3-40 Sec. 3951.102. IMPROVEMENT PROJECTS AND SERVICES. The
3-41 district may provide, design, construct, acquire, improve,
3-42 relocate, operate, maintain, or finance an improvement project or
3-43 service using any money available to the district, or contract with
3-44 a governmental or private entity to provide, design, construct,
3-45 acquire, improve, relocate, operate, maintain, or finance an
3-46 improvement project or service authorized under this chapter or
3-47 Chapter 375, Local Government Code.

3-48 Sec. 3951.103. DEVELOPMENT CORPORATION POWERS. The
3-49 district, using money available to the district, may exercise the
3-50 powers given to a development corporation under Chapter 505, Local
3-51 Government Code, including the power to own, operate, acquire,
3-52 construct, lease, improve, or maintain a project under that
3-53 chapter.

3-54 Sec. 3951.104. NONPROFIT CORPORATION. (a) The board by
3-55 resolution may authorize the creation of a nonprofit corporation to
3-56 assist and act for the district in implementing a project or
3-57 providing a service authorized by this chapter.

3-58 (b) The nonprofit corporation:

3-59 (1) has each power of and is considered to be a local
3-60 government corporation created under Subchapter D, Chapter 431,
3-61 Transportation Code; and

3-62 (2) may implement any project and provide any service
3-63 authorized by this chapter.

3-64 (c) The board shall appoint the board of directors of the
3-65 nonprofit corporation. The board of directors of the nonprofit
3-66 corporation shall serve in the same manner as the board of directors
3-67 of a local government corporation created under Subchapter D,
3-68 Chapter 431, Transportation Code, except that a board member is not
3-69 required to reside in the district.

4-1 Sec. 3951.105. AGREEMENTS; GRANTS. (a) As provided by
4-2 Chapter 375, Local Government Code, the district may make an
4-3 agreement with or accept a gift, grant, or loan from any person.

4-4 (b) The implementation of a project is a governmental
4-5 function or service for the purposes of Chapter 791, Government
4-6 Code.

4-7 Sec. 3951.106. LAW ENFORCEMENT SERVICES. To protect the
4-8 public interest, the district may contract with a qualified party,
4-9 including the county or the city, to provide law enforcement
4-10 services in the district for a fee.

4-11 Sec. 3951.107. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
4-12 district may join and pay dues to a charitable or nonprofit
4-13 organization that performs a service or provides an activity
4-14 consistent with the furtherance of a district purpose.

4-15 Sec. 3951.108. ECONOMIC DEVELOPMENT. (a) The district may
4-16 engage in activities that accomplish the economic development
4-17 purposes of the district.

4-18 (b) The district may establish and provide for the
4-19 administration of one or more programs to promote state or local
4-20 economic development and to stimulate business and commercial
4-21 activity in the district, including programs to:

4-22 (1) make loans and grants of public money; and

4-23 (2) provide district personnel and services.

4-24 (c) The district may create economic development programs
4-25 and exercise the economic development powers provided to
4-26 municipalities by:

4-27 (1) Chapter 380, Local Government Code; and

4-28 (2) Subchapter A, Chapter 1509, Government Code.

4-29 Sec. 3951.109. PARKING FACILITIES. (a) The district may
4-30 acquire, lease as lessor or lessee, construct, develop, own,
4-31 operate, and maintain parking facilities or a system of parking
4-32 facilities, including lots, garages, parking terminals, or other
4-33 structures or accommodations for parking motor vehicles off the
4-34 streets and related appurtenances.

4-35 (b) The district's parking facilities serve the public
4-36 purposes of the district and are owned, used, and held for a public
4-37 purpose even if leased or operated by a private entity for a term of
4-38 years.

4-39 (c) The district's parking facilities are parts of and
4-40 necessary components of a street and are considered to be a street
4-41 or road improvement.

4-42 (d) The development and operation of the district's parking
4-43 facilities may be considered an economic development program.

4-44 Sec. 3951.110. ANNEXATION AND EXCLUSION OF LAND. (a) The
4-45 district may annex land as provided by Subchapter J, Chapter 49,
4-46 Water Code.

4-47 (b) The district may exclude land as provided by Subchapter
4-48 J, Chapter 49, Water Code. Section 375.044(b), Local Government
4-49 Code, does not apply to the district.

4-50 Sec. 3951.111. NAVIGATION DISTRICT POWERS. (a) The
4-51 district has the powers provided by the general law of this state
4-52 applicable to navigation districts created under Section 59,
4-53 Article XVI, Texas Constitution, including Chapters 60 and 62,
4-54 Water Code.

4-55 (b) The district may purchase, construct, acquire, own,
4-56 operate, maintain, improve, or extend, inside and outside the
4-57 district, a canal, waterway, bulkhead, dock, or other improvement
4-58 or facility necessary or convenient to accomplish the navigation
4-59 purposes of the district.

4-60 Sec. 3951.112. ROAD DISTRICT POWERS. The district has the
4-61 powers provided by the general laws relating to road districts and
4-62 road utility districts created under Section 52(b), Article III,
4-63 Texas Constitution, including Chapters 257 and 441, Transportation
4-64 Code.

4-65 Sec. 3951.113. ROAD STANDARDS AND REQUIREMENTS. (a) A
4-66 road project must meet all applicable construction standards,
4-67 zoning and subdivision requirements, and regulations of each
4-68 municipality in whose corporate limits or extraterritorial
4-69 jurisdiction the road project is located.

5-1 (b) If a road project is not located in the corporate limits
5-2 or extraterritorial jurisdiction of a municipality, the road
5-3 project must meet all applicable construction standards,
5-4 subdivision requirements, and regulations of each county in which
5-5 the road project is located.

5-6 (c) If the state will maintain and operate the road, the
5-7 Texas Transportation Commission must approve the plans and
5-8 specifications of the road project.

5-9 Sec. 3951.114. PROPERTY OF CERTAIN UTILITIES EXEMPT FROM
5-10 ASSESSMENTS AND FEES. The district may not impose an assessment,
5-11 impact fee, or standby fee on the property, including the
5-12 equipment, rights-of-way, easements, facilities, or improvements,
5-13 of:

5-14 (1) an electric utility or a power generation company
5-15 as defined by Section 31.002, Utilities Code;

5-16 (2) a gas utility, as defined by Section 101.003 or
5-17 121.001, Utilities Code, or a person who owns pipelines used for the
5-18 transportation or sale of oil or gas or a product or constituent of
5-19 oil or gas;

5-20 (3) a person who owns pipelines used for the
5-21 transportation or sale of carbon dioxide;

5-22 (4) a telecommunications provider as defined by
5-23 Section 51.002, Utilities Code; or

5-24 (5) a cable service provider or video service provider
5-25 as defined by Section 66.002, Utilities Code.

5-26 Sec. 3951.115. USE OF ELECTRICAL OR OPTICAL LINES.

5-27 (a) The district may impose an assessment to pay the cost of:

5-28 (1) burying or removing electrical power lines,
5-29 telephone lines, cable or fiber-optic lines, or any other type of
5-30 electrical or optical line;

5-31 (2) removing poles and any elevated lines using the
5-32 poles; and

5-33 (3) reconnecting the lines described by Subdivision
5-34 (2) to the buildings or other improvements to which the lines were
5-35 connected.

5-36 (b) The district may finance, acquire, construct, improve,
5-37 operate, maintain, or charge fees for the use of the district
5-38 conduits for another person's:

5-39 (1) telecommunications network; or

5-40 (2) fiber-optic cable.

5-41 (c) Consistent with Title 2, Utilities Code, the district
5-42 may finance, construct, or maintain conduits for:

5-43 (1) electronic transmission and distribution lines
5-44 and supporting facilities; or

5-45 (2) other types of transmission and distribution lines
5-46 and supporting facilities.

5-47 (d) The district may not require a person to use a district
5-48 conduit.

5-49 Sec. 3951.116. NO EMINENT DOMAIN POWER. The district may
5-50 not exercise the power of eminent domain.

5-51 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

5-52 Sec. 3951.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
5-53 board by resolution shall establish the number of directors'
5-54 signatures and the procedure required for a disbursement or
5-55 transfer of district money.

5-56 Sec. 3951.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
5-57 The district may acquire, construct, finance, operate, or maintain
5-58 any improvement or service authorized under this chapter or Chapter
5-59 375, Local Government Code, using any money available to the
5-60 district.

5-61 Sec. 3951.153. PETITION REQUIRED FOR FINANCING SERVICES AND
5-62 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
5-63 service or improvement project with assessments under this chapter
5-64 unless a written petition requesting that service or improvement
5-65 has been filed with the board.

5-66 (b) A petition filed under Subsection (a) must be signed by
5-67 the owners of a majority of the assessed value of real property in
5-68 the district subject to assessment according to the most recent
5-69 certified tax appraisal roll for the county.

6-1 Sec. 3951.154. ASSESSMENTS; LIENS FOR ASSESSMENTS.
6-2 (a) The board by resolution may impose and collect an assessment
6-3 for any purpose authorized by this chapter in all or any part of the
6-4 district.

6-5 (b) An assessment, a reassessment, or an assessment
6-6 resulting from an addition to or correction of the assessment roll
6-7 by the district, penalties and interest on an assessment or
6-8 reassessment, an expense of collection, and reasonable attorney's
6-9 fees incurred by the district:

6-10 (1) are a first and prior lien against the property
6-11 assessed;

6-12 (2) are superior to any other lien or claim other than
6-13 a lien or claim for county, school district, or municipal ad valorem
6-14 taxes; and

6-15 (3) are the personal liability of and a charge against
6-16 the owners of the property even if the owners are not named in the
6-17 assessment proceedings.

6-18 (c) The lien is effective from the date of the board's
6-19 resolution imposing the assessment until the date the assessment is
6-20 paid. The board may enforce the lien in the same manner that the
6-21 board may enforce an ad valorem tax lien against real property.

6-22 (d) The board may make a correction to or deletion from the
6-23 assessment roll that does not increase the amount of assessment of
6-24 any parcel of land without providing notice and holding a hearing in
6-25 the manner required for additional assessments.

6-26 Sec. 3951.155. TAX AND ASSESSMENT ABATEMENTS. The district
6-27 may designate reinvestment zones and may grant abatements of a tax
6-28 or assessment on property in the zones.

6-29 Sec. 3951.156. RESIDENTIAL PROPERTY NOT EXEMPT. Section
6-30 375.161, Local Government Code, does not apply to the district.

6-31 Sec. 3951.157. COMPETITIVE BIDDING. Subchapter I, Chapter
6-32 49, Water Code, applies to the district. Sections 375.221 and
6-33 375.223, Local Government Code, do not apply to the district.

6-34 SUBCHAPTER E. TAXES AND BONDS

6-35 Sec. 3951.201. ELECTIONS REGARDING TAXES AND BONDS.

6-36 (a) The district may issue, without an election, bonds, notes, and
6-37 other obligations secured by:

6-38 (1) revenue other than ad valorem taxes; or

6-39 (2) contract payments described by Section 3951.203.

6-40 (b) The district must hold an election in the manner
6-41 provided by Subchapter L, Chapter 375, Local Government Code, to
6-42 obtain voter approval before the district may impose an ad valorem
6-43 tax or issue bonds payable from ad valorem taxes.

6-44 (c) Section 375.243, Local Government Code, does not apply
6-45 to the district.

6-46 (d) All or any part of any facilities or improvements that
6-47 may be acquired by a district by the issuance of its bonds may be
6-48 submitted as a single proposition or as several propositions to be
6-49 voted on at the election.

6-50 Sec. 3951.202. OPERATION AND MAINTENANCE TAX. (a) If
6-51 authorized by a majority of the district voters voting at an
6-52 election held in accordance with Section 3951.201, the district may
6-53 impose an operation and maintenance tax on taxable property in the
6-54 district in accordance with Section 49.107, Water Code, for any
6-55 district purpose, including to:

6-56 (1) maintain and operate the district;

6-57 (2) construct or acquire improvements; or

6-58 (3) provide a service.

6-59 (b) The board shall determine the tax rate. The rate may not
6-60 exceed the rate approved at the election.

6-61 (c) Section 49.107(h), Water Code, does not apply to the
6-62 district.

6-63 Sec. 3951.203. CONTRACT TAXES. (a) In accordance with
6-64 Section 49.108, Water Code, the district may impose a tax other than
6-65 an operation and maintenance tax and use the revenue derived from
6-66 the tax to make payments under a contract after the provisions of
6-67 the contract have been approved by a majority of the district voters
6-68 voting at an election held for that purpose.

6-69 (b) A contract approved by the district voters may contain a

7-1 provision stating that the contract may be modified or amended by
7-2 the board without further voter approval.

7-3 Sec. 3951.204. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
7-4 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
7-5 determined by the board. Section 375.205, Local Government Code,
7-6 does not apply to a loan, line of credit, or other borrowing from a
7-7 bank or financial institution secured by revenue other than ad
7-8 valorem taxes.

7-9 (b) The district may issue bonds, notes, or other
7-10 obligations payable wholly or partly from ad valorem taxes,
7-11 assessments, impact fees, revenue, contract payments, grants, or
7-12 other district money, or any combination of those sources of money,
7-13 to pay for any authorized district purpose.

7-14 (c) The limitation on the outstanding principal amount of
7-15 bonds, notes, and other obligations provided by Section 49.4645,
7-16 Water Code, does not apply to the district.

7-17 Sec. 3951.205. TAXES FOR BONDS. At the time the district
7-18 issues bonds payable wholly or partly from ad valorem taxes, the
7-19 board shall provide for the annual imposition of a continuing
7-20 direct annual ad valorem tax, without limit as to rate or amount,
7-21 for each year that all or part of the bonds are outstanding as
7-22 required and in the manner provided by Sections 54.601 and 54.602,
7-23 Water Code.

7-24 Sec. 3951.206. BONDS FOR ROAD PROJECTS. At the time of
7-25 issuance, the total principal amount of bonds or other obligations
7-26 issued or incurred to finance road projects and payable from ad
7-27 valorem taxes may not exceed one-fourth of the assessed value of the
7-28 real property in the district.

7-29 SUBCHAPTER F. SALES AND USE TAX

7-30 Sec. 3951.251. MEANINGS OF WORDS AND PHRASES. A word or
7-31 phrase used in this subchapter that is defined by Chapter 151 or
7-32 321, Tax Code, has the meaning assigned by Chapter 151 or 321, Tax
7-33 Code.

7-34 Sec. 3951.252. APPLICABILITY OF CERTAIN TAX CODE
7-35 PROVISIONS. (a) The provisions of Subchapters C, D, E, and F,
7-36 Chapter 323, Tax Code, relating to county sales and use taxes apply
7-37 to the application, collection, and administration of a sales and
7-38 use tax imposed under this subchapter to the extent consistent with
7-39 this chapter, as if references in Chapter 323, Tax Code, to a county
7-40 referred to the district and references to a commissioners court
7-41 referred to the board.

7-42 (b) Sections 323.401-323.404 and 323.505, Tax Code, do not
7-43 apply to a tax imposed under this subchapter.

7-44 Sec. 3951.253. AUTHORIZATION; ELECTION. (a) The district
7-45 shall adopt, reduce, or repeal the sales and use tax authorized by
7-46 this subchapter at an election in which a majority of the voters of
7-47 the district voting in the election approve the adoption,
7-48 reduction, or repeal of the tax, as applicable.

7-49 (b) The board by order shall call an election to adopt,
7-50 reduce, or repeal a sales and use tax. The election shall be held on
7-51 the first authorized uniform election date that occurs after the
7-52 time required by Section 3.005, Election Code.

7-53 (c) The district shall provide notice of the election and
7-54 shall hold the election in the manner prescribed by Chapter 54,
7-55 Water Code, for bond elections for municipal utility districts.

7-56 (d) The ballots shall be printed to provide for voting for
7-57 or against the following appropriate proposition:

7-58 (1) "Adoption of a ___ percent district sales and use
7-59 tax in the district";

7-60 (2) "Reduction of the district sales and use tax in the
7-61 district from ___ percent to ___ percent"; or

7-62 (3) "Repeal of the district sales and use tax in the
7-63 district."

7-64 Sec. 3951.254. EFFECTIVE DATE OF TAX. A tax imposed under
7-65 this subchapter or the repeal or reduction of a tax under this
7-66 subchapter takes effect on the first day of the first calendar
7-67 quarter that occurs after the date the comptroller receives the
7-68 copy of the resolution as required by Section 323.405(b), Tax Code.

7-69 Sec. 3951.255. SALES AND USE TAX RATE. (a) On adoption of

8-1 the tax authorized by this subchapter, there is imposed a tax of two
8-2 percent, or the maximum rate at which the combined tax rate of all
8-3 local sales and use taxes in any location in the district does not
8-4 exceed two percent, on the receipts from the sale at retail of
8-5 taxable items in the district, and an excise tax on the use,
8-6 storage, or other consumption in the district of taxable items
8-7 purchased, leased, or rented from a retailer during the period that
8-8 the tax is in effect.

8-9 (b) The rate of the excise tax is the same as the rate of the
8-10 sales tax portion of the tax and is applied to the sales price of the
8-11 taxable item.

8-12 Sec. 3951.256. EXAMINATION AND RECEIPT OF INFORMATION. The
8-13 district may examine and receive information related to the
8-14 imposition of a sales and use tax to the same extent as if the
8-15 district were a municipality.

8-16 Sec. 3951.257. ALTERNATIVE METHOD OF IMPOSITION.
8-17 Notwithstanding any other provision of this subchapter, the
8-18 district may impose the sales and use tax as provided by Subchapter
8-19 F, Chapter 383, Local Government Code, instead of as provided by the
8-20 other provisions of this subchapter.

8-21 SUBCHAPTER G. DEFINED AREAS

8-22 Sec. 3951.301. AUTHORITY TO ESTABLISH DEFINED AREAS OR
8-23 DESIGNATED PROPERTY. The district may define areas or designate
8-24 certain property of the district to pay for improvements,
8-25 facilities, or services that primarily benefit that area or
8-26 property and do not generally and directly benefit the district as a
8-27 whole.

8-28 Sec. 3951.302. PROCEDURE FOR ELECTION. (a) Before the
8-29 district may impose an ad valorem tax or issue bonds payable from ad
8-30 valorem taxes of the defined area or designated property, the board
8-31 shall hold an election in the defined area or in the designated
8-32 property only.

8-33 (b) The board may submit the issues to the voters on the same
8-34 ballot to be used in another election.

8-35 Sec. 3951.303. DECLARING RESULT AND ISSUING ORDER. If a
8-36 majority of the voters voting at the election approve the
8-37 proposition or propositions, the board shall declare the results
8-38 and, by order, shall establish the defined area and describe it by
8-39 metes and bounds or designate the specific property.

8-40 Sec. 3951.304. TAXES FOR SERVICES, IMPROVEMENTS, AND
8-41 FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On voter
8-42 approval and adoption of the order described by Section 3951.303,
8-43 the district may apply separately, differently, equitably, and
8-44 specifically its taxing power and lien authority to the defined
8-45 area or designated property to provide money to construct,
8-46 administer, maintain, and operate services, improvements, and
8-47 facilities that primarily benefit the defined area or designated
8-48 property.

8-49 Sec. 3951.305. ISSUANCE OF BONDS FOR DEFINED AREA OR
8-50 DESIGNATED PROPERTY. After the order under Section 3951.303 is
8-51 adopted, the district may issue bonds to provide for any land,
8-52 improvements, facilities, plants, equipment, and appliances for
8-53 the defined area or designated property.

8-54 SUBCHAPTER H. DISSOLUTION OF DISTRICT

8-55 Sec. 3951.351. DISSOLUTION. (a) Except as provided by
8-56 Subsection (b), the board:

- 8-57 (1) may dissolve the district; and
- 8-58 (2) shall dissolve the district on receipt of a
8-59 written petition requesting dissolution signed by the owners of 75
8-60 percent of the acreage of real property in the district.

8-61 (b) The board may not dissolve the district until the
8-62 district's outstanding indebtedness or contractual obligations
8-63 have been repaid or discharged.

8-64 (c) After the board dissolves the district, the board shall
8-65 transfer ownership of all district property and assets to the
8-66 county.

8-67 SECTION 2. The Lakewood Improvement District of Harris
8-68 County initially includes all the territory contained in the
8-69 following area:

9-1 All bearings, distance and acreages are grid and are
 9-2 referenced to the State Plane Coordinate System, Texas South
 9-3 Central Zone, NAD83, U. S. survey feet. Mapping angle is +01°54'04"
 9-4 and the scale factor is 0.999915022.

9-5 TRACT I

9-6 BEGINNING at an iron rod with cap marked 'CENTERPOINT ENERGY' found
 9-7 at the northeast corner of a called 102.152 acre tract recorded in
 9-8 Document No. C683627, Deed Records of Harris County, Texas and in
 9-9 the west line of the T.& N.O. Rail Road right of way (variable
 9-10 width). Said iron rod has a State Plane coordinate value of N:
 9-11 13895997.02 and E: 3210310.99.

9-12 THENCE S 47° 04'28" W with the west line of said Rail Road right of
 9-13 way a distance of 926.77 feet to a point for corner.

9-14 THENCE continuing with the west line of said Rail Road right of way
 9-15 with the arc of a curve to the left having a chord direction of S 35°
 9-16 23' 19 W, and a radius of 2451.30, a distance of 1101.40 feet to a
 9-17 point for corner.

9-18 THENCE S 23° 06' 25" W with the west line of said Rail Road right of
 9-19 way a distance of 47.01 feet to a 1/2 inch iron rod with cap
 9-20 marked '5502' set from which a 26" pine marked 'X' bears North 6.5
 9-21 feet.

9-22 THENCE S 88°03'39" W with the north line of a called 304.5696 acre
 9-23 tract recorded in Document No. 20130230098 a distance of 2407.13
 9-24 feet to an iron rod found with cap marked 'RPLS 4615'.

9-25 THENCE S 87°58'14" W with the north line of the said called 304.5696
 9-26 acre tract and the south line of the herein described tract a
 9-27 distance of 4489.98 feet to a 1/2 inch iron pipe found from which a
 9-28 28" sweet gum marked 'X' bears N58°W 3 feet.

9-29 THENCE S 88°10'16" W with the north line of the said 304.5696 acre
 9-30 tract a distance of 3159.89 feet to the left bank of the San Jacinto
 9-31 River on the line of mean higher high water.

9-32 THENCE up the river with its meanders on the line of mean higher
 9-33 high water:

9-34 N 31°25'35" W 84.67 feet;

9-35 N 15°33'56" W 191.85 feet;

9-36 N 04°38'06" W 258.15 feet;

9-37 N 14°00'39" W 87.13 feet;

9-38 N 20°54'29" W 155.32 feet;

9-39 N 26°38'13" W 215.05 feet;

9-40 N 39°38'48" W 353.07 feet;

9-41 N 50°07'18" W 307.76 feet;

9-42 N 54°25'26" W a distance of 278.56 feet to a point for corner at the
 9-43 southwest corner of said called 102.152 acre tract.

9-44 THENCE N 88°23'12" E with the south line of the said called 102.152
 9-45 acre tract and the north line of the herein described tract 9551.32
 9-46 feet to an iron rod found with blue cap.

9-47 THENCE N87°53'38"E with the south line said called 102.152 acre
 9-48 tract a distance of 2593.16 feet to 1/2 inch iron rod set with cap
 9-49 marked '5502'.

9-50 THENCE S 85°24'11" E with the south line of the said called 102.152
 9-51 acre tract and the north line of the herein described tract a
 9-52 distance of 225.32 feet to the PLACE OF BEGINNING, containing
 9-53 394.12 acres of land.

9-54 TRACT II

9-55 BEGINNING at a 1" iron pipe found at the most easterly corner of a
 9-56 called 56.50 acre tract recorded in Volume 1458, Page 1, Deed
 9-57 Records of Harris County, Texas, in the south line of the San
 9-58 Jacinto River Authority East Canal right of way, recorded in Volume
 9-59 1294, Page 256, Deed Records of Harris County, Texas, and at the
 9-60 most northerly northwest corner of this tract, and having a Texas
 9-61 State Plane coordinate value of N: 13902035.22 and E: 3197556.06.

9-62 THENCE S 58° 23' 02" E with the south line of said San Jacinto River
 9-63 Authority East Canal right of way, and a north line of this tract, a
 9-64 distance of 1,097.21 feet to a 1/2 inch iron rod set with cap marked
 9-65 "SHINE 5502".

9-66 THENCE continuing with the south line of said San Jacinto River
 9-67 Authority East Canal right of way, and a north line of this tract,
 9-68 with the arc of a curve to the left having a chord direction of S 84°
 9-69 10' 00" E, a radius of 317.72, a distance of 298.83 feet to a 1/2

10-1 inch iron rod set with cap marked "SHINE 5502".
10-2 THENCE N 68° 53' 20" E continuing with the south line of said San
10-3 Jacinto River Authority East Canal right of way, and a north line of
10-4 this tract a distance of 1,833.89 feet to a point.
10-5 THENCE N 72° 25' 46" E continuing with the south line of said San
10-6 Jacinto River Authority East Canal, and a north line of this tract a
10-7 distance of 567.07 feet to a 1/2 inch iron rod with cap marked
10-8 "SHINE 5502" set at the northwest corner of a called 2.866 acre
10-9 tract recorded in Harris County Clerk's File E018138.
10-10 THENCE S 01° 15' 13" E with the west line of said called 2.866 acre
10-11 tract a distance of 329.82' to a 1/2 inch iron rod with cap marked
10-12 "SHINE 5502" set at the southwest corner of said called 2.866 acre
10-13 tract.
10-14 THENCE N 88° 44' 57" E with the south line of said called 2.866 acre
10-15 tract, a distance of 330.05 feet to a 1/2 inch iron rod with cap
10-16 marked "SHINE 5502" set at the southeast corner of said called 2.866
10-17 acre tract.
10-18 THENCE N 01° 15' 14" W with the east line of said called 2.866 acre
10-19 tract a distance of 426.18 feet to a 1/2 inch iron rod with cap
10-20 marked "SHINE 5502" set at the northeast corner of said called 2.866
10-21 acre tract, in the south line of said San Jacinto River Authority
10-22 East Canal right of way.
10-23 THENCE N 72° 28' 26" E continuing with the south line of said San
10-24 Jacinto River Authority East Canal right of way, and a north line of
10-25 this tract a distance of 312.52 feet to a 1/2 inch iron rod with cap
10-26 marked "SHINE 5502" set at a northerly corner of this tract and the
10-27 northwest corner of Newport Subdivision, Section 4, a subdivision
10-28 recorded in Volume 206, Page 145, Map Records of Harris County,
10-29 Texas, from which an iron rod found with cap marked "RUSS AND PARK
10-30 SURVEYING" bears N 72° 29' 29" E a distance of 167.92 feet.
10-31 THENCE S 00° 36' 34" E with a west line of said Newport Subdivision,
10-32 Section 4, and a northerly east line of this tract a distance of
10-33 1,261.04 feet to a 1/2 inch iron rod found at the most westerly
10-34 southwest corner of said Newport Subdivision, Section 4.
10-35 THENCE N 89° 29' 03" E with a south line of said Newport Subdivision,
10-36 Section 4 and a north line of this tract a distance of 71.96 feet to
10-37 a 1/2 inch iron rod found at the most southerly northwest corner of
10-38 a called 9.29 acre tract (Called Tract 6), recorded in Harris County
10-39 Clerk's File Z432808.
10-40 THENCE S 18° 57' 14" W with the west line of said called 9.29 acre
10-41 tract, passing the southwest corner of said called 9.29 acre tract
10-42 and the northwest corner of a called 4.29 acre tract recorded in
10-43 File No. T528516, Deed Records of Harris County, Texas, and
10-44 continuing a total distance of 512.10 feet to 1/2 inch iron rod with
10-45 cap marked "SHINE 5502" set at the southwest corner of said called
10-46 4.29 acre tract.
10-47 THENCE S 48° 47' 48" E with the southwest line of said called 4.29
10-48 acre tract a distance of 660.77 feet to a 1/2 inch iron rod found at
10-49 the southeast corner of said called 4.29 acre tract in the west line
10-50 of Newport Subdivision, Section 2, a subdivision recorded in Volume
10-51 195, Page 35, Map Records of Harris County, Texas.
10-52 THENCE S 04° 57' 10" W with the west line of said Newport
10-53 Subdivision, Section 2, a distance of 1,073.79 feet to a 1/2 inch
10-54 iron rod with cap marked "SHINE 5502" set in the south right of way
10-55 line of Diamondhead Boulevard (100 feet wide right of way) and at an
10-56 interior corner of this tract.
10-57 THENCE with the south right of way line of said Diamondhead
10-58 Boulevard with the arc of a curve to the left having a chord
10-59 direction of N 89° 25' 20" E, a radius of 2,049.25, a distance of
10-60 560.15 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
10-61 at the northwest corner of a called 175.61 acre tract recorded in
10-62 T528516, Deed Records of Harris County, Texas.
10-63 THENCE S 01° 23' 48" E with the west line of said called 175.61 acre
10-64 tract a distance of 2,298.34 feet to a 60D nail set at the southwest
10-65 corner of said called 175.61 acre tract and an interior corner of
10-66 this tract.
10-67 THENCE N 88° 30' 12" E with the south line of said called 175.61 acre
10-68 tract a distance of 2,983.90 feet to a 1/2 inch iron rod with cap
10-69 marked "SHINE 5502" set at the southeast corner of said called

11-1 175.61 acre tract.
 11-2 THENCE with the east line of said called 175.61 acre tract with the
 11-3 arc of a curve to the right having a chord direction of N 15° 16' 49"
 11-4 E, a radius of 2,100.00 feet, a distance of 366.97 feet to a 1/2 inch
 11-5 iron rod set with cap marked "SHINE 5502".
 11-6 THENCE N 20° 17' 11" E continuing with the east line of said called
 11-7 175.61 acre tract a distance of 509.92 feet to a 1/2 inch iron rod
 11-8 set with cap marked "SHINE 5502".
 11-9 THENCE continuing with the east line of said called 175.61 acre
 11-10 tract with the arc of a curve to the right having a chord direction
 11-11 of N 26° 19' 31" E, a radius of 2,100.00 feet, a distance of 440.98
 11-12 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
 11-13 THENCE N 32° 20' 27" E continuing with the east line of said called
 11-14 175.61 acre tract a distance of 140.56 feet to a 1/2 inch iron rod
 11-15 set with cap marked "SHINE 5502".
 11-16 THENCE continuing with the east line of said called 175.61 acre
 11-17 tract with the arc of a curve to the left having a chord direction of
 11-18 N 06° 59' 15" E, a radius of 1,200.04 feet, a distance of 949.49 feet
 11-19 to a 1/2 inch iron rod with cap marked "SHINE 5502" set at the
 11-20 northeast corner of said called 175.61 acre tract, in the south
 11-21 right of way of said Diamondhead Boulevard.
 11-22 THENCE N 75° 17' 09" E with the south right of way line of said
 11-23 Diamondhead Boulevard, and a north line of this tract, a distance of
 11-24 769.43 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
 11-25 THENCE continuing with the south right of way line of said
 11-26 Diamondhead Boulevard with the arc of a curve to the right having a
 11-27 chord direction of N 77° 44' 32" E, a radius of 1,951.36 feet, a
 11-28 distance of 167.12 feet to a 1/2 inch iron rod with cap marked
 11-29 "SHINE 5502" set at the northwest corner of Newport Subdivision,
 11-30 Section 8, a subdivision recorded in Volume 288, Page 21, Map
 11-31 Records of Harris County, Texas, and a northeast corner of this
 11-32 tract.
 11-33 THENCE S 08° 03' 08" W with a west line of said Newport Subdivision,
 11-34 Section 8, a distance of 515.74 feet to a 1/2 inch iron rod found.
 11-35 THENCE S 62° 25' 36" E continuing with the west line of said Newport
 11-36 Subdivision, Section 8, a distance of 177.89 feet to a 1/2 inch iron
 11-37 rod found.
 11-38 THENCE S 36° 39' 06" E continuing with the west line of said Newport
 11-39 Subdivision, Section 8, a distance of 59.96 feet to a 1/2 inch iron
 11-40 rod found.
 11-41 THENCE S 58° 36' 12" E continuing with the west line of said Newport
 11-42 Subdivision, Section 8, a distance of 96.09 feet to a 1/2 inch iron
 11-43 rod found at a northerly southwest corner of said Newport
 11-44 Subdivision, Section 8.
 11-45 THENCE N 88° 23' 50" E with a northerly south line of said Newport
 11-46 Subdivision, Section 8, a distance of 51.27 feet to a 1/2 inch iron
 11-47 rod found at the northwest corner of a called 14.1645 acre tract
 11-48 recorded in File No. S031457, Deed Records of Harris County, Texas.
 11-49 THENCE S 02° 21' 10" E with the west line of said called 14.1645 acre
 11-50 tract a distance of 1,333.31 feet to a 1/2 inch iron rod found at the
 11-51 southwest corner of said called 14.1645 acre tract, from which a 42"
 11-52 Sycamore bears N 44° E a distance of 36.60 feet, a 12" corner post
 11-53 with old barbed wire bears N 04° W a distance of 12.50 feet, and the
 11-54 north bank of Gum Gully bears South, 26.70 feet.
 11-55 THENCE N 87° 37' 51" E with the south line of said called 14.1645
 11-56 acre tract, passing the
 11-57 southeast corner of said called 14.1645 acre tract and the
 11-58 southwest corner of a called 15.1515 acre tract recorded in File
 11-59 No. 20070632536, Deed Records of Harris County, Texas, a total
 11-60 distance of 1,545.45 feet to a 60D Nail found in fence post at the
 11-61 southeast corner of said called 15.1515 acre tract.
 11-62 THENCE N 02° 49' 23" W with the west line of said called 15.1515 acre
 11-63 tract a distance of 326.36 feet to a 1/2 inch iron rod with cap
 11-64 marked "SHINE 5502" set at a southwest corner of said Newport
 11-65 Subdivision, Section 8.
 11-66 THENCE N 88° 16' 59" E with a south line of said Newport Subdivision,
 11-67 Section 8, and a north line of this tract a distance of 125.02 feet
 11-68 to a 1/2 inch iron rod set with cap marked "SHINE 5502".
 11-69 THENCE S 75° 51' 35" E continuing with a south line of said Newport

12-1 Subdivision, Section 8 and a north line of this tract a distance of
12-2 83.64 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-3 THENCE with a west line of said Newport Subdivision, Section 8, and
12-4 an east line of this tract with the arc of a curve to the right
12-5 having a chord direction of S 10° 15' 26" W, a radius of 250.00 feet,
12-6 a distance of 162.32 feet to a 1/2 inch iron rod set with cap marked
12-7 "SHINE 5502".
12-8 THENCE continuing with a west line of said Newport Subdivision,
12-9 Section 8, and an east line of this tract with the arc of a curve to
12-10 the left having a chord direction of S 13° 34' 14" W, a radius of
12-11 150.00 feet, a distance of 80.05 feet to a 1/2 inch iron rod set with
12-12 cap marked "SHINE 5502".
12-13 THENCE S 01° 43' 01" E continuing with an east line of said Harris
12-14 County Flood Control District drainage easement, a west line of
12-15 said Newport Subdivision, Section 8, and an east line of this tract
12-16 a distance of 120.00 feet to a 1/2 inch iron rod set with cap marked
12-17 "SHINE 5502".
12-18 THENCE S 09° 20' 38" W continuing with a west line of said Newport
12-19 Subdivision, Section 8, and an east line of this tract a distance of
12-20 57.36 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-21 THENCE S 20° 21' 57" W continuing a west line of said Newport
12-22 Subdivision, Section 8, and an east line of this tract a distance of
12-23 165.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-24 THENCE S 20° 24' 23" E continuing with a west line of said Newport
12-25 Subdivision, Section 8, and an east line of this tract a distance of
12-26 381.48 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-27 THENCE S 32° 47' 17" E continuing with a west line of said Newport
12-28 Subdivision, Section 8, and an east line of this tract a distance of
12-29 244.44 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
12-30 at a southwest corner of said Newport Subdivision, Section 8 and an
12-31 interior corner of this tract.
12-32 THENCE S 81° 16' 59" E with a south line of said Newport Subdivision,
12-33 Section 8 and a north line of this tract a distance of 195.69 feet to
12-34 a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-35 THENCE S 04° 41' 04" W continuing with a south line of said Newport
12-36 Subdivision, Section 8 and a north line of this tract a distance of
12-37 30.71 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-38 THENCE S 85° 27' 13" E continuing with a south line of said Newport
12-39 Subdivision, Section 8 and a north line of this tract a distance of
12-40 27.39 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-41 THENCE N 04° 01' 49" E continuing with a south line of said Newport
12-42 Subdivision, Section 8 and a north line of this tract a distance of
12-43 30.29 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-44 THENCE N 08° 43' 00" E continuing with a south line of said Newport
12-45 Subdivision, Section 8 and a north line of this tract a distance of
12-46 207.55 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-47 THENCE S 81° 16' 59" E continuing with a south line of said Newport
12-48 Subdivision, Section 8 and a north line of this tract a distance of
12-49 100.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-50 THENCE S 08° 13' 08" W continuing with a south line of said Newport
12-51 Subdivision, Section 8 and a north line of this tract a distance of
12-52 282.01 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
12-53 at a southerly corner of said Newport Subdivision, Section 8.
12-54 THENCE continuing with a south line of said Newport Subdivision,
12-55 Section 8, a north line of this tract, with the arc of a curve to the
12-56 left having a chord direction of N 60° 58' 25" E, a radius of 400.00
12-57 feet, a distance of 195.69 feet to a 1/2 inch iron rod set with cap
12-58 marked "SHINE 5502".
12-59 THENCE N 46° 57' 29" E continuing with a south line of said Newport
12-60 Subdivision, Section 8, and a north line of this tract a distance of
12-61 202.17 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
12-62 THENCE continuing with a south line of said Newport Subdivision,
12-63 Section 8 and a north line of this tract, with the arc of a curve to
12-64 the right having a chord direction of N 53° 03' 29" E, a radius of
12-65 450.00 feet, a distance of 95.82 feet to a point.
12-66 THENCE continuing with a south line of said Newport Subdivision,
12-67 Section 8 and a north line of this tract with the arc of a curve to
12-68 the left having a chord direction of N 45° 33' 29" E, a radius of
12-69 400.00 feet, a distance of 189.89 feet to a point.

- 13-1 THENCE N 31° 57' 29" E continuing with a south line of said Newport
- 13-2 Subdivision, Section 8 and a north line of this tract a distance of
- 13-3 228.06 feet to a point.
- 13-4 THENCE continuing with a south line of said Newport Subdivision,
- 13-5 Section 8 and a north line of this tract, with the arc of a curve to
- 13-6 the right having a chord direction of N 45° 27' 29" E, a radius of
- 13-7 500.00 feet, a distance of 235.62 feet to a 1/2 inch iron rod set
- 13-8 with cap marked "SHINE 5502".
- 13-9 THENCE continuing with a south line of said Newport Subdivision,
- 13-10 Section 8 and a north line of this tract, with the arc of a curve to
- 13-11 the left having a chord direction of N 32° 42' 29" E, a radius of
- 13-12 300.00 feet, a distance of 274.89 feet to a 1/2 inch iron rod set
- 13-13 with cap marked "SHINE 5502".
- 13-14 THENCE continuing with a south line of said Newport Subdivision,
- 13-15 Section 8 and a north line of this tract with the arc of a curve to
- 13-16 the right having a chord direction of N 14° 31' 50" E, a radius of
- 13-17 500.00 feet, a distance of 140.89 feet to a 1/2 inch iron rod set
- 13-18 with cap marked "SHINE 5502".
- 13-19 THENCE N 57° 42' 31" W continuing with a south line of said Newport
- 13-20 Subdivision, Section 8, and a north line of this tract a distance of
- 13-21 92.28 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
- 13-22 THENCE N 32° 17' 29" E continuing with a south line of said Newport
- 13-23 Subdivision, Section 8, and a north line of this tract a distance of
- 13-24 60.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
- 13-25 THENCE S 57° 42' 31" E continuing with a south line of said Newport
- 13-26 Subdivision, Section 8, and a north line of this tract a distance of
- 13-27 85.49 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set.
- 13-28 THENCE continuing with a south line of said Newport Subdivision,
- 13-29 Section 8 and a north line of this tract with the arc of a curve to
- 13-30 the right having a chord direction of N 36° 29' 38" E, a radius of
- 13-31 500.00 feet, a distance of 118.64 feet to a 1/2 inch iron rod set
- 13-32 with cap marked "SHINE 5502".
- 13-33 THENCE N 43° 17' 29" E continuing with a south line of said Newport
- 13-34 Subdivision, Section 8 and a north line of this tract a distance of
- 13-35 374.07 feet to a point.
- 13-36 THENCE continuing with a south line of said Newport Subdivision,
- 13-37 Section 8 and a north line of this tract with the arc of a curve to
- 13-38 the right having a chord direction of N 52° 47' 29" E, a radius of
- 13-39 600.00 feet, a distance of 198.97 feet to a 1/2 inch iron rod set
- 13-40 with cap marked "SHINE 5502".
- 13-41 THENCE N 62° 17' 29" E continuing with a south line of said Newport
- 13-42 Subdivision, Section 8 and a north line of this tract a distance of
- 13-43 68.45 feet to a point.
- 13-44 THENCE continuing with a south line of said Newport Subdivision,
- 13-45 Section 8 and a north line of this tract with the arc of a curve to
- 13-46 the left having a chord direction of N 33° 14' 01" E, a radius of
- 13-47 139.25 feet, a distance of 141.24 feet to a 1/2 inch iron rod set
- 13-48 with cap marked "SHINE 5502".
- 13-49 THENCE continuing with a south line of said Newport Subdivision,
- 13-50 Section 8 and a north line of this tract with the arc of a curve to
- 13-51 the left having a chord direction of N 00° 55' 12" E, a radius of
- 13-52 300.00 feet, a distance of 34.09 feet to a 1/2 inch iron rod with cap
- 13-53 marked "SHINE 5502" set at the southerly southeast corner of said
- 13-54 Newport Subdivision, Section 8 and in the west line of The City of
- 13-55 Crosby Town Site, recorded in Volume 7, Page 26, Deed Records of
- 13-56 Harris County, Texas, also being the west line of a tract of land
- 13-57 referenced as "Tract 1" and "Tract 2" recorded in File No. W314743,
- 13-58 Deed Records of Harris County, Texas.
- 13-59 THENCE S 02° 45' 41" E with a west line of said City of Crosby Town
- 13-60 Site, the west line of said called "Tract 1" and "Tract 2", and an
- 13-61 east line of this tract a distance of 229.20 feet to a point in the
- 13-62 centerline of Jackson Bayou.
- 13-63 THENCE with a south line of said City of Crosby Town Site, a south
- 13-64 line of said called "Tract 1" and "Tract 2", a north line of this
- 13-65 tract, along the centerline of said Jackson Bayou the following
- 13-66 bearings and distances:
- 13-67 N 65° 32' 07" E 30.32 feet
- 13-68 N 76° 12' 19" E 10.85 feet
- 13-69 N 19° 33' 49" E 41.24 feet

14-1 N 40° 05' 08" W 34.88 feet
 14-2 N 09° 21' 28" W 46.05 feet
 14-3 N 26° 11' 16" E 45.20 feet
 14-4 N 60° 33' 12" E 80.04 feet
 14-5 N 48° 22' 25" E 110.85 feet
 14-6 N 50° 01' 28" E 64.58 feet
 14-7 N 78° 38' 48" E 76.53 feet
 14-8 N 62° 45' 53" E 42.10 feet
 14-9 N 26° 13' 09" E 43.70 feet
 14-10 S 17° 27' 48" E 44.35 feet
 14-11 THENCE S 04° 37' 07" E continuing with a south line of said City of
 14-12 Crosby Town Site, a south line of said called "Tract 1" and "Tract
 14-13 2", a north line of this tract, along the centerline of said Jackson
 14-14 Bayou, passing the southerly southeast corner of said called "Tract
 14-15 1" and "Tract 2", and continuing a total distance of 90.52 feet to a
 14-16 point.
 14-17 THENCE continuing with a south line of said City of Crosby Town
 14-18 Site, a north line of this tract, along the centerline of said
 14-19 Jackson Bayou the following bearings and distances:
 14-20 S 31° 33' 28" E 19.00 feet
 14-21 S 89° 42' 03" E 32.70 feet
 14-22 S 65° 08' 41" E 86.19 feet
 14-23 THENCE S 82° 49' 14" E continuing with a south line of said City of
 14-24 Crosby Town Site, a north line of this tract, along the centerline
 14-25 of said Jackson Bayou a distance of 54.91 feet to a point at the most
 14-26 easterly northeast corner of this tract and the northwest corner of
 14-27 a called 7.6429 acre tract recorded in File No. E429933, Deed
 14-28 Records of Harris County, Texas.
 14-29 THENCE S 16° 01' 51" E with the west line of said called 7.6429 acre
 14-30 tract and the most easterly east line of this tract, at a distance
 14-31 of 56.24 feet pass a 1/2 inch iron rod with cap marked "SHINE 5502"
 14-32 set for reference, from which an iron rod with cap marked "PRECISION
 14-33 SURVEYORS" found at the northeast corner of Lot 1, Block 3, said
 14-34 City of Crosby Town Site bears N 19° 38' 01" E a distance of 409.41
 14-35 feet, an iron rod with cap marked "PRECISION SURVEYORS found in the
 14-36 east line of said Lot 1, Block 3, City of Crosby Town Site bears N
 14-37 85° 43' 47" E a distance of 471.48 feet, and continuing a total
 14-38 distance of 781.81 feet to a 1/2 inch iron rod with cap marked
 14-39 "SHINE 5502" set at the southwest corner of said called 7.6429 acre
 14-40 tract, in the north right of way of T. & N. O. Railroad, a variable
 14-41 width right of way, and at the most easterly southeast corner of
 14-42 this tract.
 14-43 THENCE S 46° 52' 02" W with the most easterly east line of this tract
 14-44 and the west right of way line of said T. & N. O. Railroad, a
 14-45 distance of 1,876.95 feet to a 1" iron pipe found in the north line
 14-46 of a called 102.152 acre tract (Tract 2), recorded in File
 14-47 No. C683627, Deed Records of Harris County, Texas, and at the
 14-48 southeast corner of this tract, from which an iron rod found with
 14-49 cap marked "CENTERPOINT ENERGY" found at the northeast corner of
 14-50 herein described Tract I bears S 46° 45' 17" W, a distance of 556.58
 14-51 feet.
 14-52 THENCE S 87° 53' 52" W with the north line of said called 102.152
 14-53 acre tract and the south line of this tract a distance of 2,233.36
 14-54 feet to a 1/4 inch iron rod found at the southeast corner of a called
 14-55 21.234 acre tract recorded in File No. G553519, Deed Records of
 14-56 Harris County, Texas, and a southwest corner of this tract from
 14-57 which a found 1" iron pipe bears S 87° 53' 43" W, a distance of 999.06
 14-58 feet.
 14-59 THENCE N 01° 06' 07" W with the east line of said called 21.234 acre
 14-60 tract and a west line of this tract, passing the southeast corner of
 14-61 a called 0.116 acre tract recorded in File No. P220412, Deed
 14-62 Records of Harris County, Texas, a total distance of 308.90 feet to
 14-63 a 1/2 inch iron rod with cap marked "SHINE 5502" set at the
 14-64 northeast corner of said called 0.116 acre tract recorded in File
 14-65 No. P220412, and an interior corner of this tract.
 14-66 THENCE N 81° 29' 07" W with the north line of said called 0.116 acre
 14-67 tract recorded in File No. P220412, and a south line of this tract,
 14-68 at a distance of 100.00 feet pass the northwest corner of said
 14-69 called 0.116 acre tract and the northeast corner of a called 0.116

15-1 acre tract recorded in File No. R256220, Deed Records of Harris
15-2 County, Texas, at a distance of 200.00 feet pass the northwest
15-3 corner of said called 0.116 acre tract recorded in File No. R256220
15-4 and the northeast corner of a called 0.1164 acre tract recorded in
15-5 File No. S300312, Deed Records of Harris County, Texas, at a
15-6 distance of 300.00 feet pass the northwest corner of said called
15-7 0.1164 acre tract recorded in File No. S300312 and the northeast
15-8 corner of a called 0.116 acre tract recorded in File No. R304758,
15-9 Deed Records of Harris County, Texas, at a distance of 400.00 feet,
15-10 pass the northwest corner of said called 0.116 acre tract recorded
15-11 in File No. R304758 and the northeast corner of a called 0.116 acre
15-12 tract recorded in File No. P254365, Deed Records of Harris County,
15-13 Texas, at a distance of 500.00 feet pass the northwest corner of
15-14 said called 0.116 acre tract recorded in File No. P254365 and a
15-15 northeast corner of said called 21.234 acre tract, continuing along
15-16 a north line of said called 21.234 acre tract and a south line of
15-17 this tract a total distance of 529.21 feet to a 1/2 inch iron rod set
15-18 with cap marked "SHINE 5502".
15-19 THENCE N 51° 33' 28" W a distance of 799.95 feet to a 1/2 inch iron
15-20 rod with cap marked "SHINE 5502" set at the northwest corner of said
15-21 called 21.234 acre tract and at an interior corner of this tract.
15-22 THENCE S 25° 27' 04" W with the west line of said called 21.234 acre
15-23 tract and an east line of this tract, a distance of 528.15 feet to a
15-24 1/2 inch iron rod with cap marked "SHINE 5502" set at the northwest
15-25 corner of a called 2.1614 acre tract recorded in File No. K076581,
15-26 Deed Records of Harris County, Texas.
15-27 THENCE N 65° 59' 23" W with a north line of said called 2.1614 acre
15-28 tract and a northerly south line of this tract, a distance of 929.77
15-29 feet to a found iron rod with cap marked "RPLS 4615".
15-30 THENCE continuing with the north line of said called 2.1614 acre
15-31 tract and a northerly south line of this tract with the arc of a
15-32 curve to the left having a chord direction of N 85° 42' 42" W, a
15-33 radius of 509.50 feet, a distance of 238.49 feet to a found iron rod
15-34 with cap marked "RPLS 4615".
15-35 THENCE S 74° 30' 20" W continuing with the north line of said called
15-36 2.1614 acre tract and a northerly south line of this tract a
15-37 distance of 417.76 feet to a 1/2 inch iron rod with cap marked
15-38 "SHINE 5502" set at the northwest corner of said called 2.1614 acre
15-39 tract and an interior corner of this tract.
15-40 THENCE S 15° 29' 23" E with the west line of said called 2.1614 tract
15-41 and an east line of this tract a distance of 60.00 feet to an iron
15-42 rod with cap marked "RPLS 4615" found at the southwest corner of
15-43 said called 2.1614 acre tract.
15-44 THENCE N 74° 30' 26" E with the south line of said called 2.1614 acre
15-45 tract and a southerly north line of this tract a distance of 418.00
15-46 feet to a found iron rod with cap marked "RPLS 4615".
15-47 THENCE continuing with the south line of said called 2.1614 acre
15-48 tract and a southerly north line of this tract with the arc of a
15-49 curve to the right having a chord direction of S 83° 40' 53" E, a
15-50 radius of 595.34 feet, a distance of 196.44 feet to a 1/2 inch iron
15-51 rod set with cap marked "SHINE 5502".
15-52 THENCE S 65° 59' 23" E continuing with the south line of said called
15-53 2.164 acre tract and a southerly north line of this tract a distance
15-54 of 927.30 feet to a 1/2 inch iron rod with cap marked "SHINE 5502"
15-55 set at the southeast corner of said called 2.1614 acre tract in the
15-56 west line of said called 21.234 acre tract.
15-57 THENCE S 25° 16' 50" W with the west line of said called 21.234 acre
15-58 tract and an east line of this tract, a distance of 441.83 feet to an
15-59 iron rod with cap marked "RPLS 4615" found at the southwest corner
15-60 of said called 21.234 acre tract, in the north line of said called
15-61 102.152 acre tract and at a southeast corner of this tract, from
15-62 which a found 1" iron pipe bears N 88° 29' 40" E, a distance of 600.63
15-63 feet.
15-64 THENCE S 88° 21' 40" W with a south line of this tract and the north
15-65 line of said called 102.152 acre tract, at a distance of 7,048.87
15-66 feet, pass a found 3/4" iron rod and continue a total distance of
15-67 7,133.88 feet to a 1/2 inch iron rod with cap marked "SHINE 5502"
15-68 set at the southeast corner of a called 1 acre tract recorded in
15-69 File No. H076771, Deed Records of Harris County, Texas.

16-1 THENCE N 01° 38' 26" W with a west line of this tract and the east
 16-2 line of said called 1 acre tract, a distance of 208.71 feet to a 1/2
 16-3 inch iron rod with cap marked "SHINE 5502" set at the northeast
 16-4 corner of said called 1 acre tract.
 16-5 THENCE S 88° 21' 40" W with a south line of this tract and the north
 16-6 line of said called 1 acre tract, a distance of 208.71 feet to a 1/2
 16-7 inch iron rod with cap marked "SHINE 5502" set at the northwest
 16-8 corner of said called 1 acre tract.
 16-9 THENCE S 01° 38' 26" E with an east line of this tract and the west
 16-10 line of said called 1 acre tract, a distance of 208.71 feet to a 1/2
 16-11 inch iron rod with cap marked "SHINE 5502" set at the southwest
 16-12 corner of said called 1 acre tract, in the north line of said called
 16-13 102.152 acre tract.
 16-14 THENCE S 88° 21' 40" W with a south line of this tract and the north
 16-15 line of said called 102.152 acre tract, a distance of 2,021.97 feet
 16-16 to the line of mean higher high water on the San Jacinto River.
 16-17 THENCE meandering the line of mean higher high water along the left
 16-18 bank of the San Jacinto River, the following bearings and
 16-19 distances:
 16-20 N 53° 39' 19" W 446.94 feet
 16-21 N 59° 28' 06" W 369.78 feet
 16-22 N 32° 15' 28" W 88.34 feet
 16-23 N 50° 54' 05" W 129.34 feet
 16-24 N 43° 04' 40" W 188.13 feet
 16-25 N 45° 19' 17" W 78.88 feet
 16-26 N 27° 03' 34" W 250.17 feet
 16-27 N 13° 49' 11" W 192.54 feet
 16-28 N 13° 56' 26" W 103.14 feet
 16-29 N 00° 46' 29" E 503.45 feet
 16-30 N 03° 28' 48" E 224.28 feet
 16-31 N 03° 58' 09" E 246.51 feet
 16-32 N 01° 50' 57" E 180.18 feet
 16-33 N 04° 57' 15" E 202.55 feet
 16-34 N 07° 14' 24" E 177.80 feet
 16-35 N 12° 57' 35" E 166.40 feet
 16-36 N 07° 38' 19" E 108.67 feet
 16-37 N 08° 55' 16" E 130.31 feet
 16-38 N 04° 27' 32" E 158.34 feet
 16-39 N 20° 09' 17" E 102.98 feet
 16-40 N 15° 38' 50" E 168.56 feet
 16-41 N 08° 04' 25" W 320.01 feet
 16-42 N 24° 35' 18" W 119.21 feet
 16-43 N 25° 33' 04" W 239.12 feet
 16-44 THENCE N 32° 33' 43" W continuing along the line of mean higher high
 16-45 water on the left bank of the San Jacinto River, a distance of
 16-46 117.10 feet to a point at the southwest corner of said called 56.50
 16-47 acre tract and a southerly northwest corner of this tract.
 16-48 THENCE N 59° 33' 11" E with the south line of said called 56.50 acre
 16-49 tract and a north line of this tract, a distance of 834.87 feet to a
 16-50 1" iron pipe found at the southeast corner of said called 56.50 acre
 16-51 tract and an interior corner of this tract.
 16-52 THENCE N 22° 44' 35" E with the southerly east line of said called
 16-53 56.50 acre tract and a northerly west line of this tract, a distance
 16-54 of 1,342.07 feet to the PLACE OF BEGINNING, containing 991.55
 16-55 acres.
 16-56 TRACT III
 16-57 BEGINNING at a 1" iron pipe found in the south line of the Absalom
 16-58 Reeves Survey, Abstract 60, and the north line of said Abstract 838,
 16-59 in the west line of a called 167.305 acre tract recorded in File
 16-60 No. 2010010605, Deed Records of Harris County, Texas, at the
 16-61 southeast corner of a called 60.0765 acre tract recorded in File
 16-62 No. U922164, Deed Records of Harris County, Texas, and at the
 16-63 northeast corner of this tract. Said 1" iron pipe has a Texas State
 16-64 Plane coordinate value of N: 13910927.97 and E: 3206944.66.
 16-65 THENCE S 02° 37' 23" E (Called S 02° 37' 21" E) with the west line of
 16-66 said called 167.305 acre tract and the east line of this tract, a
 16-67 distance of 1,434.17 feet to a 1/2 inch iron rod with cap marked
 16-68 "SHINE 5502" set at the southwest corner of said 167.305 acre tract.
 16-69 THENCE S 87° 47' 10" E with the south line of said called 167.305

17-1 acre tract and a north line of this tract, a distance of 51.63 feet
17-2 to a 1/2 inch iron rod with cap marked "SHINE 5502" set in the north
17-3 right of way of Diamondhead Boulevard North, (100 feet wide
17-4 R.O.W.), at the northwest corner of Newport Subdivision, Section
17-5 10, a subdivision recorded in Volume 220, Page 76, Map Records of
17-6 Harris County, Texas.
17-7 THENCE S 02° 12' 50" W with a west line of said Section 10 and an east
17-8 line of this tract, a distance of 100.00 feet to a 1/2 inch iron rod
17-9 with cap marked "SHINE 5502" set in the south right of way line of
17-10 said Diamondhead Boulevard North, at a northerly southwest corner
17-11 of said Section 10.
17-12 THENCE S 87° 47' 10" E with the south right of way line of said
17-13 Diamondhead Boulevard North, a northerly south line of said Section
17-14 10, and a north line of this tract, a distance of 37.06 feet to a 1/2
17-15 inch iron rod with cap marked "SHINE 5502" set at the intersection
17-16 of the south right of way line of said Diamondhead Boulevard North,
17-17 and the west right of way line of Golf Club Drive (100 feet wide
17-18 R.O.W.) in a west line of said Section 10.
17-19 THENCE S 42° 47' 10" E with the west right of way of said Golf Club
17-20 Drive, the west line of said Section 10 and the east line of this
17-21 tract, a distance of 14.14 feet to a 1/2 inch iron rod with cap set
17-22 marked "SHINE 5502".
17-23 THENCE S 01° 07' 10" E continuing with the west right of way of said
17-24 Golf Club Drive, the west line of said Section 10 and the east line
17-25 of this tract, a distance of 183.64 feet to a 1/2 inch iron rod with
17-26 cap set marked "SHINE 5502".
17-27 THENCE continuing with the west right of way of said Golf Club
17-28 Drive, the west line of said Section 10 and the east line of this
17-29 tract, with the arc of a curve to the right having a radius of
17-30 1,950.00 feet and a central angle of 20° 00' 00", a distance of
17-31 680.68 feet to a 1/2 inch iron rod with cap set marked "SHINE 5502".
17-32 THENCE S 22° 12' 50" W continuing with the west right of way of said
17-33 Golf Club Drive, the west line of said Section 10 and the east line
17-34 of this tract, a distance of 660.85 feet to a 1/2 inch iron rod with
17-35 cap set marked "SHINE 5502".
17-36 THENCE continuing with the west right of way of said Golf Club
17-37 Drive, the west line of said Section 10 and the east line of this
17-38 tract, with the arc of a curve to the left having a radius of
17-39 3,050.00 feet and a central angle of 45° 06' 00", a distance of
17-40 2,400.79 feet to a 1/2 inch iron rod with cap set marked "SHINE
17-41 5502".
17-42 THENCE S 22° 57' 10" E continuing with the west right of way of said
17-43 Golf Club Drive, the west line of said Section 10 and the east line
17-44 of this tract, a distance of 714.81 feet to a 1/2 inch iron rod with
17-45 cap marked "SHINE 5502" set at the northeast corner of a called
17-46 3.3685 acre tract recorded in File No. N409807, Deed Records of
17-47 Harris County, Texas, and the most easterly southeast corner of
17-48 this tract.
17-49 THENCE S 74° 57' 26" W with the north line of said called 3.3685 acre
17-50 tract and a south line of this tract, a distance of 170.16 feet to a
17-51 1/2 inch iron rod with cap set marked "SHINE 5502".
17-52 THENCE S 38° 21' 36" W continuing with the north line of said called
17-53 3.3685 acre tract and a south line of this tract, a distance of
17-54 375.28 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
17-55 at the southerly northeast corner of a called 53.17 acre tract
17-56 recorded in File No. U652009, Deed Records of Harris County, Texas,
17-57 and a southeast corner of this tract, from which a 1/2 inch iron rod
17-58 found at the southeast corner of said called 53.17 acre tract and
17-59 the southwest corner of said called 3.3685 acre tract bears S 38° 21'
17-60 38" W, a distance of 10.86 feet.
17-61 THENCE N 75° 29' 31" W with a southerly north line of said called
17-62 53.17 acre tract and a south line of this tract, a distance of
17-63 577.95 feet to an iron rod with cap marked "TERRA SURVEYING" found
17-64 at a southerly northeast corner of said called 53.17 acre tract, and
17-65 an interior corner of this tract.
17-66 THENCE N 05° 37' 30" E with the east line of said called 53.17 acre
17-67 tract and a west line of this tract, a distance of 480.74 feet to an
17-68 iron rod found with cap marked "TERRA SURVEYING".
17-69 THENCE N 08° 08' 01" E continuing with the east line of said called

18-1 53.17 acre tract and a west line of this tract, a distance of 825.65
18-2 feet to an iron rod found with cap marked "TERRA SURVEYING".
18-3 THENCE continuing with the east line of said called 53.17 acre tract
18-4 and a west line of this tract, with the arc of a curve to the left
18-5 having a radius of 250.61 feet and a central angle of 98° 17' 48", a
18-6 distance of 429.95 feet to an iron rod with cap marked "TERRA
18-7 SURVEYING" found at the northeast corner of said called 53.17 acre
18-8 tract.
18-9 THENCE N 89° 04' 41" W with the north line of said called 53.17 acre
18-10 tract and a south line of this tract, a distance of 407.72 feet to an
18-11 iron rod found with cap marked "TERRA SURVEYING".
18-12 THENCE S 74° 12' 35" W continuing with the north line of said called
18-13 53.17 acre tract and a south line of this tract, a distance of
18-14 412.92 feet to an iron rod found with cap marked "TERRA SURVEYING".
18-15 THENCE S 71° 17' 47" W continuing with the north line of said called
18-16 53.17 acre tract and a south line of this tract, a distance of
18-17 313.23 feet to an iron rod found with cap marked "TERRA SURVEYING".
18-18 THENCE S 64° 30' 39" W continuing with the north line of said called
18-19 53.17 acre tract and a south line of this tract, a distance of
18-20 250.16 feet to an iron rod with cap marked "TERRA SURVEYING" found
18-21 at the northwest corner of said called 53.17 acre tract and an
18-22 interior corner of this tract.
18-23 THENCE S 30° 45' 58" W with the west line of said called 53.17 acre
18-24 tract and an east line of this tract, a distance of 938.35 feet to an
18-25 iron rod found with cap marked "TERRA SURVEYING" from which a 1 1/4
18-26 inch iron pipe found in the south line of said called 53.17 acre
18-27 tract and the north line of The San Jacinto River Authority East
18-28 Canal tract, recorded in Volume 1294, Page 256, Deed Records of
18-29 Harris County, Texas bears S 76° 55' 49" E a distance of 700.71 feet.
18-30 THENCE S 38° 36' 07" E continuing with the west line of said called
18-31 53.17 acre tract and an east line of this tract, a distance of
18-32 330.48 feet to an iron rod found with cap marked "TERRA SURVEYING".
18-33 THENCE S 50° 28' 00" W continuing with the west line of said called
18-34 53.17 acre tract and an east line of this tract, a distance of
18-35 392.70 feet to an iron rod found with cap marked "TERRA SURVEYING".
18-36 THENCE S 34° 53' 53" E continuing with the west line of said called
18-37 53.17 acre tract and an east line of this tract, a distance of 54.47
18-38 feet to an iron rod with cap marked "TERRA SURVEYING" found at the
18-39 southwest corner of said called 53.17 acre tract, in a north line of
18-40 Horizon Drive, a dedicated public road in Newport Subdivision,
18-41 Section 4, a subdivision recorded in Volume 198, Page 53, Map
18-42 Records of Harris County, Texas, and at a southeast corner of this
18-43 tract, from which a 1 1/4 inch iron pipe found in the south line of
18-44 said called 53.17 acre tract and the north line of said East Canal
18-45 tract bears N 51° 21' 56" E a distance of 512.15'.
18-46 THENCE S 51° 21' 08" W along a north line of said Section 4, a north
18-47 line of said San Jacinto River Authority East Canal Tract, and a
18-48 south line of this tract, at a distance of 51.71 feet pass a
18-49 northwest corner of said Horizon Drive and Section 4 and continuing
18-50 a total distance of 605.52 feet to a 1" iron pipe found.
18-51 THENCE continuing along a north line of said San Jacinto River
18-52 Authority East Canal and a south line of this tract, with the arc of
18-53 a curve to the left having a radius of 415.36 feet and a central
18-54 angle of 17° 54' 23", a distance of 129.81 feet to a 1 1/2 inch iron
18-55 pipe found.
18-56 THENCE S 32° 37' 00" W continuing along a north line of said San
18-57 Jacinto River Authority East Canal and a south line of this tract a
18-58 distance of 1,291.52 feet to a 1 1/4 inch iron pipe found.
18-59 THENCE continuing along a north line of said San Jacinto River
18-60 Authority East Canal and a south line of this tract, with the arc of
18-61 a curve to the right having a radius of 174.95 feet and a central
18-62 angle of 39° 20' 42", a distance of 174.95 feet to a 1 inch iron pipe
18-63 found.
18-64 THENCE S 72° 28' 08" W continuing along a north line of said San
18-65 Jacinto River Authority East Canal and a south line of this tract, a
18-66 distance of 2,448.06 feet to a 1 1/4 inch iron pipe found.
18-67 THENCE continuing along a north line of said San Jacinto River
18-68 Authority East Canal and a south line of this tract, with the arc of
18-69 a curve to the left having a radius of 333.37 feet and a central

19-1 angle of 04° 24' 34", a distance of 25.66 feet to a 1 1/4 inch iron
19-2 pipe found.

19-3 THENCE S 68° 53' 17" W continuing along a north line of said San
19-4 Jacinto River Authority East Canal and a south line of this tract, a
19-5 distance of 1,832.09 feet to a 1 1/4 inch iron pipe found.

19-6 THENCE continuing along a north line of said San Jacinto River
19-7 Authority East Canal and a south line of this tract, with the arc of
19-8 a curve to the right having a radius of 144.47 feet and a central
19-9 angle of 53° 20' 45", a distance of 134.51 feet to a 1 1/4" iron pipe
19-10 found.

19-11 THENCE N 57° 13' 44" W continuing along a north line of said San
19-12 Jacinto River Authority East Canal and a south line of this tract, a
19-13 distance of 1,587.58 feet to a 1/2 inch iron rod set with cap marked
19-14 "SHINE 5502".

19-15 THENCE continuing along a north line of said San Jacinto River
19-16 Authority East Canal and a south line of this tract, with the arc of
19-17 a curve to the left having a radius of 402.67 feet and a central
19-18 angle of 30° 10' 09", a distance of 212.03 feet to a 1/2 inch iron rod
19-19 set with cap marked "SHINE 5502".

19-20 THENCE N 87° 29' 31" W continuing along a north line of said San
19-21 Jacinto River Authority East Canal and a south line of this tract, a
19-22 distance of 224.45 feet to a 1/2 inch iron rod found at an interior
19-23 corner of said San Jacinto River Authority East Canal and an
19-24 interior corner of this tract.

19-25 THENCE along an east line of said San Jacinto River Authority East
19-26 Canal and a west line of this tract, with the arc of a curve to the
19-27 right having a radius of 133.99 feet and a central angle of 63° 17'
19-28 53", a distance of 148.03 feet to a 1/2 inch iron rod found in the
19-29 north line of said Humphrey Jackson Survey, Abstract 37 and the
19-30 south line of said William Wilson Survey, Abstract 838.

19-31 THENCE N 24° 23' 35" W along an east line of said San Jacinto River
19-32 Authority East Canal and a west line of this tract, a distance of
19-33 375.95 feet to a 1" iron pipe found.

19-34 THENCE continuing along an east line of said San Jacinto River
19-35 Authority East Canal and a west line of this tract, with the arc of a
19-36 curve to the right having a radius of 174.87 feet and a central
19-37 angle of 37° 53' 54", a distance of 115.67 feet to a 1 1/4" iron pipe
19-38 found.

19-39 THENCE N 14° 24' 42" E continuing along an east line of said San
19-40 Jacinto River Authority East Canal and a west line of this tract, a
19-41 distance of 74.82 feet to a 1 1/4" iron pipe found.

19-42 THENCE continuing along an east line of said San Jacinto River
19-43 Authority East Canal and a west line of this tract, with the arc of a
19-44 curve to the right having a radius of 661.43 feet and a central
19-45 angle of 07° 01' 58", a distance of 81.19 feet to a 1 1/4" iron pipe
19-46 found.

19-47 THENCE N 12° 17' 19" E continuing along the east line of said San
19-48 Jacinto River Authority East Canal and a west line of this tract, a
19-49 distance of 436.82 feet to a 5/8" iron rod found at a northeast
19-50 corner of said San Jacinto River Authority East Canal, in the south
19-51 line of a called 39.88 acre tract recorded in File No. T525349, Deed
19-52 Records of Harris County, Texas and at an interior corner of this
19-53 tract, from which a 1 1/4" iron pipe found in a north line of said
19-54 San Jacinto River Authority East Canal tract and the south line of
19-55 said called 39.88 acre tract bears N 77° 36' 49" W, a distance of
19-56 621.39 feet.

19-57 THENCE S 77° 42' 29" E with the south line of said called 39.88 acre
19-58 tract and a north line of this tract, a distance of 294.05 feet to a
19-59 5/8" iron rod found at the southeast corner of said called 39.88
19-60 acre tract.

19-61 THENCE N 09° 46' 40" E with the east line of said called 39.88 acre
19-62 tract and a west line of this tract, a distance of 950.00 feet to a
19-63 1/2" iron rod found.

19-64 THENCE N 10° 53' 20" W continuing with the east line of said called
19-65 39.88 acre tract, and the west line of this tract, a distance of
19-66 394.97 feet to a 1/2" iron rod found at the northeast corner of said
19-67 called 39.88 acre tract.

19-68 THENCE N 80° 21' 03" W with the north line of said called 39.88 acre
19-69 tract and a south line of this tract, a distance of 1,359.57 feet to

20-1 a point in an east line of called 589.27 acre tract (Lake Houston)
 20-2 recorded in Volume 1458, Page 1, and a west line of this tract.
 20-3 Volume 1458, Page 1 describes this point as being the waterline of
 20-4 the proposed reservoir when at normal pool level at elevation 44.5
 20-5 feet above mean sea level.
 20-6 THENCE with the west line of this tract and an east line of said
 20-7 called 589.27 acre tract (Lake Houston), the following bearings and
 20-8 distances:
 20-9 N 30° 53' 29" E 376.74 feet
 20-10 N 21° 32' 39" E 300.00 feet
 20-11 N 06° 45' 39" E 864.00 feet
 20-12 N 19° 56' 19" W 882.88 feet
 20-13 N 07° 44' 21" W 184.00 feet
 20-14 THENCE N 52° 28' 21" W continuing with the west line of this tract
 20-15 and the east line of said called 589.27 acre tract (Lake Houston), a
 20-16 distance of 508.00 feet to a point from which a 12"x12" concrete
 20-17 monument found with Aluminum Disc marked "Corp of Engineers U.S.
 20-18 Boundary Mark SL-1 Y1977" bears N 25° 14' 05" W a distance of 59.32
 20-19 feet. Said concrete monument has a State Plane coordinate value of
 20-20 N: 13907978.68 and E: 3195354.41
 20-21 THENCE continuing with the west line of this tract and an east line
 20-22 of said called 589.27 acre tract (Lake Houston), the following
 20-23 bearings and distances:
 20-24 N 65° 40' 21" W 422.00 feet
 20-25 N 80° 22' 21" W 300.00 feet
 20-26 N 62° 47' 53" W 641.05 feet
 20-27 N 60° 37' 21" W 600.00 feet
 20-28 N 88° 15' 21" W 540.00 feet
 20-29 S 84° 47' 39" W 568.00 feet
 20-30 S 69° 42' 54" W 633.02 feet
 20-31 S 83° 28' 39" W 332.00 feet
 20-32 N 77° 42' 21" W 270.00 feet
 20-33 N 13° 14' 21" W 739.00 feet
 20-34 N 28° 22' 21" W 402.00 feet
 20-35 THENCE N 21° 29' 39" E continuing with the west line of this tract
 20-36 and an east line of said called 589.27 acre tract (Lake Houston), a
 20-37 distance of 394.76 feet to a point in the south line of Lake Shadows
 20-38 Section Four, a subdivision recorded in File No. D620201, Map
 20-39 Records of Harris County, Texas, and at the northwest corner of this
 20-40 tract.
 20-41 THENCE N 86° 32' 15" E with the south line of said Lake Shadows
 20-42 Section Four and the north line of this tract, at a distance of
 20-43 204.97 feet pass a 1/2" iron rod found, and continuing a total
 20-44 distance of 689.12 feet to a point in a concrete slab at the
 20-45 southeast corner of said Lake Shadows Section Four, the southwest
 20-46 corner of a called 447.0498 acre tract recorded in File
 20-47 No. D759681, Deed Records of Harris County, Texas, and an interior
 20-48 corner of this tract from which a 1/2 " iron rod with cap marked
 20-49 "SHINE 5502" set for reference bears S 04° 44' 22" W a distance of
 20-50 1.88 feet, a 1" iron pipe found bears N 79° 27' 48" E a distance of
 20-51 101.22 feet, and a 1/2" iron rod found in the east line of said Lake
 20-52 Shadows Section Four bears N 33° 33' 38" E a distance of 254.84 feet.
 20-53 THENCE N 86° 43' 31" E with the south line of said called 447.0498
 20-54 acre tract and a north line of this tract, a distance of 10,942.13
 20-55 feet to a 1/2 inch iron rod next to a 4"x6" fence post found at the
 20-56 southeast corner of said called 447.0498 acre tract and an interior
 20-57 corner of this tract.
 20-58 THENCE N 02° 07' 50" W with the east line of said called 447.0498
 20-59 acre tract and a northerly west line of this tract a distance of
 20-60 26.79 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set at
 20-61 the southwest corner of a called 0.1148 acre tract recorded in File
 20-62 No. T653706, Deed Records of Harris County, Texas and a northwest
 20-63 corner of this tract.
 20-64 THENCE N 87° 22' 21" E with the south line of said called 0.1148 acre
 20-65 tract and a north line of this tract, at a distance of 50.02 feet
 20-66 pass the southeast corner of said called 0.1148 acre tract recorded
 20-67 in File No. T653706 and the southwest corner of a called 0.1148 acre
 20-68 tract recorded in File No. T702499, Deed Records of Harris County,
 20-69 Texas, at a distance of 100.02 feet, pass the southeast corner of

21-1 said called 0.1148 acre tract recorded in File No. T702499 and the
 21-2 southwest corner of a called 0.1148 acre tract recorded in File
 21-3 No. T643967, at a distance of 150.02 feet pass the southeast corner
 21-4 of said called 0.1148 acre tract recorded in File No. T643967 and
 21-5 the southwest corner of a called 0.1148 acre tract recorded in File
 21-6 No. T491404, Deed Records of Harris County, Texas, at a distance of
 21-7 200.02 feet pass the southeast corner of said called 0.1148 acre
 21-8 tract recorded in File No. T491404 and the southwest corner of a
 21-9 called 0.1148 acre tract recorded in File No. T526225, Deed Records
 21-10 of Harris County, Texas, and continuing a total distance of 250.02
 21-11 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set at the
 21-12 southeast corner of said called 0.1148 acre tract recorded in File
 21-13 No. T526225 and an interior corner of this tract.

21-14 THENCE N 02° 37' 39" W with the east line of said called 0.1148 acre
 21-15 tract recorded in File No. T526225 and a west line of this tract, a
 21-16 distance of 100.00 feet to a 1/2 inch iron rod with cap marked
 21-17 "SHINE 5502" set at the northeast corner of said called 0.1148 acre
 21-18 tract recorded in File No. T526225, in the south line of a called
 21-19 5.00 acre tract recorded in File No. T684273, Deed Records of
 21-20 Harris County, Texas, in the South line of the Hannah Nash Survey,
 21-21 Abstract 599, in the north line of said Abstract 838, and at a
 21-22 northwest corner of this tract.

21-23 THENCE N 87° 02' 53" E with the south line of said Abstract 599, the
 21-24 north line of said Abstract 838, the south line of said called 5.00
 21-25 acre tract and the north line of this tract a distance of 316.67
 21-26 feet to a 1/2 inch iron rod found at the southeast corner of said
 21-27 Abstract 599, the southwest corner of said Abstract 60, the
 21-28 southeast corner of said called 5.00 acre tract and the southwest
 21-29 corner of a called 45 acre tract recorded in File No. 20080119197,
 21-30 Deed Records of Harris County, Texas.

21-31 THENCE N 87° 24' 37" E with the south line of said called 45 acre
 21-32 tract, the south line of said Abstract 60, the north line of said
 21-33 Abstract 838 and the north line of this tract, a distance of 986.97
 21-34 feet to a 1/2 inch iron rod found at the southeast corner of said
 21-35 called 45 acre tract, the southwest corner of a called 8.39 acre
 21-36 tract recorded in File No. 20070675831, Deed Records of Harris
 21-37 County, Texas, and a northerly corner of this tract.

21-38 THENCE N 87° 48' 26" E with the south line of said 8.339 acre tract,
 21-39 the south line of said Abstract 60, the north line of said Abstract
 21-40 838 and the north line of this tract, at a distance of 150.00 feet
 21-41 pass the southeast corner of said called 8.39 acre tract and the
 21-42 southwest corner of a called 11.675 acre tract recorded in File
 21-43 No. 20070675831, Deed Records of Harris County, Texas, and
 21-44 continuing a total distance of 359.69 feet to a 1/2 inch iron rod
 21-45 found at the southeast corner of said called 11.675 acre tract and
 21-46 the southwest corner of a called 155.76 acre tract recorded in
 21-47 Volume 438, Page 236, Deed Records of Harris County, Texas.

21-48 THENCE N 87° 20' 09" E with the south line of said Abstract 60, the
 21-49 north line of said Abstract 838, the south line of said called
 21-50 155.76 acre tract and the north line of this tract, a distance of
 21-51 682.33 feet to a 1/2 inch iron rod found next to a 8"x8" square fence
 21-52 post at the southeast corner of said called 155.76 acre tract and
 21-53 the southwest corner of a called 29.15 acre tract recorded in File
 21-54 No. R106573, Deed Records of Harris County, Texas.

21-55 THENCE N 87° 24' 00" E with the south line of said Abstract 60, the
 21-56 north line of said Abstract 838, the south line of said called 29.15
 21-57 acre tract and the north line of this tract, and at a distance of
 21-58 525.51 feet pass the southeast corner of said called 29.15 acre
 21-59 tract and the southwest corner of said called 60.0765 acre tract,
 21-60 and continuing with the south line of said Abstract 60, the north
 21-61 line of said Abstract 838, the south line of said called 60.0765
 21-62 acre tract and the north line of this tract, a total distance of
 21-63 1648.87 feet to the PLACE OF BEGINNING, containing 1,942.08 acres
 21-64 of land.

21-65 SECTION 3. (a) The legal notice of the intention to
 21-66 introduce this Act, setting forth the general substance of this
 21-67 Act, has been published as provided by law, and the notice and a
 21-68 copy of this Act have been furnished to all persons, agencies,
 21-69 officials, or entities to which they are required to be furnished

22-1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
22-2 Government Code.

22-3 (b) The governor, one of the required recipients, has
22-4 submitted the notice and Act to the Texas Commission on
22-5 Environmental Quality.

22-6 (c) The Texas Commission on Environmental Quality has filed
22-7 its recommendations relating to this Act with the governor,
22-8 lieutenant governor, and speaker of the house of representatives
22-9 within the required time.

22-10 (d) The general law relating to consent by political
22-11 subdivisions to the creation of districts with conservation,
22-12 reclamation, and road powers and the inclusion of land in those
22-13 districts has been complied with.

22-14 (e) All requirements of the constitution and laws of this
22-15 state and the rules and procedures of the legislature with respect
22-16 to the notice, introduction, and passage of this Act have been
22-17 fulfilled and accomplished.

22-18 SECTION 4. This Act takes effect immediately if it receives
22-19 a vote of two-thirds of all the members elected to each house, as
22-20 provided by Section 39, Article III, Texas Constitution. If this
22-21 Act does not receive the vote necessary for immediate effect, this
22-22 Act takes effect September 1, 2017.

22-23

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