

1-1 By: Thompson (Senate Sponsor - Whitmire) H.B. No. 3555
1-2 (In the Senate - Received from the House May 7, 2003;
1-3 May 9, 2003, read first time and referred to Committee on
1-4 Administration; May 16, 2003, reported favorably by the following
1-5 vote: Yeas 7, Nays 0; May 16, 2003, sent to printer.)

1-6 A BILL TO BE ENTITLED
1-7 AN ACT

1-8 relating to the creation of the Harris County Road Improvement
1-9 District No. 2; providing authority to impose a tax and issue bonds.

1-10 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-11 SECTION 1. CREATION OF DISTRICT. (a) Harris County Road
1-12 Improvement District No. 2 is created as a special district under
1-13 Section 52, Article III, and Section 59, Article XVI, Texas
1-14 Constitution.

1-15 (b) The board by resolution may change the district's name.

1-16 SECTION 2. DECLARATION OF INTENT. (a) The creation of the
1-17 district is necessary to promote, develop, encourage, and maintain
1-18 transportation, safety, employment, commerce, housing, tourism,
1-19 recreation, the arts, entertainment, economic development, and the
1-20 public welfare in the area of the district.

1-21 (b) The creation of the district is essential to accomplish
1-22 the purposes of Sections 52 and 52-a, Article III, and Section 59,
1-23 Article XVI, Texas Constitution, and other public purposes stated
1-24 in this Act.

1-25 SECTION 3. DEFINITIONS. In this Act:

1-26 (1) "Board" means the board of directors of the
1-27 district.

1-28 (2) "District" means Harris County Road Improvement
1-29 District No. 2.

1-30 SECTION 4. BOUNDARIES. The district includes all the
1-31 territory contained in the following described area:

1-32 DESCRIPTION OF LAND BEING A NET ACREAGE OF 217.8659 ACRES,
1-33 (9,490,239 SQUARE FEET) BEING DESCRIBED AS A 168.7218 ACRE TRACT,
1-34 SAVE AND EXCEPT A 0.5739 ACRE TRACT AND TOGETHER WITH FIVE PARCELS
1-35 CONTAINING 25.68 ACRES, 10.003 ACRES, 5.002 ACRES, 8.015 ACRES AND
1-36 1.018 ACRES.

1-37 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 168.7218 ACRES,
1-38 (7,349,524 SQUARE FEET) BEING SITUATED IN THE JAMES STRANGE SURVEY,
1-39 695, HARRIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 500 ACRE TRACT
1-40 THAT IS DESCRIBED AS "FIRST TRACT" IN THAT CONVEYANCE TO INVINCIBLE
1-41 OIL COMPANY BY DEED DATED DECEMBER 1, 1961, AND RECORDED IN VOLUME
1-42 372, PAGE 388 OF THE HARRIS COUNTY DEED RECORDS, AND BEING OUT OF A
1-43 CALLED 101.2965 ACRE TRACT AS DESCRIBED IN DEED RECORDED UNDER
1-44 HARRIS COUNTY CLERKS FILE NO. N-838827 FROM CHARLES FISHER, TRUSTEE
1-45 TO CRAIG PETROLEUM CORPORATION, SAID 168.7218 ACRES BEING MORE
1-46 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;
1-47 COMMENCING AT A 5/8 INCH IRON ROD FOUND MARKING THE INTERSECTION OF
1-48 THE WEST LINE OF THE JAMES STRANGE SURVEY WITH THE NORTHERLY
1-49 RIGHT-OF-WAY LINE OF WILL CLAYTON PARKWAY (100 FEET WIDE) (CALL
1-50 JETERO BOULEVARD) AS RECORDED BY FILM CODE NUMBER 869-07-1604 IN
1-51 THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY,
1-52 TEXAS;

1-53 THENCE NORTH 00 DEGREES 24 MINUTES 46 SECONDS EAST A DISTANCE OF
1-54 557.65 FEET TO A POINT FOR CORNER FROM WHICH A FOUND 4" X 4"
1-55 CONCRETE MONUMENT BEARS NORTH 32 DEGREES 30 MINUTES 34 SECONDS
1-56 EAST, 0.35 FEET, MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF A
1-57 37.002 ACRE TRACT AS DESCRIBED IN THE DEED FROM CITIES SERVICE
1-58 COMPANY TO HUMBLE I.S.D. DATED AUGUST 26, 1976 AND RECORDED BY FILM
1-59 CODE NUMBER 133-37-1435 IN THE HARRIS COUNTY DEED RECORDS;

1-60 THENCE SOUTH 89 DEGREES 35 MINUTES 31 SECONDS EAST ALONG THE
1-61 SOUTHERLY LINE OF SAID 37.002 ACRE TRACT A DISTANCE OF 500.30 FEET
1-62 TO A POINT FOR CORNER FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS
1-63 NORTH 45 DEGREES 47 MINUTES 25 SECONDS WEST 2.12 FEET;
1-64 THENCE NORTH 00 DEGREES 24 MINUTES 36 SECONDS EAST, ALONG THE

2-1 EASTERLY LINE OF SAID 37.002 ACRE TRACT A DISTANCE OF 104.46 FEET TO
 2-2 THE MOST WESTERLY SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE
 2-3 HEREIN DESCRIBED TRACT;
 2-4 THENCE NORTH 00 DEGREES 24 MINUTES 36 SECONDS EAST, CONTINUING
 2-5 ALONG THE EASTERLY LINE OF SAID 37.002 ACRE TRACT A DISTANCE OF
 2-6 583.94 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 2-7 THENCE NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF
 2-8 43.15 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 2-9 THENCE NORTH A DISTANCE OF 128.15 FEET TO A POINT FOR CORNER OF THE
 2-10 HEREIN DESCRIBED TRACT;
 2-11 THENCE SOUTH 89 DEGREES 43 MINUTES 29 SECONDS WEST, A DISTANCE OF
 2-12 42.21 FEET TO A POINT IN THE EAST LINE OF AFORESAID 37.002 ACRE
 2-13 TRACT;
 2-14 THENCE NORTH 00 DEGREES 24 MINUTES 36 SECONDS EAST, ALONG THE
 2-15 EASTERLY LINE OF SAID 37.002 ACRE TRACT A DISTANCE OF 814.77 FEET TO
 2-16 A 1/2 INCH IRON ROD FOUND FOR CORNER;
 2-17 THENCE NORTH 89 DEGREES 12 MINUTES 30 SECONDS WEST WITH THE NORTH
 2-18 LINE OF SAID 37.002 ACRE TRACT A DISTANCE OF 155.96 FEET TO A 3/4
 2-19 INCH IRON ROD FOUND FOR CORNER, MARKING THE SOUTHEAST CORNER OF A
 2-20 CALLED 8.00 ACRE TRACT TO HUMBLE I.S.D. RECORDED UNDER HARRIS
 2-21 COUNTY, CLERKS FILE NO. R-748181;
 2-22 THENCE NORTH 00 DEGREES 24 MINUTES 46 SECONDS EAST, A DISTANCE OF
 2-23 1012.36 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE MOST NORTHERLY
 2-24 NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, SAME BEING ON THE
 2-25 SOUTH LINE OF THE COLONY OF HUMBLE APARTMENTS;
 2-26 THENCE SOUTH 89 DEGREES 14 MINUTES 04 SECONDS EAST, ALONG THE SOUTH
 2-27 LINE OF THE COLONY OF HUMBLE APARTMENTS A DISTANCE OF 47.32 FEET TO
 2-28 A FOUND 4" X 4" CONCRETE MONUMENT;
 2-29 THENCE SOUTH 89 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF
 2-30 1362.16 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER OF THE HEREIN
 2-31 DESCRIBED TRACT;
 2-32 THENCE SOUTH 00 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF
 2-33 400.98 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 2-34 THENCE EAST, A DISTANCE OF 75.58 FEET TO A POINT FOR CORNER OF THE
 2-35 HEREIN DESCRIBED TRACT;
 2-36 THENCE NORTH, A DISTANCE OF 138.90 FEET TO A POINT FOR CORNER OF THE
 2-37 HEREIN DESCRIBED TRACT;
 2-38 THENCE EAST, A DISTANCE OF 553.92 FEET TO A POINT FOR CORNER OF THE
 2-39 HEREIN DESCRIBED TRACT;
 2-40 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF
 2-41 105.84 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 2-42 THENCE EAST, A DISTANCE OF 474.53 FEET TO A POINT FOR CORNER OF THE
 2-43 HEREIN DESCRIBED TRACT;
 2-44 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF
 2-45 526.86 FEET TO A 1/2 INCH PINCHED PIPE FOUND FOR CORNER OF THE
 2-46 HEREIN DESCRIBED TRACT;
 2-47 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF
 2-48 166.02 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 2-49 THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF
 2-50 548.93 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT,
 2-51 FROM WHICH A 3/8 INCH IRON ROD IN A FENCE POST BEARS SOUTH 75 DEG. 05
 2-52 MIN. 31 SEC. EAST, 0.62 FEET;
 2-53 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF
 2-54 138.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THE HEREIN
 2-55 DESCRIBED TRACT;
 2-56 THENCE SOUTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, A DISTANCE OF
 2-57 142.08 FEET TO A 3/4 INCH IRON PIPE FOUND FOR CORNER OF THE HEREIN
 2-58 DESCRIBED TRACT;
 2-59 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF
 2-60 307.37 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 2-61 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF
 2-62 1311.12 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT:
 2-63 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF
 2-64 53.00 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 2-65 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF
 2-66 163.89 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 2-67 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF
 2-68 480.34 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 2-69 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF

3-1 163.89 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 3-2 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF
 3-3 799.74 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 3-4 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF
 3-5 726.96 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTHERLY
 3-6 RIGHT-OF-WAY LINE OF WILL CLAYTON PARKWAY (100 FEET WIDE) (CALL
 3-7 JETERO BOULEVARD) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED
 3-8 TRACT;
 3-9 THENCE SOUTH 74 DEGREES 29 MINUTES 28 SECONDS WEST, A DISTANCE OF
 3-10 294.98 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A
 3-11 CURVE TO THE RIGHT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH
 3-12 15 DEG. 49 MIN. 56 SEC. EAST, 1.07 FEET;
 3-13 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3769.72 FEET, A
 3-14 CENTRAL ANGLE OF 16 DEGREES 11 MINUTES 17 SECONDS, AN ARC LENGTH OF
 3-15 1065.08 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 82
 3-16 DEGREES 35 MINUTES 06 SECONDS WEST, 1061.54 FEET TO A 5/8 INCH
 3-17 CAPPED IRON ROD SET FOR CORNER OF THE HEREIN DESCRIBED TRACT, FROM
 3-18 WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 10 DEG. 30 MIN. 10 SEC.
 3-19 EAST, 0.75 FEET;
 3-20 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF
 3-21 256.04 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 3-22 THENCE WEST, A DISTANCE OF 320.04 FEET TO A POINT FOR CORNER OF THE
 3-23 HEREIN DESCRIBED TRACT;
 3-24 THENCE SOUTH 00 DEGREES 55 MINUTES 25 SECONDS WEST, A DISTANCE OF
 3-25 238.65 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF
 3-26 AFORESAID WILL CLAYTON PARKWAY;
 3-27 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3769.72 FEET, A
 3-28 CENTRAL ANGLE OF 11 DEGREES 56 MINUTES 12 SECONDS, AN ARC LENGTH OF
 3-29 785.36 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES
 3-30 29 MINUTES 02 SECONDS WEST, 783.94 FEET TO A POINT FOR CORNER OF THE
 3-31 HEREIN DESCRIBED TRACT;
 3-32 THENCE NORTH, A DISTANCE OF 223.12 FEET TO A POINT FOR CORNER OF THE
 3-33 HEREIN DESCRIBED TRACT;
 3-34 THENCE EAST, A DISTANCE 433.45 FEET TO A POINT FOR CORNER OF THE
 3-35 HEREIN DESCRIBED TRACT;
 3-36 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF
 3-37 332.76 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 3-38 THENCE WEST, A DISTANCE OF 181.09 FEET TO A POINT FOR CORNER OF THE
 3-39 HEREIN DESCRIBED TRACT;
 3-40 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF
 3-41 230.86 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 3-42 THENCE WEST, A DISTANCE OF 152.15 FEET TO A POINT FOR CORNER OF THE
 3-43 HEREIN DESCRIBED TRACT;
 3-44 THENCE NORTH, A DISTANCE OF 777.51 FEET TO A POINT FOR CORNER OF THE
 3-45 HEREIN DESCRIBED TRACT;
 3-46 THENCE WEST, A DISTANCE OF 69.76 FEET TO A POINT FOR CORNER OF THE
 3-47 HEREIN DESCRIBED TRACT;
 3-48 THENCE NORTH 10 DEGREES 48 MINUTES 08 SECONDS EAST, A DISTANCE OF
 3-49 491.33 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 3-50 THENCE EAST, A DISTANCE OF 268.69 FEET TO A POINT FOR CORNER OF THE
 3-51 HEREIN DESCRIBED TRACT;
 3-52 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF
 3-53 215.01 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 3-54 THENCE EAST, A DISTANCE OF 160.16 FEET TO A POINT FOR CORNER OF THE
 3-55 HEREIN DESCRIBED TRACT;
 3-56 THENCE NORTH, A DISTANCE OF 175.00 FEET TO A POINT FOR CORNER OF THE
 3-57 HEREIN DESCRIBED TRACT;
 3-58 THENCE WEST, A DISTANCE OF 544.41 FEET TO A POINT IN A CURVE TO THE
 3-59 LEFT;
 3-60 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,350.00 FEET, A
 3-61 CENTRAL ANGLE OF 03 DEGREES 40 MINUTES 46 SECONDS, AN ARC LENGTH OF
 3-62 150.91 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES
 3-63 04 MINUTES 16 SECONDS EAST, 150.89 FEET TO A POINT FOR CORNER OF THE
 3-64 HEREIN DESCRIBED TRACT;
 3-65 THENCE WEST A DISTANCE OF 31.77 FEET TO A POINT FOR CORNER OF THE
 3-66 HEREIN DESCRIBED TRACT;
 3-67 THENCE SOUTH, A DISTANCE OF 70.27 FEET TO A POINT FOR CORNER OF THE
 3-68 HEREIN DESCRIBED TRACT;
 3-69 THENCE WEST, A DISTANCE OF 217.89 FEET TO A POINT FOR CORNER OF THE

4-1 HEREIN DESCRIBED TRACT;
 4-2 THENCE SOUTH, A DISTANCE OF 21.39 FEET TO A POINT FOR CORNER OF THE
 4-3 HEREIN DESCRIBED TRACT;
 4-4 THENCE SOUTH 21 DEGREES 19 MINUTES 52 SECONDS EAST, A DISTANCE OF
 4-5 129.87 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 4-6 THENCE EAST, A DISTANCE OF 180.68 FEET TO A POINT IN A CURVE TO THE
 4-7 RIGHT;
 4-8 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,350.00 FEET,
 4-9 A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 04 SECONDS, AN ARC LENGTH
 4-10 OF 87.55 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 09
 4-11 DEGREES 30 MINUTES 41 SECONDS WEST, 87.54 FEET TO A POINT FOR CORNER
 4-12 OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4 INCH IRON PIPE FOUND
 4-13 BEARS NORTH 74 DEG. 25 MIN. 10 SEC. EAST, 0.24 FEET;
 4-14 THENCE SOUTH 10 DEGREES 48 MINUTES 08 SECONDS WEST, A DISTANCE OF
 4-15 667.58 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 4-16 THENCE NORTH 85 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF
 4-17 387.20 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 4-18 THENCE SOUTH, A DISTANCE OF 116.74 FEET TO A POINT FOR CORNER OF THE
 4-19 HEREIN DESCRIBED TRACT;
 4-20 THENCE SOUTH 88 DEGREES 36 MINUTES 14 SECONDS WEST, A DISTANCE OF
 4-21 390.59 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 4-22 THENCE SOUTH 01 DEGREES 23 MINUTES 46 SECONDS EAST, A DISTANCE OF
 4-23 35.99 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 4-24 THENCE NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF
 4-25 296.47 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 4-26 THENCE SOUTH 01 DEGREES 23 MINUTES 46 SECONDS EAST, A DISTANCE OF
 4-27 118.15 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 4-28 THENCE NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF
 4-29 187.08 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 4-30 THENCE SOUTH 10 DEGREES 48 MINUTES 08 SECONDS WEST, A DISTANCE OF
 4-31 462.67 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;
 4-32 THENCE NORTH 89 DEGREES 35 MINUTES 24 SECONDS WEST, A DISTANCE OF
 4-33 720.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 168.7218
 4-34 ACRES, (7,349,524 SQUARE FEET) OF LAND.
 4-35 SAVE AND EXCEPT FROM SAID 168.7218 ACRE TRACT THE FOLLOWING
 4-36 DESCRIBED TRACT OF LAND;
 4-37 SAVE AND EXCEPT TRACT
 4-38 BEING A 0.5739 ACRE (24,999 SQUARE FOOT) TRACT OF LAND SITUATED IN
 4-39 THE JAMES STRANGE SURVEY, ABSTRACT NO. 695, HARRIS COUNTY, TEXAS
 4-40 REFERRED TO AS TRACT III RECORDED UNDER HARRIS COUNTY CLERK'S FILE
 4-41 NO. S-705378 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
 4-42 BOUNDS AS FOLLOWS:
 4-43 COMMENCING AT A 4X4 INCH CONCRETE MONUMENT FOUND MARKING THE
 4-44 NORTHEAST CORNER OF A CALLED 101.04907 ACRE TRACT RECORDED UNDER
 4-45 HARRIS COUNTY CLERK'S FILE NO. L-042670;
 4-46 THENCE SOUTH 00 DEGREES 55 MINUTES 25 SECONDS WEST, ALONG THE EAST
 4-47 LINE OF SAID 101.04907 ACRE TRACT, A DISTANCE OF 1017.63 FEET TO THE
 4-48 NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED
 4-49 TRACT;
 4-50 THENCE SOUTH 00 DEGREES 55 MINUTES 25 SECONDS WEST, CONTINUING
 4-51 ALONG THE EAST LINE OF SAID 101.04907 ACRE TRACT, A DISTANCE OF
 4-52 200.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
 4-53 THENCE WEST, A DISTANCE OF 125.02 FEET TO THE SOUTHWEST CORNER OF
 4-54 THE HEREIN DESCRIBED TRACT;
 4-55 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF
 4-56 200.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
 4-57 THENCE, EAST A DISTANCE OF 125.02 FEET TO THE POINT OF BEGINNING AND
 4-58 CONTAINING 0.5739 ACRES, (24,999 SQUARE FEET) OF LAND.
 4-59 TOGETHER WITH THE FOLLOWING DESCRIBED FIVE PARCELS OF
 4-60 LAND:
 4-61 PARCEL 1
 4-62 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 25.68 ACRES
 4-63 (1,118,438 SQUARE FEET) SITUATED IN THE JAMES STRANGE SURVEY,
 4-64 ABSTRACT NO. 695, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART
 4-65 OF A CALLED FORTY (40) ACRE TRACT OF LAND IN TITLE OF EXXON MOBILE
 4-66 CORPORATION BY VIRTUE OF DEEDS RECORDED IN VOLUME 1689, PAGE 271.
 4-67 VOLUME 1689. PAGE 231 AND VOLUME 3288, PAGE 579 OF THE DEED RECORDS
 4-68 OF HARRIS COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY
 4-69 METES AND BOUNDS AS FOLLOWS:

5-1 BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY
5-2 LINE OF WILL CLAYTON PARKWAY, (100 FEET WIDE) FOR THE NORTHWEST
5-3 CORNER OF THE HEREIN DESCRIBED TRACT;
5-4 THENCE SOUTH 00 DEGREES 50 MINUTES 49 SECONDS WEST, A DISTANCE OF
5-5 765.57 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
5-6 THENCE SOUTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF
5-7 1330.93 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
5-8 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF
5-9 986.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID WILL
5-10 CLAYTON PARKWAY FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED
5-11 TRACT;
5-12 THENCE SOUTH 74 DEGREES 29 MINUTES 33 SECONDS WEST ALONG THE SOUTH
5-13 RIGHT-OF-WAY LINE OF SAID WILL CLAYTON PARKWAY, A DISTANCE OF
5-14 267.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
5-15 THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WILL CLAYTON
5-16 PARKWAY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3869.72 FEET, A
5-17 CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 35 SECONDS, AN ARC LENGTH OF
5-18 1091.42 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 82
5-19 DEGREES 34 MINUTES 18 SECONDS WEST, 1087.80 FEET TO THE POINT OF
5-20 BEGINNING AND CONTAINING 25.6758 ACRES, (1,118,438 SQUARE FEET) OF
5-21 LAND.
5-22 PARCEL 2
5-23 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES,
5-24 (435736 SQUARE FEET) (CALLED 9.983 ACRES), MORE OR LESS, BEING ALL
5-25 OF LOTS 1 THROUGH 6, BOTH INCLUSIVE AND LOTS 15 THROUGH 18, BOTH
5-26 INCLUSIVE, IN BLOCK 1 OF THE RICHARD RODGERS 20 ACRE SUBDIVISION,
5-27 ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 655, PAGE 400 OF THE
5-28 DEED RECORDS OF HARRIS COUNTY, TEXAS, SITUATED IN THE JAMES STRANGE
5-29 SURVEY, ABSTRACT NO. 695, HARRIS COUNTY, TEXAS, AND BEING A PORTION
5-30 OF THOSE TRACTS OF LAND AS DESCRIBED UNDER CLERK'S FILE NO. (S)
5-31 D-501727, J-742746, L-209441 AND U-783972 ALL OF THE DEED RECORDS
5-32 OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY
5-33 METES AND BOUNDS AS FOLLOWS:
5-34 BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER
5-35 OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION, SAME BEING THE
5-36 NORTHWEST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF
5-37 BLOCK 1 OF THE JOHN P. DONLIN SUBDIVISION AS RECORDED IN VOLUME 1,
5-38 PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;
5-39 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE COMMON
5-40 LINE OF SAID RICHARD RODGERS 20 ACRE AND JOHN P. DONLIN SUBDIVISIONS
5-41 A DISTANCE OF 666.54 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE
5-42 NORTHEAST CORNER OF SAID LOT 1;
5-43 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST
5-44 LINE OF LOTS 1 AND 2 A DISTANCE OF 130.75 FEET TO A 5/8 INCH CAPPED
5-45 IRON ROD SET FOR THE COMMON CORNER OF LOTS 2, 3, 18 & 19, FOR AN
5-46 INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
5-47 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE NORTH
5-48 LINE OF SAID LOT 18, COMMON WITH THE SOUTH LINE OF SAID LOT 19, A
5-49 DISTANCE OF 666.54 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE
5-50 NORTHEAST CORNER OF SAID LOT 18 AND THE HEREIN DESCRIBED TRACT, SAME
5-51 BEING TN THE EAST LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION;
5-52 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST
5-53 LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION AND THE EAST LINE
5-54 OF LOTS 18, 17, 16, & 15 A DISTANCE OF 261.50 FEET TO A 5/8 INCH
5-55 CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 15 AND THE
5-56 HEREIN DESCRIBED TRACT;
5-57 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST ALONG THE SOUTH
5-58 LINE OF LOTS 15 & 6 A DISTANCE OF 1333.08 FEET TO A 5/8 INCH CAPPED
5-59 IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 6 AND THE HEREIN
5-60 DESCRIBED TRACT OF LAND, AND BEING IN THE WEST LINE OF SAID RICHARD
5-61 RODGERS 20 ACRE SUBDIVISION;
5-62 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE WEST
5-63 LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION AND THE WEST LINE
5-64 OF LOTS 1, 2, 3, 4, 5 & 6 A DISTANCE OF 392.24 FEET TO THE POINT OF
5-65 BEGINNING AND CONTAINING 10.003 ACRES (435,736 SQUARE FEET) OF
5-66 LAND.
5-67 PARCEL 3
5-68 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.002 (217,869
5-69 SQUARE FEET) (CALLED 5.016 ACRES), MORE OR LESS, BEING ALL OF LOTS 8

6-1 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 1 OF THE RICHARD RODGERS 20
6-2 ACRE SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME
6-3 655, PAGE 400 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SITUATED
6-4 IN THE JAMES STRANGE SURVEY, ABSTRACT NO. 695, HARRIS COUNTY,
6-5 TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND AS DESCRIBED
6-6 UNDER CLERK'S FILE NO. (S) D-501727, J-742746, L-209441 AND
6-7 U-783972 ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING
6-8 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
6-9 BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER
6-10 OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION. SAME BEING THE
6-11 SOUTHWEST CORNER OF LOT 10, RICHARD RODGERS 20 ACRE SUBDIVISION,
6-12 ALSO BEING THE NORTHWEST CORNER OF BLOCK 2 OF THE JOHN P. DONLIN
6-13 SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 67 OF THE MAP RECORDS OF
6-14 HARRIS COUNTY, TEXAS;
6-15 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE WEST
6-16 LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION AND THE WEST LINE
6-17 OF LOTS 10, 9, & 8 A DISTANCE OF 196.12 FEET TO A 5/8 INCH CAPPED
6-18 IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 8, SAME BEING THE
6-19 SOUTHWEST CORNER OF LOT 7 OF SAID RICHARD RODGERS 20 ACRE
6-20 SUBDIVISION;
6-21 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE NORTH
6-22 LINE OF SAID LOT 8 A DISTANCE OF 666.54 FEET TO A 5/8 INCH IRON ROD
6-23 SET THE NORTHEAST CORNER OF SAID LOT 8, SAME BEING THE COMMON CORNER
6-24 OF LOTS 7, 8, 13 & 14 FOR AN ELL CORNER IN THE NORTH LINE OF THE
6-25 HEREIN DESCRIBED TRACT;
6-26 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST
6-27 LINE OF SAID LOT 8 A DISTANCE OF 65.37 FEET TO A 5/8 INCH IRON ROD
6-28 SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING
6-29 THE COMMON CORNER OF LOTS 8, 9, 12 & 13;
6-30 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE NORTH
6-31 LINE OF SAID LOT 12 A DISTANCE OF 666.54 FEET TO A 5/8 INCH IRON ROD
6-32 SET FOR THE NORTHEAST CORNER OF SAID LOT 12 AND THE HEREIN DESCRIBED
6-33 TRACT, BEING IN THE EAST LINE OF SAID RICHARD RODGERS 20 ACRE
6-34 SUBDIVISION;
6-35 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST
6-36 LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION AND THE EAST LINE
6-37 OF LOTS 12 & 11 A DISTANCE OF 130.75 FEET TO A 5/8 INCH CAPPED IRON
6-38 ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 11 AND THE HEREIN
6-39 DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID RICHARD
6-40 RODGERS 20 ACRE SUBDIVISION AND THE NORTHEAST CORNER OF BLOCK 2 OF
6-41 THE JOHN P. DONLIN SUBDIVISION:
6-42 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST ALONG THE SOUTH
6-43 LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION AND THE NORTH LINE
6-44 OF THE JOHN P. DONLIN SUBDIVISION A DISTANCE OF 1333.08 FEET TO THE
6-45 POINT OF BEGINNING AND CONTAINING 5.002 ACRES (217,869 SQUARE FEET)
6-46 OF LAND.
6-47 PARCEL 4
6-48 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 8.015 ACRES
6-49 (CALLED 7.995 ACRES), MORE OR LESS OUT OF AND A PART OF ' THE RICHARD
6-50 RODGERS 25 ACRE UNRECORDED SUBDIVISION, SITUATED IN THE JAMES
6-51 STRANGE SURVEY, ABSTRACT NO. 695, AND BEING A PORTION OF THOSE
6-52 TRACTS OF LAND AS DESCRIBED UNDER CLERK'S FILE NO. U-783972 OF THE
6-53 DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY
6-54 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
6-55 BEGINNING AT THE SOUTHEAST CORNER OF SAID RICHARD ROGERS 25 ACRE
6-56 UNRECORDED SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF THE
6-57 HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 5
6-58 ACRE TRACT OF LAND DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO.
6-59 G-767260 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;
6-60 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST ALONG THE SOUTH
6-61 LINE OF SAID RICHARD RODGERS 25 ACRE UNRECORDED SUBDIVISION A
6-62 DISTRICT OF 443.06 FEET TO THE SOUTHWEST CORNER OF THE HEREIN
6-63 DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED
6-64 19.05150 ACRE TRACT AS DESCRIBED UNDER CLERK'S FILE NO. L-463458 OF
6-65 THE DEED RECORDS OF HARRIS COUNTY, TEXAS;
6-66 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE COMMON
6-67 LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED 19.05150 ACRE
6-68 TRACT A DISTANCE OF 250.01 FEET TO AN ELL CORNER OF THE HEREIN
6-69 DESCRIBED TRACT;

7-1 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE COMMON
7-2 LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED 09.05150 ACRE
7-3 TRACT A DISTANCE OF 91.80 FEET TO AN INTERIOR CORNER OF THE HEREIN
7-4 DESCRIBED TRACT THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST
7-5 ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED
7-6 19.05150 ACRE TRACT A DISTANCE OF 15000 FEET TO AN INTERIOR CORNER
7-7 OF THE HEREIN DESCRIBED TRACT;
7-8 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST ALONG THE COMMON
7-9 LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED 19.05150 ACRE
7-10 TRACT A DISTANCE OF 91.80 FEET TO AN ELL CORNER OF THE HEREIN
7-11 DESCRIBED TRACT;
7-12 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE COMMON
7-13 LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED 19.05150 ACRE
7-14 TRACT A DISTANCE OF 419.14 FEET TO THE NORTHWEST CORNER OF THE
7-15 HEREIN DESCRIBED TRACT AND BEING ON THE NORTH LINE OF SAID RICHARD
7-16 RODGERS 25 ACRE UNRECORDED SUBDIVISION, SAME BEING THE SOUTH LINE
7-17 OF BLOCK 2 OF THE JOHN P. DONLIN SUBDIVISION, ACCORDING TO THE PLAT
7-18 THEREOF RECORDED IN VOLUME 1, PAGE 67 OF THE MAP RECORDS OF HARRIS
7-19 COUNTY, TEXAS;
7-20 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE COMMON
7-21 LINE OF SAID RICHARD RODGERS 25 ACRE UNRECORDED SUBDIVISION AND THE
7-22 SOUTH LINE OF BLOCK 2 OF THE JOHN P. DONLIN SUBDIVISION A DISTANCE
7-23 OF 443.06 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED
7-24 TRACT, SAME BEING THE NORTHEAST CORNER OF SAID RICHARD RODGERS 25
7-25 ACRE UNRECORDED SUBDIVISION AND THE SOUTHEAST CORNER OF SAID BLOCK
7-26 2 OF THE JOHN P. DONLIN SUBDIVISION;
7-27 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST
7-28 LINE OF SAID RICHARD RODGERS 25 ACRE UNRECORDED SUBDIVISION A
7-29 DISTANCE OF 819.15 FEET TO THE POINT OF BEGINNING AND CONTAINING
7-30 8.015 ACRES, MORE OF LESS, OF LAND.
7-31 PARCEL 5
7-32 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.018 ACRES
7-33 (CALLED 1.00 ACRES), MORE OR LESS, BEING SITUATED IN THE JAMES
7-34 STRANGE SURVEY, ABSTRACT NO. 659, OUT OF AND A PART OF THE J. B.
7-35 McCUTCHEON 5 ACRE TRACT AS REFERENCED UNDER COUNTY CLERK'S FILE NO.
7-36 L-290438 AND BEING A PORTION OF THOSE TRACTS OF LAND AS DESCRIBED
7-37 UNDER CLERK'S FILE NO. U-783972 OF THE DEED RECORDS OF HARRIS
7-38 COUNTY, TEXAS, BEING KNOWN AS TRACT 23, BLOCK 2 OF R. RODGERS
7-39 SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
7-40 BOUNDS AS FOLLOWS:
7-41 BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE
7-42 JAMES STRANGE SURVEY MARKING THE SOUTHEAST CORNER OF SAID
7-43 McCUTCHEON 5 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
7-44 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST ALONG THE SOUTH
7-45 LINE OF SAID McCUTCHEON 5 ACRE TRACT A DISTANCE OF 270.45 FEET TO A
7-46 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN
7-47 DESCRIBED TRACT;
7-48 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST A DISTANCE OF
7-49 163.89 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST
7-50 CORNER OF THE HEREIN DESCRIBED TRACT;
7-51 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST A DISTANCE OF
7-52 270.45 FEET TO A 5/8 CAPPED INCH IRON ROD SET FOR THE NORTHEAST
7-53 CORNER OF SAID McCUTCHEON 5 ACRE TRACT ON THE EAST LINE OF SAID
7-54 JAMES STRANGE SURVEY;
7-55 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST
7-56 LINE OF SAID JAMES STRANGE SURVEY A DISTANCE OF 163.89 FEET TO THE
7-57 POINT OF BEGINNING AND CONTAINING 1.018 ACRES OF LAND.
7-58 SECTION 5. FINDINGS RELATING TO BOUNDARIES. The boundaries
7-59 and field notes of the district form a closure. A mistake in the
7-60 field notes or in copying the field notes in the legislative process
7-61 does not in any way affect the district's:
7-62 (1) organization, existence, or validity;
7-63 (2) right to issue any type of bond for the purposes
7-64 for which the district is created or to pay the principal of and
7-65 interest on a bond;
7-66 (3) right to impose or collect an assessment or tax; or
7-67 (4) legality or operation.
7-68 SECTION 6. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a) The
7-69 district is created to serve a public use and benefit.

8-1 (b) All land and other property included in the district
8-2 will benefit from the improvements and services to be provided by
8-3 the district under powers conferred by Sections 52 and 52-a,
8-4 Article III, and Section 59, Article XVI, Texas Constitution, and
8-5 other powers granted under this Act.

8-6 (c) The creation of the district is in the public interest
8-7 and is essential to:

8-8 (1) further the public purposes of the development and
8-9 diversification of the economy of the state;

8-10 (2) eliminate unemployment and underemployment; and

8-11 (3) develop or expand transportation and commerce.

8-12 (d) The present and prospective traffic congestion in the
8-13 district and the safety of pedestrians and the limited availability
8-14 of funds require the promotion and development of public
8-15 transportation and pedestrian facilities and systems, and the
8-16 district will serve the public purpose of securing expanded and
8-17 improved transportation and pedestrian facilities and systems.

8-18 (e) The district will:

8-19 (1) promote the health, safety, and general welfare of
8-20 residents, employers, employees, visitors, and consumers in the
8-21 district and of the public;

8-22 (2) provide needed funding to preserve, maintain, and
8-23 enhance the economic health and vitality of the district as a
8-24 community; and

8-25 (3) promote the health, safety, welfare, and enjoyment
8-26 of the public by providing pedestrian ways and by landscaping and
8-27 developing certain areas in the district, which are necessary for
8-28 the restoration, preservation, and enhancement of scenic beauty.

8-29 (f) Pedestrian ways along or across a street, whether at
8-30 grade or above or below the surface, and street lighting, street
8-31 landscaping, and street art objects are parts of and necessary
8-32 components of a street and are considered to be a street or road
8-33 improvement.

8-34 (g) The district will not act as the agent or
8-35 instrumentality of any private interest even though the district
8-36 will benefit many private interests as well as the public.

8-37 SECTION 7. APPLICATION OF OTHER LAW. Chapter 311,
8-38 Government Code (Code Construction Act), applies to this Act.

8-39 SECTION 8. CONSTRUCTION OF ACT. (a) This Act shall be
8-40 liberally construed in conformity with the findings and purposes
8-41 set forth in this Act.

8-42 (b) If any provision of the general law conflicts with this
8-43 Act, this Act prevails.

8-44 SECTION 9. BOARD OF DIRECTORS; TERMS. (a) The district is
8-45 governed by a board of five elected directors who serve staggered
8-46 terms of four years.

8-47 (b) Elections for directors shall be held on the uniform
8-48 election date in May in even-numbered years.

8-49 SECTION 10. QUALIFICATIONS. (a) A person must meet the
8-50 qualifications of Section 375.063, Local Government Code, to serve
8-51 as a director of the district.

8-52 (b) Section 49.052, Water Code, does not apply to directors
8-53 of the district.

8-54 SECTION 11. POWERS OF DISTRICT. The district has all powers
8-55 and authority provided by the general laws on road districts and
8-56 road utility districts created under Section 52, Article III, Texas
8-57 Constitution, and conservation and reclamation districts and
8-58 municipal management districts created under Section 59, Article
8-59 XVI, Texas Constitution, including:

8-60 (1) Chapters 257 and 441, Transportation Code;

8-61 (2) Chapter 375, Local Government Code; and

8-62 (3) Chapters 54 and 49, Water Code.

8-63 SECTION 12. AGREEMENTS; GRANTS. (a) The district may make
8-64 an agreement with or accept a gift, grant, or loan from any person.

8-65 (b) The implementation of a project is a governmental
8-66 function or service for the purposes of Chapter 791, Government
8-67 Code.

8-68 SECTION 13. LAW ENFORCEMENT SERVICES. To protect the
8-69 public interest, the district may contract with a municipality or

9-1 county to provide law enforcement services in the district for a
9-2 fee.

9-3 SECTION 14. AUTHORITY TO IMPOSE AD VALOREM TAXES,
9-4 ASSESSMENTS, AND IMPACT FEES. The district may impose an ad valorem
9-5 tax, assessment, or impact fee and use the proceeds of the tax,
9-6 assessment, or impact fee for any district purpose, including the
9-7 payment of debt or other contractual obligations, or the payment of
9-8 maintenance and operating expenses. The district may not impose an
9-9 impact fee or assessment on the property, equipment, rights of way,
9-10 facilities, or improvements of an electric utility or a power
9-11 generation company as defined by Section 31.002, Utilities Code, a
9-12 gas utility as defined by Section 101.003 or 121.001, Utilities
9-13 Code, or a telecommunications provider as defined by Section
9-14 51.002, Utilities Code.

9-15 SECTION 15. ELECTIONS REGARDING TAXES OR BONDS. (a) The
9-16 district must hold an election in the manner provided by Chapters 54
9-17 and 49, Water Code, to obtain voter approval before the district may
9-18 impose a maintenance tax or issue bonds payable from ad valorem
9-19 taxes.

9-20 (b) The board may include more than one purpose in a single
9-21 proposition at an election.

9-22 SECTION 16. MAINTENANCE TAX. (a) The district may impose
9-23 an annual ad valorem tax on taxable property in the district for any
9-24 district purpose, including to:

9-25 (1) maintain and operate the district and the
9-26 improvements constructed or acquired by the district; or

9-27 (2) provide a service.

9-28 (b) The board shall determine the tax rate.

9-29 SECTION 17. ASSESSMENTS; PETITION REQUIRED FOR FINANCING
9-30 SERVICES AND IMPROVEMENTS. (a) The board by resolution may impose
9-31 and collect an assessment for any purpose authorized by this Act.

9-32 (b) The board may not finance a service or improvement
9-33 project through an assessment under this Act unless a written
9-34 petition requesting that service or improvement has been filed with
9-35 the board. The petition must be signed by:

9-36 (1) the owners of a majority of the assessed value of
9-37 real property in the district that will be subject to the assessment
9-38 according to the most recent certified tax appraisal roll for the
9-39 county in which the property is located; or

9-40 (2) at least 25 owners of land in the district that
9-41 will be subject to the assessment, if more than 25 persons own land
9-42 in the district that will be subject to the assessment according to
9-43 the most recent certified tax appraisal roll for the county in which
9-44 the property is located.

9-45 (c) An assessment, a reassessment, or an assessment
9-46 resulting from an addition to or correction of the assessment roll
9-47 by the district, penalties and interest on an assessment or
9-48 reassessment, an expense of collection, and reasonable attorney's
9-49 fees incurred by the district:

9-50 (1) are a first and prior lien against the property
9-51 assessed;

9-52 (2) are superior to any other lien or claim other than
9-53 a lien or claim for county, school district, or municipal ad valorem
9-54 taxes; and

9-55 (3) are the personal liability of and charge against
9-56 the owners of the property even if the owners are not named in the
9-57 assessment proceeding.

9-58 (d) The lien is effective from the date of the board's
9-59 resolution imposing the assessment until the date the assessment is
9-60 paid. The board may enforce the lien in the same manner that the
9-61 board may enforce an ad valorem tax lien against real property.

9-62 SECTION 18. OBLIGATIONS. (a) The district may issue bonds
9-63 or other obligations payable in whole or in part from ad valorem
9-64 taxes, assessments, impact fees, revenue, grants, or other money of
9-65 the district, or any combination of those sources of money, to pay
9-66 for any authorized purpose of the district.

9-67 (b) In exercising the district's borrowing power, the
9-68 district may issue a bond or other obligation in the form of a bond,
9-69 note, certificate of participation or other instrument evidencing a

10-1 proportionate interest in payments to be made by the district, or
10-2 other type of obligation.

10-3 SECTION 19. INITIAL DIRECTORS. (a) The initial board
10-4 consists of the following persons:

10-5 Mike Magness
10-6 Andi Artze
10-7 Brian Crum
10-8 Ashlyn Tankersley
10-9 Adam Kramer

10-10 (b) Of the initial directors, the terms of the first three
10-11 directors named in Subsection (a) expire on June 1, 2006, and the
10-12 terms of the last two directors named in Subsection (a) expire on
10-13 June 1, 2004.

10-14 (c) On the uniform election date in May 2004, the board
10-15 shall hold an election for the directors whose terms expire on June
10-16 1, 2004. On the uniform election date in May 2006, the board shall
10-17 hold an election for the directors whose terms expire on June 1,
10-18 2006.

10-19 (d) This section expires September 1, 2006.

10-20 SECTION 20. ADDITIONAL LEGISLATIVE FINDINGS. The
10-21 legislature finds that:

10-22 (1) proper and legal notice of the intention to
10-23 introduce this Act, setting forth the general substance of this
10-24 Act, has been published as provided by law, and the notice and a
10-25 copy of this Act have been furnished to all persons, agencies,
10-26 officials, or entities to which they are required to be furnished by
10-27 the constitution and laws of this state, including the governor,
10-28 who has submitted the notice and Act to the Texas Commission on
10-29 Environmental Quality;

10-30 (2) the Texas Commission on Environmental Quality has
10-31 filed its recommendations relating to this Act with the governor,
10-32 lieutenant governor, and speaker of the house of representatives
10-33 within the required time;

10-34 (3) the general law relating to consent by political
10-35 subdivisions to the creation of districts with conservation,
10-36 reclamation, and road powers and the inclusion of land in those
10-37 districts has been complied with; and

10-38 (4) all requirements of the constitution and laws of
10-39 this state and the rules and procedures of the legislature with
10-40 respect to the notice, introduction, and passage of this Act have
10-41 been fulfilled and accomplished.

10-42 SECTION 21. EFFECTIVE DATE. This Act takes effect
10-43 immediately if it receives a vote of two-thirds of all the members
10-44 elected to each house, as provided by Section 39, Article III, Texas
10-45 Constitution. If this Act does not receive the vote necessary for
10-46 immediate effect, this Act takes effect September 1, 2003.

10-47 * * * * *