

1-1 By: Metcalf (Senate Sponsor - Creighton) H.B. No. 4580
 1-2 (In the Senate - Received from the House May 17, 2021;
 1-3 May 17, 2021, read first time and referred to Committee on Local
 1-4 Government; May 22, 2021, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 6, Nays 0;
 1-6 May 22, 2021, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8 Bettencourt	X			
1-9 Menéndez	X			
1-10 Eckhardt	X			
1-11 Gutierrez	X			
1-12 Hall			X	
1-13 Nichols			X	
1-14 Paxton	X			
1-15 Springer	X			
1-16 Zaffirini			X	

1-18 COMMITTEE SUBSTITUTE FOR H.B. No. 4580 By: Springer

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to the creation of the Montgomery County Municipal Utility
 1-22 District No. 202; granting a limited power of eminent domain;
 1-23 providing authority to issue bonds; providing authority to impose
 1-24 assessments, fees, and taxes.

1-25 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-26 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-27 Code, is amended by adding Chapter 8051 to read as follows:

1-28 CHAPTER 8051. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT
 1-29 NO. 202

1-30 SUBCHAPTER A. GENERAL PROVISIONS

1-31 Sec. 8051.0101. DEFINITIONS. In this chapter:

1-32 (1) "Board" means the district's board of directors.
 1-33 (2) "Commission" means the Texas Commission on
 1-34 Environmental Quality.

1-35 (3) "Director" means a board member.
 1-36 (4) "District" means the Montgomery County Municipal
 1-37 Utility District No. 202.

1-38 Sec. 8051.0102. NATURE OF DISTRICT. The district is a
 1-39 municipal utility district created under Section 59, Article XVI,
 1-40 Texas Constitution.

1-41 Sec. 8051.0103. CONFIRMATION AND DIRECTOR ELECTION
 1-42 REQUIRED. The temporary directors shall hold an election to
 1-43 confirm the creation of the district and to elect five permanent
 1-44 directors as provided by Section 49.102, Water Code.

1-45 Sec. 8051.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-46 temporary directors may not hold an election under Section
 1-47 8051.0103 until each municipality in whose corporate limits or
 1-48 extraterritorial jurisdiction the district is located has
 1-49 consented by ordinance or resolution to the creation of the
 1-50 district and to the inclusion of land in the district.

1-51 Sec. 8051.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.
 1-52 (a) The district is created to serve a public purpose and benefit.

1-53 (b) The district is created to accomplish the purposes of:

1-54 (1) a municipal utility district as provided by
 1-55 general law and Section 59, Article XVI, Texas Constitution; and

1-56 (2) Section 52, Article III, Texas Constitution, that
 1-57 relate to the construction, acquisition, improvement, operation,
 1-58 or maintenance of macadamized, graveled, or paved roads, or
 1-59 improvements, including storm drainage, in aid of those roads.

1-60 Sec. 8051.0106. INITIAL DISTRICT TERRITORY. (a) The

2-1 district is initially composed of the territory described by
2-2 Section 2 of the Act enacting this chapter.

2-3 (b) The boundaries and field notes contained in Section 2 of
2-4 the Act enacting this chapter form a closure. A mistake made in the
2-5 field notes or in copying the field notes in the legislative process
2-6 does not affect the district's:

2-7 (1) organization, existence, or validity;

2-8 (2) right to issue any type of bond for the purposes
2-9 for which the district is created or to pay the principal of and

2-10 interest on a bond;

2-11 (3) right to impose a tax; or

2-12 (4) legality or operation.

2-13 SUBCHAPTER B. BOARD OF DIRECTORS

2-14 Sec. 8051.0201. GOVERNING BODY; TERMS. (a) The district is
2-15 governed by a board of five elected directors.

2-16 (b) Except as provided by Section 8051.0202, directors
2-17 serve staggered four-year terms.

2-18 Sec. 8051.0202. TEMPORARY DIRECTORS. (a) On or after
2-19 September 1, 2021, the owner or owners of a majority of the assessed
2-20 value of the real property in the district may submit a petition to
2-21 the commission requesting that the commission appoint as temporary
2-22 directors the five persons named in the petition. The commission
2-23 shall appoint as temporary directors the five persons named in the
2-24 petition.

2-25 (b) Temporary directors serve until the earlier of:

2-26 (1) the date permanent directors are elected under
2-27 Section 8051.0103; or

2-28 (2) September 1, 2025.

2-29 (c) If permanent directors have not been elected under
2-30 Section 8051.0103 and the terms of the temporary directors have
2-31 expired, successor temporary directors shall be appointed or
2-32 reappointed as provided by Subsection (d) to serve terms that
2-33 expire on the earlier of:

2-34 (1) the date permanent directors are elected under
2-35 Section 8051.0103; or

2-36 (2) the fourth anniversary of the date of the
2-37 appointment or reappointment.

2-38 (d) If Subsection (c) applies, the owner or owners of a
2-39 majority of the assessed value of the real property in the district
2-40 may submit a petition to the commission requesting that the
2-41 commission appoint as successor temporary directors the five
2-42 persons named in the petition. The commission shall appoint as
2-43 successor temporary directors the five persons named in the
2-44 petition.

2-45 SUBCHAPTER C. POWERS AND DUTIES

2-46 Sec. 8051.0301. GENERAL POWERS AND DUTIES. The district
2-47 has the powers and duties necessary to accomplish the purposes for
2-48 which the district is created.

2-49 Sec. 8051.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
2-50 DUTIES. The district has the powers and duties provided by the
2-51 general law of this state, including Chapters 49 and 54, Water Code,
2-52 applicable to municipal utility districts created under Section 59,
2-53 Article XVI, Texas Constitution.

2-54 Sec. 8051.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
2-55 52, Article III, Texas Constitution, the district may design,
2-56 acquire, construct, finance, issue bonds for, improve, operate,
2-57 maintain, and convey to this state, a county, or a municipality for
2-58 operation and maintenance macadamized, graveled, or paved roads, or
2-59 improvements, including storm drainage, in aid of those roads.

2-60 Sec. 8051.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
2-61 road project must meet all applicable construction standards,
2-62 zoning and subdivision requirements, and regulations of each
2-63 municipality in whose corporate limits or extraterritorial
2-64 jurisdiction the road project is located.

2-65 (b) If a road project is not located in the corporate limits
2-66 or extraterritorial jurisdiction of a municipality, the road
2-67 project must meet all applicable construction standards,
2-68 subdivision requirements, and regulations of each county in which
2-69 the road project is located.

3-1 (c) If the state will maintain and operate the road, the
3-2 Texas Transportation Commission must approve the plans and
3-3 specifications of the road project.

3-4 Sec. 8051.0305. COMPLIANCE WITH MUNICIPAL CONSENT
3-5 ORDINANCE OR RESOLUTION. The district shall comply with all
3-6 applicable requirements of any ordinance or resolution that is
3-7 adopted under Section 54.016 or 54.0165, Water Code, and that
3-8 consents to the creation of the district or to the inclusion of land
3-9 in the district.

3-10 Sec. 8051.0306. DIVISION OF DISTRICT. (a) The district may
3-11 be divided into two or more new districts only if the district:

- 3-12 (1) has no outstanding bonded debt; and
- 3-13 (2) is not imposing ad valorem taxes.

3-14 (b) This chapter applies to any new district created by the
3-15 division of the district, and a new district has all the powers and
3-16 duties of the district.

3-17 (c) Any new district created by the division of the district
3-18 may not, at the time the new district is created, contain any land
3-19 outside the area described by Section 2 of the Act enacting this
3-20 chapter.

3-21 (d) The board, on its own motion or on receipt of a petition
3-22 signed by the owner or owners of a majority of the assessed value of
3-23 the real property in the district, may adopt an order dividing the
3-24 district.

3-25 (e) The board may adopt an order dividing the district
3-26 before or after the date the board holds an election under Section
3-27 8051.0103 to confirm the district's creation.

3-28 (f) An order dividing the district shall:

- 3-29 (1) name each new district;
- 3-30 (2) include the metes and bounds description of the
3-31 territory of each new district;
- 3-32 (3) appoint temporary directors for each new district;

3-33 and
3-34 (4) provide for the division of assets and liabilities
3-35 between or among the new districts.

3-36 (g) On or before the 30th day after the date of adoption of
3-37 an order dividing the district, the district shall file the order
3-38 with the commission and record the order in the real property
3-39 records of each county in which the district is located.

3-40 (h) Any new district created by the division of the district
3-41 shall hold a confirmation and directors' election as required by
3-42 Section 8051.0103. If the voters of a new district do not confirm
3-43 the creation of the new district, the assets, obligations,
3-44 territory, and governance of the new district revert to the
3-45 original district.

3-46 (i) Municipal consent to the creation of the district and to
3-47 the inclusion of land in the district granted under Section
3-48 8051.0104 acts as municipal consent to the creation of any new
3-49 district created by the division of the district and to the
3-50 inclusion of land in the new 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. 8051.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
3-57 The district may issue, without an election, bonds and other
3-58 obligations secured by:

- 3-59 (1) revenue other than ad valorem taxes; or
- 3-60 (2) contract payments described by Section 8051.0403.

3-61 (b) The district must hold an election in the manner
3-62 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-63 before the district may impose an ad valorem tax or issue bonds
3-64 payable from ad valorem taxes.

3-65 (c) The district may not issue bonds payable from ad valorem
3-66 taxes to finance a road project unless the issuance is approved by a
3-67 vote of a two-thirds majority of the district voters voting at an
3-68 election held for that purpose.

3-69 Sec. 8051.0402. OPERATION AND MAINTENANCE TAX. (a) If

4-1 authorized at an election held under Section 8051.0401, the
4-2 district may impose an operation and maintenance tax on taxable
4-3 property in the district in accordance with Section 49.107, Water
4-4 Code.

4-5 (b) The board shall determine the tax rate. The rate may not
4-6 exceed the rate approved at the election.

4-7 Sec. 8051.0403. CONTRACT TAXES. (a) In accordance with
4-8 Section 49.108, Water Code, the district may impose a tax other than
4-9 an operation and maintenance tax and use the revenue derived from
4-10 the tax to make payments under a contract after the provisions of
4-11 the contract have been approved by a majority of the district voters
4-12 voting at an election held for that purpose.

4-13 (b) A contract approved by the district voters may contain a
4-14 provision stating that the contract may be modified or amended by
4-15 the board without further voter approval.

4-16 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-17 Sec. 8051.0501. AUTHORITY TO ISSUE BONDS AND OTHER
4-18 OBLIGATIONS. The district may issue bonds or other obligations
4-19 payable wholly or partly from ad valorem taxes, impact fees,
4-20 revenue, contract payments, grants, or other district money, or any
4-21 combination of those sources, to pay for any authorized district
4-22 purpose.

4-23 Sec. 8051.0502. TAXES FOR BONDS. At the time the district
4-24 issues bonds payable wholly or partly from ad valorem taxes, the
4-25 board shall provide for the annual imposition of a continuing
4-26 direct ad valorem tax, without limit as to rate or amount, while all
4-27 or part of the bonds are outstanding as required and in the manner
4-28 provided by Sections 54.601 and 54.602, Water Code.

4-29 Sec. 8051.0503. BONDS FOR ROAD PROJECTS. At the time of
4-30 issuance, the total principal amount of bonds or other obligations
4-31 issued or incurred to finance road projects and payable from ad
4-32 valorem taxes may not exceed one-fourth of the assessed value of the
4-33 real property in the district.

4-34 SECTION 2. The Montgomery County Municipal Utility District
4-35 No. 202 initially includes all the territory contained in the
4-36 following area:

4-37 Fieldnotes for 106.040 acre tract in the William Starrock Survey,
4-38 A-486

4-39 Being 106.040 acres out of the William Starrock Survey, A-486,
4-40 Montgomery County, Texas, and being out of and a part of that
4-41 certain called 1,932.293 acre tract described in deed from Judy C.
4-42 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
4-43 dated December 15, 2011, as recorded in Montgomery County Clerk's
4-44 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
4-45 Texas, and being more particularly described by metes and bounds as
4-46 follows:

4-47 The bearings in this description are based on The Texas State Plane
4-48 Coordinate System, NAD 83, Central Zone.

4-49 COMMENCING at the easternmost corner of the William Starrock
4-50 Survey, A-486, said point being a 3/4" iron pipe found in the west
4-51 line of the Jonathan C. Pitts Survey, A-28, and the northwesterly
4-52 line of the John Montgomery Survey, A-349;

4-53 THENCE S42°17'06"W along the south line of the Starrock Survey a
4-54 distance of 767.10 feet to a disturbed iron pipe found for the
4-55 BEGINNING corner of the tract herein described;

4-56 THENCE S42°17'06"W continuing along the common line to the Starrock
4-57 and Montgomery surveys a distance of 2,546.55 feet to a 5/8" iron
4-58 rod stamped "JNS ENGINEERS" was found in the east line of that
4-59 certain called 32.4713 acre tract conveyed to Montgomery County in
4-60 MCCF 8842541;

4-61 THENCE along the east line of the called 32.4713 acre tract
4-62 N48°22'15"W a distance of 666.24 feet to the southeastern corner of
4-63 that certain called 29.4157 acre tract conveyed to Montgomery
4-64 County as recorded in MCCF 2009109715 and a 5/8" iron rod with cap
4-65 stamped "W E SMITH 1982" found for corner;

4-66 THENCE N28°31'44"W along the east line of the called 29.4157 acre
4-67 tract 705.32 feet to a 5/8" iron rod stamped "W E SMITH 1982" was
4-68 found for corner at the northeast corner of the called 29.4157 acre
4-69 tract and the southeast line of that certain called 20.0872 acre

5-1 tract conveyed to Montgomery County as recorded in MCCF 2009109716;
 5-2 THENCE N37°02'56"W along the east line of the called 20.0872 acre
 5-3 tract, at a distance of 500.03 feet pass the northeast corner of the
 5-4 called 20.0872 acre tract, same being the southeast corner of that
 5-5 certain called 20.0872 acre tract conveyed to Montgomery County in
 5-6 MCCF 2010003943, and continuing along the east line of the second
 5-7 called 20.0872 acre tract at a distance of 1,000.06 feet pass the
 5-8 northeast corner of said second called 20.0872 acre tract and
 5-9 continuing for a total distance of 1,163.71 feet to a 5/8" iron rod
 5-10 with plastic cap stamped "W E SMITH 1982" found for corner in the
 5-11 south line of FM 1484, a variable width right of way;
 5-12 THENCE along the southeastern right of way of FM 1484 as follows:
 5-13 THENCE N60°14'59"E a distance of 23.87 feet to a TXDOT Monument
 5-14 found for corner;
 5-15 THENCE N33°56'50"E a distance of 81.35 feet to a 5/8" iron rod with
 5-16 plastic cap stamped "PAPE-DAWSON" set for corner;
 5-17 THENCE along a curve to the right, said curve having a radius of
 5-18 1,829.86 feet, a central angle of 26°18'42", an arc length of 840.32
 5-19 feet, and a chord bearing N76°26'04"E a distance of 832.96 feet to a
 5-20 5/8" iron rod with plastic cap stamped "PAPE-DAWSON" set for
 5-21 corner;
 5-22 THENCE N89°37'22"E a distance of 251.48 feet to a 5/8" iron rod with
 5-23 plastic cap stamped "PAPE-DAWSON" set for corner;
 5-24 THENCE S60°22'35"E a distance of 160.00 feet to a 5/8" iron rod with
 5-25 plastic cap stamped "PAPE-DAWSON" set for corner;
 5-26 THENCE N89°37'22"E a distance of 182.87 feet to a TXDOT Monument
 5-27 found for corner;
 5-28 THENCE N59°37'19"E a distance of 160.00 feet to a 5/8" iron rod found
 5-29 for corner;
 5-30 THENCE N89°37'22"E a distance of 140.98 feet to a 5/8" iron rod with
 5-31 plastic cap stamped "PAPE-DAWSON" found for corner;
 5-32 THENCE along a curve to the left, said curve having a radius of
 5-33 1,989.00 feet, a central angle of 21°34'42", an arc length of 749.08
 5-34 feet, and a chord bearing N78°50'01"E a distance of 744.66 feet to a
 5-35 5/8" iron rod found for corner;
 5-36 THENCE S81°57'27"E along the south right of way line a distance of
 5-37 96.57 feet to a 5/8" iron rod with plastic cap stamped "PAPE-DAWSON"
 5-38 found for corner;
 5-39 THENCE along a curve to the left, said curve having a radius of
 5-40 2,039.00, a central angle of 3°24'08", an arc distance of 121.08'
 5-41 and a chord bearing N63°59'33"E a distance of 121.06 feet to a TXDOT
 5-42 Monument found for corner;
 5-43 THENCE N29°56'31"E a distance of 96.57 feet to a TXDOT Monument
 5-44 found for corner;
 5-45 THENCE along a curve to the left, said curve having a radius of
 5-46 1,989.00 feet, a central angle of 20°23'02", an arc length of 707.62
 5-47 feet, and a chord bearing N49°44'56"E a distance of 703.89 feet to a
 5-48 5/8" iron rod with plastic cap stamped "PAPE-DAWSON" set for
 5-49 corner;
 5-50 THENCE N87°26'42"E a distance of 52.98 feet to a 5/8" iron rod with
 5-51 plastic cap stamped "PAPE-DAWSON" set for corner;
 5-52 THENCE along a curve to the right, said curve having a radius of
 5-53 170.00 feet, a central angle of 43°38'56", an arc length of 129.51
 5-54 feet, and a chord which bears S15°27'26"E a distance of 126.40 feet
 5-55 to a TXDOT Disk for corner;
 5-56 THENCE S83°33'23"E a distance of 20.05 feet to a TXDOT Disk for
 5-57 corner;
 5-58 THENCE S06°08'31"W a distance of 993.19 feet to the place of
 5-59 BEGINNING, containing 106.040 acres of land, more or less.
 5-60 Fieldnotes for 92.255 acre tract in the William Starrock Survey,
 5-61 A-486
 5-62 Being 92.255 acres out of the William Starrock Survey, A-486,
 5-63 Montgomery County, Texas, and being out of and a part of that
 5-64 certain called 1,932.293 acre tract described in deed from Judy C.
 5-65 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
 5-66 dated December 15, 2011, as recorded in Montgomery County Clerk's
 5-67 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
 5-68 Texas, and being more particularly described by metes and bounds as
 5-69 follows:

6-1 The bearings in this description are based on The Texas State Plane
6-2 Coordinate System, NAD 83, Central Zone.
6-3 BEGINNING at a 5/8" iron rod with cap stamped "PAPE-DAWSON" set for
6-4 the northernmost corner of Restricted Reserve "A", Block 3, of R A
6-5 Deison Technology Park, the map of which is recorded in Cabinet Z,
6-6 Sheets 2332-2336 of the Map Records of Montgomery County, Texas,
6-7 said point falling in the southwest line of Technology Park Drive,
6-8 based on a width of 120 feet;
6-9 THENCE S37°42'35"W along the northwesterly line of said Restricted
6-10 Reserve "A" a distance of 354.47 feet to a 1/2" iron rod with cap
6-11 found for corner;
6-12 THENCE S03°25'17"W continuing along the northwesterly line of said
6-13 Restricted Reserve "A" a distance of 1,319.73 feet to a 1/2" iron
6-14 rod with cap stamped "JONES & CARTER" found for corner at the
6-15 southwest corner of said Restricted Reserve "A", said point also
6-16 being in the north line of that certain called 60.000 acre tract
6-17 conveyed Montgomery County as recorded in MCCF 99012455;
6-18 THENCE S75°22'50"W along the north line of said called 60.000 acre
6-19 tract a distance of 1,431.77 feet to a 5/8" iron rod with plastic
6-20 cap stamped "PAPE-DAWSON" set for corner in the easterly line of FM
6-21 1484, a variable width right of way;
6-22 THENCE along the easterly line of said FM 1484 as follows:
6-23 N03°26'27"E a distance of 61.50 feet to a 5/8" iron rod
6-24 with plastic cap stamped "PAPE-DAWSON";
6-25 N33°26'32"E a distance of 60.61 feet to a TXDOT
6-26 Monument;
6-27 N03°29'58"E a distance of 56.09 feet to a TXDOT
6-28 Monument;
6-29 N26°33'35"W a distance of 60.72 feet to a 5/8" iron rod
6-30 with plastic cap stamped "PAPE-DAWSON";
6-31 N03°26'27"E a distance of 479.16 feet a 5/8" iron rod
6-32 with plastic cap stamped "PAPE-DAWSON";
6-33 N33°26'32"E a distance of 40.26 feet to a TXDO
6-34 Monument;
6-35 N03°26'27"E a distance of 180.92 feet to a 5/8" iron rod
6-36 with plastic cap stamped "PAPE-DAWSON";
6-37 N26°41'45"W a distance of 40.10 feet to a 5/8" iron rod;
6-38 N03°26'27"E a distance of 1,416.78 feet to a TXDOT
6-39 Monument marking a point of curve of a curve to the
6-40 right;
6-41 THENCE along said curve to the right, a radius of 2,920.00 feet, a
6-42 central angle of 26°42'33", an arc length of 1,361.20 feet, and a
6-43 chord bearing N16°47'43"E a distance of 1,348.91 feet to a 5/8" iron
6-44 rod found for corner at a cutback corner to the intersection with
6-45 the southwesterly line of Technology Park Drive;
6-46 THENCE along said cutback N76°07'24"E a distance of 34.90 feet to a
6-47 5/8" iron rod with plastic cap stamped "PAPE-DAWSON" set for
6-48 corner;
6-49 THENCE continuing along the southwesterly line of Technology Park
6-50 Drive S58°08'54"E a distance of 124.35 feet to a 1/2" iron rod with
6-51 cap stamped "MOON" set at the point of curve of a curve to the right;
6-52 THENCE along said curve to the right, having a radius of 930.00
6-53 feet, a central angle of 36°23'11", an arc length of 590.61 feet, and
6-54 a chord bearing S39°57'19"E a distance of 580.73 feet to a 1/2" iron
6-55 rod with cap stamped "MOON" found at the point of tangency of said
6-56 curve;
6-57 THENCE continuing along the southwesterly line of Technology Park
6-58 Drive S21°45'43"E a distance of 801.94 feet to a 5/8" iron rod with
6-59 plastic cap stamped "PAPE-DAWSON" set at the point of curve of a
6-60 curve to the left;
6-61 THENCE along the southwesterly line of Technology Park Drive, along
6-62 a curve to the left, said curve having a radius of 1,070.00 feet, a
6-63 central angle of 30°31'41", an arc length of 570.11 feet, and a chord
6-64 bearing S37°01'34"E a distance of 563.39 feet to the place of
6-65 BEGINNING, containing 92.255 acres of land, more or less.
6-66 Fieldnotes for 311.056 acre tract in the William Starrock Survey,
6-67 A-486
6-68 Being 311.056 acres out of the William Starrock Survey, A-486,
6-69 Montgomery County, Texas, and being out of and a part of that

7-1 certain called 1,932.293 acre tract described in deed from Judy C.
 7-2 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
 7-3 dated December 15, 2011, as recorded in Montgomery County Clerk's
 7-4 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
 7-5 Texas, and being more particularly described by metes and bounds as
 7-6 follows:
 7-7 The bearings in this description are based on The Texas State Plane
 7-8 Coordinate System, NAD 83, Central Zone.
 7-9 BEGINNING at a 5/8" iron rod stamped "Moyer", said point being the
 7-10 intersection of the southwesterly line of the Starrock Survey and
 7-11 the northeasterly line of the Lewis Neal Survey, A395, with the east
 7-12 line of Conroe Park North, Section 6, the map of which is recorded
 7-13 in Cabinet Z, sheets 1691 to 1705 of the map records of Montgomery
 7-14 County, Texas, and being the southwest corner of the called
 7-15 1,932.293 acre tract;
 7-16 THENCE N05°42'06"W along the east line of Conroe Park North, Section
 7-17 6, a distance of 3,592.66 feet to a 5/8" iron rod with cap stamped
 7-18 "Arborleaf" found for corner at the intersection of said line and
 7-19 the southerly line of Proposed League Line Road Extension;
 7-20 THENCE along the southerly line of Proposed League Line Road
 7-21 Extension as follows:
 7-22 N84°34'39"E a distance of 285.69 feet to a 5/8" iron rod with plastic
 7-23 cap stamped "Arborleaf" found for corner at the point of curve of a
 7-24 curve to the right:
 7-25 THENCE along said curve to the right, having a radius of 4,935.00
 7-26 feet, a central angle of 9°51'51", an arc length of 849.62 feet, and a
 7-27 chord bearing N89°30'34"E 848.57 feet to a 5/8" iron rod with
 7-28 plastic cap stamped "Arborleaf" found for corner;
 7-29 THENCE S87°53'02"E a distance of 98.88 feet to a 5/8" iron rod with
 7-30 plastic cap stamped "Arborleaf" found for corner;
 7-31 THENCE along a curve to the right, said curve having a radius of
 7-32 4,940.00 feet, central angle of 5°43'47", an arc length of 494.00
 7-33 feet, and a chord bearing S81°32'52"E 493.80 feet to a 5/8" iron rod
 7-34 with plastic cap stamped "Arborleaf" found for corner;
 7-35 THENCE S75°12'41"E a distance of 98.87 feet to a 5/8" iron rod with
 7-36 plastic cap stamped "Arborleaf" found for corner;
 7-37 THENCE along a curve to the right, said curve having a radius of
 7-38 4,935.00 feet, central angle of 10°18'48", an arc length of 888.30
 7-39 feet, and a chord bearing S72°22'49"E 887.10 feet to a 5/8" iron rod
 7-40 with plastic cap stamped "Arborleaf" found for corner;
 7-41 THENCE S69°32'57"E a distance of 98.87 feet to a 5/8" iron rod with
 7-42 plastic cap stamped "Arborleaf" found for corner;
 7-43 THENCE along a curve to the right, said curve having a radius of
 7-44 4,940.00 feet, a central angle of 7°53'38", an arc length of 680.61
 7-45 feet and a chord bearing S62°07'51"E 680.07 feet to a 5/8" iron rod
 7-46 with plastic cap stamped "Arborleaf" found for corner;
 7-47 THENCE S58°11'02"E a distance of 227.95 feet to a 5/8" iron rod with
 7-48 plastic cap stamped "Arborleaf" found for corner at the cutback
 7-49 with the intersection of the southerly line of the Proposed
 7-50 Extension of League Line Road and the westerly line of FM 1484;
 7-51 THENCE along said cutback S13°51'27"E a distance of 35.77 feet to a
 7-52 5/8" iron rod with plastic cap stamped "Arborleaf" found in the
 7-53 westerly line of FM 1484;
 7-54 THENCE along the westerly line of FM 1484 along a curve to the left,
 7-55 said curve having a radius of 3,080.00 feet, an central angle of
 7-56 26°47'39", an arc length of 1,440.35 feet and a chord bearing
 7-57 S16°50'16"W a distance of 1,427.26 feet to a TxDOT Aluminum Disk
 7-58 found for corner;
 7-59 THENCE continuing along the west line of FM 1484 as follows:
 7-60 S03°25'57"W a distance of 1436.77 feet to a to a 5/8"
 7-61 iron rod found for corner;
 7-62 S33°20'39"W a distance of 40.06 feet to a TxDOT
 7-63 Aluminum Disk found for corner;
 7-64 S03°25'25"W a distance of 110.86 feet to a TxDOT
 7-65 Aluminum Disk found for corner;
 7-66 S26°43'05"E a distance of 39.84 feet to a TxDOT
 7-67 Aluminum Disk found for corner;
 7-68 S03°26'27"W a distance of 570.00 feet to 5/8" iron rod
 7-69 found for corner;

8-1 S33°26'31"W a distance of 60.00 feet to a TxDOT
 8-2 Aluminum Disk found for corner;
 8-3 S03°26'28"W a distance of 91.44 feet to a TxDOT
 8-4 Aluminum Disk found for corner;
 8-5 S26°33'35"E a distance of 99.43 feet to a TxDOT
 8-6 Aluminum Disk found for corner;
 8-7 S03°26'27"W a distance of 183.03 feet to a 5/8" iron rod
 8-8 with plastic cap stamped "PAPEDAWSON" set for corner;
 8-9 THENCE continuing along the west line of FM 1484, along a curve to
 8-10 the right, said curve having a radius of 1,940.00 feet, a central
 8-11 angle of 23°50'05", an arc length of 807.03 feet, and a chord bearing
 8-12 S15°21'29"W a distance of 801.22 feet to a TxDOT Aluminum Disk found
 8-13 for corner;
 8-14 THENCE S55°51'13"W a distance of 63.92 feet to a TxDOT Aluminum Disk
 8-15 found for corner;
 8-16 THENCE along a curve to the right, said curve having a radius of
 8-17 1,910.00 feet, a central angle of 01°45'17", an arc length of 58.50
 8-18 feet, and a chord bearing S29°47'27"W a distance of 58.50 feet to a
 8-19 5/8" iron rod with plastic cap stamped "PAPE-DAWSON" set for
 8-20 corner;
 8-21 THENCE S02°09'03"W a distance of 48.99 feet to a 5/8" iron rod with
 8-22 plastic cap stamped "PAPE-DAWSON" set for corner in the
 8-23 southwesterly line of the called 1,932.293 acre tract and the
 8-24 common line to the William Starrock Surey and the Lewis Neal Survey;
 8-25 THENCE N47°45'37"W along said common line a distance of 3,180.95
 8-26 feet to the place of BEGINNING, containing 311.056 acres of land,
 8-27 more or less.
 8-28 Fieldnotes for 192.043 acre tract in the William Starrock Survey,
 8-29 A-486
 8-30 Being 192.043 acres out of the William Starrock Survey, A-486,
 8-31 Montgomery County, Texas, and being out of and a part of that
 8-32 certain called 1,932.293 acre tract described in deed from Judy C.
 8-33 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
 8-34 dated December 15, 2011, as recorded in Montgomery County Clerk's
 8-35 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
 8-36 Texas, and being more particularly described by metes and bounds as
 8-37 follows:
 8-38 The bearings in this description are based on The Texas State Plane
 8-39 Coordinate System, NAD 83, Central Zone.
 8-40 BEGINNING at a railroad rail marking the southernmost corner of
 8-41 that certain called 347.029 acre tract conveyed to Dameon M. Doyle
 8-42 by Donald Dosedlo as recorded in MCCF 2013 012364, said point being
 8-43 an interior corner of the above said called 1,932.293 acre tract;
 8-44 THENCE N43°06'54"E along the southeasterly line of said Doyle tract
 8-45 a distance of 1,994.22 feet (called N43°06'29"E 1,992.88 feet) to an
 8-46 axle found for corner at an easterly corner of said Doyle tract,
 8-47 same being an interior corner of the called 1,932.293 acre tract;
 8-48 THENCE N46°56'45"W (called N46°53'41"W) along the interior line of
 8-49 the called 1,932.292 acre tract and an easterly line of the Doyle
 8-50 Tract, a distance of 936.83 feet (called 937.04 feet) to a 5/8" iron
 8-51 rod with cap stamped "1535 4035" to a point for corner at an angle
 8-52 point in the called 1,932.292 acre tract and the Doyle tract;
 8-53 THENCE N42°54'27"E (called N42°54'43"E) along the south line of the
 8-54 Doyle tract a distance of 1,398.90 feet (called 1,397.59 feet) to a
 8-55 5/8" iron rod with cap stamped "1535 4035" found at the easternmost
 8-56 corner of the Doyle tract and being in the common line to the
 8-57 William Starrock Survey, A-486, and the Jonathan C. Pitts Survey,
 8-58 A-28;
 8-59 THENCE S48°41'56"E (called S48°43'41"E) along the common line to the
 8-60 Starrock and Pitts Surveys, along the west line of an unrecorded
 8-61 subdivision known as Northridge a distance of 2,948.84 feet to a
 8-62 5/8" iron rod marked "JNS ENGINEERS" for corner;
 8-63 THENCE a jog in said common line N62°21'02"E (called N63°26'58"E
 8-64 16.59 feet) a distance of 16.99 feet to a 5/8" iron rod marked "JNS
 8-65 ENGINEERS";
 8-66 THENCE S48°47'46"E (called S48°43'41"E) along the common line to the
 8-67 Starrock and Pitts Surveys, and along the northeasterly line of the
 8-68 called 1,932.293 acre tract a distance of 816.33 feet to a Bent 5/8"
 8-69 Iron Rod found for corner in the northerly line of FM 1484;

9-1 THENCE along the northerly line of FM 1484 the following:
 9-2 THENCE along a curve to the right, said curve having a radius of
 9-3 1,829.00 feet, a central angle of 17°10'58", an arc length of 548.51
 9-4 feet, and a chord which bears S43°32'27"W 546.45 feet to a 5/8" Iron
 9-5 Rod with Plastic Cap Marked "PAPE-DAWSON" set for corner;
 9-6 THENCE S82°08'06"W a distance of 61.58 feet to a 5/8" Iron Rod with
 9-7 Plastic Cap Marked "PAPE-DAWSON" set for corner;
 9-8 THENCE along a curve to the right, said curve having a radius of
 9-9 1,799.00 feet, a central angle of 4°24'21", an arc length of 138.33
 9-10 feet, and a chord bearing S56°02'01"W a distance of 138.30 feet to a
 9-11 5/8" Iron Rod with Plastic Cap Marked "PAPE-DAWSON" set for corner;
 9-12 THENCE S29°56'32"W a distance of 61.59 feet to a 5/8" Iron Rod with
 9-13 Plastic Cap Marked "PAPE-DAWSON" set for corner;
 9-14 THENCE along a curve to the right, said curve having a radius of
 9-15 1,829.00 feet, a central angle of 24°36'38", an arc length of 785.62
 9-16 feet, and a chord which bears S72°14'28"W 779.59 feet to a TxDOT
 9-17 Aluminum Disk found for corner;
 9-18 THENCE N65°29'19"W a distance of 173.06 feet to a TxDOT Aluminum
 9-19 Disk found for corner;
 9-20 THENCE along a curve to the right, said curve having a radius of
 9-21 1,749.00 feet, a central angle of 00°09'14", an arc length of 4.70'
 9-22 and a chord bearing S89°32'27"W 4.70' feet to a TxDOT Aluminum disk
 9-23 found for corner;
 9-24 THENCE S89°30'43"W a distance of 132.46 feet to a TxDOT Aluminum
 9-25 disk found for corner;
 9-26 THENCE S59°44'14"W a distance of 160.04 feet to a 5/8" iron rod with
 9-27 plastic cap stamped "PAPE-DAWSON" set for corner;
 9-28 THENCE S89°37'22"W a distance of 581.48 feet to a 5/8" iron rod found
 9-29 for corner;
 9-30 THENCE along a curve to the left, said curve having a central angle
 9-31 of 28°34'16", a radius of 1,989.86 feet, an arc length of 992.26
 9-32 feet, and a chord bearing S75°18'17"W 982.01 feet to a TxDOT
 9-33 Aluminum disk found for corner;
 9-34 THENCE S61°03'31"W a distance of 46.39 feet to a 5/8" iron rod found
 9-35 for corner;
 9-36 THENCE N88°35'54"W a distance of 79.77 feet to a 5/8" iron rod with
 9-37 plastic cap stamped "PAPE-DAWSON" set for corner;
 9-38 THENCE S61°03'31"W a distance of 161.43 feet to a TxDOT Aluminum
 9-39 Disk found for corner;
 9-40 THENCE S31°16'32"W a distance of 79.86 feet to a 5/8" iron rod with
 9-41 plastic cap stamped "PAPE-DAWSON" found for corner;
 9-42 THENCE S61°03'31"W a distance of 502.02 feet to a 5/8" iron rod with
 9-43 cap stamped "ARBORLEAF" found for corner
 9-44 THENCE N28°56'29"W a distance of 916.40 feet to the place of
 9-45 BEGINNING, containing 192.043 acres, more or less.
 9-46 Fieldnotes for 577.557 acre tract in the William Starrock Survey,
 9-47 A-486
 9-48 Being 577.557 acres out of the William Starrock Survey, A-486,
 9-49 Montgomery County, Texas, and being out of and a part of that
 9-50 certain called 1,932.293 acre tract described in deed from Judy C.
 9-51 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
 9-52 dated December 15, 2011, as recorded in Montgomery County Clerk's
 9-53 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
 9-54 Texas, and being more particularly described by metes and bounds as
 9-55 follows:
 9-56 The bearings in this description are based on The Texas State Plane
 9-57 Coordinate System, NAD 83, Central Zone.
 9-58 BEGINNING at the most westerly corner of that certain called
 9-59 347.029 acre tract conveyed to Dameon M. Doyle as recorded in MCCF
 9-60 2013012364, said point being a corner of that certain called
 9-61 610.2467 acre tract conveyed to Conroe Industrial Development
 9-62 Corporation as recorded in MCCF 2018035428;
 9-63 THENCE S10°25'27"E (called S10°18'59"E) along the southwesterly line
 9-64 of the called 347.029 acre tract a distance of 146.95 feet (called
 9-65 147.20 feet) to a 5/8" iron rod with plastic cap stamped "JNS
 9-66 ENGINEERS" found for an angle point;
 9-67 THENCE S02°42'53"W (called S02°41'01"W) along the southwesterly line
 9-68 of said called 347.029 acre tract a distance of 388.94 (called
 9-69 388.90 feet) to a 5/8" iron rod with plastic cap stamped

10-1 "PAPE-DAWSON" set for an angle point;
 10-2 THENCE S47°04'56"E (called S47°13'51"E along the southwesterly line
 10-3 of the called 347.029 acre tract a distance of 3,614.37 feet (called
 10-4 4,541.87 feet) to a railroad iron found for angle point in said
 10-5 line;
 10-6 THENCE S47°34'35"E continuing along the southwesterly line of the
 10-7 called 347.029 acre tract a distance of 927.08 feet to a railroad
 10-8 iron found for the most southerly corner of the called 347.029 acre
 10-9 tract;
 10-10 THENCE S28°56'29"E a distance of 916.40 feet to a 5/8" iron rod found
 10-11 for corner in the northwesterly line of FM 1484 a variable width
 10-12 right of way;
 10-13 THENCE along the northwesterly line of FM 1484 as follows:
 10-14 THENCE S61°03'31"W a distance of 557.98 feet to a TxDOT Aluminum
 10-15 disk found for corner;
 10-16 THENCE N89°15'07"W a distance of 39.98 feet to a 5/8" iron rod found
 10-17 for corner;
 10-18 THENCE S61°18'07"W a distance of 70.63 feet to a 5/8" iron rod found
 10-19 for corner;
 10-20 THENCE S30°45'56"W a distance of 40.11 feet to a 5/8" iron rod found
 10-21 for corner; THENCE S61°07'54"W a distance of 609.29 feet to a 5/8"
 10-22 iron rod found for corner;
 10-23 THENCE N88°56'26"W a distance of 60.00 feet to a 5/8" iron rod with
 10-24 plastic cap stamped "PAPE-DAWSON" found for corner;
 10-25 THENCE S61°03'31"W a distance of 96.08 feet to a 5/8" iron rod found
 10-26 for corner;
 10-27 THENCE S31°18'57"W a distance of 61.14 feet to a 5/8" iron rod found
 10-28 for corner;
 10-29 THENCE S61°02'09"W a distance of 816.02 feet to a 5/8" iron rod with
 10-30 plastic cap stamped "PAPE-DAWSON" set for the point of curve of a
 10-31 curve to the left:
 10-32 THENCE along said curve to the left, a radius of 3,080.00 feet, a
 10-33 central angle of 27°40'15", an arc length of 1,487.47 feet, and a
 10-34 chord bearing S47°13'58"W 1,473.06 feet to a 5/8" iron rod with
 10-35 plastic cap stamped "Arborleaf found for corner at a cutback corner
 10-36 at the intersection of the northwesterly line of FM 1484 and the
 10-37 extension of League Line Road;
 10-38 THENCE along the northerly line of the extension of League Line Road
 10-39 S77°29'29"W a distance of 35.77 feet to a 5/8" iron rod found for
 10-40 corner;
 10-41 THENCE N58°11'02"W a distance of 227.95 feet to a 5/8" iron rod found
 10-42 for corner at the point of curve of a curve to the left;
 10-43 THENCE along said curve, a radius of 5,060.00 feet, a central angle
 10-44 of 07°53'38", an arc length of 697.14 feet, and a chord which bears
 10-45 N62°07'51"W a distance of 696.59 feet to a 5/8" iron rod found for
 10-46 corner;
 10-47 THENCE N63°49'26"W a distance of 101.37 feet to a 5/8" iron rod found
 10-48 for corner;
 10-49 THENCE along a curve to the left, said curve having a radius of
 10-50 5,065.00 feet, a central angle of 10°18'48", an arc length of 911.70
 10-51 feet, and a chord bearing N72°22'49"W a distance of 910.47 feet to a
 10-52 5/8" iron rod found for corner;
 10-53 THENCE N80°56'13"W a distance of 101.37 feet to a 5/8" iron rod found
 10-54 for corner;
 10-55 THENCE along a curve to the left, said curve having a radius of
 10-56 5,060.00 feet, a central angle of 05°43'46", an arc length of 506.00
 10-57 feet, and a chord bearing N81°32'52"W a distance of 505.79 feet to a
 10-58 5/8" iron rod found for corner;
 10-59 THENCE N82°09'30"W a distance of 101.37 feet to a 5/8" iron rod found
 10-60 for corner;
 10-61 THENCE along a curve to the left, said curve having a radius of
 10-62 5,065.00 feet, a central angle of 09°51'51", an arc length of 872.00
 10-63 feet and a chord bearing S89°30'34"W a distance of 870.92 feet to a
 10-64 5/8" iron rod found for corner;
 10-65 THENCE S84°34'39"W a distance of 286.32 feet to a 5/8" iron rod found
 10-66 for corner in the east line of Conroe Park North, Section 6, the map
 10-67 of which is recorded in Cab Z, Sheets 1691 to 1705 of the Map Records
 10-68 of Montgomery County, Texas;
 10-69 THENCE N05°42'06"W along the east line of Conroe Park North, Section

11-1 6, at a distance of 2,386.07 feet to a 5/8" iron rod with plastic cap
11-2 stamped "Moyer" found for the northeast corner of Conroe Park
11-3 North, Section 6, said point marking the southernmost corner of the
11-4 previously referenced called 610.2467 acre tract conveyed to Conroe
11-5 Industrial Development Corporation as recorded in MCCF 2018035428;
11-6 THENCE N43°59'58"E along the southeasterly line of said called
11-7 610.2467 acre tract a distance of 4,649.21 feet to the place of
11-8 BEGINNING, containing 577.557 acres of land, more or less.
11-9 Fieldnotes for 12.979 acre tract in the William Starrock Survey,
11-10 A-486
11-11 Being 12.979 acres out of the William Starrock Survey, A-486,
11-12 Montgomery County, Texas, and being out of and a part of that
11-13 certain called 1,932.293 acre tract described in deed from Judy C.
11-14 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
11-15 dated December 15, 2011, as recorded in Montgomery County Clerk's
11-16 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
11-17 Texas, and being more particularly described by metes and bounds as
11-18 follows:
11-19 The bearings in this description are based on The Texas State Plane
11-20 Coordinate System, NAD 83, Central Zone.
11-21 BEGINNING at a 5/8" iron rod with plastic cap marked "W E SMITH
11-22 1982" found at the northeasterly corner of that certain called
11-23 20.0872 acre tract conveyed to Montgomery County in deed recorded
11-24 in MCCF 2010-003943 of the deed records of Montgomery County,
11-25 Texas;
11-26 THENCE S52°57'04"W along the northwesterly line of said called
11-27 20.0872 acre tract a distance of 1,750.11 feet to a 5/8" iron rod
11-28 with plastic cap marked "W E SMITH 1982" found for corner at the
11-29 northwesterly corner of said called 20.0872 acre tract, same being
11-30 in the northeasterly line of that called 284.006 acre tract
11-31 conveyed to Conroe Industrial Development Corporation by Judy C.
11-32 Campbell as recorded in MCCF 2010111233;
11-33 THENCE along the northeasterly line of said called 284.006 acre
11-34 tract N37°02'56"W a distance of 451.88 feet to a 1/2" iron rod with
11-35 plastic cap marked "JEFF MOON RPLS 4936" found for corner in the
11-36 southeasterly line of FM 1484, a variable width right of way;
11-37 THENCE along the southeasterly line of FM 1484 as follows:
11-38 N61°09'07"E a distance of 180.52 feet to a 1/2" iron rod
11-39 found for corner;
11-40 S88°56'26"E a distance of 40.00 feet to a TxDOT
11-41 Aluminum Disc found for corner;
11-42 N61°09'07"E a distance of 70.72 feet to a TxDOT
11-43 Aluminum Disc found for corner;
11-44 N31°03'28"E a distance of 40.00 feet to a 5/8" iron rod
11-45 with plastic cap marked "PAPEDAWSON" set for corner;
11-46 N61°03'31"E a distance of 1,300.00 feet to a 5/8" iron
11-47 rod with plastic cap marked "PAPEDAWSON" set for
11-48 corner;
11-49 S89°08'33"E a distance of 80.27 feet to a 5/8" iron rod
11-50 with plastic cap marked "PAPE-DAWSON" set for corner;
11-51 N60°14'59"E a distance of 83.18 feet to a 5/8" iron rod
11-52 with plastic cap marked "ARBORLEAF RPLS 1982";
11-53 THENCE S37°02'56"E a distance of 163.05 feet to the place of
11-54 BEGINNING, containing 12.979 acres of land, more or less.
11-55 Fieldnotes for 18.933 acre tract in the William Starrock Survey,
11-56 A-486
11-57 Being 18.933 acres out of the William Starrock Survey, A-486,
11-58 Montgomery County, Texas, and being out of and a part of that
11-59 certain called 1,932.293 acre tract described in deed from Judy C.
11-60 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
11-61 dated December 15, 2011, as recorded in Montgomery County Clerk's
11-62 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
11-63 Texas, and being more particularly described by metes and bounds as
11-64 follows:
11-65 The bearings in this description are based on The Texas State Plane
11-66 Coordinate System, NAD 83, Central Zone.
11-67 BEGINNING at a 5/8" iron rod found at the northern end of a cutback
11-68 corner for the intersection of the southeasterly line of FM 1484, a
11-69 variable width right of way, and the northeasterly line of

12-1 Technology Parkway (League Line Road), the donation deed of which
 12-2 is recorded in MCCF 2011017945;
 12-3 THENCE along the southeasterly line of FM 1484 along a curve to the
 12-4 right, said curve having a radius of 2,920.00, a central angle of
 12-5 27°34'56", an arc length of 1,405.69 feet, and a chord bearing
 12-6 N47°16'37"E a distance of 1,392.16 feet to a 5/8" iron rod with cap
 12-7 stamped "PAPEDAWSON" set for corner;
 12-8 THENCE N60°59'31"E a distance of 390.88 feet to a 5/8" iron rod with
 12-9 cap stamped "MOON" found for corner at the most northerly northwest
 12-10 corner of Restricted Reserve "C", Block 1 of R A Deison Technology
 12-11 Park, the map of which is recorded in Cabinet Z, Sheets 2332-2336 of
 12-12 the Map Records of Montgomery County, Texas;
 12-13 THENCE S28°54'30"E along the southwesterly line of said Restricted
 12-14 Reserve "C" a distance of 350.00 feet to a 1/2" iron rod with cap
 12-15 found for corner;
 12-16 THENCE S61°05'30"W continuing along the northwest line of
 12-17 Restricted Reserve "C" a distance of 816.24 feet to a 1/2" iron rod
 12-18 with cap found for corner;
 12-19 THENCE S04°28'01" continuing along the northwesterly line of
 12-20 Restricted Reserve "C" a distance of 418.29 feet to a 1/2" iron rod
 12-21 with cap found for corner;
 12-22 THENCE S37°54'03"W continuing along the northwesterly line of
 12-23 Restricted Reserve "C" a distance of 618.87 feet to a 5/8" iron rod
 12-24 with cap stamped "PAPE-DAWSON" set corner in the northeasterly line
 12-25 of Technology Parkway;
 12-26 THENCE along the northeasterly line of Technology Parkway, along a
 12-27 curve to the left, said curve having a radius of 1,050.00 feet, a
 12-28 central angle of 28°30'04", an arc length of 522.31 feet, and a chord
 12-29 bearing N43°53'52"W a distance of 516.94 feet to a 5/8" iron rod with
 12-30 cap stamped "PAPE-DAWSON" set for corner;
 12-31 THENCE N58°08'54"W along the northeasterly line of Technology
 12-32 Parkway a distance of 124.42 feet to a 5/8" iron rod found for the
 12-33 beginning of a cutback corner to FM 1484;
 12-34 THENCE N12°27'14"W along said cutback a distance of 34.92 feet to
 12-35 the place of BEGINNING, containing 18.933 acres of land, more or
 12-36 less.

12-37 SECTION 3. (a) The legal notice of the intention to
 12-38 introduce this Act, setting forth the general substance of this
 12-39 Act, has been published as provided by law, and the notice and a
 12-40 copy of this Act have been furnished to all persons, agencies,
 12-41 officials, or entities to which they are required to be furnished
 12-42 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 12-43 Government Code.

12-44 (b) The governor, one of the required recipients, has
 12-45 submitted the notice and Act to the Texas Commission on
 12-46 Environmental Quality.

12-47 (c) The Texas Commission on Environmental Quality has filed
 12-48 its recommendations relating to this Act with the governor, the
 12-49 lieutenant governor, and the speaker of the house of
 12-50 representatives within the required time.

12-51 (d) All requirements of the constitution and laws of this
 12-52 state and the rules and procedures of the legislature with respect
 12-53 to the notice, introduction, and passage of this Act are fulfilled
 12-54 and accomplished.

12-55 SECTION 4. (a) If this Act does not receive a two-thirds
 12-56 vote of all the members elected to each house, Subchapter C, Chapter
 12-57 8051, Special District Local Laws Code, as added by Section 1 of
 12-58 this Act, is amended by adding Section 8051.0307 to read as follows:

12-59 Sec. 8051.0307. NO EMINENT DOMAIN POWER. The district may
 12-60 not exercise the power of eminent domain.

12-61 (b) This section is not intended to be an expression of a
 12-62 legislative interpretation of the requirements of Section 17(c),
 12-63 Article I, Texas Constitution.

12-64 SECTION 5. This Act takes effect September 1, 2021.

12-65 * * * * *