

1-1 By: Metcalf (Senate Sponsor - Creighton) H.B. No. 5315
1-2 (In the Senate - Received from the House May 10, 2023;
1-3 May 10, 2023, read first time and referred to Committee on Local
1-4 Government; May 17, 2023, reported favorably by the following
1-5 vote: Yeas 9, Nays 0; May 17, 2023, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
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	X			

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

1-19 relating to the creation of the Montgomery County Municipal Utility
1-20 District No. 219; granting a limited power of eminent domain;
1-21 providing authority to issue bonds; providing authority to impose
1-22 assessments, fees, and taxes.

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

1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-25 Code, is amended by adding Chapter 7960A to read as follows:

1-26 CHAPTER 7960A. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT
1-27 NO. 219

1-28 SUBCHAPTER A. GENERAL PROVISIONS

1-29 Sec. 7960A.0101. DEFINITIONS. In this chapter:

1-30 (1) "Board" means the district's board of directors.

1-31 (2) "Commission" means the Texas Commission on
1-32 Environmental Quality.

1-33 (3) "Director" means a board member.

1-34 (4) "District" means the Montgomery County Municipal
1-35 Utility District No. 219.

1-36 Sec. 7960A.0102. NATURE OF DISTRICT. The district is a
1-37 municipal utility district created under Section 59, Article XVI,
1-38 Texas Constitution.

1-39 Sec. 7960A.0103. CONFIRMATION AND DIRECTOR ELECTION
1-40 REQUIRED. The temporary directors shall hold an election to
1-41 confirm the creation of the district and to elect five permanent
1-42 directors as provided by Section 49.102, Water Code.

1-43 Sec. 7960A.0104. CONSENT OF MUNICIPALITY REQUIRED. The
1-44 temporary directors may not hold an election under Section
1-45 7960A.0103 until each municipality in whose corporate limits or
1-46 extraterritorial jurisdiction the district is located has
1-47 consented by ordinance or resolution to the creation of the
1-48 district and to the inclusion of land in the district.

1-49 Sec. 7960A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.
1-50 (a) The district is created to serve a public purpose and benefit.

1-51 (b) The district is created to accomplish the purposes of:

1-52 (1) a municipal utility district as provided by
1-53 general law and Section 59, Article XVI, Texas Constitution; and

1-54 (2) Section 52, Article III, Texas Constitution, that
1-55 relate to the construction, acquisition, improvement, operation,
1-56 or maintenance of macadamized, graveled, or paved roads, or
1-57 improvements, including storm drainage, in aid of those roads.

1-58 Sec. 7960A.0106. INITIAL DISTRICT TERRITORY. (a) The
1-59 district is initially composed of the territory described by
1-60 Section 2 of the Act enacting this chapter.

1-61 (b) The boundaries and field notes contained in Section 2 of

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

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

2-10 SUBCHAPTER B. BOARD OF DIRECTORS

2-11 Sec. 7960A.0201. GOVERNING BODY; TERMS. (a) The district
2-12 is governed by a board of five elected directors.

2-13 (b) Except as provided by Section 7960A.0202, directors
2-14 serve staggered four-year terms.

2-15 Sec. 7960A.0202. TEMPORARY DIRECTORS. (a) The temporary
2-16 board consists of:

- 2-17 (1) Kim Wood;
- 2-18 (2) Natalie Davis;
- 2-19 (3) Shannon Watson;
- 2-20 (4) Jeff Ebersole; and
- 2-21 (5) Kimberly Whitaker.

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

- 2-23 (1) the date permanent directors are elected under
2-24 Section 7960A.0103; or
- 2-25 (2) the fourth anniversary of the effective date of
2-26 the Act enacting this chapter.

2-27 (c) If permanent directors have not been elected under
2-28 Section 7960A.0103 and the terms of the temporary directors have
2-29 expired, successor temporary directors shall be appointed or
2-30 reappointed as provided by Subsection (d) to serve terms that
2-31 expire on the earlier of:

- 2-32 (1) the date permanent directors are elected under
2-33 Section 7960A.0103; or
- 2-34 (2) the fourth anniversary of the date of the
2-35 appointment or reappointment.

2-36 (d) If Subsection (c) applies, the owner or owners of a
2-37 majority of the assessed value of the real property in the district
2-38 may submit a petition to the commission requesting that the
2-39 commission appoint as successor temporary directors the five
2-40 persons named in the petition. The commission shall appoint as
2-41 successor temporary directors the five persons named in the
2-42 petition.

2-43 SUBCHAPTER C. POWERS AND DUTIES

2-44 Sec. 7960A.0301. GENERAL POWERS AND DUTIES. The district
2-45 has the powers and duties necessary to accomplish the purposes for
2-46 which the district is created.

2-47 Sec. 7960A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
2-48 DUTIES. The district has the powers and duties provided by the
2-49 general law of this state, including Chapters 49 and 54, Water Code,
2-50 applicable to municipal utility districts created under Section 59,
2-51 Article XVI, Texas Constitution.

2-52 Sec. 7960A.0303. AUTHORITY FOR ROAD PROJECTS. Under
2-53 Section 52, Article III, Texas Constitution, the district may
2-54 design, acquire, construct, finance, issue bonds for, improve,
2-55 operate, maintain, and convey to this state, a county, or a
2-56 municipality for operation and maintenance macadamized, graveled,
2-57 or paved roads, or improvements, including storm drainage, in aid
2-58 of those roads.

2-59 Sec. 7960A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
2-60 road project must meet all applicable construction standards,
2-61 zoning and subdivision requirements, and regulations of each
2-62 municipality in whose corporate limits or extraterritorial
2-63 jurisdiction the road project is located.

2-64 (b) If a road project is not located in the corporate limits
2-65 or extraterritorial jurisdiction of a municipality, the road
2-66 project must meet all applicable construction standards,
2-67 subdivision requirements, and regulations of each county in which
2-68 the road project is located.

2-69 (c) If the state will maintain and operate the road, the

3-1 Texas Transportation Commission must approve the plans and
3-2 specifications of the road project.

3-3 Sec. 7960A.0305. COMPLIANCE WITH MUNICIPAL CONSENT
3-4 ORDINANCE OR RESOLUTION. The district shall comply with all
3-5 applicable requirements of any ordinance or resolution that is
3-6 adopted under Section 54.016 or 54.0165, Water Code, and that
3-7 consents to the creation of the district or to the inclusion of land
3-8 in the district.

3-9 Sec. 7960A.0306. DIVISION OF DISTRICT. (a) The district
3-10 may be divided into two or more new districts only if the district:

3-11 (1) has no outstanding bonded debt; and
3-12 (2) is not imposing ad valorem taxes.

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

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

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

3-24 (e) The board may adopt an order dividing the district
3-25 before or after the date the board holds an election under Section
3-26 7960A.0103 to confirm the district's creation.

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

3-28 (1) name each new district;
3-29 (2) include the metes and bounds description of the
3-30 territory of each new district;
3-31 (3) appoint temporary directors for each new district;
3-32 and

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

3-35 (g) On or before the 30th day after the date of adoption of
3-36 an order dividing the district, the district shall file the order
3-37 with the commission and record the order in the real property
3-38 records of each county in which the district is located.

3-39 (h) Any new district created by the division of the district
3-40 shall hold a confirmation and directors' election as required by
3-41 Section 7960A.0103. If the voters of a new district do not confirm
3-42 the creation of the new district, the assets, obligations,
3-43 territory, and governance of the new district revert to the
3-44 original district.

3-45 (i) If the creation of the new district is confirmed, the
3-46 new district shall provide the election date and results to the
3-47 commission.

3-48 (j) Municipal consent to the creation of the district and to
3-49 the inclusion of land in the district granted under Section
3-50 7960A.0104 acts as municipal consent to the creation of any new
3-51 district created by the division of the district and to the
3-52 inclusion of land in the new district.

3-53 (k) Any new district created by the division of the district
3-54 must hold an election as required by this chapter to obtain voter
3-55 approval before the district may impose a maintenance tax or issue
3-56 bonds payable wholly or partly from ad valorem taxes.

3-57 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-58 Sec. 7960A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
3-59 The district may issue, without an election, bonds and other
3-60 obligations secured by:

3-61 (1) revenue other than ad valorem taxes; or
3-62 (2) contract payments described by Section
3-63 7960A.0403.

3-64 (b) The district must hold an election in the manner
3-65 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-66 before the district may impose an ad valorem tax or issue bonds
3-67 payable from ad valorem taxes.

3-68 (c) The district may not issue bonds payable from ad valorem
3-69 taxes to finance a road project unless the issuance is approved by a

4-1 vote of a two-thirds majority of the district voters voting at an
 4-2 election held for that purpose.

4-3 Sec. 7960A.0402. OPERATION AND MAINTENANCE TAX. (a) If
 4-4 authorized at an election held under Section 7960A.0401, the
 4-5 district may impose an operation and maintenance tax on taxable
 4-6 property in the district in accordance with Section 49.107, Water
 4-7 Code.

4-8 (b) The board shall determine the tax rate. The rate may not
 4-9 exceed the rate approved at the election.

4-10 Sec. 7960A.0403. CONTRACT TAXES. (a) In accordance with
 4-11 Section 49.108, Water Code, the district may impose a tax other than
 4-12 an operation and maintenance tax and use the revenue derived from
 4-13 the tax to make payments under a contract after the provisions of
 4-14 the contract have been approved by a majority of the district voters
 4-15 voting at an election held for that purpose.

4-16 (b) A contract approved by the district voters may contain a
 4-17 provision stating that the contract may be modified or amended by
 4-18 the board without further voter approval.

4-19 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-20 Sec. 7960A.0501. AUTHORITY TO ISSUE BONDS AND OTHER
 4-21 OBLIGATIONS. The district may issue bonds or other obligations
 4-22 payable wholly or partly from ad valorem taxes, impact fees,
 4-23 revenue, contract payments, grants, or other district money, or any
 4-24 combination of those sources, to pay for any authorized district
 4-25 purpose.

4-26 Sec. 7960A.0502. TAXES FOR BONDS. At the time the district
 4-27 issues bonds payable wholly or partly from ad valorem taxes, the
 4-28 board shall provide for the annual imposition of a continuing
 4-29 direct ad valorem tax, without limit as to rate or amount, while all
 4-30 or part of the bonds are outstanding as required and in the manner
 4-31 provided by Sections 54.601 and 54.602, Water Code.

4-32 Sec. 7960A.0503. BONDS FOR ROAD PROJECTS. At the time of
 4-33 issuance, the total principal amount of bonds or other obligations
 4-34 issued or incurred to finance road projects and payable from ad
 4-35 valorem taxes may not exceed one-fourth of the assessed value of the
 4-36 real property in the district.

4-37 SECTION 2. The Montgomery County Municipal Utility District
 4-38 No. 219 initially includes all the territory contained in the
 4-39 following area:

4-40 Being 547.147 acres of land located in the Walker County
 4-41 School Land Survey, Abstract Number 494 and the Michael H. Hinch
 4-42 Survey, Abstract Number 253, Montgomery County, Texas, being all of
 4-43 a certain called 547.147 acre tract described by deed in document
 4-44 number 2022012353 Official Public Records of Montgomery County,
 4-45 Texas (O.P.R.M.C.), said 547.147 acre tract being more particularly
 4-46 described by metes and bounds as follows (all bearings referenced
 4-47 to the Texas Coordinate Grid System of 1983, Central Zone:

4-48 BEGINNING at the intersection of the Northerly right-of-way
 4-49 line of F.M. 2090 (variable width right-of-way), and the easterly
 4-50 line of Jake Goodman Road, for the southwest corner of the herein
 4-51 described tract, lying in the westerly line of said Walker County
 4-52 School Land Survey, Abstract Number 494, also being the easterly
 4-53 line of the Clark Beach Survey, Abstract Number 79, Montgomery
 4-54 County, Texas;

4-55 Thence North 03° 12' 04" West, 75.78 feet, with and adjoining
 4-56 said easterly line of Jake Goodman Road to the most southerly corner
 4-57 of a certain 748.451 acre tract conveyed to Spring Branch 630 LTD as
 4-58 recorded under County Clerks File Number 2021105902 of the
 4-59 O.P.R.M.C.;

4-60 Thence with and adjoining the easterly line of said 748.451
 4-61 acre tract, the following 15 courses and distances;

- 4-62 1. North 02° 56' 13" East, 113.49 feet to a point for corner;
- 4-63 2. North 00° 52' 40" West, 1,383.54 feet to a point for
- 4-64 corner;
- 4-65 3. North 01° 07' 18" West, 665.69 feet to a point for corner;
- 4-66 4. North 01° 37' 05" West, 198.54 feet to a point for corner;
- 4-67 5. North 03° 18' 31" West, 754.07 feet to a point for corner;
- 4-68 6. North 02° 31' 27" West, 406.41 feet to a point for corner;
- 4-69 7. North 02° 12' 54" West, 201.58 feet to a point for corner;

- 5-1 8. North 04° 57' 26" West, 143.51 feet to a point for corner;
- 5-2 9. North 06° 11' 50" West, 176.27 feet to a point for corner;
- 5-3 10. North 03° 14' 41" East, 60.48 feet to a point for corner;
- 5-4 11. North 07° 36' 04" West, 61.80 feet to a point for corner;
- 5-5 12. North 02° 24' 35" West, 376.04 feet to a point for
- 5-6 corner;
- 5-7 13. North 03° 04' 02" West, 1,033.04 feet to a point for
- 5-8 corner;
- 5-9 14. North 02° 45' 54" West, 1,080.63 feet to a point for
- 5-10 corner;
- 5-11 15. North 03° 58' 49" West, 547.45 feet to a point for corner
- 5-12 lying in the centerline of the West Fork of Spring Branch Creek;
- 5-13 Thence, along Spring Branch Creek the following Three Hundred
- 5-14 and Forty-Eight (348) courses and distances:
- 5-15 1. North 84° 39' 33" East, 145.03 feet to a point for corner;
- 5-16 2. South 00° 18' 36" East, 64.31 feet to a point for corner;
- 5-17 3. North 69° 08' 32" East, 145.74 feet to a point for corner;
- 5-18 4. South 14° 06' 02" East, 27.23 feet to a point for corner;
- 5-19 5. South 52° 38' 08" West, 69.06 feet to a point for corner;
- 5-20 6. South 42° 31' 32" East, 25.21 feet to a point for corner;
- 5-21 7. North 67° 39' 21" East, 32.29 feet to a point for corner;
- 5-22 8. South 80° 36' 03" East, 33.68 feet to a point for corner;
- 5-23 9. South 52° 25' 12" East, 71.11 feet to a point for corner;
- 5-24 10. North 59° 19' 08" East, 32.83 feet to a point for corner;
- 5-25 11. South 84° 05' 21" East, 21.18 feet to a point for corner;
- 5-26 12. South 51° 18' 38" East, 39.11 feet to a point for corner;
- 5-27 13. North 62° 22' 02" East, 77.77 feet to a point for corner;
- 5-28 14. North 25° 54' 10" West, 80.57 feet to a point for corner;
- 5-29 15. North 29° 49' 01" East, 18.84 feet to a point for corner;
- 5-30 16. South 71° 49' 51" East, 132.29 feet to a point for
- 5-31 corner;
- 5-32 17. South 09° 25' 25" East, 61.49 feet to a point for corner;
- 5-33 18. South 87° 19' 28" East, 28.98 feet to a point for corner;
- 5-34 19. North 08° 44' 46" East, 58.66 feet to a point for corner;
- 5-35 20. North 28° 24' 20" West, 68.23 feet to a point for corner;
- 5-36 21. North 26° 24' 49" East, 26.04 feet to a point for corner;
- 5-37 22. South 83° 24' 51" East, 86.66 feet to a point for corner;
- 5-38 23. South 49° 48' 59" East, 80.68 feet to a point for corner;
- 5-39 24. South 07° 19' 00" East, 111.64 feet to a point for
- 5-40 corner;
- 5-41 25. South 82° 08' 46" East, 38.28 feet to a point for corner;
- 5-42 26. North 50° 18' 35" East, 56.31 feet to a point for corner;
- 5-43 27. North 01° 23' 27" West, 75.32 feet to a point for corner;
- 5-44 28. North 25° 02' 10" East, 30.46 feet to a point for corner;
- 5-45 29. North 82° 04' 32" East, 35.24 feet to a point for corner;
- 5-46 30. South 34° 50' 48" East, 43.92 feet to a point for corner;
- 5-47 31. South 66° 42' 50" East, 92.71 feet to a point for corner;
- 5-48 32. North 31° 11' 01" East, 49.35 feet to a point for corner;
- 5-49 33. South 41° 23' 13" East, 177.82 feet to a point for
- 5-50 corner;
- 5-51 34. North 87° 25' 02" East, 158.36 feet to a point for
- 5-52 corner;
- 5-53 35. South 62° 47' 24" East, 25.22 feet to a point for corner;
- 5-54 36. South 14° 55' 31" East, 64.96 feet to a point for corner;
- 5-55 37. South 54° 02' 43" West, 31.24 feet to a point for corner;
- 5-56 38. South 28° 51' 04" West, 41.29 feet to a point for corner;
- 5-57 39. South 65° 02' 42" East, 24.29 feet to a point for corner;
- 5-58 40. North 61° 57' 16" East, 108.56 feet to a point for
- 5-59 corner;
- 5-60 41. North 39° 16' 50" East, 26.93 feet to a point for corner;
- 5-61 42. South 66° 06' 16" East, 17.42 feet to a point for corner;
- 5-62 43. South 30° 12' 49" East, 68.45 feet to a point for corner;
- 5-63 44. South 39° 12' 39" West, 74.67 feet to a point for corner;
- 5-64 45. South 81° 59' 48" West, 129.31 feet to a point for
- 5-65 corner;
- 5-66 46. South 16° 54' 52" East, 32.93 feet to a point for corner;
- 5-67 47. South 61° 44' 17" East, 71.77 feet to a point for corner;
- 5-68 48. South 39° 22' 36" East, 48.73 feet to a point for corner;
- 5-69 49. South 74° 04' 20" East, 21.15 feet to a point for corner;

6-1 50. North 41° 18' 14" East, 67.61 feet to a point for corner;
 6-2 51. South 88° 37' 11" East, 36.32 feet to a point for corner;
 6-3 52. South 35° 46' 28" East, 137.48 feet to a point for
 6-4 corner;
 6-5 53. South 71° 44' 47" West, 70.12 feet to a point for corner;
 6-6 54. South 27° 50' 39" West, 55.56 feet to a point for corner;
 6-7 55. South 74° 34' 26" East, 91.99 feet to a point for corner;
 6-8 56. South 27° 46' 32" East, 46.36 feet to a point for corner;
 6-9 57. South 21° 25' 30" West, 79.59 feet to a point for corner;
 6-10 58. South 17° 40' 32" East, 38.96 feet to a point for corner;
 6-11 59. South 33° 21' 28" East, 39.21 feet to a point for corner;
 6-12 60. South 20° 18' 55" East, 25.03 feet to a point for corner;
 6-13 61. North 86° 45' 37" East, 20.14 feet to a point for corner;
 6-14 62. North 37° 06' 00" East, 123.03 feet to a point for
 6-15 corner;
 6-16 63. North 13° 48' 39" West, 69.99 feet to a point for corner;
 6-17 64. South 63° 09' 19" East, 68.55 feet to a point for corner;
 6-18 65. South 00° 54' 22" East, 105.03 feet to a point for
 6-19 corner;
 6-20 66. South 68° 05' 49" West, 36.49 feet to a point for corner;
 6-21 67. South 32° 20' 06" West, 37.76 feet to a point for corner;
 6-22 68. South 04° 02' 36" West, 43.65 feet to a point for corner;
 6-23 69. North 78° 37' 43" East, 150.58 feet to a point for
 6-24 corner;
 6-25 70. North 25° 09' 55" East, 37.23 feet to a point for corner;
 6-26 71. North 51° 00' 21" East, 93.28 feet to a point for corner;
 6-27 72. South 39° 20' 24" East, 17.60 feet to a point for corner;
 6-28 73. South 12° 21' 50" West, 81.55 feet to a point for corner;
 6-29 74. South 33° 58' 54" East, 92.83 feet to a point for corner;
 6-30 75. South 46° 12' 34" East, 70.48 feet to a point for corner;
 6-31 76. South 08° 53' 40" East, 37.77 feet to a point for corner;
 6-32 77. South 46° 29' 02" West, 46.99 feet to a point for corner;
 6-33 78. South 09° 26' 08" East, 25.99 feet to a point for corner;
 6-34 79. South 71° 52' 39" East, 53.31 feet to a point for corner;
 6-35 80. South 50° 10' 03" East, 27.85 feet to a point for corner;
 6-36 81. South 16° 04' 35" West, 59.18 feet to a point for corner;
 6-37 82. South 81° 55' 57" East, 40.26 feet to a point for corner;
 6-38 83. North 87° 56' 51" East, 36.19 feet to a point for corner;
 6-39 84. South 56° 03' 00" East, 19.56 feet to a point for corner;
 6-40 85. South 19° 23' 20" East, 20.72 feet to a point for corner;
 6-41 86. South 52° 46' 33" West, 24.00 feet to a point for corner;
 6-42 87. North 88° 03' 50" West, 117.65 feet to a point for
 6-43 corner;
 6-44 88. South 06° 02' 43" West, 26.48 feet to a point for corner;
 6-45 89. South 38° 18' 41" East, 38.90 feet to a point for corner;
 6-46 90. South 87° 33' 29" East, 137.90 feet to a point for
 6-47 corner;
 6-48 91. South 70° 26' 05" East, 18.43 feet to a point for corner;
 6-49 92. South 36° 27' 22" East, 69.86 feet to a point for corner;
 6-50 93. South 38° 17' 21" East, 12.55 feet to a point for corner;
 6-51 94. South 25° 13' 21" East, 35.03 feet to a point for corner;
 6-52 95. South 83° 01' 38" East, 59.80 feet to a point for corner;
 6-53 96. South 50° 43' 41" East, 64.78 feet to a point for corner;
 6-54 97. South 47° 54' 00" East, 71.59 feet to a point for corner;
 6-55 98. North 00° 30' 48" East, 48.65 feet to a point for corner;
 6-56 99. North 23° 52' 50" East, 17.38 feet to a point for corner;
 6-57 100. North 61° 25' 55" East, 22.12 feet to a point for
 6-58 corner;
 6-59 101. South 69° 27' 12" East, 37.72 feet to a point for
 6-60 corner;
 6-61 102. North 74° 48' 05" East, 61.54 feet to a point for
 6-62 corner;
 6-63 103. South 05° 07' 17" East, 81.69 feet to a point for
 6-64 corner;
 6-65 104. South 41° 24' 19" East, 49.20 feet to a point for
 6-66 corner;
 6-67 105. South 04° 47' 36" West, 29.10 feet to a point for
 6-68 corner;
 6-69 106. South 46° 06' 44" West, 37.38 feet to a point for

7-1 corner;
 7-2 107. South 11° 51' 28" West, 54.37 feet to a point for
 7-3 corner;
 7-4 108. South 48° 28' 26" East, 62.45 feet to a point for
 7-5 corner;
 7-6 109. South 23° 41' 51" West, 37.12 feet to a point for
 7-7 corner;
 7-8 110. South 19° 48' 54" East, 22.58 feet to a point for
 7-9 corner;
 7-10 111. South 60° 59' 05" East, 34.02 feet to a point for
 7-11 corner;
 7-12 112. South 45° 20' 14" East, 44.95 feet to a point for
 7-13 corner;
 7-14 113. South 72° 36' 30" East, 47.74 feet to a point for
 7-15 corner;
 7-16 114. North 87° 09' 36" East, 53.02 feet to a point for
 7-17 corner;
 7-18 115. North 64° 33' 09" East, 57.85 feet to a point for
 7-19 corner;
 7-20 116. South 38° 46' 23" East, 31.88 feet to a point for
 7-21 corner;
 7-22 117. South 07° 12' 34" East, 80.76 feet to a point for
 7-23 corner;
 7-24 118. South 08° 09' 39" West, 48.73 feet to a point for
 7-25 corner;
 7-26 119. South 78° 05' 59" West, 48.36 feet to a point for
 7-27 corner;
 7-28 120. South 05° 08' 28" East, 46.22 feet to a point for
 7-29 corner;
 7-30 121. South 02° 51' 31" West, 47.22 feet to a point for
 7-31 corner;
 7-32 122. South 55° 52' 24" East, 38.70 feet to a point for
 7-33 corner;
 7-34 123. North 68° 04' 53" East, 55.62 feet to a point for
 7-35 corner;
 7-36 124. North 43° 53' 44" East, 49.67 feet to a point for
 7-37 corner;
 7-38 125. North 80° 12' 20" East, 129.28 feet to a point for
 7-39 corner;
 7-40 126. South 74° 41' 12" East, 197.33 feet to a point for
 7-41 corner;
 7-42 127. South 53° 15' 23" East, 39.25 feet to a point for
 7-43 corner;
 7-44 128. South 21° 42' 49" East, 40.22 feet to a point for
 7-45 corner;
 7-46 129. South 61° 16' 45" East, 70.50 feet to a point for
 7-47 corner;
 7-48 130. South 28° 06' 59" East, 53.32 feet to a point for
 7-49 corner;
 7-50 131. North 82° 20' 39" East, 38.88 feet to a point for
 7-51 corner;
 7-52 132. North 88° 08' 34" East, 154.86 feet to a point for
 7-53 corner;
 7-54 133. South 13° 06' 30" East, 34.00 feet to a point for
 7-55 corner;
 7-56 134. South 40° 05' 46" East, 86.95 feet to a point for
 7-57 corner;
 7-58 135. South 81° 07' 51" East, 39.64 feet to a point for
 7-59 corner;
 7-60 136. North 26° 48' 00" West, 20.08 feet to a point for
 7-61 corner;
 7-62 137. North 14° 06' 42" West, 25.98 feet to a point for
 7-63 corner;
 7-64 138. North 28° 10' 28" West, 52.07 feet to a point for
 7-65 corner;
 7-66 139. North 19° 38' 02" East, 53.94 feet to a point for
 7-67 corner;
 7-68 140. North 83° 26' 27" East, 31.61 feet to a point for
 7-69 corner;

8-1 141. North 39° 34' 22" East, 40.02 feet to a point for
 8-2 corner;
 8-3 142. South 62° 56' 23" East, 20.08 feet to a point for
 8-4 corner;
 8-5 143. South 07° 27' 27" East, 72.55 feet to a point for
 8-6 corner;
 8-7 144. South 48° 58' 14" East, 45.58 feet to a point for
 8-8 corner;
 8-9 145. South 81° 23' 42" East, 45.05 feet to a point for
 8-10 corner;
 8-11 146. North 36° 34' 41" East, 17.24 feet to a point for
 8-12 corner;
 8-13 147. North 07° 08' 01" East, 80.40 feet to a point for
 8-14 corner;
 8-15 148. North 67° 38' 02" East, 27.28 feet to a point for
 8-16 corner;
 8-17 149. South 43° 18' 09" East, 86.60 feet to a point for
 8-18 corner;
 8-19 150. North 86° 26' 02" East, 37.36 feet to a point for
 8-20 corner;
 8-21 151. North 29° 08' 18" East, 62.30 feet to a point for
 8-22 corner;
 8-23 152. North 30° 26' 12" West, 16.23 feet to a point for
 8-24 corner;
 8-25 153. North 83° 11' 06" West, 59.57 feet to a point for
 8-26 corner;
 8-27 154. North 08° 56' 34" West, 22.72 feet to a point for
 8-28 corner;
 8-29 155. North 68° 26' 53" East, 59.09 feet to a point for
 8-30 corner;
 8-31 156. South 67° 45' 20" East, 22.64 feet to a point for
 8-32 corner;
 8-33 157. South 22° 46' 43" East, 26.61 feet to a point for
 8-34 corner;
 8-35 158. South 47° 20' 29" East, 24.80 feet to a point for
 8-36 corner;
 8-37 159. North 21° 30' 58" East, 51.08 feet to a point for
 8-38 corner;
 8-39 160. North 71° 18' 28" East, 60.89 feet to a point for
 8-40 corner;
 8-41 161. North 48° 57' 06" East, 52.62 feet to a point for
 8-42 corner;
 8-43 162. South 84° 00' 50" East, 19.91 feet to a point for
 8-44 corner;
 8-45 163. South 39° 44' 50" East, 45.08 feet to a point for
 8-46 corner;
 8-47 164. South 03° 40' 30" West, 53.11 feet to a point for
 8-48 corner;
 8-49 165. South 39° 21' 20" East, 19.95 feet to a point for
 8-50 corner;
 8-51 166. North 71° 41' 48" East, 40.88 feet to a point for
 8-52 corner;
 8-53 167. North 34° 06' 56" East, 53.25 feet to a point for
 8-54 corner;
 8-55 168. South 71° 18' 51" East, 23.98 feet to a point for
 8-56 corner;
 8-57 169. South 00° 02' 07" East, 69.79 feet to a point for
 8-58 corner;
 8-59 170. South 44° 33' 17" East, 19.57 feet to a point for
 8-60 corner;
 8-61 171. North 58° 38' 07" East, 29.11 feet to a point for
 8-62 corner;
 8-63 172. North 18° 09' 33" East, 56.36 feet to a point for
 8-64 corner;
 8-65 173. North 09° 45' 12" West, 73.95 feet to a point for
 8-66 corner;
 8-67 174. North 45° 11' 39" East, 31.28 feet to a point for
 8-68 corner;
 8-69 175. South 54° 19' 32" East, 93.30 feet to a point for

9-1 corner;
 9-2 176. North 58° 13' 40" East, 45.02 feet to a point for
 9-3 corner;
 9-4 177. North 06° 35' 07" East, 40.18 feet to a point for
 9-5 corner;
 9-6 178. North 25° 22' 53" West, 32.74 feet to a point for
 9-7 corner;
 9-8 179. North 53° 20' 38" East, 35.58 feet to a point for
 9-9 corner;
 9-10 180. North 13° 31' 31" East, 40.85 feet to a point for
 9-11 corner;
 9-12 181. South 07° 09' 04" East, 56.75 feet to a point for
 9-13 corner;
 9-14 182. South 73° 34' 16" East, 60.79 feet to a point for
 9-15 corner;
 9-16 183. South 55° 48' 31" East, 99.68 feet to a point for
 9-17 corner;
 9-18 184. South 02° 44' 42" East, 26.56 feet to a point for
 9-19 corner;
 9-20 185. South 74° 54' 09" West, 62.95 feet to a point for
 9-21 corner;
 9-22 186. South 14° 18' 42" West, 27.39 feet to a point for
 9-23 corner;
 9-24 187. South 10° 38' 09" East, 76.93 feet to a point for
 9-25 corner;
 9-26 188. South 42° 54' 59" East, 141.96 feet to a point for
 9-27 corner;
 9-28 189. North 85° 47' 49" East, 78.41 feet to a point for
 9-29 corner;
 9-30 190. South 14° 51' 03" East, 43.30 feet to a point for
 9-31 corner;
 9-32 191. South 22° 58' 55" West, 76.87 feet to a point for
 9-33 corner;
 9-34 192. South 36° 18' 43" West, 66.47 feet to a point for
 9-35 corner;
 9-36 193. South 23° 25' 07" East, 35.34 feet to a point for
 9-37 corner;
 9-38 194. South 56° 43' 19" East, 74.02 feet to a point for
 9-39 corner;
 9-40 195. South 77° 47' 25" East, 76.52 feet to a point for
 9-41 corner;
 9-42 196. South 50° 56' 57" East, 25.84 feet to a point for
 9-43 corner;
 9-44 197. South 01° 16' 38" West, 39.97 feet to a point for
 9-45 corner;
 9-46 198. South 36° 20' 59" West, 65.09 feet to a point for
 9-47 corner;
 9-48 199. South 03° 05' 55" West, 113.86 feet to a point for
 9-49 corner;
 9-50 200. South 09° 01' 37" East, 77.01 feet to a point for
 9-51 corner;
 9-52 201. South 09° 53' 40" West, 118.96 feet to a point for
 9-53 corner;
 9-54 202. South 55° 42' 27" West, 75.00 feet to a point for
 9-55 corner;
 9-56 203. South 12° 53' 38" West, 175.25 feet to a point for
 9-57 corner;
 9-58 204. South 67° 17' 50" West, 76.02 feet to a point for
 9-59 corner;
 9-60 205. South 01° 54' 55" West, 72.74 feet to a point for
 9-61 corner;
 9-62 206. South 21° 47' 47" West, 50.63 feet to a point for
 9-63 corner;
 9-64 207. South 30° 34' 07" West, 69.93 feet to a point for
 9-65 corner;
 9-66 208. South 01° 56' 11" East, 81.41 feet to a point for
 9-67 corner;
 9-68 209. South 26° 22' 42" West, 34.57 feet to a point for
 9-69 corner;

10-1 210. South 67° 05' 51" West, 48.34 feet to a point for
 10-2 corner;
 10-3 211. South 43° 05' 05" West, 88.84 feet to a point for
 10-4 corner;
 10-5 212. South 06° 12' 06" West, 32.76 feet to a point for
 10-6 corner;
 10-7 213. South 53° 52' 09" West, 35.31 feet to a point for
 10-8 corner;
 10-9 214. South 35° 27' 25" West, 93.16 feet to a point for
 10-10 corner;
 10-11 215. South 69° 02' 41" West, 26.32 feet to a point for
 10-12 corner;
 10-13 216. South 34° 55' 54" West, 62.47 feet to a point for
 10-14 corner;
 10-15 217. South 59° 30' 54" West, 34.80 feet to a point for
 10-16 corner;
 10-17 218. South 31° 35' 36" West, 54.99 feet to a point for
 10-18 corner;
 10-19 219. South 80° 38' 53" West, 17.59 feet to a point for
 10-20 corner;
 10-21 220. North 51° 17' 05" West, 58.54 feet to a point for
 10-22 corner;
 10-23 221. South 85° 12' 03" West, 41.54 feet to a point for
 10-24 corner;
 10-25 222. South 24° 59' 59" West, 91.00 feet to a point for
 10-26 corner;
 10-27 223. South 14° 46' 54" East, 72.19 feet to a point for
 10-28 corner;
 10-29 224. South 47° 49' 37" East, 17.58 feet to a point for
 10-30 corner;
 10-31 225. North 82° 33' 42" East, 18.98 feet to a point for
 10-32 corner;
 10-33 226. North 62° 05' 32" East, 49.47 feet to a point for
 10-34 corner;
 10-35 227. South 32° 37' 24" East, 21.13 feet to a point for
 10-36 corner;
 10-37 228. South 07° 10' 45" East, 68.85 feet to a point for
 10-38 corner;
 10-39 229. South 02° 25' 39" West, 25.29 feet to a point for
 10-40 corner;
 10-41 230. North 79° 02' 40" West, 66.16 feet to a point for
 10-42 corner;
 10-43 231. South 59° 02' 13" West, 28.47 feet to a point for
 10-44 corner;
 10-45 232. South 23° 47' 48" West, 31.28 feet to a point for
 10-46 corner;
 10-47 233. South 06° 18' 03" East, 34.66 feet to a point for
 10-48 corner;
 10-49 234. South 48° 52' 43" West, 70.17 feet to a point for
 10-50 corner;
 10-51 235. South 18° 07' 53" West, 25.89 feet to a point for
 10-52 corner;
 10-53 236. South 29° 37' 25" East, 16.81 feet to a point for
 10-54 corner;
 10-55 237. South 09° 35' 03" West, 18.94 feet to a point for
 10-56 corner;
 10-57 238. South 59° 28' 11" West, 41.78 feet to a point for
 10-58 corner;
 10-59 239. North 66° 25' 04" West, 53.16 feet to a point for
 10-60 corner;
 10-61 240. South 69° 43' 44" West, 29.88 feet to a point for
 10-62 corner;
 10-63 241. South 16° 40' 35" West, 18.93 feet to a point for
 10-64 corner;
 10-65 242. South 46° 16' 51" East, 103.13 feet to a point for
 10-66 corner;
 10-67 243. South 28° 15' 53" West, 34.48 feet to a point for
 10-68 corner;
 10-69 244. South 30° 08' 49" East, 38.27 feet to a point for

11-1 corner;
 11-2 245. South 54° 36' 23" West, 36.18 feet to a point for
 11-3 corner;
 11-4 246. North 87° 15' 40" West, 40.81 feet to a point for
 11-5 corner;
 11-6 247. South 43° 10' 16" West, 36.27 feet to a point for
 11-7 corner;
 11-8 248. South 01° 27' 54" West, 63.63 feet to a point for
 11-9 corner;
 11-10 249. South 22° 42' 55" East, 112.45 feet to a point for
 11-11 corner;
 11-12 250. North 83° 08' 57" West, 61.61 feet to a point for
 11-13 corner;
 11-14 251. South 55° 46' 35" West, 22.40 feet to a point for
 11-15 corner;
 11-16 252. South 19° 08' 34" East, 62.65 feet to a point for
 11-17 corner;
 11-18 253. South 34° 22' 11" West, 45.42 feet to a point for
 11-19 corner;
 11-20 254. South 22° 58' 01" East, 64.31 feet to a point for
 11-21 corner;
 11-22 255. South 79° 27' 25" West, 57.59 feet to a point for
 11-23 corner;
 11-24 256. South 36° 43' 17" West, 32.32 feet to a point for
 11-25 corner;
 11-26 257. South 74° 52' 42" West, 42.12 feet to a point for
 11-27 corner;
 11-28 258. South 27° 50' 45" West, 34.61 feet to a point for
 11-29 corner;
 11-30 259. South 31° 19' 18" East, 49.54 feet to a point for
 11-31 corner;
 11-32 260. South 06° 12' 13" West, 33.42 feet to a point for
 11-33 corner;
 11-34 261. South 60° 17' 32" West, 61.93 feet to a point for
 11-35 corner;
 11-36 262. South 39° 44' 32" West, 121.22 feet to a point for
 11-37 corner;
 11-38 263. South 83° 16' 38" West, 28.02 feet to a point for
 11-39 corner;
 11-40 264. South 58° 26' 10" West, 28.83 feet to a point for
 11-41 corner;
 11-42 265. South 08° 13' 32" East, 30.85 feet to a point for
 11-43 corner;
 11-44 266. South 34° 30' 19" East, 48.11 feet to a point for
 11-45 corner;
 11-46 267. South 68° 00' 38" West, 76.73 feet to a point for
 11-47 corner;
 11-48 268. South 28° 09' 54" East, 54.38 feet to a point for
 11-49 corner;
 11-50 269. South 34° 01' 05" West, 18.94 feet to a point for
 11-51 corner;
 11-52 270. South 84° 54' 15" West, 30.85 feet to a point for
 11-53 corner;
 11-54 271. South 11° 15' 51" East, 46.88 feet to a point for
 11-55 corner;
 11-56 272. South 87° 31' 48" West, 25.80 feet to a point for
 11-57 corner;
 11-58 273. North 79° 40' 58" West, 23.21 feet to a point for
 11-59 corner;
 11-60 274. South 24° 43' 54" West, 14.68 feet to a point for
 11-61 corner;
 11-62 275. South 18° 45' 47" East, 93.00 feet to a point for
 11-63 corner;
 11-64 276. South 71° 08' 09" West, 25.29 feet to a point for
 11-65 corner;
 11-66 277. North 77° 46' 11" West, 33.88 feet to a point for
 11-67 corner;
 11-68 278. South 80° 11' 57" West, 38.23 feet to a point for
 11-69 corner;

12-1 279. North 00° 36' 07" East, 47.79 feet to a point for
 12-2 corner;
 12-3 280. North 32° 38' 19" West, 26.35 feet to a point for
 12-4 corner;
 12-5 281. South 47° 30' 41" West, 25.30 feet to a point for
 12-6 corner;
 12-7 282. South 02° 17' 21" West, 94.71 feet to a point for
 12-8 corner;
 12-9 283. South 20° 38' 43" West, 73.61 feet to a point for
 12-10 corner;
 12-11 284. North 74° 41' 52" West, 14.28 feet to a point for
 12-12 corner;
 12-13 285. South 37° 35' 50" West, 27.33 feet to a point for
 12-14 corner;
 12-15 286. South 39° 04' 52" East, 31.93 feet to a point for
 12-16 corner;
 12-17 287. South 18° 15' 18" West, 18.63 feet to a point for
 12-18 corner;
 12-19 288. North 60° 28' 54" West, 30.92 feet to a point for
 12-20 corner;
 12-21 289. North 46° 52' 21" West, 30.19 feet to a point for
 12-22 corner;
 12-23 290. South 84° 54' 43" West, 30.43 feet to a point for
 12-24 corner;
 12-25 291. South 27° 52' 15" West, 24.75 feet to a point for
 12-26 corner;
 12-27 292. South 42° 24' 24" West, 8.11 feet to a point for corner;
 12-28 293. South 06° 34' 16" West, 143.30 feet to a point for
 12-29 corner;
 12-30 294. South 04° 01' 21" East, 37.45 feet to a point for
 12-31 corner;
 12-32 295. South 41° 41' 59" West, 41.33 feet to a point for
 12-33 corner;
 12-34 296. South 08° 41' 16" West, 87.67 feet to a point for
 12-35 corner;
 12-36 297. North 89° 20' 42" East, 18.46 feet to a point for
 12-37 corner;
 12-38 298. North 37° 05' 49" East, 15.91 feet to a point for
 12-39 corner;
 12-40 299. South 80° 41' 32" East, 59.15 feet to a point for
 12-41 corner;
 12-42 300. South 20° 27' 10" East, 17.03 feet to a point for
 12-43 corner;
 12-44 301. South 39° 59' 03" West, 43.56 feet to a point for
 12-45 corner;
 12-46 302. South 25° 25' 48" East, 17.02 feet to a point for
 12-47 corner;
 12-48 303. North 68° 44' 47" East, 12.02 feet to a point for
 12-49 corner;
 12-50 304. South 46° 48' 40" East, 27.43 feet to a point for
 12-51 corner;
 12-52 305. South 64° 52' 17" West, 32.97 feet to a point for
 12-53 corner;
 12-54 306. South 28° 57' 12" West, 48.82 feet to a point for
 12-55 corner;
 12-56 307. South 16° 43' 49" East, 21.92 feet to a point for
 12-57 corner;
 12-58 308. South 52° 41' 44" West, 51.99 feet to a point for
 12-59 corner;
 12-60 309. North 08° 31' 54" West, 46.17 feet to a point for
 12-61 corner;
 12-62 310. South 72° 07' 52" West, 28.23 feet to a point for
 12-63 corner;
 12-64 311. South 01° 47' 25" East, 34.99 feet to a point for
 12-65 corner;
 12-66 312. South 14° 38' 49" East, 44.21 feet to a point for
 12-67 corner;
 12-68 313. South 36° 01' 18" East, 78.59 feet to a point for
 12-69 corner;

- 13-1 314. South 04° 39' 33" West, 31.06 feet to a point for
- 13-2 corner;
- 13-3 315. South 29° 07' 48" East, 44.33 feet to a point for
- 13-4 corner;
- 13-5 316. South 40° 54' 36" West, 61.46 feet to a point for
- 13-6 corner;
- 13-7 317. South 24° 21' 02" West, 78.32 feet to a point for
- 13-8 corner;
- 13-9 318. South 29° 57' 15" East, 47.19 feet to a point for
- 13-10 corner;
- 13-11 319. North 71° 20' 15" East, 50.64 feet to a point for
- 13-12 corner;
- 13-13 320. South 42° 17' 13" East, 24.19 feet to a point for
- 13-14 corner;
- 13-15 321. South 21° 52' 21" West, 49.78 feet to a point for
- 13-16 corner;
- 13-17 322. South 89° 27' 24" West, 89.75 feet to a point for
- 13-18 corner;
- 13-19 323. South 42° 24' 07" West, 21.50 feet to a point for
- 13-20 corner;
- 13-21 324. South 16° 33' 12" East, 150.40 feet to a point for
- 13-22 corner;
- 13-23 325. North 78° 49' 48" West, 64.29 feet to a point for
- 13-24 corner.
- 13-25 326. North 58° 59' 03" West, 42.43 feet to a point for
- 13-26 corner;
- 13-27 327. South 23° 09' 10" West, 114.96 feet to a point for
- 13-28 corner;
- 13-29 328. South 24° 35' 10" East, 41.72 feet to a point for
- 13-30 corner;
- 13-31 329. South 74° 47' 21" East, 33.23 feet to a point for
- 13-32 corner;
- 13-33 330. South 27° 19' 09" East, 105.62 feet to a point for
- 13-34 corner;
- 13-35 331. South 32° 34' 11" West, 75.88 feet to a point for
- 13-36 corner;
- 13-37 332. South 06° 42' 20" East, 33.01 feet to a point for
- 13-38 corner;
- 13-39 333. South 75° 32' 01" East, 35.47 feet to a point for
- 13-40 corner;
- 13-41 334. North 40° 27' 24" East, 105.97 feet to a point for
- 13-42 corner;
- 13-43 335. South 56° 26' 22" East, 26.27 feet to a point for
- 13-44 corner;
- 13-45 336. South 05° 57' 05" West, 72.29 feet to a point for
- 13-46 corner;
- 13-47 337. South 12° 19' 55" East, 38.97 feet to a point for
- 13-48 corner;
- 13-49 338. South 35° 59' 47" West, 36.09 feet to a point for
- 13-50 corner;
- 13-51 339. North 60° 35' 48" West, 53.40 feet to a point for
- 13-52 corner;
- 13-53 340. South 09° 32' 00" West, 34.94 feet to a point for
- 13-54 corner;
- 13-55 341. South 41° 30' 30" East, 75.96 feet to a point for
- 13-56 corner;
- 13-57 342. North 57° 03' 06" East, 43.87 feet to a point for
- 13-58 corner;
- 13-59 343. South 27° 46' 00" East, 70.84 feet to a point for
- 13-60 corner;
- 13-61 344. South 49° 10' 04" East, 119.49 feet to a point for
- 13-62 corner;
- 13-63 345. South 13° 51' 19" East, 35.83 feet to a point for
- 13-64 corner;
- 13-65 346. South 50° 09' 16" East, 33.56 feet to a point for
- 13-66 corner;
- 13-67 347. South 78° 44' 37" East, 32.15 feet to a point for
- 13-68 corner;
- 13-69 348. South 21° 12' 23" East, 11.73 feet to a point for corner

14-1 in the north right-of-way line of F.M. 2090 (width varies)
14-2 described in Volume 214, Page 237, Volume 685, Page 123 and Volume
14-3 309, Page 575 of the Montgomery County Deed Records (M.C.D.R.);

14-4 Thence, along the north right-of-way line of said F.M. 2090
14-5 the following seven (7) courses and distances:

- 14-6 1. South 69° 22' 24" West, 174.58 feet to a point for corner;
- 14-7 2. South 61° 36' 43" West, 225.56 feet to a point for corner;
- 14-8 3. 672.43 feet along the arc of a non-tangent curve to the
14-9 right, having a radius of 2,846.48 feet, a central angle of 13° 32'
14-10 06", and a chord which bears South 77° 13' 53" West, with a chord
14-11 length of 670.87 feet to a point for corner;
- 14-12 4. South 81° 47' 39" West, 187.79 feet to a point for corner;
- 14-13 5. South 84° 52' 16" West, 256.08 feet to a point for corner;
- 14-14 6. 880.84 feet along the arc of a non-tangent curve to the
14-15 right, having a radius of 2,814.79 feet, a central angle of 17° 55'
14-16 47", and a chord which bears North 86° 05' 51" West, with a chord
14-17 length of 877.25 feet to a point for corner;
- 14-18 7. North 77° 19' 09" West, 894.91 feet to the POINT OF
14-19 BEGINNING, and containing 547.147 Acres (23,833,736 Square Feet) of
14-20 land.

14-21 SECTION 3. (a) The legal notice of the intention to
14-22 introduce this Act, setting forth the general substance of this
14-23 Act, has been published as provided by law, and the notice and a
14-24 copy of this Act have been furnished to all persons, agencies,
14-25 officials, or entities to which they are required to be furnished
14-26 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
14-27 Government Code.

14-28 (b) The governor, one of the required recipients, has
14-29 submitted the notice and Act to the Texas Commission on
14-30 Environmental Quality.

14-31 (c) The Texas Commission on Environmental Quality has filed
14-32 its recommendations relating to this Act with the governor, the
14-33 lieutenant governor, and the speaker of the house of
14-34 representatives within the required time.

14-35 (d) All requirements of the constitution and laws of this
14-36 state and the rules and procedures of the legislature with respect
14-37 to the notice, introduction, and passage of this Act are fulfilled
14-38 and accomplished.

14-39 SECTION 4. (a) If this Act does not receive a two-thirds
14-40 vote of all the members elected to each house, Subchapter C, Chapter
14-41 7960A, Special District Local Laws Code, as added by Section 1 of
14-42 this Act, is amended by adding Section 7960A.0307 to read as
14-43 follows:

14-44 Sec. 7960A.0307. NO EMINENT DOMAIN POWER. The district may
14-45 not exercise the power of eminent domain.

14-46 (b) This section is not intended to be an expression of a
14-47 legislative interpretation of the requirements of Section 17(c),
14-48 Article I, Texas Constitution.

14-49 SECTION 5. This Act takes effect immediately if it receives
14-50 a vote of two-thirds of all the members elected to each house, as
14-51 provided by Section 39, Article III, Texas Constitution. If this
14-52 Act does not receive the vote necessary for immediate effect, this
14-53 Act takes effect September 1, 2023.

14-54 * * * * *