

1-1 By: Gates (Senate Sponsor - Kolkhorst) H.B. No. 5655  
 1-2 (In the Senate - Received from the House May 22, 2025;  
 1-3 May 25, 2025, read first time and referred to Committee on  
 1-4 Administration; May 27, 2025, reported favorably by the following  
 1-5 vote: Yeas 6, Nays 0; May 27, 2025, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7	X			
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14			X	

1-15 A BILL TO BE ENTITLED  
 1-16 AN ACT

1-17 relating to the creation of the Fort Bend County Water Control and  
 1-18 Improvement District No. 13; granting a limited power of eminent  
 1-19 domain; providing authority to issue bonds; providing authority to  
 1-20 impose assessments, fees, and taxes.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Subtitle I, Title 6, Special District Local Laws  
 1-23 Code, is amended by adding Chapter 9095 to read as follows:

1-24 CHAPTER 9095. FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT

1-25 DISTRICT NO. 13

1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 9095.0101. DEFINITIONS. In this chapter:

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

1-29 (2) "Commission" means the Texas Commission on  
 1-30 Environmental Quality.

1-31 (3) "Director" means a board member.

1-32 (4) "District" means the Fort Bend County Water  
 1-33 Control and Improvement District No. 13.

1-34 Sec. 9095.0102. NATURE OF DISTRICT. The district is a water  
 1-35 control and improvement district created under Section 59, Article  
 1-36 XVI, Texas Constitution.

1-37 Sec. 9095.0103. CONFIRMATION AND DIRECTOR ELECTION  
 1-38 REQUIRED. The temporary directors shall hold an election to  
 1-39 confirm the creation of the district and to elect five permanent  
 1-40 directors as provided by Section 49.102, Water Code.

1-41 Sec. 9095.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-42 temporary directors may not hold an election under Section  
 1-43 9095.0103 until each municipality in whose corporate limits or  
 1-44 extraterritorial jurisdiction the district is located has  
 1-45 consented by ordinance or resolution to the creation of the  
 1-46 district and to the inclusion of land in the district as required by  
 1-47 applicable law.

1-48 Sec. 9095.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

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

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

1-51 (1) a water control and improvement district as  
 1-52 provided by general law and Section 59, Article XVI, Texas  
 1-53 Constitution, including the collection, transportation,  
 1-54 processing, disposal, and control of domestic, industrial, or  
 1-55 communal waste and the gathering, conducting, diverting, and  
 1-56 control of local storm water or other harmful excesses of water; and

1-57 (2) Section 52, Article III, Texas Constitution, that  
 1-58 relate to the construction, acquisition, improvement, operation,  
 1-59 or maintenance of macadamized, graveled, or paved roads, or  
 1-60 improvements, including storm drainage, in aid of those roads.

1-61 Sec. 9095.0106. 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. 9095.0201. 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 9095.0202, directors  
 2-17 serve staggered four-year terms.

2-18 Sec. 9095.0202. TEMPORARY DIRECTORS. (a) The temporary  
 2-19 board consists of:

2-20 (1) Amanda Flynt;

2-21 (2) Jason Scholtz;

2-22 (3) Carlos Bujosa;

2-23 (4) Regina Landreneau; and

2-24 (5) Stephen Pheigaru.

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

2-26 (1) the date permanent directors are elected under  
 2-27 Section 9095.0103; or

2-28 (2) the fourth anniversary of the effective date of  
 2-29 the Act enacting this chapter.

2-30 (c) If permanent directors have not been elected under  
 2-31 Section 9095.0103 and the terms of the temporary directors have  
 2-32 expired, successor temporary directors shall be appointed or  
 2-33 reappointed as provided by Subsection (d) to serve terms that  
 2-34 expire on the earlier of:

2-35 (1) the date permanent directors are elected under  
 2-36 Section 9095.0103; or

2-37 (2) the fourth anniversary of the date of the  
 2-38 appointment or reappointment.

2-39 (d) If Subsection (c) applies, the owner or owners of a  
 2-40 majority of the assessed value of the real property in the district  
 2-41 may submit a petition to the commission requesting that the  
 2-42 commission appoint as successor temporary directors the five  
 2-43 persons named in the petition. The commission shall appoint as  
 2-44 successor temporary directors the five persons named in the  
 2-45 petition.

2-46 SUBCHAPTER C. POWERS AND DUTIES

2-47 Sec. 9095.0301. GENERAL POWERS AND DUTIES. The district  
 2-48 has the powers and duties necessary to accomplish the purposes for  
 2-49 which the district is created.

2-50 Sec. 9095.0302. WATER CONTROL AND IMPROVEMENT DISTRICT  
 2-51 POWERS AND DUTIES. The district has the powers and duties provided  
 2-52 by the general law of this state applicable to water control and  
 2-53 improvement districts created under Section 59, Article XVI, Texas  
 2-54 Constitution, including Chapters 49 and 51, Water Code, and  
 2-55 specifically including the powers and duties authorized under  
 2-56 Subchapter H, Chapter 51, Water Code.

2-57 Sec. 9095.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
 2-58 52, Article III, Texas Constitution, the district may design,  
 2-59 acquire, construct, finance, issue bonds for, improve, operate,  
 2-60 maintain, and convey to this state, a county, or a municipality for  
 2-61 operation and maintenance macadamized, graveled, or paved roads, or  
 2-62 improvements, including storm drainage, in aid of those roads.

2-63 Sec. 9095.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-64 road project must meet all applicable construction standards,  
 2-65 zoning and subdivision requirements, and regulations of each  
 2-66 municipality in whose corporate limits or extraterritorial  
 2-67 jurisdiction the road project is located.

2-68 (b) If a road project is not located in the corporate limits  
 2-69 or extraterritorial jurisdiction of a municipality, the road

3-1 project must meet all applicable construction standards,  
 3-2 subdivision requirements, and regulations of each county in which  
 3-3 the road project is located.

3-4 (c) If the state will maintain and operate the road, the  
 3-5 Texas Transportation Commission must approve the plans and  
 3-6 specifications of the road project.

3-7 Sec. 9095.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 3-8 ORDINANCE OR RESOLUTION. The district shall comply with all  
 3-9 applicable requirements of any ordinance or resolution that is  
 3-10 adopted under Section 42.042 or 42.0425, Local Government Code, and  
 3-11 consents to the creation of the district or to the inclusion of land  
 3-12 in the district.

3-13 Sec. 9095.0306. LIMITATION ON USE OF EMINENT DOMAIN. The  
 3-14 district may not exercise the power of eminent domain outside the  
 3-15 district boundaries to acquire a site or easement for:

3-16 (1) a road project authorized by Section 9095.0303; or

3-17 (2) a recreational facility as defined by Section  
 3-18 49.462, Water Code.

3-19 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-20 Sec. 9095.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
 3-21 The district may issue, without an election, bonds and other  
 3-22 obligations secured by:

3-23 (1) revenue other than ad valorem taxes; or

3-24 (2) contract payments described by Section 9095.0403.

3-25 (b) The district must hold an election in the manner  
 3-26 provided by Chapters 49 and 51, Water Code, to obtain voter approval  
 3-27 before the district may impose an ad valorem tax or issue bonds  
 3-28 payable from ad valorem taxes.

3-29 (c) The district may not issue bonds payable from ad valorem  
 3-30 taxes to finance a road project unless the issuance is approved by a  
 3-31 vote of a two-thirds majority of the district voters voting at an  
 3-32 election held for that purpose.

3-33 Sec. 9095.0402. OPERATION AND MAINTENANCE TAX. (a) If  
 3-34 authorized at an election held under Section 9095.0401, the  
 3-35 district may impose an operation and maintenance tax on taxable  
 3-36 property in the district in accordance with Section 49.107, Water  
 3-37 Code.

3-38 (b) The board shall determine the tax rate. The rate may not  
 3-39 exceed the rate approved at the election.

3-40 Sec. 9095.0403. CONTRACT TAXES. (a) In accordance with  
 3-41 Section 49.108, Water Code, the district may impose a tax other than  
 3-42 an operation and maintenance tax and use the revenue derived from  
 3-43 the tax to make payments under a contract after the provisions of  
 3-44 the contract have been approved by a majority of the district voters  
 3-45 voting at an election held for that purpose.

3-46 (b) A contract approved by the district voters may contain a  
 3-47 provision stating that the contract may be modified or amended by  
 3-48 the board without further voter approval.

3-49 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-50 Sec. 9095.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
 3-51 OBLIGATIONS. The district may issue bonds or other obligations  
 3-52 payable wholly or partly from ad valorem taxes, impact fees,  
 3-53 revenue, contract payments, grants, or other district money, or any  
 3-54 combination of those sources, to pay for any authorized district  
 3-55 purpose.

3-56 Sec. 9095.0502. TAXES FOR BONDS. At the time the district  
 3-57 issues bonds payable wholly or partly from ad valorem taxes, the  
 3-58 board shall provide for the annual imposition of a continuing  
 3-59 direct ad valorem tax, without limit as to rate or amount, while all  
 3-60 or part of the bonds are outstanding as required and in the manner  
 3-61 provided by Chapter 51, Water Code.

3-62 Sec. 9095.0503. BONDS FOR ROAD PROJECTS. At the time of  
 3-63 issuance, the total principal amount of bonds or other obligations  
 3-64 issued or incurred to finance road projects and payable from ad  
 3-65 valorem taxes may not exceed one-fourth of the assessed value of the  
 3-66 real property in the district.

3-67 Sec. 9095.0504. BONDS FOR RECREATIONAL FACILITIES. (a)  
 3-68 The district may develop recreational facilities and issue bonds  
 3-69 for recreational facilities as provided by Chapter 49, Water Code,

4-1 regardless of whether the district's territory overlaps with the  
4-2 territory of a political subdivision that is authorized to develop  
4-3 recreational facilities and issue bonds for recreational  
4-4 facilities under Chapter 49, Water Code.

4-5 (b) The authority of the district to develop recreational  
4-6 facilities and issue bonds for recreational facilities under this  
4-7 section does not limit the authority of another political  
4-8 subdivision whose territory the territory of the district may  
4-9 overlap, wholly or partly, to develop recreational facilities and  
4-10 issue bonds for recreational facilities under Chapter 49, Water  
4-11 Code.

4-12 SECTION 2. The Fort Bend County Water Control and  
4-13 Improvement District No. 13 initially includes all the territory  
4-14 contained in the following area:

4-15 Being 911.580 acre (39,708,433 square feet) of land located  
4-16 in the William Andrews Survey, Abstract 3 and the Samuel Isaacs  
4-17 Survey, Abstract 35, Fort Bend County, Texas, more particularly  
4-18 being all of that certain called 606.445 acre tract conveyed to  
4-19 TPHTL Hatcher, LLC by an instrument of record under File Number  
4-20 2024096632 of the Official Public Records of Fort Bend County,  
4-21 Texas (F.B.C.O.P.R.), all of that certain called 3.494 acre tract  
4-22 conveyed to Tri Pointe Homes Texas, Inc by an instrument of record  
4-23 under File Number 2024112084, F.B.C.O.P.R., all of that certain  
4-24 called 259.343 acre tract conveyed to TPHTL Hatcher, LLC by an  
4-25 instrument of record under File Number 2024096642, F.B.C.O.P.R.,  
4-26 all of that certain called 9.980 acre tract conveyed to TPHTL  
4-27 Hatcher, LLC by an instrument of record under File Number  
4-28 2024096679, F.B.C.O.P.R., all of that certain called 35.203 acre  
4-29 tract conveyed to TPHTL Hatcher, LLC by an instrument of record  
4-30 under File Number 2024096653, F.B.C.O.P.R. a portion of which being  
4-31 all of PECAN HOLLOW SUBDIVISION, a subdivision of record under  
4-32 Slide No. 1960A of the Fort Bend County Plat Records (F.B.C.P.R.),  
4-33 all of that certain called 10.4577 acre tract conveyed to TPHTL  
4-34 Hatcher, LLC by an instrument of record under File Number  
4-35 20240996640, F.B.C.O.P.R., said 911.580 acre tract being more  
4-36 particularly described by metes and bounds as follows (all bearings  
4-37 referenced to the Texas Coordinate System, South Central Zone,  
4-38 NAD83 (NA2011) Epoch 2010.00):

4-39 BEGINNING at a 5/8-inch iron rod with cap stamped "1535-4035"  
4-40 found for the southwest corner of that certain called 355.322 acre  
4-41 conveyed to the Henderson-Wessendorff Foundation by an instrument  
4-42 of record under File Number 2012006686, F.B.C.O.P.R., same being an  
4-43 interior corner on the north line of said 606.445 acre tract, said  
4-44 corner being an angle point on a boundary line agreement of record  
4-45 in Volume 603, Page 13, of the Deed Records of Fort Bend County,  
4-46 Texas, (F.B.C.D.R.), and on the apparent east line of said William  
4-47 Andrews Survey and the apparent west line of the Samuel Isaacs  
4-48 Survey;

4-49 Thence, South 79° 25' 45" East, along the northerly line of  
4-50 said 606.445 acre tract and the southerly line of said 355.322 acre  
4-51 tract, 721.43 feet to a 5/8-inch iron rod found for an angle point  
4-52 of said boundary line agreement;

4-53 Thence, South 88° 14' 00" East, continuing along the northerly  
4-54 line of said 606.445 acre tract and the southerly line of said  
4-55 355.322 acre tract, 1,138.98 feet to a 5/8-inch iron rod with cap  
4-56 stamped "MILLER SURVEY SURVEY" found marking an angle point of said  
4-57 boundary line agreement;

4-58 Thence, South 64° 49' 13" East, continuing along the northerly  
4-59 line of said 606.445 acre tract and the southerly line of said  
4-60 355.322 acre tract, 2,465.21 feet to a 5/8-inch iron rod found  
4-61 marking an angle point of said boundary line agreement and the  
4-62 southeast corner of said 355.322 acre tract, same being the  
4-63 southwest corner of that certain called 77.173 acre tract conveyed  
4-64 to Joe C. Wessendorff by an instrument of record under Volume 1995,  
4-65 Page 2003, F.B.C.D.R.;

4-66 Thence, North 69°40'27" East, continuing along the Northerly  
4-67 line of said 606.445 acre tract and the southerly line of said  
4-68 77.173 acre tract, a distance of 644.77 feet to a 5/8-inch iron rod  
4-69 with cap stamped "1535-4035" found for corner, from which a found

5-1 leaning 1-inch iron bolt bears South 29°12'57" East, distance of  
5-2 1.40 feet;

5-3 Thence, South 86°32'25" East, continuing along the Northerly  
5-4 line of said 606.445 acre tract and the southerly line of said  
5-5 77.173 acre tract, a distance of 1,341.27 feet to a 5/8-inch iron  
5-6 rod found for the northeast corner of said 606.445 acre tract and  
5-7 the southeast corner of said 77.173 acre tract, lying on the west  
5-8 right-of-way line of Holmes Road (width varies) as shown on LAKES OF  
5-9 MISSION GROVE SECTION ONE, a subdivision per plat recorded under  
5-10 Slide Number 1945A, of the Plat Records of Fort Bend County, Texas,  
5-11 (F.B.C.P.R.);

5-12 Thence, South 02°12'49" East, along the east line of said  
5-13 606.445 acre tract and the West right-of-way line of said Holmes  
5-14 Road, a distance of 383.77 feet to a 5/8-inch iron rod with cap  
5-15 stamped "1535/4035" found for an easterly corner of said 606.445  
5-16 acre tract and the northeast corner of that certain called 2.265  
5-17 acre tract conveyed to David H. Kendrick and Wife, Debra Kelly  
5-18 Kendrick by an instrument of record under File Number 2018112388,  
5-19 F.B.C.O.P.R.;

5-20 Thence, South 88°17'00" West, along and with a southerly line  
5-21 of said 606.445 acre tract and the north lines of said 2.265 acre  
5-22 tract and that certain called 2.0 acre tract conveyed to Ronald P.  
5-23 Frawley and Wife, Suzanne L. Frawley by an instrument of record  
5-24 under File Number 2018112392, F.B.C.O.P.R., a distance of 571.13  
5-25 feet to an interior corner of said 606.445 acre tract and the  
5-26 northwest corner of said 2.0 acre tract, from which a found 5/8-inch  
5-27 iron rod with cap stamped "1535/4035" bears North 81°52'20" East, a  
5-28 distance of 0.33 feet;

5-29 Thence, South 02°17'46" East, along an easterly line of the  
5-30 said 606.445 acre tract and the west line of said 2.0 acre tract, a  
5-31 distance of 325.02 feet to a 5/8-inch iron rod with cap stamped  
5-32 "MILLER SURVEY" found for the southwest corner of said 2.0 acre  
5-33 tract and an easterly corner of the said 606.445 acre tract, lying  
5-34 on the north line of that certain called 7.9395 acre tract conveyed  
5-35 to R. Steven Hicks & Wife Sondra Martin Hicks by an instrument of  
5-36 record under File Number 1999014492, F.B.C.O.P.R.;

5-37 Thence, South 88°16'19" West, along a southerly line of the  
5-38 said 606.445 acre tract and the north line of said 7.9395 acre  
5-39 tract, a distance of 673.38 feet to a 5/8-inch iron rod with cap  
5-40 stamped "MILLER SURVEY" found for an interior corner of said  
5-41 606.445 acre tract and the northwest corner of said 7.9395 acre  
5-42 tract;

5-43 Thence, South 02°16'13" East, along an easterly line of the  
5-44 said 606.445 acre tract and the west line of said 7.9395 acre tract,  
5-45 a distance of 281.02 feet to a 1/2-inch iron pipe found for an  
5-46 interior corner of said 606.445 acre tract and the southwest corner  
5-47 of said 7.9395 acre tract;

5-48 Thence, along the northerly lines of the said 606.445 acre  
5-49 tract and the southerly lines of said 7.9395 acre tract, the  
5-50 following five (5) courses and distances:

5-51 North 88°10'19" East, a distance of 389.40 feet to a 1/2-inch  
5-52 iron pipe found for an interior corner of said 606.445 acre tract;

5-53 North 01°49'41" West, a distance of 19.00 feet to a 1/2-inch  
5-54 iron pipe found for corner;

5-55 North 88°10'19" East, a distance of 140.64 feet to a point for  
5-56 corner;

5-57 South 01°49'41" East, a distance of 19.00 feet to a 1/2-inch  
5-58 iron pipe found for an interior corner of said 606.445 acre tract;

5-59 North 88°10'19" East, a distance of 714.81 feet to a mag nail  
5-60 found for an easterly corner of said 606.445 acre tract and the  
5-61 southeast corner of said 7.9395 acre tract, lying on the west  
5-62 right-of-way line of said Holmes Road;

5-63 Thence, South 02°17'56" East, along an easterly line of said  
5-64 606.445 acre tract and said 35.203 acre tract and the west  
5-65 right-of-way line of said Holmes Road, a distance of 1,200.06 feet  
5-66 to the most easterly southeast corner of said 35.203 acre tract and  
5-67 the northeast corner of that certain called 15.00 acre tract  
5-68 conveyed to R.M. Derden by an instrument of record under Volume 485,  
5-69 Page 750, F.B.C.D.R.;

6-1 Thence, South 88°06'47" West, along a southerly line of said  
6-2 35.203 acre tract and the north line of said 15.00 acre tract and  
6-3 along the north line of that certain called 2.555 acre tract  
6-4 conveyed to Janet Hennessey and Pat Hennessey by an instrument of  
6-5 record in Volume 597, Page 33, F.B.C.D.R., a distance of 1,245.46  
6-6 feet to the northwest corner of said 2.555 acre tract, same being an  
6-7 interior corner of said 35.203 acre tract, and lying on the east  
6-8 line of said PECAN HOLLOW SUBDIVISION;

6-9 Thence, South 02°20'08" East, along an easterly line of said  
6-10 35.203 acre tract and said PECAN HOLLOW SUBDIVISION and the west  
6-11 line of said 15.00 acre tract, a distance of 525.20 feet to a  
6-12 1/2-inch iron pipe found for the most southerly southeast corner of  
6-13 said 35.203 acre tract and the southeast corner of said PECAN HOLLOW  
6-14 SUBDIVISION, same being the southwest corner of said 15.00 acre  
6-15 tract, lying on the north right-of-way line of Wessendorff Road (60  
6-16 feet wide) described in Volume 2349, Page 35, F.B.C.D.R.;

6-17 Thence, South 88°05'29" West, along a southerly line of said  
6-18 35.203 acre tract and said PECAN HOLLOW SUBDIVISION and the north  
6-19 right-of-way line of said Wessendorf Road distance of 700.19 feet  
6-20 to a 1/2-inch iron pipe found for the southwest corner of said  
6-21 35.203 acre tract and said PECAN HOLLOW SUBDIVISION, same being the  
6-22 north end of the western terminus of said Wessendorf Road and an  
6-23 easterly angle point of said 606.445 acre tract, from which a found  
6-24 5/8-inch iron rod with cap stamped "1535" bears North 45°05'08"  
6-25 West, a distance of 0.18 feet;

6-26 Thence, South 15°21'07" West, along an easterly line of said  
6-27 606.445 acre tract and the western terminus of said Wessendorf  
6-28 Road, a distance of 63.00 feet to a 1-inch iron pipe found for an  
6-29 interior corner of said 606.445 acre tract and the south end of the  
6-30 western terminus of said Wessendorf Road;

6-31 Thence, North 88°04'25" East, along a northerly line of said  
6-32 606.445 acre tract and the south right-of-way of said Wessendorf  
6-33 Road, a distance of 260.89 feet to a 5/8-inch iron rod with cap  
6-34 found for an easterly corner of said 606.445 acre tract and the  
6-35 northwest corner of that certain called 10.25 acre tract conveyed  
6-36 to Gregory J. Harris by an instrument of record under File Number  
6-37 2000078502, F.B.C.O.P.R.;

6-38 Thence, South 02°41'49" East, along an easterly line of said  
6-39 606.445 acre tract and the west line of said 10.25 acre tract, a  
6-40 distance of 935.37 feet to a 5/8-inch iron rod with cap stamped  
6-41 "1535/4035" found for an interior corner of said 606.445 acre tract  
6-42 and the southwest corner of said 10.25 acre tract;

6-43 Thence, North 87°13'57" East, along a northerly line of said  
6-44 606.445 acre tract and the south line of said 10.25 acre tract, a  
6-45 distance of 305.37 feet to a 5/8-inch iron rod with cap stamped  
6-46 "1535/4035" found for an easterly corner of said 606.445 acre tract  
6-47 and the southeast corner of said 10.25 acre tract;

6-48 Thence, South 04°34'03" East, along an easterly line of said  
6-49 606.445 acre tract, a distance of 69.88 feet to a 1-inch iron pipe  
6-50 found for the southeast corner of said 606.445 acre tract, said  
6-51 point lying on a northerly line of the aforementioned 259.343 acre  
6-52 tract;

6-53 Thence, North 87°16'40" East, along a northerly line of the  
6-54 aforementioned 259.343 acre tract, a distance of 7.77 feet to a  
6-55 5/8-inch iron rod with cap stamped "1535/4035" found for the  
6-56 northeast corner of said 259.343 acre tract, said point being on the  
6-57 west line of that certain called 1.3718 acre tract conveyed to  
6-58 William Limner, Martin Dawson and Pamela M. Dawson by an instrument  
6-59 of record under Document Number 9630713, F.B.C.O.P.R., said point  
6-60 lying on the west right-of-way line of Robertson Road (Width  
6-61 Varies)

6-62 Thence, South 03°29'38" East, along the east line of said  
6-63 259.343 acre tract and the west lines of said 1.3718 acre tract,  
6-64 that certain called 1.37 acre tract conveyed to David Wayne Green  
6-65 and Janice Elaine Green by an instrument of record under Volume  
6-66 2194. Page 280, F.B.C.D.R., that certain called 2.28 acre tract  
6-67 conveyed to Michael Moore and Kimberly Moore by an instrument of  
6-68 record under File Number 2003075085, F.B.C.O.P.R., that certain  
6-69 called 2.0994 acre tract conveyed to James Arthur Marshall, Sr. and

7-1 Luella Jane Marshall by an instrument of record under File Number  
 7-2 2003145106, F.B.C.O.P.R., that certain called 2.0966 acre tract  
 7-3 conveyed to Colin Lauder by an instrument of record under File  
 7-4 Number 2009087267, F.B.C.O.P.R., that certain called 2.0583 acre  
 7-5 tract conveyed to Colin Lauder by an instrument of record under File  
 7-6 Number 2020022209, F.B.C.O.P.R., and that certain called 1.9817  
 7-7 acre tract conveyed to Johnathan K. Wiedenfeld and Sandra H.  
 7-8 Wiedenfeld by an instrument of record under File Number 2004097643,  
 7-9 F.B.C.O.P.R., a distance of 1,336.39 feet to a 1/2-inch iron pipe  
 7-10 found for the southeast corner of said 259.343 acre tract and the  
 7-11 southwest corner 1.9817 acre tract, lying on the north line of  
 7-12 Meadow Forest Lane (60 feet wide), as described in Volume 636, Page  
 7-13 719, F.B.C.D.R., and the north line of MEADOW FOREST, an unplatted  
 7-14 subdivision;

7-15 Thence, South 87°22'54" West, along the north line of said  
 7-16 Meadow Forest, a distance of 597.20 feet to a point for the  
 7-17 northwest corner of that certain called 0.5116 acre tract conveyed  
 7-18 to James Hearn by an instrument of record under File Number  
 7-19 2022059390, F.B.C.O.P.R.;

7-20 Thence, South 02°39'35" West, along a west line of said Meadow  
 7-21 Forest and said 0.5116 acre tract, a distance of 102.03 feet to an  
 7-22 angle point on the west line of said 0.5116 acre tract and said  
 7-23 259.343 acre tract, said point being on the north line of Woods Edge  
 7-24 Estates Section Two, an unplatted subdivision;

7-25 Thence, South 87°10'44" West, along the south line of said  
 7-26 259.343 acre tract common to the north line of Woods Edge Estates  
 7-27 Section Two, a distance of 2,274.25 feet to the centerline of Jones  
 7-28 Creek (a variable width ROW easement granted to Brazos River  
 7-29 Authority by instruments of record under Volume 602, Page 694 and  
 7-30 Volume 602, Page 705, F.B.C.D.R.), said point lying on the  
 7-31 northeasterly line of Woods Edge Estates Section Three, an  
 7-32 unplatted subdivision;

7-33 Thence, along the centerline of Jones Creek, the south line  
 7-34 of said 253.343 acre tract, and the northeasterly line of Woods Edge  
 7-35 Estates Section Three, the following seventeen (17) courses and  
 7-36 distances:

7-37 North 09°44'16" West, a distance of 185.60 feet;  
 7-38 North 34°43'02" West, a distance of 210.93 feet;  
 7-39 North 65°42'06" West, a distance of 132.88 feet;  
 7-40 North 70°03'52" West, a distance of 208.72 feet;  
 7-41 North 81°33'27" West, a distance of 195.93 feet;  
 7-42 North 89°24'40" West, a distance of 162.61 feet;  
 7-43 South 87°34'08" West, a distance of 196.48 feet;  
 7-44 South 76°11'39" West, a distance of 127.07 feet;  
 7-45 South 61°47'37" West, a distance of 141.38 feet;  
 7-46 South 55°25'12" West, a distance of 422.62 feet;  
 7-47 South 67°02'38" West, a distance of 133.62 feet;  
 7-48 South 78°21'23" West, a distance of 134.93 feet;  
 7-49 South 84°36'34" West, a distance of 145.04 feet;  
 7-50 North 85°11'23" West, a distance of 167.79 feet;  
 7-51 North 80°52'38" West, a distance of 340.21 feet;  
 7-52 North 75°29'15" West, a distance of 845.82 feet;

7-53 North 58°06'51" West, a distance of 52.86 feet to the most  
 7-54 easterly southeast corner of the aforementioned 9.980 acre tract  
 7-55 and the northwest corner of said PECAN CREEK;

7-56 Thence, South 05°33'44" West, along an easterly line of said  
 7-57 9.980 acre tract and the west line of said PECAN CREEK, a distance  
 7-58 of 42.14 feet to a 1/2-inch iron rod with cap found for the most  
 7-59 southerly southeast corner of said 9.980 acre tract and the  
 7-60 northeast corner of that certain called 2.0000 acre tract described  
 7-61 as Tract 5 conveyed to Edward A. & Robyn M. Jacobson by an  
 7-62 instrument of record under File Number 2019049857, F.B.C.O.P.R.;

7-63 Thence, South 87°34'25" West, along the south line of said  
 7-64 9.980 acre tract and the north lines of said 2.0000 acre tract and  
 7-65 that certain called 10.4101 acre tract conveyed to Steven A. Kempke  
 7-66 and Nancy K. Kempke by an instrument of record under File Number  
 7-67 2020119852, F.B.C.O.P.R., a distance of 1,525.48 feet to a 5/8-inch  
 7-68 iron rod with TxDOT aluminum right-of-way disk found on the arc of a  
 7-69 curve to the right on the east right-of-way line of F.M. 723 (120

8-1 feet wide) recorded under Volume 487, Page 842, Volume 491, Page 48,  
 8-2 and Volume 487, Page 836, F.B.C.D.R., and File Numbers 2021053461  
 8-3 and 2021053472, F.B.C.O.P.R.;

8-4 Thence, in a Northwesterly direction, along the west line of  
 8-5 the west right-of-way line of said F.M. 723, and with said curve to  
 8-6 the right, an arc distance of 208.68 feet, having a radius of  
 8-7 6,390.00 feet, a central angle of 01°52'16" and chord which bears  
 8-8 North 03°29'46" West, 208.67 feet to a 5/8-inch iron rod with TxDOT  
 8-9 aluminum right-of-way disk found for corner on the west line of said  
 8-10 9.980 acre tract;

8-11 Thence, North 02°37'52" West, continuing along the east  
 8-12 right-of-way line of said F.M. 723 and along the west line of said  
 8-13 9.980 acre tract, a distance of 107.49 feet to a 1/2-inch iron pipe  
 8-14 found the northwest corner of said 9.980 acre tract and the  
 8-15 southwest corner of Lot 14 of OLDE PECAN PLANTATION, a subdivision  
 8-16 of record under Slide Number 570B, F.B.C.P.R.;

8-17 Thence, North 87°37'22" East, along the north line of said  
 8-18 9.980 acre tract and the south line of said OLDE PECAN PLANTATION, a  
 8-19 distance of 1,266.31 feet to the northeast corner of said 9.980 acre  
 8-20 tract and the southeast corner of Lot 8 of OLDE PECAN PLANTATION, on  
 8-21 the centerline of the aforementioned Jones Creek and a  
 8-22 southwesterly line of the aforementioned 259.343 acre tract;

8-23 Thence, along the centerline of said Jones Creek, the  
 8-24 westerly lines of said 259.343 acre tract, and the easterly lines of  
 8-25 said OLDE PECAN PLANTATION, that certain called 20.130 acre tract  
 8-26 conveyed to Brian L. Smith & Helen Smith by an instrument of record  
 8-27 under File Number 2014047226, F.B.C.O.P.R., and that certain called  
 8-28 2.616 acre tract conveyed to Judy Rene Lamb by an instrument of  
 8-29 record under File Number 2005022008, F.B.C.O.P.R., the following  
 8-30 eight (8) courses and distances:

8-31 North 37°24'50" West, a distance of 40.23 feet;  
 8-32 North 19°30'17" West, a distance of 116.27 feet;  
 8-33 North 05°11'43" West, a distance of 113.97 feet;  
 8-34 North 10°46'52" East, a distance of 114.83 feet;  
 8-35 North 20°02'20" East, a distance of 639.98 feet;  
 8-36 North 22°15'22" East, a distance of 279.22 feet;  
 8-37 North 38°50'59" East, a distance of 228.08 feet;  
 8-38 North 33°36'30" East, a distance of 218.53 feet to a  
 8-39 southwesterly corner of the aforementioned 606.445 acre tract;

8-40 Thence, along the westerly lines of the aforementioned  
 8-41 606.445 acre tract the following fifteen (15) courses:

8-42 North 64° 34' 10" West, 116.46 feet to a point for corner;  
 8-43 North 31° 18' 30" West, 71.03 feet to a point for corner;  
 8-44 North 39° 23' 58" West, 104.10 feet to a point for corner;  
 8-45 North 37° 18' 39" West, 217.83 feet to a 1/2-inch iron pipe

8-46 found for corner;

8-47 South 53° 21' 08" West, 66.88 feet to a 1/2-inch iron pipe  
 8-48 found for corner;

8-49 North 58° 20' 23" West, 86.95 feet to a 5/8-inch iron rod with  
 8-50 cap stamped "1535/4035" found for corner;

8-51 North 29° 50' 35" West, 61.73 feet to a point for corner;

8-52 North 41° 17' 48" West, 224.47 feet to a 1/2-inch iron pipe  
 8-53 found for corner;

8-54 North 81° 29' 22" West, 100.36 feet to a 5/8-inch iron rod with  
 8-55 illegible cap found for corner;

8-56 North 02° 49' 58" West, 196.85 feet to a 1/2-inch iron pipe  
 8-57 found for the southwest corner of that certain called 6.086 acre  
 8-58 tract conveyed to Sheri Lynn Macha by an instrument of record under  
 8-59 File Number 2007039254, F.B.C.O.P.R.;

8-60 North 87° 30' 20" East, along the south line of said 6.086 acre  
 8-61 tract, 360.26 feet to a 5/8-inch iron rod with cap stamped  
 8-62 "1535/4035" found for the southeast corner of said 6.086 acre tract  
 8-63 and an interior corner of said 606.445 acre tract;

8-64 North 03° 35' 31" West, along the east line of said 6.086 acre  
 8-65 tract, 747.88 feet to a 5/8-inch iron rod with illegible cap found  
 8-66 for the northeast corner of said 6.086 acre tract and an interior  
 8-67 corner of said 606.445 acre tract;

8-68 South 87° 07' 42" West, 1,504.51 feet to a 5/8-inch iron rod  
 8-69 with cap stamped "1535/4035" found for the most westerly southwest

9-1 corner of said 606.445 acre tract, said point being on the east  
 9-2 right-of-way line of FM 723 (called 120 feet wide) as described in  
 9-3 Volume 487, Page 836, Volume 487, Page 842, Volume 491, Page 48,  
 9-4 F.B.C.D.R.;

9-5 North 02° 37' 46" West, along the east right-of-way line of  
 9-6 said FM 723, 686.39 feet to a TxDOT concrete right-of-way monument  
 9-7 found for an angle point;

9-8 North 01° 51' 42" West, continuing along the east right-of-way  
 9-9 line of said FM 723, 209.90 feet to a 5/8-inch iron rod with cap  
 9-10 stamped "1535/4035" found for most westerly northwest corner of  
 9-11 said 606.445 acre tract, said point also being the southwest corner  
 9-12 of that certain called 2.780 acre tract conveyed to Harriett  
 9-13 Peckham Geick, Trust by an instrument of record under File Number  
 9-14 9532533, F.B.C.O.P.R.;

9-15 Thence, North 87° 44' 04" East, along a north line of said  
 9-16 606.445 acre tract and along the south line said 2.780 acre tract,  
 9-17 the south line of that certain called 1.966 acre tract conveyed to  
 9-18 Harriett Peckham Geick, Trust by an instrument of record under File  
 9-19 Numbers 9532534, F.B.C.O.P.R., the south line of that certain  
 9-20 called 1.939 acre tract conveyed to Harriett Peckham Geick, Trust  
 9-21 by an instrument of record under File Number 9532536, F.B.C.O.P.R.,  
 9-22 and the south line of and 3.683 acre tract conveyed to Harriett  
 9-23 Peckham Geick, Trust by an instrument of record under File Number  
 9-24 9532533, F.B.C.O.P.R., 1,557.40 feet to a 1/2-inch iron pipe found  
 9-25 for the southeast corner of said 3.683 acre tract and an interior  
 9-26 corner of said 606.445 acre tract;

9-27 Thence, North 01° 13' 16" West, along the east line of said  
 9-28 3.683 acre tract and a west line of said 606.445 acre tract, 535.34  
 9-29 feet to a point in the centerline of said Jones Creek;

9-30 Thence, along the centerline of the aforementioned  
 9-31 Jones Creek the following nineteen (19) courses:

9-32 North 40° 09' 00" West, 64.68 feet;

9-33 North 19° 20' 07" West, 114.00 feet;

9-34 North 00° 48' 07" West, 110.60 feet;

9-35 North 17° 11' 53" East, 105.00 feet;

9-36 North 31° 01' 53" East, 128.80 feet;

9-37 North 42° 32' 53" East, 146.70 feet;

9-38 North 52° 02' 53" East, 164.50 feet;

9-39 North 57° 09' 53" East, 355.80 feet;

9-40 North 46° 32' 53" East, 194.18 feet;

9-41 North 36° 08' 58" East, 137.73 feet;

9-42 North 18° 09' 55" East, 133.20 feet;

9-43 North 15° 55' 14" East, 209.10 feet;

9-44 North 11° 03' 37" East, 264.90 feet;

9-45 North 03° 53' 53" East, 451.70 feet;

9-46 North 09° 25' 53" East, 318.40 feet;

9-47 North 21° 10' 53" East, 130.30 feet;

9-48 North 34° 04' 53" East, 240.10 feet;

9-49 North 30° 26' 13" East, 372.70 feet;

9-50 North 41° 41' 53" East, 156.20 feet to the north corner of the  
 9-51 aforementioned 606.445 acre tract, said point being on the west  
 9-52 line of the aforementioned 355.322 acre tract, the apparent east  
 9-53 line of said William Andrews Survey, the apparent west line of the  
 9-54 Samuel Isaacs Survey, and on the aforementioned boundary line  
 9-55 agreement;

9-56 Thence, South 02° 38' 33" East, along an east line of said  
 9-57 606.445 acre tract and the west line of said 355.322 acre tract, the  
 9-58 apparent east line of said William Andrews Survey, the apparent  
 9-59 west line of the Samuel Isaacs Survey, and said boundary line  
 9-60 agreement, 1,987.56 feet to the POINT OF BEGINNING and containing  
 9-61 956.942 gross acres (41,684,411 square feet) of land.

9-62 Save and Except the following tract of land:

9-63 Being 45.362 acres (1,975,978 square feet) of land located in  
 9-64 the Samuel Isaacs Survey, Abstract 35, Fort Bend County, Texas,  
 9-65 more particularly being all of that certain called 16.76 acre tract  
 9-66 conveyed to Ambrose Gerner Jr. by an instrument of record under  
 9-67 Volume 1468, Page 455 of the Fort Bend County Deed Records  
 9-68 (F.B.C.D.R.), a portion of the remainder of that certain called 125  
 9-69 acre tract conveyed to by an instrument of record under Volume Z,

10-1 Page 365, F.B.C.D.R.,

10-2 BEGINNING at a 1-inch iron pipe found for the northeast  
10-3 corner of the said 16.76 acre tract, said point being an interior  
10-4 corner of the said 606.445 acre tract;

10-5 Thence, South 02° 19' 35" East, along the east line of said  
10-6 16.76 acre tract and partially along the west line of the  
10-7 aforementioned PECAN HOLLOW SUBDIVISION, 1,194.20 feet to a  
10-8 5/8-inch iron rod with cap stamped "1535-4035" found for a  
10-9 northeast corner of said 606.445 acre tract;

10-10 Thence, South 89° 01' 18" West, departing the west line of  
10-11 said PECAN HOLLOW SUBDIVISION and along a north line of said 606.445  
10-12 acre tract, 1,549.11 feet to a point for corner;

10-13 Thence, South 18° 46' 20" West, along a north line of said  
10-14 606.445 acre tract 30.56 feet to a point for corner;

10-15 Thence, South 36° 46' 42" West, along a north line of said  
10-16 606.445 acre tract 159.95 feet to a point for corner;

10-17 Thence, South 49° 47' 26" West, along a north line of said  
10-18 606.445 acre tract 121.24 feet to a 5/8-inch iron rod with cap  
10-19 stamped "1535-4035" found for corner;

10-20 Thence, North 11° 08' 37" West, along a north line of said  
10-21 606.445 acre tract, 146.39 feet to the centerline of Jones Creek;

10-22 Thence, along the centerline of said Jones Creek and an  
10-23 easterly line of said 606.445 acre tract the following seven (7)  
10-24 courses and distances:

10-25 North 26° 03' 29" East, 46.74 feet;

10-26 North 23° 17' 33" East, 223.92 feet;

10-27 North 01° 15' 17" West, 300.30 feet;

10-28 North 03° 31' 37" West, 281.90 feet;

10-29 North 01° 10' 17" West, 281.00 feet;

10-30 North 08° 11' 37" West, 66.30 feet;

10-31 North 28° 20' 57" West, 65.54 feet to the northwest corner of  
10-32 said 16.76 acre tract;

10-33 Thence, North 87° 21' 33" East, along the north line of said  
10-34 16.76 acre tract and a south line of said 606.445 acre tract,  
10-35 1,689.85 feet to the POINT OF BEGINNING and containing 45.362 acres  
10-36 (1,975,978 square feet) of land.

10-37 Resulting in a total of 911.580 net acres (39,708,433, square  
10-38 feet) of land.

10-39 SECTION 3. (a) The legal notice of the intention to  
10-40 introduce this Act, setting forth the general substance of this  
10-41 Act, has been published as provided by law, and the notice and a  
10-42 copy of this Act have been furnished to all persons, agencies,  
10-43 officials, or entities to which they are required to be furnished  
10-44 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
10-45 Government Code.

10-46 (b) The governor, one of the required recipients, has  
10-47 submitted the notice and Act to the Texas Commission on  
10-48 Environmental Quality.

10-49 (c) The Texas Commission on Environmental Quality has filed  
10-50 its recommendations relating to this Act with the governor, the  
10-51 lieutenant governor, and the speaker of the house of  
10-52 representatives within the required time.

10-53 (d) All requirements of the constitution and laws of this  
10-54 state and the rules and procedures of the legislature with respect  
10-55 to the notice, introduction, and passage of this Act are fulfilled  
10-56 and accomplished.

10-57 SECTION 4. (a) Section 9095.0306, Special District Local  
10-58 Laws Code, as added by Section 1 of this Act, takes effect only if  
10-59 this Act receives a two-thirds vote of all the members elected to  
10-60 each house.

10-61 (b) If this Act does not receive a two-thirds vote of all the  
10-62 members elected to each house, Subchapter C, Chapter 9095, Special  
10-63 District Local Laws Code, as added by Section 1 of this Act, is  
10-64 amended by adding Section 9095.0306 to read as follows:

10-65 Sec. 9095.0306. NO EMINENT DOMAIN POWER. The district may  
10-66 not exercise the power of eminent domain.

10-67 (c) This section is not intended to be an expression of a  
10-68 legislative interpretation of the requirements of Section 17(c),  
10-69 Article I, Texas Constitution.

11-1 SECTION 5. This Act takes effect immediately if it receives  
11-2 a vote of two-thirds of all the members elected to each house, as  
11-3 provided by Section 39, Article III, Texas Constitution. If this  
11-4 Act does not receive the vote necessary for immediate effect, this  
11-5 Act takes effect September 1, 2025.

11-6

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