

By: Wilson

H.B. No. 1214

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the exclusion of certain territory from the West Harris
3 County Regional Water Authority.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Section 1.03, Chapter 414, Acts of the 77th
6 Legislature, Regular Session, 2001, is amended by adding Subsection
7 (e) to read as follows:

8 (e) Notwithstanding Subsections (a) and (b) of this
9 section, the authority does not include the following territory:

10 (1) BEGINNING at a 5/8-inch iron rod (X=3,083,662.36,
11 Y=759,980.76) set at the intersect of the northeasterly line of a
12 Humble Pipeline Company tract as recorded in Volume 1140, Page 63 of
13 the Harris County Deed Records and the south right-of-way of F.M.
14 529 (Spencer Road - 60 feet wide) and being North 87°16'53" East,
15 40.20 feet from a 5/8 inch iron rod found for northwest corner of
16 said 32.5575 acre tract;

17 THENCE, North 87°16'53" East, 233.40 feet along the south
18 right-of-way line of said F.M. 529 to a 5/8-inch iron rod set for
19 corner;

20 THENCE, at a right angle to said right-of-way, South 02°43'07" East
21 217.00 feet to a 5/8-inch iron rod set for corner;

22 THENCE, along a line that is parallel with and 217.00 feet south of
23 said F.M. 529 right-of-way, South 87°16'53" West, 75.00 feet to a
24 5/8-inch iron rod set in the northeasterly line of a 50 foot Humble

1 Pipeline Company Easement as recorded in Volume 3271, Page 220 of
2 the Harris County Deed Records;

3 THENCE, North 38°50'48" West, 268.66 feet along said northeasterly
4 line to the POINT OF BEGINNING, containing a computed area of 0.768
5 acre (33,462 square feet) of land.

6 (2) COMMENCING at a 1/2-inch iron rod (X=3,066,990.80,
7 Y=759,151.31) found at the intersection of the south right-of-way
8 line of F.M. Highway 529 (Spencer Road - 60 feet wide) with the east
9 right-of-way line of Addicks-Satsuma Road (50 feet wide);

10 THENCE, North 87°27'48" East, 145.00 feet along the southerly
11 right-of-way line of said F.M. Highway 529 to a 5/8-inch iron rod
12 (X=3,067,135.64, Y=759,157.73) set for the POINT OF BEGINNING and
13 the northwest corner of the herein described parcel;

14 THENCE, continuing along the south right-of-way line of said F.M.
15 Highway 529, North 87°27'48" East, 100.00 feet to a 5/8-inch iron
16 rod set for northeast corner;

17 THENCE, departing said right-of-way line, South 02°13'21" East,
18 217.00 feet, along a line that is parallel with and 245.00 feet east
19 of the east right-of-way line of said Addicks-Satsuma Road to a
20 5/8-inch iron rod set for southeast corner;

21 THENCE, South 87°27'48" West, 100.00 feet along a line that is
22 parallel with and 217.00 feet south of said south right-of-way line
23 of F.M. Highway 529 to a 5/8-inch iron rod set for southwest corner;

24 THENCE, North 02°13'21" West, 217.00 feet along a line that is
25 parallel with and 145.00 feet east of the east right-of-way line of
26 said Addicks-Satsuma Road to the POINT OF BEGINNING, containing a
27 computed area of 0.498 acre (21,700 square feet) of land.

1 (3) BEGINNING at a 5/8-inch iron rod (X=3,075,495.77,
2 Y=760,552.13) set at the northwest corner of said Lot 10 in the east
3 right-of-way line of Mayard Road (Beaumont Road - 60 feet wide);
4 THENCE, North, 86°40'40" East, 540.00 feet along the line common
5 with Lot 10 and Lot 9 to a 5/8-inch iron rod set at the corner common
6 to Lots 9, 10, 5 and 6;
7 THENCE, South 02°37'17" East, 175.00 feet along the line common with
8 Lot 10 and Lot 5 to a 1/2-inch iron rod found at the corner common to
9 Lots 10, 11, 4 and 5;
10 THENCE, South 86°40'40" West, 540.00 feet along the line common with
11 Lot 10 and Lot 11 to a 5/8-inch iron rod set in the east right-of-way
12 line of said Mayard Road;
13 THENCE, North 02°37'17" West, 175.00 feet along said east
14 right-of-way line to the POINT OF BEGINNING, containing a computed
15 area of 2.169 acres of land.

16 (4) Being a 0.523 acre (22,759 square feet) tract or
17 parcel of land out of the Charles Scarbrough Survey, Abstract 718,
18 Harris County, Texas, said tract being a part of that certain 50.00
19 acre tract conveyed to S/C Investments 121, Ltd., per the deed
20 recorded in the Harris County Official Public Records of Real
21 Property (H.C.O.P.R.R.P.), File Number D869891, Film Code
22 161-25-2007, and being more particularly described by metes and
23 bounds as follows with all bearings and coordinates referenced to
24 the Texas Coordinate System, South Central Zone:

25 BEGINNING at a 3/4-inch iron pipe (X=3,073,121.64, Y=759,462.66)
26 found at the corner common to said 50.00 acre tract and a 42.2842
27 acre tract recorded in the H.C.O.P.R.R.P., File Number D568750,

1 Film Code 143-42-0702, on the north right-of-way line of F.M.
2 Highway 529 (Spencer Road - 60 feet wide), said point being North
3 87°42'14" East, 2204.43 feet from the intersection of the east
4 right-of-way line of Jackrabbit Road (80 feet wide) with said north
5 right-of-way line;

6 THENCE, North 01°44'47" West, 247.05 feet along the line common to
7 said 50.00 acre and 42.2842 acre tracts to a 5/8-inch iron rod set
8 in the southerly line of a 10-foot wide Southwestern Bell Telephone
9 Company easement (to be abandoned), as recorded in Volume 1231,
10 Page 306 of the Harris County Deed Records;

11 THENCE, South 70°57'20" East, 106.97 feet along the southerly line
12 of said telephone easement to a 5/8-inch iron rod set for corner;

13 THENCE, South 01°44'47" East, 208.13 feet along a line that is
14 parallel with and 100.00 feet east of said common line to a 5/8-inch
15 iron rod set in the north right-of-way line of said F.M. Highway
16 529;

17 THENCE, South 87°42'14" West, 100.00 feet along said north
18 right-of-way line to the POINT OF BEGINNING, containing a computed
19 area of 0.523 acre (22,759 square feet) of land.

20 (5) Being a 0.466 acre (20,306 square feet) tract or
21 parcel of land out of the Charles Scarbrough Survey, Abstract 718,
22 Harris County, Texas, said tract being a part of that certain 12.125
23 acre tract conveyed to J. Charles Whitfield, per the deed recorded
24 in the Harris County Official Public Records of Real Property
25 (H.C.O.P.R.R.P.), File Number E866668, Film Code 147-12-0335, and
26 being more particularly described by metes and bounds as follows
27 with all bearings and coordinates referenced to the Texas

1 Coordinate System, South Central Zone:

2 BEGINNING at a 5/8-inch iron rod (X=3,071,743.36, Y=759,407.40) set
3 at the corner common to said 12.125 acre tract and a 42.2842 acre
4 tract recorded in the H.C.O.P.R.R.P., File Number D568750, Film
5 Code 143-42-0702, on the north right-of-way line of F.M. Highway
6 529 (Spencer Road - 60 feet wide), said point being North 87°42'14"
7 East, 824.93 feet from the intersection of the east right-of-way
8 line of Jackrabbit Road (80 feet wide) with said north right-of-way
9 line;

10 THENCE, South 87°42'14" West, 90.00 feet along the north
11 right-of-way line of said F.M. Highway 529 to a 5/8-inch iron rod
12 set for corner;

13 THENCE, North 01°58'48" West, 213.33 feet along a line that is
14 parallel with and 90.00 feet west of the east line of said 12.125
15 acre tract to a 5/8-inch iron rod set in the southerly line of a 60
16 foot wide Mobil (Magnolia) Pipeline Easement, recorded in Volume
17 578, Page 228 of the Harris County Deed Records;

18 THENCE, North 72°26'21" East, 93.43 feet along the southerly line of
19 said pipeline easement to a 5/8-inch iron rod set in the line common
20 to said 12.125 acre and 42.2842 acre tracts;

21 THENCE, South 01°58'48" East, 237.93 feet along said common line to
22 the POINT OF BEGINNING, containing a computed area of 0.466 acre
23 (20,306 square feet) of land.

24 (6) BEGINNING at a point being the intersection of the
25 east right-of-way line of Addicks-Satsuma Road, as established by
26 said map or plat, with the north line of a 60 foot Magnolia Pipeline
27 Company Easement as recorded in Volume No. 578, Page No. 288, Volume

1 No. 588, Page No. 253 and Volume No. 4222, Page No. 148 of the Harris
2 County Deed Records;
3 THENCE North 02°16'26" West, along the said east right-of-way line,
4 a distance of 100.00 feet to the northwest corner of the herein
5 described tract;
6 THENCE North 72°20'26" East a distance of 200.00 feet to the
7 northeast corner of the herein described tract;
8 THENCE South 02°16'26" East a distance of 100.00 feet to a point
9 lying in the north line of the said 60 foot Magnolia Pipeline
10 Company Easement and being the southeast corner of the herein
11 described tract;
12 THENCE South 72°20'26" West, along the north line of the said 60 foot
13 Magnolia Pipeline Company Easement, a distance of 200.00 feet to
14 the PLACE OF BEGINNING, containing 0.4427 acres of land.
15 (7) BEGINNING at a 3/4th inch iron pipe
16 (X=3,081,499.03, Y=759,878.02) found at the intersection of the
17 West line of said T. Nellis Survey with the South right of way line
18 of F.M. Highway 529 (Spencer Road-60 feet wide);
19 THENCE North 87 degrees 16 minutes 58 seconds East, 100.00 feet
20 along the said South right of way line to a 5/8 inch iron pipe rod
21 set for corner;
22 THENCE South 02 degrees 33 minutes 55 seconds East, 217.00 feet to a
23 5/8 inch iron rod set for corner;
24 THENCE South 87 degrees 16 minutes 58 seconds West, 100.00 feet to a
25 5/8 inch rod set in the West line of said T. Nellis Survey;
26 THENCE 02 degrees 33 minutes 55 seconds West, 217.00 feet along the
27 said survey line to the POINT OF BEGINNING and containing a computed

1 area of 0.4982 acre (21,700 square feet) of land.

2 SECTION 2. (a) Any fees, assessments, or other charges owed
3 to the West Harris County Regional Water Authority on the effective
4 date of this Act by an owner of property excluded from the West
5 Harris County Regional Water Authority by this Act remain the
6 obligation of that owner.

7 (b) An owner of property excluded from the West Harris
8 County Regional Water Authority by this Act has no further
9 liability to the West Harris County Regional Water Authority for
10 future fees, assessments, or other charges of the authority imposed
11 on or after the effective date of this Act.

12 SECTION 3. This Act takes effect September 1, 2003.