

1-1 By: Creighton S.B. No. 2595  
 1-2 (In the Senate - Filed April 5, 2023; April 11, 2023, read  
 1-3 first time and referred to Committee on Local Government;  
 1-4 April 28, 2023, reported adversely, with favorable Committee  
 1-5 Substitute by the following vote: Yeas 7, Nays 0; April 28, 2023,  
 1-6 sent to printer.)

1-7 COMMITTEE VOTE

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

1-18 COMMITTEE SUBSTITUTE FOR S.B. No. 2595 By: West

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. 204; 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 8061 to read as follows:

1-28 CHAPTER 8061. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 204

1-29 SUBCHAPTER A. GENERAL PROVISIONS

1-30 Sec. 8061.0101. DEFINITIONS. In this chapter:

1-31 (1) "Board" means the district's board of directors.

1-32 (2) "Commission" means the Texas Commission on  
 1-33 Environmental Quality.

1-34 (3) "Director" means a board member.

1-35 (4) "District" means the Montgomery County Municipal  
 1-36 Utility District No. 204.

1-37 Sec. 8061.0102. NATURE OF DISTRICT. The district is a  
 1-38 municipal utility district created under Section 59, Article XVI,  
 1-39 Texas Constitution.

1-40 Sec. 8061.0103. CONFIRMATION AND DIRECTOR ELECTION  
 1-41 REQUIRED. The temporary directors shall hold an election to  
 1-42 confirm the creation of the district and to elect five permanent  
 1-43 directors as provided by Section 49.102, Water Code.

1-44 Sec. 8061.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
 1-45 temporary directors may not hold an election under Section  
 1-46 8061.0103 until each municipality in whose corporate limits or  
 1-47 extraterritorial jurisdiction the district is located has  
 1-48 consented by ordinance or resolution to the creation of the  
 1-49 district and to the inclusion of land in the district as required by  
 1-50 applicable law.

1-51 Sec. 8061.0105. 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. 8061.0106. 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. 8061.0201. 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 8061.0202, directors  
 2-17 serve staggered four-year terms.

2-18 Sec. 8061.0202. TEMPORARY DIRECTORS. (a) The temporary  
 2-19 board consists of:

- 2-20 (1) Rusty Campbell;
- 2-21 (2) Gordon Richardson;
- 2-22 (3) Greg Eknoyan;
- 2-23 (4) Clint Pendleton; and
- 2-24 (5) Mark Butler.

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

- 2-26 (1) the date permanent directors are elected under  
 2-27 Section 8061.0103; 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 8061.0103 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 8061.0103; 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. 8061.0301. 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. 8061.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
 2-51 DUTIES. The district has the powers and duties provided by the  
 2-52 general law of this state, including Chapters 49 and 54, Water Code,  
 2-53 applicable to municipal utility districts created under Section 59,  
 2-54 Article XVI, Texas Constitution.

2-55 Sec. 8061.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
 2-56 52, Article III, Texas Constitution, the district may design,  
 2-57 acquire, construct, finance, issue bonds for, improve, operate,  
 2-58 maintain, and convey to this state, a county, or a municipality for  
 2-59 operation and maintenance macadamized, graveled, or paved roads, or  
 2-60 improvements, including storm drainage, in aid of those roads.

2-61 Sec. 8061.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
 2-62 road project must meet all applicable construction standards,  
 2-63 zoning and subdivision requirements, and regulations of each  
 2-64 municipality in whose corporate limits or extraterritorial  
 2-65 jurisdiction the road project is located.

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

3-1 the road project is located.  
 3-2 (c) If the state will maintain and operate the road, the  
 3-3 Texas Transportation Commission must approve the plans and  
 3-4 specifications of the road project.  
 3-5 Sec. 8061.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
 3-6 ORDINANCE OR RESOLUTION. The district shall comply with all  
 3-7 applicable requirements of any ordinance or resolution that is  
 3-8 adopted under Section 54.016 or 54.0165, Water Code, and that  
 3-9 consents to the creation of the district or to the inclusion of land  
 3-10 in the district.  
 3-11 Sec. 8061.0306. DIVISION OF DISTRICT. (a) The board, on  
 3-12 its own motion or on receipt of a petition signed by the owner or  
 3-13 owners of a majority of the assessed value of the real property in  
 3-14 the district, may adopt an order dividing the district.  
 3-15 (b) An order dividing a district may create one or more new  
 3-16 districts and may provide for the continuation of the district.  
 3-17 (c) An order dividing the district shall:  
 3-18 (1) name any new district;  
 3-19 (2) include the metes and bounds description of the  
 3-20 territory of each of the districts;  
 3-21 (3) appoint temporary directors for any new district;  
 3-22 and  
 3-23 (4) provide for the division of assets and liabilities  
 3-24 between the districts.  
 3-25 (d) The board may adopt an order dividing the district  
 3-26 before or after the date the board holds an election to confirm the  
 3-27 district's creation.  
 3-28 (e) The district may be divided only if the district:  
 3-29 (1) has no outstanding bonded debt; and  
 3-30 (2) is not imposing ad valorem taxes.  
 3-31 (f) A new district created by the division of the district  
 3-32 may not, at the time the new district is created, contain any land  
 3-33 outside the area described by Section 2 of the Act enacting this  
 3-34 chapter.  
 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) This chapter applies to any new district created by the  
 3-40 division of the district, and a new district has all the powers and  
 3-41 duties of the district.  
 3-42 (i) A new district created by the division of the district  
 3-43 shall hold a confirmation and directors' election.  
 3-44 (j) If the creation of the new district is confirmed, the  
 3-45 new district shall provide the election date and results to the  
 3-46 commission.  
 3-47 (k) A new district created by the division of the district  
 3-48 must hold an election as required by this chapter to obtain voter  
 3-49 approval before the district may impose a maintenance tax or issue  
 3-50 bonds payable wholly or partly from ad valorem taxes.  
 3-51 (l) The district may continue to rely on confirmation,  
 3-52 directors', bond, or tax elections held prior to the division.  
 3-53 (m) Municipal consent to the creation of the district and to  
 3-54 the inclusion of land in the district acts as municipal consent to  
 3-55 the creation of any new district created by the division of the  
 3-56 district and to the inclusion of land in the new district.  
 3-57 Sec. 8061.0307. LIMITATION ON USE OF EMINENT DOMAIN. The  
 3-58 district may not exercise the power of eminent domain outside the  
 3-59 district to acquire a site or easement for:  
 3-60 (1) a road project authorized by Section 8061.0303; or  
 3-61 (2) a recreational facility as defined by Section  
 3-62 49.462, Water Code.  
 3-63 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS  
 3-64 Sec. 8061.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
 3-65 The district may issue, without an election, bonds and other  
 3-66 obligations secured by:  
 3-67 (1) revenue other than ad valorem taxes; or  
 3-68 (2) contract payments described by Section 8061.0403.  
 3-69 (b) The district must hold an election in the manner

4-1 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
4-2 before the district may impose an ad valorem tax or issue bonds  
4-3 payable from ad valorem taxes.

4-4 (c) The district may not issue bonds payable from ad valorem  
4-5 taxes to finance a road project unless the issuance is approved by a  
4-6 vote of a two-thirds majority of the district voters voting at an  
4-7 election held for that purpose.

4-8 Sec. 8061.0402. OPERATION AND MAINTENANCE TAX. (a) If  
4-9 authorized at an election held under Section 8061.0401, the  
4-10 district may impose an operation and maintenance tax on taxable  
4-11 property in the district in accordance with Section 49.107, Water  
4-12 Code.

4-13 (b) The board shall determine the tax rate. The rate may not  
4-14 exceed the rate approved at the election.

4-15 Sec. 8061.0403. CONTRACT TAXES. (a) In accordance with  
4-16 Section 49.108, Water Code, the district may impose a tax other than  
4-17 an operation and maintenance tax and use the revenue derived from  
4-18 the tax to make payments under a contract after the provisions of  
4-19 the contract have been approved by a majority of the district voters  
4-20 voting at an election held for that purpose.

4-21 (b) A contract approved by the district voters may contain a  
4-22 provision stating that the contract may be modified or amended by  
4-23 the board without further voter approval.

4-24 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-25 Sec. 8061.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
4-26 OBLIGATIONS. The district may issue bonds or other obligations  
4-27 payable wholly or partly from ad valorem taxes, impact fees,  
4-28 revenue, contract payments, grants, or other district money, or any  
4-29 combination of those sources, to pay for any authorized district  
4-30 purpose.

4-31 Sec. 8061.0502. TAXES FOR BONDS. At the time the district  
4-32 issues bonds payable wholly or partly from ad valorem taxes, the  
4-33 board shall provide for the annual imposition of a continuing  
4-34 direct ad valorem tax, without limit as to rate or amount, while all  
4-35 or part of the bonds are outstanding as required and in the manner  
4-36 provided by Sections 54.601 and 54.602, Water Code.

4-37 Sec. 8061.0503. BONDS FOR ROAD PROJECTS. At the time of  
4-38 issuance, the total principal amount of bonds or other obligations  
4-39 issued or incurred to finance road projects and payable from ad  
4-40 valorem taxes may not exceed one-fourth of the assessed value of the  
4-41 real property in the district.

4-42 SECTION 2. The Montgomery County Municipal Utility District  
4-43 No. 204 initially includes all the territory contained in the  
4-44 following area:

4-45 Being the 2506.15 acres of land, situated in the SAMUEL  
4-46 LINDLEY SURVEY, A-23, JOSE MARIA DE LA GARZA GRANT, A-15, RICHARD  
4-47 WILLIAMS SURVEY, A-596 and the T.C. STEVENS SURVEY, A-525,  
4-48 Montgomery County, Texas and being:

4-49 1. Part of a called 1432.5101 acre tract of land described  
4-50 as PARCEL 4 in a Special Warranty Deed dated April 25, 2018 from  
4-51 Apitx 5 LLC to Michael G. Manners, Trustee of the Michael G. Manners  
4-52 Revocable Trust Dated September 8, 2017 recorded in Volume 1322,  
4-53 Page 463, Official Public Records, Montgomery County, Texas  
4-54 (MCOPR);

4-55 2. All of a called 532.4888 acre tract of land described as  
4-56 PARCEL 1 in said Deed dated April 25, 2018 from Apitx 5 LLC to  
4-57 Michael G. Manners, Trustee of the Michael G. Manners Revocable  
4-58 Trust Dated September 8, 2017 recorded in Volume 1322, Page 463,  
4-59 MCOPR;

4-60 3. All of a called 66.3792 acre tract of land described in a  
4-61 Deed dated December 8, 2017 from Maria De La Luz Ortiz, et vir to  
4-62 Michael G. Manners, Trustee of the Michael G. Manners Revocable  
4-63 Trust recorded under Clerk's File Number (CFN) 2017111540, MCOPR;

4-64 4. All of the following four (4) tracts described in a Deed  
4-65 dated October 15, 2014 from Harry N. Kerr and Rendy Kerr to Michael  
4-66 G. Manners recorded under CFN 2017111540, MCOPR:

- 4-67 ● PARCEL ONE (1) 187.56 acre tract of land,
- 4-68 ● PARCEL TWO (2) 131.49 acre tract of land,
- 4-69 ● PARCEL THREE (3) 104.94 acre tract of land,

5-1           ● PARCEL FOUR (4) 85.32 acre tract of land;  
5-2           Said 2506.15 acres being all of the 2510.10 acre tract  
5-3 described hereafter, SAVE AND EXCEPT 3.95 acres within the fenced  
5-4 margin of Rogers Road, a.k.a. Old Willis New Waverly Road (county  
5-5 maintained asphalt surface), described hereinafter the below  
5-6 description;  
5-7           Said 2510.10 acres being more definitely described by metes  
5-8 and bounds as follows:  
5-9           BEGINNING at the northernmost west corner of the said  
5-10 1432.5101 acre Manners tract and this tract, the northernmost  
5-11 corner of a called 132.3296 acre tract of land described in a Deed  
5-12 to Edward E. Hartline, et ux recorded under CFN 9656185, MCOPR, the  
5-13 easternmost corner of a called 9.333 acre tract of land described in  
5-14 a Deed to Edward E. Hartline and Deborah W. Hartline recorded under  
5-15 CFN 2001052161, MCOPR and the southernmost corner of a called 45.19  
5-16 acre tract of land described in a Deed to Francine Stewart recorded  
5-17 under CFN 56023, Official Public Records of Walker County, TX  
5-18 (WCOPR);  
5-19           THENCE N 65°41'07" E, a distance of 884.12 feet <calculated>  
5-20 with the following boundary lines:  
5-21           ● a northwesterly line of the said 1432.5101 acre Manners  
5-22 tract and this tract,  
5-23           ● the south east line of the said 45.19 acre Stewart tract,  
5-24 to a point for corner of the following tracts:  
5-25           ● in the northernmost northwest line of the said 1432.5101  
5-26 acre Manners tract and a west angle corner in the westerly north  
5-27 line this tract,  
5-28           ● in the southerly line of the said 45.19 acre Stewart  
5-29 tract,  
5-30           ● in the common line of the SAMUEL LINDLEY SURVEY, A-23  
5-31 (Montgomery County) and A-29 (Walker County),  
5-32           ● in the approximate Montgomery County/Walker County line;  
5-33           THENCE N 87°31'06" E, across the said 1432.5101 acre Manners  
5-34 tract, a distance of 1394.41 feet <calculated based upon GIS data,  
5-35 see note no. 3> with the following boundary lines:  
5-36           ● the westerly north line of this tract,  
5-37           ● the common line of the SAMUEL LINDLEY SURVEY, A-23  
5-38 (Montgomery County) and A-29 (Walker County),  
5-39           ● the approximate Montgomery County/Walker County line, to  
5-40 a point for corner of the following tracts:  
5-41           ● in a northerly interior line of the said 1432.5101 acre  
5-42 Manners tract and a northeast corner of this tract,  
5-43           ● the approximate northwest corner of the said JOSE MARIA DE  
5-44 LA GARZA GRANT, A-15,  
5-45           ● in the southwesterly line of a called 30.6 acre tract of  
5-46 land described in a Deed to Francine F. Stewart recorded under Inst.  
5-47 57729, WCOPR;  
5-48           THENCE S 24°31'02" E, a distance of 394.55 feet <calculated>  
5-49 with the following boundary lines:  
5-50           ● a northerly interior line of the said 1432.5101 acre  
5-51 Manners tract and this tract,  
5-52           ● the common line of the said JOSE MARIA DE LA GARZA GRANT,  
5-53 A-15 and the said SAMUEL LINDLEY SURVEY, A-23,  
5-54           ● the southwesterly line of the said 30.6 acre Stewart  
5-55 tract,  
5-56           to a point for corner of the following tracts:  
5-57           ● the northernmost interior ell corner of the said 1432.5101  
5-58 acre Manners tract and this tract,  
5-59           ● the southernmost corner of the said 30.6 acre Stewart  
5-60 tract;  
5-61           THENCE N 65°30'38" E, a distance of 975.97 feet with the  
5-62 following boundary lines:  
5-63           ● a northerly interior line of the said 1432.5101 acre  
5-64 Manners tract and this tract,  
5-65           ● the southeasterly line of the said 30.6 acre Stewart  
5-66 tract,  
5-67           to a point for corner of the following tracts:  
5-68           ● in a northerly interior line of the said 1432.5101 acre  
5-69 Manners tract and an exterior angle corner in the easterly north

6-1 line of this tract,  
6-2       ● in the southeasterly line of the said 30.6 acre Stewart  
6-3 tract,  
6-4       ● in the common line of the said JOSE MARIA DE LA GARZA  
6-5 GRANT, A-15 (Montgomery County) and A-22 (Walker County),  
6-6       ● in said approximate Montgomery County/Walker County line;  
6-7       THENCE N 87°31'06" E, across the said 1432.5101 acre Manners  
6-8 tract, a distance of 533.70 feet <calculated based upon GIS data,  
6-9 see note no. 3> with the following boundary lines:  
6-10       ● the easterly north line of this tract,  
6-11       ● the common line of the said JOSE MARIA DE LA GARZA GRANT,  
6-12 A-15 (Montgomery County) and A-22 (Walker County),  
6-13       ● the said approximate Montgomery County/Walker County  
6-14 line,  
6-15       to a point for corner of the following tracts:  
6-16       ● in a northeasterly line of the said 1432.5101 acre Manners  
6-17 tract and an angle corner in the easterly north line of this tract,  
6-18       ● in the common line of the said JOSE MARIA DE LA GARZA  
6-19 GRANT, A-15 (Montgomery County) and A-22 (Walker County),  
6-20       ● in the said approximate Montgomery County/Walker County  
6-21 line;  
6-22       ● in an interior line of a called 50.23 acre tract of land  
6-23 described as Tract 2 in a Deed to Richard William Buckner recorded  
6-24 in Vol. 702, pg. 59, MCOPR;  
6-25       THENCE S 58°32'55" E, a distance of 74.17 feet with the  
6-26 following boundary lines:  
6-27       ● the northernmost northeast line of the said 1432.5101 acre  
6-28 Manners tract and this tract,  
6-29       ● an interior line of the said 50.23 acre Buckner tract,  
6-30       to a point for corner of the following tracts:  
6-31       ● a northeasterly angle corner of the said 1432.5101 acre  
6-32 Manners tract and this tract,  
6-33       ● a westerly interior angle corner of the said 50.23 acre  
6-34 Buckner tract;  
6-35       THENCE S 13°37'55" W, a distance of 940.82 feet with the  
6-36 following boundary lines:  
6-37       ● a northerly east line of the said 1432.5101 acre Manners  
6-38 tract and this tract,  
6-39       ● a south west line of the said 50.23 acre Buckner tract,  
6-40       to a point for corner of the following tracts:  
6-41       ● a northeasterly angle corner of the said 1432.5101 acre  
6-42 Manners tract and this tract,  
6-43       ● the southernmost southwest corner of the said 50.23 acre  
6-44 Buckner tract,  
6-45       ● in the westernmost north line of a called 199.62 acre  
6-46 tract of land described in a Deed to David W. Thompson and Lisa Ann  
6-47 Thompson recorded under CFN 2018005335, MCOPR;  
6-48       THENCE S 88°54'31" W, a distance of 134.13 feet with the  
6-49 following boundary lines:  
6-50       ● the northernmost south line of the said 1432.5101 acre  
6-51 Manners tract and this tract,  
6-52       ● the southernmost north line of the said 199.62 acre  
6-53 Thompson tract,  
6-54       to a point in the center of Chicken Creek for corner of the  
6-55 following tracts:  
6-56       ● a northeasterly interior angle corner of the said  
6-57 1432.5101 acre Manners tract and this tract,  
6-58       ● the southernmost northwest corner of the said 199.62 acre  
6-59 Thompson tract;  
6-60       THENCE S 16°14'50" W, a distance of 1214.37 feet with the  
6-61 following boundary lines:  
6-62       ● a northerly east line of the said 1432.5101 acre Manners  
6-63 tract and this tract,  
6-64       ● a west line of the said 199.62 acre Thompson tract,  
6-65       to a point for corner of the following tracts:  
6-66       ● an easterly interior angle corner of the said 1432.5101  
6-67 acre Manners tract and this tract,  
6-68       ● the westernmost corner of the said 199.62 acre Thompson  
6-69 tract;

7-1           THENCE S 24°54'33" E, a distance of 1140.32 feet with the  
7-2 following boundary lines:  
7-3           ● an easterly interior line of the said 1432.5101 acre  
7-4 Manners tract and this tract,  
7-5           ● the southernmost west line of the said 199.62 acre  
7-6 Thompson tract,  
7-7           ● the common line of the said JOSE MARIA DE LA GARZA GRANT,  
7-8 A-15 and the said SAMUEL LINDLEY SURVEY, A-23,  
7-9           to a point for corner of the following tracts:  
7-10          ● an easterly interior ell corner of the said 1432.5101 acre  
7-11 Manners tract and this tract,  
7-12          ● the southwest corner of the said 199.62 acre Thompson  
7-13 tract;  
7-14           THENCE N 65°38'47" E, a distance of 839.59 feet with the  
7-15 following boundary lines:  
7-16          ● an easterly north line of the said 1432.5101 acre Manners  
7-17 tract and this tract,  
7-18          ● the southerly line of the said 199.62 acre Thompson tract,  
7-19           to a point for corner of the following tracts:  
7-20          ● an easterly northeast corner of the said 1432.5101 acre  
7-21 Manners tract and this tract,  
7-22          ● in the southerly line of the said 199.62 acre Thompson  
7-23 tract,  
7-24          ● the westernmost corner of a called 67.542 acre tract of  
7-25 land described in a Deed to Donnie O. Chumley, et ux recorded under  
7-26 Film Code Number (FCN) 472-01-2169, Official Public Records of Real  
7-27 Property, Montgomery County, TX (MCRPR);  
7-28           THENCE S 25°05'13" E, a distance of 3498.14 feet with the  
7-29 following boundary lines:  
7-30          ● an east line of the said 1432.5101 acre Manners tract and  
7-31 this tract,  
7-32          ● the west line of the said 67.542 acre Chumley tract,  
7-33          ● the southernmost westerly line of a called 30.00 acre  
7-34 tract of land described in a Deed to Glen E. Koy, Jr. recorded under  
7-35 FCN 743-01-1612, MCRPR,  
7-36          ● the westerly line of a called 10.00 acre tract of land  
7-37 described in a Deed to James A. Hammons, et ux recorded under FCN  
7-38 323-01-2205, MCRPR,  
7-39          ● the westerly line of a called 10.00 acre tract of land  
7-40 described in a Deed to James T. Hammons, et ux recorded under FCN  
7-41 452-13-1112, MCOPR,  
7-42          ● the westerly line of a called 9.95 acre tract of land  
7-43 described in a Deed to James T. Hammons recorded under CFN  
7-44 2018095675, MCOPR,  
7-45          ● the northernmost west line of a called 29.90 acre tract of  
7-46 land described in a Deed to Matthew S. Herridge recorded under CFN  
7-47 2018090717, MCOPR,  
7-48           to a point for corner of the following tracts:  
7-49          ● a southeast corner of the said 1432.5101 acre Manners  
7-50 tract and this tract,  
7-51          ● a westerly interior ell corner of the said 29.90 acre  
7-52 Herridge tract;  
7-53           THENCE S 62°57'14" W, a distance of 920.75 feet with the  
7-54 following boundary lines:  
7-55          ● an easterly southeast line of the said 1432.5101 acre  
7-56 Manners tract and this tract,  
7-57          ● the lower northwest line of the said 29.90 acre Herridge  
7-58 tract,  
7-59           to a point for corner of the following tracts:  
7-60          ● an easterly interior ell corner of the said 1432.5101 acre  
7-61 Manners tract and this tract,  
7-62          ● the westernmost corner of the said 29.90 acre Herridge  
7-63 tract,  
7-64          ● in the common line of the said JOSE MARIA DE LA GARZA  
7-65 GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23;  
7-66           THENCE S 25°14'14" E, a distance of 3418.55 feet with the  
7-67 following boundary lines:  
7-68          ● an easterly northeast line of the said 1432.5101 acre  
7-69 Manners tract and this tract,

- 8-1           ● the westerly southwest line of the said 29.90 acre  
8-2 Herridge tract,  
8-3           ● the common line of the said JOSE MARIA DE LA GARZA GRANT,  
8-4 A-15 and the said SAMUEL LINDLEY SURVEY, A-23,  
8-5           ● the westerly line of a called 20.000 acre tract of land  
8-6 described in a Deed to Glen E. Koy, et ux recorded under CFN  
8-7 9676130, MCRPR,  
8-8           ● the westerly line of a called 16.416 acre tract of land  
8-9 described in a Deed to Glen Koy and Janice Koy recorded under CFN  
8-10 2004112851, MCRPR,  
8-11          ● the westerly line of a called 4.933 acre tract of land  
8-12 described in a Deed to Chad William Baylor recorded under CFN  
8-13 2011077678, MCOPR,  
8-14          ● the westerly line of a called 4.0000 acre tract of land  
8-15 described in a Deed to Rubin Allen Wood, et ux recorded under CFN  
8-16 201108049, MCOPR,  
8-17          ● the westerly line of a called 1.63 acre tract of land  
8-18 described in a Deed to Halbert L. Martin, Sr. and Kathryn L. Martin  
8-19 recorded under CFN 2015039488, MCOPR,  
8-20          to a point for corner of the following tracts:  
8-21          ● an easterly angle corner of the said 1432.5101 acre  
8-22 Manners tract and this tract,  
8-23          ● in the common line of the said JOSE MARIA DE LA GARZA  
8-24 GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23,  
8-25          ● in the fenced west margin of said Rogers Road;  
8-26          THENCE S 26°59'30" E, across the fenced margins of said Rogers  
8-27 Road, a distance of 174.33 feet <calculated> to a point for corner  
8-28 of the following tracts;  
8-29          ● the northernmost corner of the said 532.4888 acre Manners  
8-30 tract and an easterly angle corner of this tract,  
8-31          ● in the common line of the said JOSE MARIA DE LA GARZA  
8-32 GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23,  
8-33          ● in the fenced east margin of said Rogers Road,  
8-34          ● the westernmost northwest corner of Mt. Zion Acres  
8-35 Subdivision according to Plat recorded in Cabinet D, Sheet 108-B  
8-36 and also recorded under CFN 8311986;  
8-37          THENCE S 25°40'43" E, a distance of 1275.80 feet with the  
8-38 following boundary lines:  
8-39          ● a westerly northeast line of the said 532.4888 acre  
8-40 Manners tract and an interior northeast line of this tract,  
8-41          ● the westernmost line of the said Mt. Zion Acres  
8-42 Subdivision,  
8-43          ● the common line of the said JOSE MARIA DE LA GARZA GRANT,  
8-44 A-15 and the said SAMUEL LINDLEY SURVEY, A-23,  
8-45          to a point for corner of the following tracts:  
8-46          ● a westerly interior angle corner of the said 532.4888 acre  
8-47 Manners tract and a central interior angle corner of this tract,  
8-48          ● the westernmost southwest corner of the said Mt. Zion  
8-49 Acres Subdivision,  
8-50          ● in the common line of the said JOSE MARIA DE LA GARZA  
8-51 GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23;  
8-52          THENCE S 88°39'00" E, a distance of 527.46 feet with the  
8-53 following boundary lines:  
8-54          ● the westernmost north line of the said 532.4888 acre  
8-55 Manners tract and an central north line of this tract,  
8-56          ● the westernmost south line of the said Mt. Zion Acres  
8-57 Subdivision,  
8-58          to a point for corner of the following tracts:  
8-59          ● the westernmost northeast corner of the said 532.4888 acre  
8-60 Manners tract and a northeast corner of this tract,  
8-61          ● a southerly interior angle corner of the said Mt. Zion  
8-62 Acres Subdivision;  
8-63          THENCE S 25°03'48" E, a distance of 398.07 feet with the  
8-64 following boundary lines:  
8-65          ● a northerly interior line of the said 532.4888 acre  
8-66 Manners tract and this tract,  
8-67          ● the southernmost west line of the said Mt. Zion Acres  
8-68 Subdivision,  
8-69          to a point for corner of the following tracts:



9-1           ● a northerly interior angle corner of the said 532.4888  
9-2 acre Manners tract and this tract,  
9-3           ● the southernmost southwest corner of the said Mt. Zion  
9-4 Acres Subdivision;  
9-5           THENCE S 87°44'57" E, a distance of 477.38 feet with the  
9-6 following boundary lines:  
9-7           ● a north line of the said 532.4888 acre Manners tract and  
9-8 this tract,  
9-9           ● the southernmost line of the said Mt. Zion Acres  
9-10 Subdivision,  
9-11          to a point for corner of the following tracts:  
9-12          ● in a north line of the said 532.4888 acre Manners tract and  
9-13 this tract,  
9-14          ● the southeast corner of the said Mt. Zion Acres  
9-15 Subdivision,  
9-16          ● the southwest corner of the said 66.3792 acre Manners  
9-17 tract;  
9-18          THENCE N 22°23'08" W, a distance of 2871.09 feet with the  
9-19 following boundary lines:  
9-20          ● the west line of the said 66.3792 acre Manners tract and a  
9-21 west line of this tract,  
9-22          ● the east line of the said Mt. Zion Acres Subdivision,  
9-23          to a point for corner of the following tracts:  
9-24          ● the northwest corner of the said 66.3792 acre Manners  
9-25 tract and a lower northwest corner of this tract,  
9-26          ● the northeast corner of the said Mt. Zion Acres  
9-27 Subdivision,  
9-28          ● in the south margin of Mt. Zion Road (a county maintained  
9-29 asphalt surface);  
9-30          THENCE S 87°44'03" E, a distance of 1089.77 feet with the  
9-31 following boundary lines:  
9-32          ● the north line of the said 66.3792 acre Manners tract and a  
9-33 north line of this tract,  
9-34          ● the south margin of said Mt. Zion Road,  
9-35          to a point for corner of the following tracts:  
9-36          ● the northeast corner of the said 66.3792 acre Manners  
9-37 tract and a northeast corner of this tract,  
9-38          ● in the south margin of said Mt. Zion Road,  
9-39          ● the northwest corner of a called 4.00 acre tract described  
9-40 in a Deed to John Wesley Castine recorded under CFN 2011071469,  
9-41 MCOPR;  
9-42          THENCE S 22°32'05" E, a distance of 874.15 feet with the  
9-43 following boundary lines:  
9-44          ● an east line of the said 66.3792 acre Manners tract and  
9-45 this tract,  
9-46          ● the west line of the said 4.00 acre Castine tract,  
9-47          to a point for corner of the following tracts:  
9-48          ● an angle corner of the said 66.3792 acre Manners tract and  
9-49 this tract,  
9-50          ● the southwest corner of the said 4.00 acre Castine tract,  
9-51          ● the westernmost northwest corner of a called 44.5 acre  
9-52 tract conveyed to Ian Martin Gerrard recorded under CFN 2018099526,  
9-53 MCOPR and being more particularly described in a Deed recorded in  
9-54 Vol. 483, pg. 485, Deed Records of Montgomery County, TX (MCDR);  
9-55          THENCE S 22°35'50" E, a distance of 1126.95 feet with the  
9-56 following boundary lines:  
9-57          ● an east line of the said 66.3792 acre Manners tract and  
9-58 this tract,  
9-59          ● the west line of the said 44.5 acre Gerrard tract,  
9-60          to a point for corner of the following tracts:  
9-61          ● an angle corner of the said 66.3792 acre Manners tract and  
9-62 this tract,  
9-63          ● the southwest corner of the said 44.5 acre Gerrard tract,  
9-64          ● the easternmost northwest corner of the said 532.4888 acre  
9-65 Manners tract;  
9-66          THENCE N 89°38'34" E, a distance of 1363.00 feet with the  
9-67 following boundary lines:  
9-68          ● a north line of the said 532.4888 acre Manners tract and  
9-69 this tract,

10-1 ● the south line of the said 44.5 acre Gerrard tract,  
10-2 to a point for corner of the following tracts:  
10-3 ● a northeast corner of the said 532.4888 acre Manners tract  
10-4 and this tract,  
10-5 ● in the south line of the said 44.5 acre Gerrard tract,  
10-6 ● the southernmost northwest corner of a called 57.790 acre  
10-7 tract of land described in a Deed to Jacob Slott recorded under CFN  
10-8 2017071820, MCOPR;  
10-9 THENCE S 14°49'59" E, a distance of 901.02 feet with the  
10-10 following boundary lines:  
10-11 ● an east line of the said 532.4888 acre Manners tract and  
10-12 this tract,  
10-13 ● the west line of the said 57.790 acre Slott tract,  
10-14 to a point for corner of the following tracts:  
10-15 ● an interior corner of the said 532.4888 acre Manners tract  
10-16 and this tract,  
10-17 ● the westernmost southwest corner of the said 57.790 acre  
10-18 Slott tract;  
10-19 THENCE S 87°45'59" E, a distance of 194.05 feet with the  
10-20 following boundary lines:  
10-21 ● an easterly north line of the said 532.4888 acre Manners  
10-22 tract and this tract,  
10-23 ● a south line of the said 57.790 acre Slott tract,  
10-24 to a point for corner of the following tracts:  
10-25 ● an angle corner of the said 532.4888 acre Manners tract  
10-26 and this tract,  
10-27 ● in a south line of the said 57.790 acre Slott tract;  
10-28 ● the northwest corner of a called 55.5169 acre tract of  
10-29 land described in a Deed to Jacob Slott recorded under CFN  
10-30 2018057080, MCOPR;  
10-31 THENCE generally in a southerly direction, with an east line  
10-32 of the said 532.4888 acre Manners tract and of this tract and the  
10-33 westerly line of the said 55.5169 acre Slott tract, the following  
10-34 five (5) calls:  
10-35 ● S 39°40'05" E, a distance of 437.68 feet to a point for  
10-36 corner,  
10-37 ● S 14°13'08" E, a distance of 84.58 feet to a point for  
10-38 corner,  
10-39 ● S 16°28'28" W, a distance of 289.38 feet to a point for  
10-40 corner,  
10-41 ● S 27°16'56" W, a distance of 648.82 feet to a point for  
10-42 corner,  
10-43 ● S 25°42'27" W, a distance of 1411.29 feet to a point for  
10-44 corner in the center of Little Caney Creek;  
10-45 THENCE generally in an easterly direction with the center of  
10-46 said Little Caney Creek, with a lower north line of the said  
10-47 532.4888 acre Manners tract and of this tract and the south line of  
10-48 the said 55.5169 acre Slott tract, the following eleven (11) calls:  
10-49 1) S 58°09'36" E, a distance of 260.72 feet to a point for  
10-50 corner,  
10-51 2) N 25°57'38" E, a distance of 230.21 feet to a point for  
10-52 corner,  
10-53 3) S 76°55'51" E, a distance of 62.79 feet to a point for  
10-54 corner,  
10-55 4) N 82°18'25" E, a distance of 250.28 feet to a point for  
10-56 corner,  
10-57 5) S 65°20'13" E, a distance of 341.62 feet to a point for  
10-58 corner,  
10-59 6) N 23°34'04" E, a distance of 133.93 feet to a point for  
10-60 corner,  
10-61 7) N 74°54'27" E, a distance of 209.23 feet to a point for  
10-62 corner,  
10-63 8) S 77°34'31" E, a distance of 104.01 feet to a point for  
10-64 corner,  
10-65 9) S 23°52'36" W, a distance of 145.46 feet to a point for  
10-66 corner,  
10-67 10) S 23°19'34" E, a distance of 147.34 feet to a point for  
10-68 corner,  
10-69 11) S 66°15'17" E, a distance of 271.00 feet to a point for

11-1 the southernmost northeast corner of the said 532.4888 acre Manners  
 11-2 tract, a lower northeast corner of this tract, the southernmost  
 11-3 corner of the said 55.5169 acre Slott tract, in the center of said  
 11-4 Little Caney Creek and in the westernmost line of a called 250 acre  
 11-5 tract of land described in a Deed to Henry L. Pratt and Arthur C.  
 11-6 Pratt recorded in Vol. 194, pg. 192, MCDR;  
 11-7 THENCE S 00°25'07" W, a distance of 808.32 feet with the  
 11-8 following boundary lines:  
 11-9 ● the easternmost line of the said 532.4888 acre Manners  
 11-10 tract and an east line of this tract,  
 11-11 ● the westernmost line of the said 250 acre Pratt tract,  
 11-12 to a point for corner of the following tracts:  
 11-13 ● an angle corner in the easternmost line of the said  
 11-14 532.4888 acre Manners tract and a central interior ell corner of  
 11-15 this tract,  
 11-16 ● the southwest corner of the said 250 acre Pratt tract,  
 11-17 ● the northwest corner of the said 187.56 acre Manners  
 11-18 tract;  
 11-19 THENCE S 89°05'15" E, a distance of 2447.10 feet with the  
 11-20 following boundary lines:  
 11-21 ● the north line of the said 187.56 acre Manners tract and a  
 11-22 north line of this tract,  
 11-23 ● the south line of the said 250 acre Pratt tract,  
 11-24 to a point in the center of Caney Creek for corner of the  
 11-25 following tracts:  
 11-26 ● an angle corner in the north line of the said 187.56 acre  
 11-27 Manners tract and a central angle corner of this tract,  
 11-28 ● in the south line of the said 250 acre Pratt tract,  
 11-29 ● the northwest corner of a called 15.00 acre tract of land  
 11-30 described in a Deed to Sue Ellen Dewees Gibson recorded under FCN  
 11-31 957-01-2189, MCRPR;  
 11-32 THENCE generally in a southerly direction with the center of  
 11-33 said Caney Creek and with the east line of the following tracts:  
 11-34 ● the said 187.56 acre Manners tract,  
 11-35 ● the said 131.49 acre Manners tract,  
 11-36 same being the west line of the following tracts:  
 11-37 ● the said 15.00 acre Gibson tract,  
 11-38 ● the residue of a called 218.401 acre tract of land  
 11-39 described as Tract 2 in a Deed to Ellen Stewart Dewees recorded in  
 11-40 Vol. 764, pg. 819, MCDR,  
 11-41 ● a called 153.695 acre tract of land described as Tract 1 in  
 11-42 a Deed to Lonny Carmen Dewees, Jr., also recorded in said Vol. 764,  
 11-43 pg. 819, MCDR,  
 11-44 and establishing the easternmost line of this tract, the  
 11-45 following twenty-six (26) calls:  
 11-46 1) S 47°35'47" E, a distance of 369.51 feet to a point for  
 11-47 corner,  
 11-48 2) S 05°34'58" E, a distance of 80.55 feet to a point for  
 11-49 corner,  
 11-50 3) S 22°06'00" W, a distance of 174.59 feet to a point for  
 11-51 corner,  
 11-52 4) S 68°23'25" E, a distance of 246.43 feet to a point for  
 11-53 corner,  
 11-54 5) S 20°57'28" W, a distance of 472.28 feet to a point for  
 11-55 corner,  
 11-56 6) S 38°49'39" E, a distance of 172.36 feet to a point for  
 11-57 corner,  
 11-58 7) S 31°38'49" W, a distance of 313.29 feet to a point for  
 11-59 corner,  
 11-60 8) N 86°53'33" E, a distance of 339.86 feet to a point for  
 11-61 corner,  
 11-62 9) S 07°55'58" W, a distance of 192.47 feet to a point for  
 11-63 corner,  
 11-64 10) S 01°11'55" E, a distance of 354.49 feet to a point for  
 11-65 corner,  
 11-66 11) S 57°37'12" E, a distance of 60.18 feet to a point for  
 11-67 corner in the called intersection of Caney Creek and Bee Creek, at  
 11-68 the southeast corner of the said 187.56 acre Manners tract, a  
 11-69 northerly angle corner of the said 131.49 acre Manners tract and a

12-1 southwesterly angle corner of the said residue of 218.401 acre  
12-2 Dewees tract,  
12-3 12) N 76°07'45" E, a distance of 572.30 feet to a point for  
12-4 corner,  
12-5 13) N 87°59'39" E, a distance of 94.34 feet to a point for  
12-6 corner,  
12-7 14) S 30°56'42" E, a distance of 102.96 feet to a point for  
12-8 corner,  
12-9 15) S 09°04'20" W, a distance of 119.06 feet to a point for  
12-10 corner,  
12-11 16) S 74°35'08" E, a distance of 320.44 feet to a point for  
12-12 corner,  
12-13 17) S 47°00'21" E, a distance of 70.61 feet to a point for  
12-14 corner,  
12-15 18) S 01°15'09" W, a distance of 217.80 feet to a point for  
12-16 corner,  
12-17 19) S 45°44'15" W, a distance of 496.51 feet to a point for  
12-18 corner,  
12-19 20) S 21°42'10" E, a distance of 121.03 feet to a point for  
12-20 corner,  
12-21 21) S 26°42'53" E, a distance of 243.78 feet to a point for  
12-22 corner,  
12-23 22) S 20°55'35" E, a distance of 168.98 feet to a point for  
12-24 corner,  
12-25 23) N 77°52'34" E, a distance of 168.03 feet to a point for  
12-26 corner,  
12-27 24) S 35°33'58" E, a distance of 253.63 feet to a point for  
12-28 corner,  
12-29 25) S 25°35'00" W, a distance of 260.82 feet to a point for  
12-30 corner,  
12-31 26) S 26°50'22" E, a distance of 192.61 feet to a point for  
12-32 the easternmost southeast corner of the said 131.49 acre Manners  
12-33 tract and this tract, an angle corner in the west line of the said  
12-34 153.695 acre Dewees, Jr. tract and the northernmost corner of a  
12-35 called 70.000 acre tract of land described in a Deed to Ed H. Red, et  
12-36 ux recorded under FCN 532-01-0235, MCRPR;  
12-37 THENCE S 64°56'17" W, with the following boundary lines:  
12-38 ● the southernmost southeast line of the said 131.49 acre  
12-39 Manners tract and a southeast line of this tract,  
12-40 ● the northwest line of the said 70.000 acre Red tract,  
12-41 at 1996.36 feet, a point for corner of the following tracts:  
12-42 ● the southernmost southwest corner of the said 131.49 acre  
12-43 Manners tract,  
12-44 ● in the northwest line of the said 70.000 acre Red tract,  
12-45 ● the easternmost corner of the said 85.32 acre Manners  
12-46 tract,  
12-47 ● in a southeast line of this tract,  
12-48 continue with the following boundary lines:  
12-49 ● the easternmost south line of the said 85.32 acre Manners  
12-50 tract and a southwest line of this tract,  
12-51 ● the northwest line of the said 70.000 acre Red tract,  
12-52 at a TOTAL DISTANCE OF 3133.99 FEET to a point for corner of  
12-53 the following tracts:  
12-54 ● an easterly interior ell corner of the said 85.32 acre  
12-55 Manners tract and a southerly interior ell corner of this tract,  
12-56 ● the northwest corner of the said 70.000 acre Red tract  
12-57 ● in the common line of the said JOSE MARIA DE LA GARZA  
12-58 GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525;  
12-59 THENCE S 25°06'06" E, a distance of 2100.00 feet with the  
12-60 following boundary lines:  
12-61 ● the southernmost east line of the said 85.32 acre Manners  
12-62 tract and this tract,  
12-63 ● the westernmost line of the said 70.000 acre Red tract,  
12-64 to a point for corner of the following tracts:  
12-65 ● the southernmost east corner of the said 85.32 acre  
12-66 Manners tract and this tract,  
12-67 ● the southernmost corner of the said 70.000 acre Red tract  
12-68 ● in the northwest margin of Farm-to-Market Road No. 1097;  
12-69 THENCE S 47°04'59" W, a distance of 1137.91 feet with the

13-1 following boundary lines:

13-2       ● the southernmost southeast line of the said 85.32 acre

13-3 Manners tract and this tract,

13-4       ● the northwest margin of said F.M. 1097,

13-5 to a point for corner of the following tracts:

13-6       ● an angle corner in the southernmost southwest line of the

13-7 said 85.32 acre Manners tract and this tract,

13-8       ● an angle corner in the northwest margin of said F.M. 1097;

13-9 THENCE with a curve to the right, having an arc length of

13-10 557.49 feet, a radius of 7595.18 feet, a chord bearing of S 49°11'09"

13-11 W and a chord length of 557.36 feet and with the following boundary

13-12 lines:

13-13       ● the southernmost southwest line of the said 85.32 acre

13-14 Manners tract and this tract,

13-15       ● the northwest margin of F.M. 1097,

13-16 to a point for corner of the following tracts:

13-17       ● the southernmost corner of the said 85.32 acre Manners

13-18 tract and this tract,

13-19       ● the northwest margin of said F.M. 1097,

13-20       ● in the common line of the said JOSE MARIA DE LA GARZA

13-21 GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525,

13-22       ● the easternmost corner of a called 4.5210 acre tract of

13-23 land conveyed to Jimmy R. Moore, et ux, recorded under FCN

13-24 923-01-2387, MCRPR and more particularly described under CFN

13-25 8728136, MCRPR;

13-26 THENCE N 23°50'53" W, with the following boundary lines:

13-27       ● the southernmost westerly line of the said 85.32 acre

13-28 Manners tract and this tract,

13-29       ● the easterly line of the said 4.5210 acre Moore tract,

13-30       ● the common line of the said JOSE MARIA DE LA GARZA GRANT,

13-31 A-15 and the said T.C. STEVENS SURVEY, A-525,

13-32 at 507.39 feet, a point for corner of the following tracts:

13-33       ● the southernmost northwest corner of the said 85.32 acre

13-34 Manners tract and an angle corner in a southwest line of this tract,

13-35       ● in the easterly line of the said 4.5210 acre Moore tract,

13-36       ● the southernmost corner of the said 104.94 acre Manners

13-37 tract,

13-38       ● in the common line of the said JOSE MARIA DE LA GARZA

13-39 GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525,

13-40 continue with the following boundary lines:

13-41       ● the southernmost westerly line of the said 104.94 acre

13-42 Manners tract and this tract,

13-43       ● the easterly line of the said 4.5210 acre Moore tract,

13-44       ● the common line of the said JOSE MARIA DE LA GARZA GRANT,

13-45 A-15 and the said T.C. STEVENS SURVEY, A-525,

13-46       ● the easterly line of a called 2.467 acre tract of land

13-47 described in a Deed to Scott Allen Baker and Angela Marie Cherry

13-48 recorded under FCN 750-10-0608, MCRPR,

13-49       ● the easterly line of a called 2.890 acre tract of land

13-50 described in a Deed to Dewayne Marshall, et ux recorded under FCN

13-51 096-00-1649, MCRPR,

13-52       ● the easterly line of a called 1.9991 acre tract of land

13-53 described in a Deed to C. Dewayne Marshall recorded under FCN

13-54 715-01-1507, MCRPR,

13-55       ● the easterly line of a called 2.00017 acre tract of land

13-56 described in a Deed to Albert E. Munn recorded in Vol. 590, pg. 176,

13-57 MCDR,

13-58       ● the easterly line of a called 75.837 acre tract of land

13-59 described in a Deed to Glenn A. Johnson recorded under FCN

13-60 667-10-2479, MCRPR,

13-61 at a TOTAL DISTANCE OF 2876.60 FEET to a point for corner of

13-62 the following tracts:

13-63       ● the southernmost interior angle corner of the said 104.94

13-64 acre Manners tract and this tract,

13-65       ● the northeast corner of the said 75.837 acre Johnson

13-66 tract,

13-67       ● a called point of intersection of the east line of the

13-68 Alfred Johnson Survey, A-298, the northernmost corner of the T.C.

13-69 STEVENS SURVEY, A-525 and in the west line of the JOSE MARIA DE LA

14-1 GARZA GRANT, A-15;  
 14-2 THENCE N 88°43'55" W, a distance of 930.68 feet with the  
 14-3 following boundary lines:  
 14-4 ● an upper south line of the said 104.94 acre Manners tract  
 14-5 and a lower south line of this tract,  
 14-6 ● the north line of the said 75.837 acre Johnson tract,  
 14-7 ● crossing the common line of the said T.C. STEVENS SURVEY,  
 14-8 A-525 and the said Alfred Johnson Survey, A-298,  
 14-9 to a point for corner of the following tracts:  
 14-10 ● an upper southwest corner of the said 104.94 acre Manners  
 14-11 tract and a lower southwest corner of this tract,  
 14-12 ● in the north line of the said 75.837 acre Johnson tract,  
 14-13 ● the easternmost southeast corner of a called 110.440 acre  
 14-14 tract of land described in a Deed to Working Dog Ranch, LP recorded  
 14-15 under CFN 2017098732, MCOPR,  
 14-16 ● in the centerline of Bee Creek;  
 14-17 THENCE generally in a northerly direction with the center of  
 14-18 said Bee Creek, with the westernmost boundary line of the said  
 14-19 104.94 acre Manners tract, with the easternmost boundary line of  
 14-20 the said 110.440 acre Working Dog Ranch tract and establishing a  
 14-21 lower west line of this tract, the following twenty-nine (29)  
 14-22 calls:  
 14-23 1) N 25°18'32" E, a distance of 48.63 feet to a point for  
 14-24 corner,  
 14-25 2) N 22°27'19" W, a distance of 36.00 feet to a point for  
 14-26 corner,  
 14-27 3) N 22°52'33" E, a distance of 29.00 feet to a point for  
 14-28 corner,  
 14-29 4) N 37°52'42" W, a distance of 29.00 feet to a point for  
 14-30 corner,  
 14-31 5) S 69°06'43" W, a distance of 62.00 feet to a point for  
 14-32 corner,  
 14-33 6) N 24°51'27" W, a distance of 26.00 feet to a point for  
 14-34 corner,  
 14-35 7) N 38°19'39" E, a distance of 69.00 feet to a point for  
 14-36 corner,  
 14-37 8) N 04°50'33" E, a distance of 32.00 feet to a point for  
 14-38 corner,  
 14-39 9) N 76°46'14" E, a distance of 34.00 feet to a point for  
 14-40 corner,  
 14-41 10) N 10°15'37" E, a distance of 24.00 feet to a point for  
 14-42 corner,  
 14-43 11) N 38°58'27" W, a distance of 28.00 feet to a point for  
 14-44 corner,  
 14-45 12) N 01°06'33" E, a distance of 30.00 feet to a point for  
 14-46 corner,  
 14-47 13) N 61°46'33" E, a distance of 31.00 feet to a point for  
 14-48 corner,  
 14-49 14) N 07°29'33" E, a distance of 34.00 feet to a point for  
 14-50 corner,  
 14-51 15) N 30°41'27" W, a distance of 70.00 feet to a point for  
 14-52 corner,  
 14-53 16) N 65°56'33" E, a distance of 63.00 feet to a point for  
 14-54 corner,  
 14-55 17) N 08°30'33" E, a distance of 49.00 feet to a point for  
 14-56 corner,  
 14-57 18) N 43°15'33" E, a distance of 35.00 feet to a point for  
 14-58 corner,  
 14-59 19) N 03°49'27" W, a distance of 22.00 feet to a point for  
 14-60 corner,  
 14-61 20) N 43°59'33" E, a distance of 53.00 feet to a point for  
 14-62 corner,  
 14-63 21) N 00°07'27" W, a distance of 90.00 feet to a point for  
 14-64 corner,  
 14-65 22) S 80°46'33" W, a distance of 41.00 feet to a point for  
 14-66 corner,  
 14-67 23) N 63°02'27" W, a distance of 37.00 feet to a point for  
 14-68 corner,  
 14-69 24) N 24°24'23" W, a distance of 84.00 feet to a point for

15-1 corner,  
 15-2 25) N 12°48'34" E, a distance of 90.00 feet to a point for  
 15-3 corner,  
 15-4 26) N 24°57'27" W, a distance of 37.00 feet to a point for  
 15-5 corner,  
 15-6 27) N 25°17'33" E, a distance of 35.48 feet to a point for  
 15-7 corner,  
 15-8 28) N 72°27'33" E, a distance of 73.70 feet to a point for  
 15-9 corner,  
 15-10 29) N 10°27'19" E, a distance of 15.01 feet to a point for  
 15-11 corner at the westernmost northwest corner of the said 104.94 acre  
 15-12 Manners tract and the southernmost northwest corner of this tract,  
 15-13 the easternmost northeast corner of the 110.440 acre Walking Dog  
 15-14 Ranch tract and in the south line of a called 67.831 acre tract of  
 15-15 land described in a Deed to Thornberry Properties L.L.C. recorded  
 15-16 under CFN 2013137435, MCOPR;  
 15-17 THENCE S 88°13'52" E, a distance of 850.58 feet with the  
 15-18 following boundary lines:  
 15-19 ● the westerly north line of the said 104.94 acre Manners  
 15-20 tract and the southernmost north line of this tract,  
 15-21 ● the south line of the said 67.831 acre Thornberry tract,  
 15-22 to a point for corner of the following tracts:  
 15-23 ● the northerly interior ell corner of the said 104.94 acre  
 15-24 Manners tract and a southerly interior ell corner of this tract,  
 15-25 ● the southeast corner of the said 67.831 acre Thornberry  
 15-26 tract;  
 15-27 THENCE N 01°21'00" E, with the following boundary lines:  
 15-28 ● the northernmost west line of the said 104.94 acre Manners  
 15-29 tract and a southerly west line of this tract,  
 15-30 ● the east line of the said 67.831 acre Thornberry tract,  
 15-31 at 439.52 feet, a point for corner of the following tracts:  
 15-32 ● the northernmost northwest corner of the said 104.94 acre  
 15-33 Manners tract and in a southerly west line of this tract,  
 15-34 ● the westernmost southwest corner of the said 131.49 acre  
 15-35 Manners tract,  
 15-36 in the east line of the said 67.831 acre Thornberry tract,  
 15-37 at 1205.90 feet, a point for corner of the following tracts:  
 15-38 ● the westernmost northwest corner of the said 131.49 acre  
 15-39 Manners tract and in a southerly west line of this tract,  
 15-40 ● the southwest corner of the said 187.56 acre Manners  
 15-41 tract,  
 15-42 ● in the east line of the said 67.831 acre Thornberry tract,  
 15-43 continue with the following boundary lines:  
 15-44 ● the west line of the said 187.56 acre Manners tract and a  
 15-45 southerly west line of this tract,  
 15-46 ● the east line of the said 67.831 acre Thornberry tract,  
 15-47 ● the east line of a called 219.15 acre tract of land  
 15-48 described in a Deed to Norman Conroy recorded in Vol. 619, pg. 759,  
 15-49 MCDR, also referred to as Woodland Lakes Addition, an unrecorded  
 15-50 subdivision;  
 15-51 at a TOTAL DISTANCE OF 3671.52 FEET to a point for corner of  
 15-52 the following tracts:  
 15-53 ● in the west line of the said 187.56 acre Manners tract and  
 15-54 a southerly interior ell corner of this tract,  
 15-55 ● the northeast corner of the said 219.15 acre Conroy tract,  
 15-56 ● the southeast corner of the said 532.4888 acre Manners  
 15-57 tract;  
 15-58 THENCE generally in a westerly direction with the south line  
 15-59 of the said 532.4888 acre Manners tract and a central south line of  
 15-60 this tract and the north line of the said 219.15 acre Conroy tract,  
 15-61 the following three (3) calls:  
 15-62 ● N 87°06'32" W, a distance of 2129.31 feet to a point for  
 15-63 corner in the common line of the said JOSE MARIA DE LA GARZA GRANT,  
 15-64 A-15 and the RICHARD WILLIAMS SURVEY, A-596,  
 15-65 ● N 87°44'29" W, a distance of 1802.06 feet to a point for  
 15-66 corner,  
 15-67 ● N 89°32'46" W, a distance of 1057.19 feet to a point for the  
 15-68 southernmost southwest corner of the said 532.4888 acre Manners  
 15-69 tract and a central southwest corner of this tract, in the north

16-1 line of the said 219.15 acre Conroy tract and the southeast corner  
 16-2 of a called 2 acre tract of land described in a Deed to Cynthia  
 16-3 Stubblefield Walker under CFN 2007104519, MCRPR;  
 16-4 THENCE N 33°11'15" E, a distance of 287.84 feet with the  
 16-5 following boundary lines:  
 16-6 ● a southerly west line of the said 532.4888 acre Manners  
 16-7 tract and this tract,  
 16-8 ● the east line of the said 2 acre Walker tract,  
 16-9 to a point for corner of the following tracts:  
 16-10 ● a southwesterly interior corner of the said 532.4888 acre  
 16-11 Manners tract and this tract,  
 16-12 ● the northeast corner of the said 2 acre Walker tract;  
 16-13 THENCE N 85°32'50" W, a distance of 275.40 feet with the  
 16-14 following boundary lines:  
 16-15 ● a lower south line of the said 532.4888 acre Manners tract  
 16-16 and this tract,  
 16-17 the north line of the said 2 acre Walker tract,  
 16-18 to a point for corner of the following tracts:  
 16-19 ● a southwest corner of the said 532.4888 acre Manners tract  
 16-20 and this tract,  
 16-21 ● the northwest corner of the said 2 acre Walker tract,  
 16-22 ● in the fenced easterly margin of said Rogers Road;  
 16-23 THENCE generally in a northerly direction with the west line  
 16-24 of the said 532.4888 acre Manners tract and a lower west line of  
 16-25 this tract and the fenced easterly margin of said Rogers Road, the  
 16-26 following eleven (11) calls:  
 16-27 1) N 29°37'22" E, a distance of 572.10 feet to a point for  
 16-28 corner,  
 16-29 2) N 18°19'14" W, a distance of 99.93 feet to a point for  
 16-30 corner,  
 16-31 3) N 13°46'19" E, a distance of 67.91 feet to a point for  
 16-32 corner,  
 16-33 4) N 02°28'15" W, a distance of 287.64 feet to a point for  
 16-34 corner,  
 16-35 5) N 12°22'29" W, a distance of 789.17 feet to a point for  
 16-36 corner,  
 16-37 6) N 18°08'26" W, a distance of 264.59 feet to a point for  
 16-38 corner,  
 16-39 7) N 22°52'05" W, a distance of 1258.59 feet to a point for  
 16-40 corner,  
 16-41 8) N 06°39'44" W, a distance of 176.67 feet to a point for  
 16-42 corner,  
 16-43 9) N 07°35'27" E, a distance of 189.92 feet to a point for  
 16-44 corner,  
 16-45 10) N 15°07'11" E, a distance of 116.72 feet to a point for  
 16-46 corner,  
 16-47 11) N 25°24'45" E, a distance of 212.11 feet to a point for  
 16-48 corner in a west line of the said 532.4888 acre Manners tract and a  
 16-49 southerly interior angle corner of this tract and in the fenced  
 16-50 easterly margin of said Rogers Road;  
 16-51 THENCE N 82°41'38" W, across said Rogers Road,  
 16-52 at 79.03 feet <calculated>, a point for corner of the  
 16-53 following tracts:  
 16-54 ● the southeast corner of the said 1432.5101 acre Manners  
 16-55 tract and in a south line of this tract,  
 16-56 ● in the fenced westerly margin of said Rogers Road,  
 16-57 ● the northeast corner of a called 2.15 acre tract described  
 16-58 in a Constable's Resale Deed to Lauren Marie Ahmadian recorded  
 16-59 under CFN 2020045765, MCOPR,  
 16-60 continue with the following boundary lines:  
 16-61 ● a southerly line of the said 1432.5101 acre Manners tract  
 16-62 and this tract,  
 16-63 ● the north line of the said 2.15 acre Ahmadian tract,  
 16-64 at a TOTAL DISTANCE OF 242.88 FEET to a point for corner of  
 16-65 the following tracts:  
 16-66 ● an angle corner in a south line of the said 1432.5101 acre  
 16-67 Manners tract and this tract,  
 16-68 ● in the north line of the said 2.15 acre Ahmadian tract;  
 16-69 THENCE S 87°48'07" W, a distance of 284.50 feet with the



17-1 following boundary lines:  
 17-2       ● a southerly line of the said 1432.5101 acre Manners tract  
 17-3 and this tract,  
 17-4       ● the north line of the said 2.15 acre Ahmadian tract,  
 17-5 to a point for corner of the following tracts:  
 17-6       ● an angle corner in a southerly line of the said 1432.5101  
 17-7 acre Manners tract and this tract,  
 17-8 in the northeast line of the residue a called 137-1/2 acre  
 17-9 tract of land described in a Deed to Tobe Westmoreland recorded in  
 17-10 Vol. 68, pg. 516, MCDR;  
 17-11 THENCE generally with the south and east lines of the said  
 17-12 1432.5101 acre Manners tract and this tract and the north and west  
 17-13 lines of the residue of the said 137-1/2 acre Westmoreland tract,  
 17-14 the following four (4) calls:  
 17-15       ● S 76°27'30" W, a distance of 443.84 feet to a point for  
 17-16 corner,  
 17-17       ● S 88°25'17" W, a distance of 29.40 feet to a point for  
 17-18 corner,  
 17-19       ● S 65°23'34" W, a distance of 1254.85 feet to a point for a  
 17-20 lower interior corner of the said 1432.5101 acre Manners tract, a  
 17-21 central interior corner of this tract and the northwest corner of  
 17-22 the said Westmoreland tract,  
 17-23       ● S 24°28'25" E, a distance of 1447.51 feet to a point for the  
 17-24 southernmost east corner of the said 1432.5101 acre Manners tract  
 17-25 and a southerly southeast corner of this tract, in the west line of  
 17-26 the said 137-1/2 acre Westmoreland tract and the northernmost  
 17-27 corner of a called 164.5285 acre tract of land described in a Deed  
 17-28 to William A. Marek, Jr. recorded under CFN 2006001720, MCRPR;  
 17-29 THENCE S 65°53'56" W, a distance of 3496.08 feet with the  
 17-30 following boundary lines:  
 17-31       ● a southeast line of the said 1432.5101 acre Manners tract  
 17-32 and this tract,  
 17-33       ● the northerly line of the said 164.5285 acre Marek tract,  
 17-34 to a point for corner of the following tracts:  
 17-35       ● a southwest corner of the said 1432.5101 acre Manners  
 17-36 tract and this tract,  
 17-37       ● the westernmost corner of the said 164.5285 acre Marek  
 17-38 tract,  
 17-39       ● the called east line of Arrowhead Lakes Subdivision,  
 17-40 Section 1 according to plat recorded in Vol. 7, pg. 55, MCDR;  
 17-41 THENCE generally in a northerly and westerly direction, with  
 17-42 the southwesterly interior lines of the said 1432.5101 acre Manners  
 17-43 tract and this tract and the northerly lines of the said Arrowhead  
 17-44 Lakes Subdivision, the following four (4) calls:  
 17-45       ● N 24°56'14" W, a distance of 752.00 feet to a point for  
 17-46 corner,  
 17-47       ● S 63°58'23" W, a distance of 246.57 feet to a point for  
 17-48 corner,  
 17-49       ● S 31°05'04" W, a distance of 476.60 feet to a point for  
 17-50 corner,  
 17-51       ● S 56°11'46" W, a distance of 297.66 feet <calculated> to a  
 17-52 point at the most westerly southwest corner of this tract and being  
 17-53 at the approximate intersection of a south line of the said  
 17-54 1432.5101 acre Manners tract, a north line of the said Arrowhead  
 17-55 Lakes Subdivision and the boundary line of the extraterritorial  
 17-56 jurisdiction of the City of Willis (Willis ETJ);  
 17-57 THENCE with the boundary of the said Willis ETJ, across the  
 17-58 said 1432.5101 acre Manners tract and establishing a westerly  
 17-59 boundary line of this tract, the following call:  
 17-60       ● with a curve to the left, having an arc length of 1776.43  
 17-61 feet, a radius of 5231.37 feet, a chord bearing of N 01°59'23" W and  
 17-62 a chord length of 1767.90 feet <calculated based upon GIS data, see  
 17-63 note no. 4> to a point for an angle corner in a westerly line of the  
 17-64 said 1432.5101 acre Manners tract and a west corner this tract and  
 17-65 being in the easterly fenced margin of I&GN Railroad (100 ft.  
 17-66 Right-of-Way);  
 17-67 THENCE with the easterly fenced margin of the said I&GN  
 17-68 Railroad, a westerly line of the said 1432.5101 acre Manners tract  
 17-69 and this tract, the following three (3) calls:

18-1           ● N 20°39'08" E, a distance of 2741.71 feet <calculated> to  
18-2 a point for corner,  
18-3           ● with a curve to the left, having an arc length of 1669.21  
18-4 feet, a radius of 1960.08 feet, a chord bearing of N 03°44'40" W and  
18-5 a chord length of 1619.23 feet to a point for corner,  
18-6           ● N 28°09'35" W, a distance of 4349.47 feet to a point for a  
18-7 west corner of the said 1432.5101 acre Manners tract and this tract  
18-8 and the southernmost corner of a called 132.3296 acre tract of land  
18-9 described in a Deed to Edward E. Hartline, et ux recorded under CFN  
18-10 9656185, MCOPR;  
18-11           THENCE N 62°22'01" E, a distance of 3534.42 feet with the  
18-12 following boundary lines:  
18-13           ● a northwest line of the said 1432.5101 acre Manners tract  
18-14 and this tract,  
18-15           ● the southeast line of the said 132.3296 acre Hartline  
18-16 tract,  
18-17           ● the southeast line of a called 36.5193 acre tract of land  
18-18 described in a Deed to Rick L. Carter recorded under FCN  
18-19 402-00-0096, MCRPR,  
18-20           to a point for corner of the following tracts:  
18-21           ● a northwesterly interior ell corner of the said 1432.5101  
18-22 acre Manners tract and this tract,  
18-23           ● the easternmost corner of the said 36.5193 acre Marek  
18-24 tract;  
18-25           THENCE N 26°50'53" W, a distance of 1562.36 feet with the  
18-26 following boundary lines:  
18-27           ● a northerly interior line of the said 1432.5101 acre  
18-28 Manners tract and this tract,  
18-29           ● the northeast line of the said 36.5193 acre Carter tract,  
18-30           to a point for corner of the following tracts:  
18-31           ● a northwesterly interior ell corner of the said 1432.5101  
18-32 acre Manners tract and this tract,  
18-33           ● the northernmost corner of the said 36.5193 acre Marek  
18-34 tract;  
18-35           THENCE S 62°27'48" W, a distance of 529.70 feet with the  
18-36 following boundary lines:  
18-37           ● an upper interior line of the said 1432.5101 acre Manners  
18-38 tract and this tract,  
18-39           ● the northwest line of the said 36.5193 acre Carter tract,  
18-40           to a point for corner of the following tracts:  
18-41           ● a southwest corner of the said 1432.5101 acre Manners  
18-42 tract and this tract,  
18-43           ● in the northwest line of the said 36.5193 acre Marek tract  
18-44           ● the easternmost corner of a called 5.0000 acre tract of  
18-45 land described in a Deed to Rick L. Carter recorded under CFN  
18-46 9666189, MCRPR;  
18-47           THENCE N 26°32'15" W, a distance of 929.45 feet with the  
18-48 following boundary lines:  
18-49           ● within the residue of the said 1432.5101 acre Manners  
18-50 tract,  
18-51           ● the northeast line of the said 5.0000 acre Carter tract,  
18-52           to a point for corner of the following tracts:  
18-53           ● a northwesterly interior angle corner of this tract,  
18-54           ● the north corner of the said 5.0000 acre Carter tract;  
18-55           THENCE S 28°20'22" W, a distance of 283.23 feet with the  
18-56 following boundary lines:  
18-57           ● within the residue of the said 1432.5101 acre Manners  
18-58 tract,  
18-59           ● the north line of the said 5.0000 acre Carter tract,  
18-60           to a point for corner of the following tracts:  
18-61           ● an upper southwest corner of this tract,  
18-62           ● in an upper southwest line of the residue of the said  
18-63 1432.5101 acre Manners tract,  
18-64           ● the west corner of the said 5.0000 acre Carter tract,  
18-65           ● in a northeasterly line of the said 132.3296 acre Hartline  
18-66 tract;  
18-67           THENCE N 24°34'56" W, a distance of 1509.81 feet with a  
18-68 southwesterly line of the said 1432.5101 acre Manners tract and  
18-69 this tract and with a northeasterly line of the said 132.3296 acre

19-1 Hartline tract to the PLACE OF BEGINNING and containing 2510.102  
19-2 acres of land, SAVE AND EXCEPT THEREFROM the hereinafter described  
19-3 3.95 acres within the fenced margins of Rogers Road, leaving a NET  
19-4 AREA OF 2506.15 ACRES OF LAND.

19-5 SAVE AND EXCEPT 3.95 ACRE TRACT

19-6 Being a 3.95 acre tract of land located within the  
19-7 fenced margins of Rogers Road, a.k.a. Old Willis New Waverly Road  
19-8 (county maintained asphalt surface, no Right-of-Way Deed found of  
19-9 record), situated in the SAMUEL LINDLEY SURVEY, A-23 and being more  
19-10 definitely described by metes and bounds as follows:

19-11 BEGINNING at a point for the northwest corner of this tract,  
19-12 the most southerly northeast corner of a called 1432.5101 acre  
19-13 tract of land described as PARCEL 4 in a Special Warranty Deed dated  
19-14 April 25, 2018 from Apitx 5 LLC to Michael G. Manners, Trustee of  
19-15 the Michael G. Manners Revocable Trust Dated September 8,  
19-16 2017 recorded in Volume 1322, Page 463, Official Public Records,  
19-17 Montgomery County, Texas (MCOPR), the south corner of a called 1.63  
19-18 acre tract of land described in a Deed to Halbert L. Martin, Sr. and  
19-19 Kathryn L. Martin recorded under Clerk's File Number (CFN)  
19-20 2015039488, MCOPR and in the west fenced margin of said Rogers Road;

19-21 THENCE S 26°59'30" E, across said Rogers Road with the north  
19-22 line of this tract, a distance of 174.33 feet <calculated> to a  
19-23 point for corner of the following tracts:

- 19-24 ● at the northeast corner of this tract,
- 19-25 ● the northernmost corner of a called 532.4888 acre tract of  
19-26 land described as PARCEL 1 in said Deed dated April 25, 2018 from  
19-27 Apitx 5 LLC to Michael G. Manners, Trustee of the Michael G. Manners  
19-28 Revocable Trust Dated September 8, 2017 recorded in Volume 1322,  
19-29 Page 463, MCOPR,
- 19-30 ● in the east fenced margin of said Rogers Road;

19-31 THENCE generally in a southerly direction with a fence in the  
19-32 east margin of said Rogers Road, with the east line of this tract  
19-33 and with the westerly line of the said 532.4888 acre Manners tract,  
19-34 the following four (4) calls:

- 19-35 ● S 00°51'20" W, a distance of 1094.43 feet to a point for  
19-36 corner,
- 19-37 ● S 06°15'10" W, a distance of 172.07 feet to a point for  
19-38 corner,
- 19-39 ● S 19°34'05" W, a distance of 211.74 feet to a point for  
19-40 corner,
- 19-41 ● S 25°24'45" W, a distance of 618.10 feet to a point for  
19-42 corner;

19-43 THENCE N 82°41'38" W, across said Rogers Road with the south  
19-44 line of this tract, a distance of 79.03 feet <calculated> to a  
19-45 point for corner of the following tracts:

- 19-46 ● the southwest corner of this tract,
- 19-47 ● a southeast corner of the said 1432.5101 acre Manners  
19-48 tract,

- 19-49 ● in the west fenced margin of said Rogers Road,
- 19-50 ● in the north line of a called 2.15 acre tract described in  
19-51 a Constable's Resale Deed to Lauren Marie Ahmadian recorded under  
19-52 CFN 2020045765, MCOPR;

19-53 THENCE generally in a northerly direction with a fence in the  
19-54 west margin of said Rogers Road, with the west line of this tract  
19-55 and with the easternmost line of the said 1432.5101 acre Manners  
19-56 tract, the following four (4) calls:

- 19-57 ● N 25°12'20" E, a distance of 650.20 feet to a point for  
19-58 corner,
- 19-59 ● N 18°28'57" E, a distance of 186.20 feet to a point for  
19-60 corner,
- 19-61 ● N 06°06'35" E, a distance of 155.11 feet to a point for  
19-62 corner,
- 19-63 ● N 00°49'44" E, a distance of 1249.46 feet to the PLACE OF  
19-64 BEGINNING, containing 3.95 acres of land.

19-65 SECTION 3. (a) The legal notice of the intention to  
19-66 introduce this Act, setting forth the general substance of this  
19-67 Act, has been published as provided by law, and the notice and a  
19-68 copy of this Act have been furnished to all persons, agencies,  
19-69 officials, or entities to which they are required to be furnished

20-1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
20-2 Government Code.

20-3 (b) The governor, one of the required recipients, has  
20-4 submitted the notice and Act to the Texas Commission on  
20-5 Environmental Quality.

20-6 (c) The Texas Commission on Environmental Quality has filed  
20-7 its recommendations relating to this Act with the governor, the  
20-8 lieutenant governor, and the speaker of the house of  
20-9 representatives within the required time.

20-10 (d) All requirements of the constitution and laws of this  
20-11 state and the rules and procedures of the legislature with respect  
20-12 to the notice, introduction, and passage of this Act are fulfilled  
20-13 and accomplished.

20-14 SECTION 4. (a) Section 8061.0307, Special District Local  
20-15 Laws Code, as added by Section 1 of this Act, takes effect only if  
20-16 this Act receives a two-thirds vote of all the members elected to  
20-17 each house.

20-18 (b) If this Act does not receive a two-thirds vote of all the  
20-19 members elected to each house, Subchapter C, Chapter 8061, Special  
20-20 District Local Laws Code, as added by Section 1 of this Act, is  
20-21 amended by adding Section 8061.0307 to read as follows:

20-22 Sec. 8061.0307. NO EMINENT DOMAIN POWER. The district may  
20-23 not exercise the power of eminent domain.

20-24 (c) This section is not intended to be an expression of a  
20-25 legislative interpretation of the requirements of Section 17(c),  
20-26 Article I, Texas Constitution.

20-27 SECTION 5. This Act takes effect immediately if it receives  
20-28 a vote of two-thirds of all the members elected to each house, as  
20-29 provided by Section 39, Article III, Texas Constitution. If this  
20-30 Act does not receive the vote necessary for immediate effect, this  
20-31 Act takes effect September 1, 2023.

20-32

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