

1-1 By: Whitmire S.B. No. 1901  
1-2 (In the Senate - Filed April 4, 2003; April 7, 2003, read  
1-3 first time and referred to Committee on Intergovernmental  
1-4 Relations; May 2, 2003, reported adversely, with favorable  
1-5 Committee Substitute by the following vote: Yeas 5, Nays 0;  
1-6 May 2, 2003, sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR S.B. No. 1901 By: Gallegos

1-8 A BILL TO BE ENTITLED  
1-9 AN ACT

1-10 relating to the creation of Harris County Road Improvement District  
1-11 No. 2; providing authority to impose a tax and issue bonds.

1-12 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-13 SECTION 1. CREATION OF DISTRICT. (a) Harris County Road  
1-14 Improvement District No. 2 is created as a special district under  
1-15 Section 52, Article III, and Section 59, Article XVI, Texas  
1-16 Constitution.

1-17 (b) The board by resolution may change the district's name.

1-18 SECTION 2. DECLARATION OF INTENT. (a) The creation of the  
1-19 district is necessary to promote, develop, encourage, and maintain  
1-20 transportation, safety, employment, commerce, housing, tourism,  
1-21 recreation, the arts, entertainment, economic development, and the  
1-22 public welfare in the area of the district.

1-23 (b) The creation of the district is essential to accomplish  
1-24 the purposes of Sections 52 and 52-a, Article III, and Section 59,  
1-25 Article XVI, Texas Constitution, and other public purposes stated  
1-26 in this Act.

1-27 SECTION 3. DEFINITIONS. In this Act:

1-28 (1) "Board" means the board of directors of the  
1-29 district.

1-30 (2) "District" means Harris County Road Improvement  
1-31 District No. 2.

1-32 SECTION 4. BOUNDARIES. The district includes all the  
1-33 territory contained in the following described area:

1-34 DESCRIPTION OF LAND BEING A NET ACREAGE OF 217.8659 ACRES,  
1-35 (9,490,239 SQUARE FEET) BEING DESCRIBED AS A 168.7218 ACRE TRACT,  
1-36 SAVE AND EXCEPT A 0.5739 ACRE TRACT AND TOGETHER WITH FIVE PARCELS  
1-37 CONTAINING 25.68 ACRES, 10.003 ACRES, 5.002 ACRES, 8.015 ACRES AND  
1-38 1.018 ACRES.

1-39 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 168.7218 ACRES,  
1-40 (7,349,524 SQUARE FEET) BEING SITUATED IN THE JAMES STRANGE SURVEY,  
1-41 695, HARRIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 500 ACRE TRACT  
1-42 THAT IS DESCRIBED AS "FIRST TRACT" IN THAT CONVEYANCE TO INVINCIBLE  
1-43 OIL COMPANY BY DEED DATED DECEMBER 1, 1961, AND RECORDED IN VOLUME  
1-44 372, PAGE 388 OF THE HARRIS COUNTY DEED RECORDS, AND BEING OUT OF A  
1-45 CALLED 101.2965 ACRE TRACT AS DESCRIBED IN DEED RECORDED UNDER  
1-46 HARRIS COUNTY CLERKS FILE NO. N-838827 FROM CHARLES FISHER, TRUSTEE  
1-47 TO CRAIG PETROLEUM CORPORATION, SAID 168.7218 ACRES BEING MORE  
1-48 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

1-49 COMMENCING AT A 5/8 INCH IRON ROD FOUND MARKING THE INTERSECTION OF  
1-50 THE WEST LINE OF THE JAMES STRANGE SURVEY WITH THE NORTHERLY  
1-51 RIGHT-OF-WAY LINE OF WILL CLAYTON PARKWAY (100 FEET WIDE) (CALL  
1-52 JETERO BOULEVARD) AS RECORDED BY FILM CODE NUMBER 869-07-1604 IN  
1-53 THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY,  
1-54 TEXAS;

1-55 THENCE NORTH 00 DEGREES 24 MINUTES 46 SECONDS EAST A DISTANCE OF  
1-56 557.65 FEET TO A POINT FOR CORNER FROM WHICH A FOUND 4" X 4"  
1-57 CONCRETE MONUMENT BEARS NORTH 32 DEGREES 30 MINUTES 34 SECONDS  
1-58 EAST, 0.35 FEET, MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF A  
1-59 37.002 ACRE TRACT AS DESCRIBED IN THE DEED FROM CITIES SERVICE  
1-60 COMPANY TO HUMBLE I.S.D. DATED AUGUST 26, 1976 AND RECORDED BY FILM  
1-61 CODE NUMBER 133-37-1435 IN THE HARRIS COUNTY DEED RECORDS;

1-62 THENCE SOUTH 89 DEGREES 35 MINUTES 31 SECONDS EAST ALONG THE  
1-63 SOUTHERLY LINE OF SAID 37.002 ACRE TRACT A DISTANCE OF 500.30 FEET

2-1 TO A POINT FOR CORNER FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS  
2-2 NORTH 45 DEGREES 47 MINUTES 25 SECONDS WEST 2.12 FEET;  
2-3 THENCE NORTH 00 DEGREES 24 MINUTES 36 SECONDS EAST, ALONG THE  
2-4 EASTERLY LINE OF SAID 37.002 ACRE TRACT A DISTANCE OF 104.46 FEET TO  
2-5 THE MOST WESTERLY SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE  
2-6 HEREIN DESCRIBED TRACT;  
2-7 THENCE NORTH 00 DEGREES 24 MINUTES 36 SECONDS EAST, CONTINUING  
2-8 ALONG THE EASTERLY LINE OF SAID 37.002 ACRE TRACT A DISTANCE OF  
2-9 583.94 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
2-10 THENCE NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF  
2-11 43.15 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
2-12 THENCE NORTH A DISTANCE OF 128.15 FEET TO A POINT FOR CORNER OF THE  
2-13 HEREIN DESCRIBED TRACT;  
2-14 THENCE SOUTH 89 DEGREES 43 MINUTES 29 SECONDS WEST, A DISTANCE OF  
2-15 42.21 FEET TO A POINT IN THE EAST LINE OF AFORESAID 37.002 ACRE  
2-16 TRACT;  
2-17 THENCE NORTH 00 DEGREES 24 MINUTES 36 SECONDS EAST, ALONG THE  
2-18 EASTERLY LINE OF SAID 37.002 ACRE TRACT A DISTANCE OF 814.77 FEET TO  
2-19 A 1/2 INCH IRON ROD FOUND FOR CORNER;  
2-20 THENCE NORTH 89 DEGREES 12 MINUTES 30 SECONDS WEST WITH THE NORTH  
2-21 LINE OF SAID 37.002 ACRE TRACT A DISTANCE OF 155.96 FEET TO A 3/4  
2-22 INCH IRON ROD FOUND FOR CORNER, MARKING THE SOUTHEAST CORNER OF A  
2-23 CALLED 8.00 ACRE TRACT TO HUMBLE I.S.D. RECORDED UNDER HARRIS  
2-24 COUNTY, CLERKS FILE NO. R-748181;  
2-25 THENCE NORTH 00 DEGREES 24 MINUTES 46 SECONDS EAST, A DISTANCE OF  
2-26 1012.36 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE MOST NORTHERLY  
2-27 NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, SAME BEING ON THE  
2-28 SOUTH LINE OF THE COLONY OF HUMBLE APARTMENTS;  
2-29 THENCE SOUTH 89 DEGREES 14 MINUTES 04 SECONDS EAST, ALONG THE SOUTH  
2-30 LINE OF THE COLONY OF HUMBLE APARTMENTS A DISTANCE OF 47.32 FEET TO  
2-31 A FOUND 4" X 4" CONCRETE MONUMENT;  
2-32 THENCE SOUTH 89 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF  
2-33 1362.16 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER OF THE HEREIN  
2-34 DESCRIBED TRACT;  
2-35 THENCE SOUTH 00 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF  
2-36 400.98 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
2-37 THENCE EAST, A DISTANCE OF 75.58 FEET TO A POINT FOR CORNER OF THE  
2-38 HEREIN DESCRIBED TRACT;  
2-39 THENCE NORTH, A DISTANCE OF 138.90 FEET TO A POINT FOR CORNER OF THE  
2-40 HEREIN DESCRIBED TRACT;  
2-41 THENCE EAST, A DISTANCE OF 553.92 FEET TO A POINT FOR CORNER OF THE  
2-42 HEREIN DESCRIBED TRACT;  
2-43 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF  
2-44 105.84 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
2-45 THENCE EAST, A DISTANCE OF 474.53 FEET TO A POINT FOR CORNER OF THE  
2-46 HEREIN DESCRIBED TRACT;  
2-47 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF  
2-48 526.86 FEET TO A 1/2 INCH PINCHED PIPE FOUND FOR CORNER OF THE  
2-49 HEREIN DESCRIBED TRACT;  
2-50 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF  
2-51 166.02 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
2-52 THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF  
2-53 548.93 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT,  
2-54 FROM WHICH A 3/8 INCH IRON ROD IN A FENCE POST BEARS SOUTH 75 DEG. 05  
2-55 MIN. 31 SEC. EAST, 0.62 FEET;  
2-56 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF  
2-57 138.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THE HEREIN  
2-58 DESCRIBED TRACT;  
2-59 THENCE SOUTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, A DISTANCE OF  
2-60 142.08 FEET TO A 3/4 INCH IRON PIPE FOUND FOR CORNER OF THE HEREIN  
2-61 DESCRIBED TRACT;  
2-62 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF  
2-63 307.37 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
2-64 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF  
2-65 1311.12 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
2-66 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF  
2-67 53.00 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
2-68 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF  
2-69 163.89 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

3-1 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF  
3-2 480.34 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
3-3 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF  
3-4 163.89 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
3-5 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF  
3-6 799.74 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
3-7 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF  
3-8 726.96 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTHERLY  
3-9 RIGHT-OF-WAY LINE OF WILL CLAYTON PARKWAY (100 FEET WIDE) (CALL  
3-10 JETERO BOULEVARD) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED  
3-11 TRACT;  
3-12 THENCE SOUTH 74 DEGREES 29 MINUTES 28 SECONDS WEST, A DISTANCE OF  
3-13 294.98 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A  
3-14 CURVE TO THE RIGHT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH  
3-15 15 DEG. 49 MIN. 56 SEC. EAST, 1.07 FEET;  
3-16 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3769.72 FEET, A  
3-17 CENTRAL ANGLE OF 16 DEGREES 11 MINUTES 17 SECONDS, AN ARC LENGTH OF  
3-18 1065.08 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 82  
3-19 DEGREES 35 MINUTES 06 SECONDS WEST, 1061.54 FEET TO A 5/8 INCH  
3-20 CAPPED IRON ROD SET FOR CORNER OF THE HEREIN DESCRIBED TRACT, FROM  
3-21 WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 10 DEG. 30 MIN. 10 SEC.  
3-22 EAST, 0.75 FEET;  
3-23 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF  
3-24 256.04 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
3-25 THENCE WEST, A DISTANCE OF 320.04 FEET TO A POINT FOR CORNER OF THE  
3-26 HEREIN DESCRIBED TRACT;  
3-27 THENCE SOUTH 00 DEGREES 55 MINUTES 25 SECONDS WEST, A DISTANCE OF  
3-28 238.65 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF  
3-29 AFORESAID WILL CLAYTON PARKWAY;  
3-30 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3769.72 FEET, A  
3-31 CENTRAL ANGLE OF 11 DEGREES 56 MINUTES 12 SECONDS, AN ARC LENGTH OF  
3-32 785.36 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES  
3-33 29 MINUTES 02 SECONDS WEST, 783.94 FEET TO A POINT FOR CORNER OF THE  
3-34 HEREIN DESCRIBED TRACT;  
3-35 THENCE NORTH, A DISTANCE OF 223.12 FEET TO A POINT FOR CORNER OF THE  
3-36 HEREIN DESCRIBED TRACT;  
3-37 THENCE EAST, A DISTANCE OF 433.45 FEET TO A POINT FOR CORNER OF THE  
3-38 HEREIN DESCRIBED TRACT;  
3-39 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF  
3-40 332.76 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
3-41 THENCE WEST, A DISTANCE OF 181.09 FEET TO A POINT FOR CORNER OF THE  
3-42 HEREIN DESCRIBED TRACT;  
3-43 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF  
3-44 230.86 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
3-45 THENCE WEST, A DISTANCE OF 152.15 FEET TO A POINT FOR CORNER OF THE  
3-46 HEREIN DESCRIBED TRACT;  
3-47 THENCE NORTH, A DISTANCE OF 777.51 FEET TO A POINT FOR CORNER OF THE  
3-48 HEREIN DESCRIBED TRACT;  
3-49 THENCE WEST, A DISTANCE OF 69.76 FEET TO A POINT FOR CORNER OF THE  
3-50 HEREIN DESCRIBED TRACT;  
3-51 THENCE NORTH 10 DEGREES 48 MINUTES 08 SECONDS EAST, A DISTANCE OF  
3-52 491.33 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
3-53 THENCE EAST, A DISTANCE OF 268.69 FEET TO A POINT FOR CORNER OF THE  
3-54 HEREIN DESCRIBED TRACT;  
3-55 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF  
3-56 215.01 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
3-57 THENCE EAST, A DISTANCE OF 160.16 FEET TO A POINT FOR CORNER OF THE  
3-58 HEREIN DESCRIBED TRACT;  
3-59 THENCE NORTH, A DISTANCE OF 175.00 FEET TO A POINT FOR CORNER OF THE  
3-60 HEREIN DESCRIBED TRACT;  
3-61 THENCE WEST, A DISTANCE OF 544.41 FEET TO A POINT IN A CURVE TO THE  
3-62 LEFT;  
3-63 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,350.00 FEET, A  
3-64 CENTRAL ANGLE OF 03 DEGREES 40 MINUTES 46 SECONDS, AN ARC LENGTH OF  
3-65 150.91 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES  
3-66 04 MINUTES 16 SECONDS EAST, 150.89 FEET TO A POINT FOR CORNER OF THE  
3-67 HEREIN DESCRIBED TRACT;  
3-68 THENCE WEST A DISTANCE OF 31.77 FEET TO A POINT FOR CORNER OF THE  
3-69 HEREIN DESCRIBED TRACT;

4-1 THENCE SOUTH, A DISTANCE OF 70.27 FEET TO A POINT FOR CORNER OF THE  
 4-2 HEREIN DESCRIBED TRACT;  
 4-3 THENCE WEST, A DISTANCE OF 217.89 FEET TO A POINT FOR CORNER OF THE  
 4-4 HEREIN DESCRIBED TRACT;  
 4-5 THENCE SOUTH, A DISTANCE OF 21.39 FEET TO A POINT FOR CORNER OF THE  
 4-6 HEREIN DESCRIBED TRACT;  
 4-7 THENCE SOUTH 21 DEGREES 19 MINUTES 52 SECONDS EAST, A DISTANCE OF  
 4-8 129.87 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-9 THENCE EAST, A DISTANCE OF 180.68 FEET TO A POINT IN A CURVE TO THE  
 4-10 RIGHT;  
 4-11 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,350.00 FEET,  
 4-12 A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 04 SECONDS, AN ARC LENGTH  
 4-13 OF 87.55 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 09  
 4-14 DEGREES 30 MINUTES 41 SECONDS WEST, 87.54 FEET TO A POINT FOR CORNER  
 4-15 OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4 INCH IRON PIPE FOUND  
 4-16 BEARS NORTH 74 DEG. 25 MIN. 10 SEC. EAST, 0.24 FEET;  
 4-17 THENCE SOUTH 10 DEGREES 48 MINUTES 08 SECONDS WEST, A DISTANCE OF  
 4-18 667.58 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-19 THENCE NORTH 85 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF  
 4-20 387.20 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-21 THENCE SOUTH, A DISTANCE OF 116.74 FEET TO A POINT FOR CORNER OF THE  
 4-22 HEREIN DESCRIBED TRACT;  
 4-23 THENCE SOUTH 88 DEGREES 36 MINUTES 14 SECONDS WEST, A DISTANCE OF  
 4-24 390.59 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-25 THENCE SOUTH 01 DEGREES 23 MINUTES 46 SECONDS EAST, A DISTANCE OF  
 4-26 35.99 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-27 THENCE NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF  
 4-28 296.47 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-29 THENCE SOUTH 01 DEGREES 23 MINUTES 46 SECONDS EAST, A DISTANCE OF  
 4-30 118.15 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-31 THENCE NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF  
 4-32 187.08 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-33 THENCE SOUTH 10 DEGREES 48 MINUTES 08 SECONDS WEST, A DISTANCE OF  
 4-34 462.67 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-35 THENCE NORTH 89 DEGREES 35 MINUTES 24 SECONDS WEST, A DISTANCE OF  
 4-36 720.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 168.7218  
 4-37 ACRES, (7,349,524 SQUARE FEET) OF LAND.  
 4-38 SAVE AND EXCEPT FROM SAID 168.7218 ACRE TRACT THE FOLLOWING  
 4-39 DESCRIBED TRACT OF LAND;  
 4-40 SAVE AND EXCEPT TRACT  
 4-41 BEING A 0.5739 ACRE (24,999 SQUARE FOOT) TRACT OF LAND SITUATED IN  
 4-42 THE JAMES STRANGE SURVEY, ABSTRACT NO. 695, HARRIS COUNTY, TEXAS  
 4-43 REFERRED TO AS TRACT III RECORDED UNDER HARRIS COUNTY CLERK'S FILE  
 4-44 NO. S-705378 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND  
 4-45 BOUNDS AS FOLLOWS:  
 4-46 COMMENCING AT A 4X4 INCH CONCRETE MONUMENT FOUND MARKING THE  
 4-47 NORTHEAST CORNER OF A CALLED 101.04907 ACRE TRACT RECORDED UNDER  
 4-48 HARRIS COUNTY CLERK'S FILE NO. L-042670;  
 4-49 THENCE SOUTH 00 DEGREES 55 MINUTES 25 SECONDS WEST, ALONG THE EAST  
 4-50 LINE OF SAID 101.04907 ACRE TRACT, A DISTANCE OF 1017.63 FEET TO THE  
 4-51 NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED  
 4-52 TRACT;  
 4-53 THENCE SOUTH 00 DEGREES 55 MINUTES 25 SECONDS WEST, CONTINUING  
 4-54 ALONG THE EAST LINE OF SAID 101.04907 ACRE TRACT, A DISTANCE OF  
 4-55 200.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-56 THENCE WEST, A DISTANCE OF 125.02 FEET TO THE SOUTHWEST CORNER OF  
 4-57 THE HEREIN DESCRIBED TRACT;  
 4-58 THENCE NORTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF  
 4-59 200.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
 4-60 THENCE, EAST A DISTANCE OF 125.02 FEET TO THE POINT OF BEGINNING AND  
 4-61 CONTAINING 0.5739 ACRES, (24,999 SQUARE FEET) OF LAND.  
 4-62 TOGETHER WITH THE FOLLOWING DESCRIBED FIVE PARCELS OF  
 4-63 LAND:  
 4-64 PARCEL 1  
 4-65 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 25.68 ACRES  
 4-66 (1,118,438 SQUARE FEET) SITUATED IN THE JAMES STRANGE SURVEY,  
 4-67 ABSTRACT NO. 695, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART  
 4-68 OF A CALLED FORTY (40) ACRE TRACT OF LAND IN TITLE OF EXXON MOBILE  
 4-69 CORPORATION BY VIRTUE OF DEEDS RECORDED IN VOLUME 1689, PAGE 271.

5-1 VOLUME 1689. PAGE 231 AND VOLUME 3288, PAGE 579 OF THE DEED RECORDS  
5-2 OF HARRIS COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY  
5-3 METES AND BOUNDS AS FOLLOWS:  
5-4 BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY  
5-5 LINE OF WILL CLAYTON PARKWAY, (100 FEET WIDE) FOR THE NORTHWEST  
5-6 CORNER OF THE HEREIN DESCRIBED TRACT:  
5-7 THENCE SOUTH 00 DEGREES 50 MINUTES 49 SECONDS WEST, A DISTANCE OF  
5-8 765.57 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
5-9 THENCE SOUTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF  
5-10 1330.93 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
5-11 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF  
5-12 986.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID WILL  
5-13 CLAYTON PARKWAY FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED  
5-14 TRACT;  
5-15 THENCE SOUTH 74 DEGREES 29 MINUTES 33 SECONDS WEST ALONG THE SOUTH  
5-16 RIGHT-OF-WAY LINE OF SAID WILL CLAYTON PARKWAY, A DISTANCE OF  
5-17 267.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;  
5-18 THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WILL CLAYTON  
5-19 PARKWAY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3869.72 FEET, A  
5-20 CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 35 SECONDS, AN ARC LENGTH OF  
5-21 1091.42 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 82  
5-22 DEGREES 34 MINUTES 18 SECONDS WEST, 1087.80 FEET TO THE POINT OF  
5-23 BEGINNING AND CONTAINING 25.6758 ACRES, (1,118,438 SQUARE FEET) OF  
5-24 LAND.  
5-25 PARCEL 2  
5-26 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES,  
5-27 (435736 SQUARE FEET) (CALLED 9.983 ACRES), MORE OR LESS, BEING ALL  
5-28 OF LOTS 1 THROUGH 6, BOTH INCLUSIVE AND LOTS 15 THROUGH 18, BOTH  
5-29 INCLUSIVE, IN BLOCK 1 OF THE RICHARD RODGERS 20 ACRE SUBDIVISION,  
5-30 ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 655, PAGE 400 OF THE  
5-31 DEED RECORDS OF HARRIS COUNTY, TEXAS, SITUATED IN THE JAMES STRANGE  
5-32 SURVEY, ABSTRACT NO. 695, HARRIS COUNTY, TEXAS, AND BEING A PORTION  
5-33 OF THOSE TRACTS OF LAND AS DESCRIBED UNDER CLERK'S FILE NO. (S)  
5-34 D-501727, J-742746, L-209441 AND U-783972 ALL OF THE DEED RECORDS  
5-35 OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY  
5-36 METES AND BOUNDS AS FOLLOWS:  
5-37 BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER  
5-38 OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION, SAME BEING THE  
5-39 NORTHWEST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF  
5-40 BLOCK 1 OF THE JOHN P. DONLIN SUBDIVISION AS RECORDED IN VOLUME 1,  
5-41 PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;  
5-42 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE COMMON  
5-43 LINE OF SAID RICHARD RODGERS 20 ACRE AND JOHN P. DONLIN SUBDIVISIONS  
5-44 A DISTANCE OF 666.54 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE  
5-45 NORTHEAST CORNER OF SAID LOT 1;  
5-46 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST  
5-47 LINE OF LOTS 1 AND 2 A DISTANCE OF 130.75 FEET TO A 5/8 INCH CAPPED  
5-48 IRON ROD SET FOR THE COMMON CORNER OF LOTS 2, 3, 18 & 19, FOR AN  
5-49 INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;  
5-50 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE NORTH  
5-51 LINE OF SAID LOT 18, COMMON WITH THE SOUTH LINE OF SAID LOT 19, A  
5-52 DISTANCE OF 666.54 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE  
5-53 NORTHEAST CORNER OF SAID LOT 18 AND THE HEREIN DESCRIBED TRACT, SAME  
5-54 BEING IN THE EAST LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION;  
5-55 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST  
5-56 LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION AND THE EAST LINE  
5-57 OF LOTS 18, 17, 16, & 15 A DISTANCE OF 261.50 FEET TO A 5/8 INCH  
5-58 CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 15 AND THE  
5-59 HEREIN DESCRIBED TRACT;  
5-60 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST ALONG THE SOUTH  
5-61 LINE OF LOTS 15 & 6 A DISTANCE OF 1333.08 FEET TO A 5/8 INCH CAPPED  
5-62 IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 6 AND THE HEREIN  
5-63 DESCRIBED TRACT OF LAND, AND BEING IN THE WEST LINE OF SAID RICHARD  
5-64 RODGERS 20 ACRE SUBDIVISION;  
5-65 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE WEST  
5-66 LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION AND THE WEST LINE  
5-67 OF LOTS 1, 2, 3, 4, 5 & 6 A DISTANCE OF 392.24 FEET TO THE POINT OF  
5-68 BEGINNING AND CONTAINING 10.003 ACRES (435,736 SQUARE FEET) OF  
5-69 LAND.

6-1 PARCEL 3  
6-2 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.002 (217,869  
6-3 SQUARE FEET) (CALLED 5.016 ACRES), MORE OR LESS, BEING ALL OF LOTS 8  
6-4 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 1 OF THE RICHARD RODGERS 20  
6-5 ACRE SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME  
6-6 655, PAGE 400 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SITUATED  
6-7 IN THE JAMES STRANGE SURVEY, ABSTRACT NO. 695, HARRIS COUNTY,  
6-8 TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND AS DESCRIBED  
6-9 UNDER CLERK'S FILE NO. (S) D-501727, J-742746, L-209441 AND  
6-10 U-783972 ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING  
6-11 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
6-12 BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER  
6-13 OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION. SAME BEING THE  
6-14 SOUTHWEST CORNER OF LOT 10, RICHARD RODGERS 20 ACRE SUBDIVISION,  
6-15 ALSO BEING THE NORTHWEST CORNER OF BLOCK 2 OF THE JOHN P. DONLIN  
6-16 SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 67 OF THE MAP RECORDS OF  
6-17 HARRIS COUNTY, TEXAS;  
6-18 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE WEST  
6-19 LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION AND THE WEST LINE  
6-20 OF LOTS 10, 9, & 8 A DISTANCE OF 196.12 FEET TO A 5/8 INCH CAPPED  
6-21 IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 8, SAME BEING THE  
6-22 SOUTHWEST CORNER OF LOT 7 OF SAID RICHARD RODGERS 20 ACRE  
6-23 SUBDIVISION;  
6-24 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE NORTH  
6-25 LINE OF SAID LOT 8 A DISTANCE OF 666.54 FEET TO A 5/8 INCH IRON ROD  
6-26 SET THE NORTHEAST CORNER OF SAID LOT 8, SAME BEING THE COMMON CORNER  
6-27 OF LOTS 7, 8, 13 & 14 FOR AN ELL CORNER IN THE NORTH LINE OF THE  
6-28 HEREIN DESCRIBED TRACT;  
6-29 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST  
6-30 LINE OF SAID LOT 8 A DISTANCE OF 65.37 FEET TO A 5/8 INCH IRON ROD  
6-31 SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING  
6-32 THE COMMON CORNER OF LOTS 8, 9, 12 & 13;  
6-33 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE NORTH  
6-34 LINE OF SAID LOT 12 A DISTANCE OF 666.54 FEET TO A 5/8 INCH IRON ROD  
6-35 SET FOR THE NORTHEAST CORNER OF SAID LOT 12 AND THE HEREIN DESCRIBED  
6-36 TRACT, BEING IN THE EAST LINE OF SAID RICHARD RODGERS 20 ACRE  
6-37 SUBDIVISION;  
6-38 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST  
6-39 LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION AND THE EAST LINE  
6-40 OF LOTS 12 & 11 A DISTANCE OF 130.75 FEET TO A 5/8 INCH CAPPED IRON  
6-41 ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 11 AND THE HEREIN  
6-42 DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID RICHARD  
6-43 RODGERS 20 ACRE SUBDIVISION AND THE NORTHEAST CORNER OF BLOCK 2 OF  
6-44 THE JOHN P. DONLIN SUBDIVISION:  
6-45 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST ALONG THE SOUTH  
6-46 LINE OF SAID RICHARD RODGERS 20 ACRE SUBDIVISION AND THE NORTH LINE  
6-47 OF THE JOHN P. DONLIN SUBDIVISION A DISTANCE OF 1333.08 FEET TO THE  
6-48 POINT OF BEGINNING AND CONTAINING 5.002 ACRES (217,869 SQUARE FEET)  
6-49 OF LAND.  
6-50 PARCEL 4  
6-51 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 8.015 ACRES  
6-52 (CALLED 7.995 ACRES), MORE OR LESS OUT OF AND A PART OF THE RICHARD  
6-53 RODGERS 25 ACRE UNRECORDED SUBDIVISION, SITUATED IN THE JAMES  
6-54 STRANGE SURVEY, ABSTRACT NO. 695, AND BEING A PORTION OF THOSE  
6-55 TRACTS OF LAND AS DESCRIBED UNDER CLERK'S FILE NO. U-783972 OF THE  
6-56 DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY  
6-57 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
6-58 BEGINNING AT THE SOUTHEAST CORNER OF SAID RICHARD ROGERS 25 ACRE  
6-59 UNRECORDED SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF THE  
6-60 HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 5  
6-61 ACRE TRACT OF LAND DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO.  
6-62 G-767260 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;  
6-63 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST ALONG THE SOUTH  
6-64 LINE OF SAID RICHARD RODGERS 25 ACRE UNRECORDED SUBDIVISION A  
6-65 DISTRICT OF 443.06 FEET TO THE SOUTHWEST CORNER OF THE HEREIN  
6-66 DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED  
6-67 19.05150 ACRE TRACT AS DESCRIBED UNDER CLERK'S FILE NO. L-463458 OF  
6-68 THE DEED RECORDS OF HARRIS COUNTY, TEXAS;  
6-69 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE COMMON

7-1 LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED 19.05150 ACRE  
7-2 TRACT A DISTANCE OF 250.01 FEET TO AN ELL CORNER OF THE HEREIN  
7-3 DESCRIBED TRACT;  
7-4 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE COMMON  
7-5 LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED 09.05150 ACRE  
7-6 TRACT A DISTANCE OF 91.80 FEET TO AN INTERIOR CORNER OF THE HEREIN  
7-7 DESCRIBED TRACT THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST  
7-8 ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED  
7-9 19.05150 ACRE TRACT A DISTANCE OF 15000 FEET TO AN INTERIOR CORNER  
7-10 OF THE HEREIN DESCRIBED TRACT;  
7-11 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST ALONG THE COMMON  
7-12 LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED 19.05150 ACRE  
7-13 TRACT A DISTANCE OF 91.80 FEET TO AN ELL CORNER OF THE HEREIN  
7-14 DESCRIBED TRACT;  
7-15 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE COMMON  
7-16 LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED 19.05150 ACRE  
7-17 TRACT A DISTANCE OF 419.14 FEET TO THE NORTHWEST CORNER OF THE  
7-18 HEREIN DESCRIBED TRACT AND BEING ON THE NORTH LINE OF SAID RICHARD  
7-19 RODGERS 25 ACRE UNRECORDED SUBDIVISION, SAME BEING THE SOUTH LINE  
7-20 OF BLOCK 2 OF THE JOHN P. DONLIN SUBDIVISION, ACCORDING TO THE PLAT  
7-21 THEREOF RECORDED IN VOLUME 1, PAGE 67 OF THE MAP RECORDS OF HARRIS  
7-22 COUNTY, TEXAS;  
7-23 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE COMMON  
7-24 LINE OF SAID RICHARD RODGERS 25 ACRE UNRECORDED SUBDIVISION AND THE  
7-25 SOUTH LINE OF BLOCK 2 OF THE JOHN P. DONLIN SUBDIVISION A DISTANCE  
7-26 OF 443.06 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED  
7-27 TRACT, SAME BEING THE NORTHEAST CORNER OF SAID RICHARD RODGERS 25  
7-28 ACRE UNRECORDED SUBDIVISION AND THE SOUTHEAST CORNER OF SAID BLOCK  
7-29 2 OF THE JOHN P. DONLIN SUBDIVISION;  
7-30 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST  
7-31 LINE OF SAID RICHARD RODGERS 25 ACRE UNRECORDED SUBDIVISION A  
7-32 DISTANCE OF 819.15 FEET TO THE POINT OF BEGINNING AND CONTAINING  
7-33 8.015 ACRES, MORE OF LESS, OF LAND.  
7-34 PARCEL 5  
7-35 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.018 ACRES  
7-36 (CALLED 1.00 ACRES), MORE OR LESS, BEING SITUATED IN THE JAMES  
7-37 STRANGE SURVEY, ABSTRACT NO. 659, OUT OF AND A PART OF THE J. B.  
7-38 McCUTCHEON 5 ACRE TRACT AS REFERENCED UNDER COUNTY CLERK'S FILE NO.  
7-39 L-290438 AND BEING A PORTION OF THOSE TRACTS OF LAND AS DESCRIBED  
7-40 UNDER CLERK'S FILE NO. U-783972 OF THE DEED RECORDS OF HARRIS  
7-41 COUNTY, TEXAS, BEING KNOWN AS TRACT 23, BLOCK 2 OF R. RODGERS  
7-42 SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND  
7-43 BOUNDS AS FOLLOWS:  
7-44 BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE  
7-45 JAMES STRANGE SURVEY MARKING THE SOUTHEAST CORNER OF SAID  
7-46 McCUTCHEON 5 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;  
7-47 THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST ALONG THE SOUTH  
7-48 LINE OF SAID McCUTCHEON 5 ACRE TRACT A DISTANCE OF 270.45 FEET TO A  
7-49 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN  
7-50 DESCRIBED TRACT;  
7-51 THENCE NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST A DISTANCE OF  
7-52 163.89 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST  
7-53 CORNER OF THE HEREIN DESCRIBED TRACT;  
7-54 THENCE SOUTH 89 DEGREES 20 MINUTES 19 SECONDS EAST A DISTANCE OF  
7-55 270.45 FEET TO A 5/8 CAPPED INCH IRON ROD SET FOR THE NORTHEAST  
7-56 CORNER OF SAID McCUTCHEON 5 ACRE TRACT ON THE EAST LINE OF SAID  
7-57 JAMES STRANGE SURVEY;  
7-58 THENCE SOUTH 00 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EAST  
7-59 LINE OF SAID JAMES STRANGE SURVEY A DISTANCE OF 163.89 FEET TO THE  
7-60 POINT OF BEGINNING AND CONTAINING 1.018 ACRES OF LAND.  
7-61 SECTION 5. FINDINGS RELATING TO BOUNDARIES. The boundaries  
7-62 and field notes of the district form a closure. A mistake in the  
7-63 field notes or in copying the field notes in the legislative process  
7-64 does not in any way affect the district's:  
7-65 (1) organization, existence, or validity;  
7-66 (2) right to issue any type of bond for the purposes  
7-67 for which the district is created or to pay the principal of and  
7-68 interest on a bond;  
7-69 (3) right to impose or collect an assessment or tax; or

8-1 (4) legality or operation.

8-2 SECTION 6. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

8-3 (a) The district is created to serve a public use and benefit.

8-4 (b) All land and other property included in the district  
8-5 will benefit from the improvements and services to be provided by  
8-6 the district under powers conferred by Sections 52 and 52-a,  
8-7 Article III, and Section 59, Article XVI, Texas Constitution, and  
8-8 other powers granted under this Act.

8-9 (c) The creation of the district is in the public interest  
8-10 and is essential to:

8-11 (1) further the public purposes of the development and  
8-12 diversification of the economy of the state;

8-13 (2) eliminate unemployment and underemployment; and

8-14 (3) develop or expand transportation and commerce.

8-15 (d) The present and prospective traffic congestion in the  
8-16 district and the safety of pedestrians and the limited availability  
8-17 of funds require the promotion and development of public  
8-18 transportation and pedestrian facilities and systems, and the  
8-19 district will serve the public purpose of securing expanded and  
8-20 improved transportation and pedestrian facilities and systems.

8-21 (e) The district will:

8-22 (1) promote the health, safety, and general welfare of  
8-23 residents, employers, employees, visitors, and consumers in the  
8-24 district and of the public;

8-25 (2) provide needed funding to preserve, maintain, and  
8-26 enhance the economic health and vitality of the district as a  
8-27 community; and

8-28 (3) promote the health, safety, welfare, and enjoyment  
8-29 of the public by providing pedestrian ways and by landscaping and  
8-30 developing certain areas in the district, which are necessary for  
8-31 the restoration, preservation, and enhancement of scenic beauty.

8-32 (f) Pedestrian ways along or across a street, whether at  
8-33 grade or above or below the surface, and street lighting, street  
8-34 landscaping, and street art objects are parts of and necessary  
8-35 components of a street and are considered to be a street or road  
8-36 improvement.

8-37 (g) The district will not act as the agent or  
8-38 instrumentality of any private interest even though the district  
8-39 will benefit many private interests as well as the public.

8-40 SECTION 7. APPLICATION OF OTHER LAW. Chapter 311,  
8-41 Government Code (Code Construction Act), applies to this Act.

8-42 SECTION 8. CONSTRUCTION OF ACT. (a) This Act shall be  
8-43 liberally construed in conformity with the findings and purposes  
8-44 set forth in this Act.

8-45 (b) If any provision of the general law conflicts with this  
8-46 Act, this Act prevails.

8-47 SECTION 9. BOARD OF DIRECTORS; TERMS. (a) The district is  
8-48 governed by a board of five elected directors who serve staggered  
8-49 terms of four years.

8-50 (b) Elections for directors shall be held on the uniform  
8-51 election date in May in even-numbered years.

8-52 SECTION 10. QUALIFICATIONS. (a) A person must meet the  
8-53 qualifications of Section 375.063, Local Government Code, to serve  
8-54 as a director of the district.

8-55 (b) Section 49.052, Water Code, does not apply to directors  
8-56 of the district.

8-57 SECTION 11. POWERS OF DISTRICT. The district has all the  
8-58 powers and authority provided by the general laws on road districts  
8-59 and road utility districts created under Section 52, Article III,  
8-60 Texas Constitution, and conservation and reclamation districts and  
8-61 municipal management districts created under Section 59, Article  
8-62 XVI, Texas Constitution, including:

8-63 (1) Chapters 257 and 441, Transportation Code;

8-64 (2) Chapter 375, Local Government Code; and

8-65 (3) Chapters 49 and 54, Water Code.

8-66 SECTION 12. AGREEMENTS; GRANTS. (a) The district may make  
8-67 an agreement with or accept a gift, grant, or loan from any person.

8-68 (b) The implementation of a project is a governmental  
8-69 function or service for the purposes of Chapter 791, Government



9-1 Code.

9-2 SECTION 13. LAW ENFORCEMENT SERVICES. To protect the  
9-3 public interest, the district may contract with a municipality or  
9-4 county to provide law enforcement services in the district for a  
9-5 fee.

9-6 SECTION 14. AUTHORITY TO IMPOSE AD VALOREM TAXES,  
9-7 ASSESSMENTS, AND IMPACT FEES. (a) The district may impose an ad  
9-8 valorem tax, assessment, or impact fee and use the proceeds of the  
9-9 tax, assessment, or impact fee for any district purpose, including  
9-10 the payment of debt or other contractual obligations or the payment  
9-11 of maintenance and operating expenses.

9-12 (b) The district may not impose an impact fee or assessment  
9-13 on the property, equipment, or facilities of an electric utility as  
9-14 defined by Section 31.002, Utilities Code, a gas utility as defined  
9-15 by Section 101.003 or 121.001, Utilities Code, a telecommunications  
9-16 provider as defined by Section 51.002, Utilities Code, or a cable  
9-17 operator as defined by 47 U.S.C. Section 522, as amended.

9-18 SECTION 15. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
9-19 district must hold an election in the manner provided by Chapters 49  
9-20 and 54, Water Code, to obtain voter approval before the district may  
9-21 impose a maintenance tax or issue bonds payable from ad valorem  
9-22 taxes.

9-23 (b) The board may include more than one purpose in a single  
9-24 proposition at an election.

9-25 SECTION 16. MAINTENANCE TAX. (a) The district may impose  
9-26 an annual ad valorem tax on taxable property in the district for any  
9-27 district purpose, including to:

9-28 (1) maintain and operate the district and the  
9-29 improvements constructed or acquired by the district; or

9-30 (2) provide a service.

9-31 (b) The board shall determine the tax rate.

9-32 SECTION 17. ASSESSMENTS; PETITION REQUIRED FOR FINANCING  
9-33 SERVICES AND IMPROVEMENTS. (a) The board by resolution may impose  
9-34 and collect an assessment for any purpose authorized by this Act.

9-35 (b) The board may not finance a service or improvement  
9-36 project through an assessment under this Act unless a written  
9-37 petition requesting that service or improvement has been filed with  
9-38 the board. The petition must be signed by:

9-39 (1) the owners of a majority of the assessed value of  
9-40 real property in the district that will be subject to the assessment  
9-41 according to the most recent certified tax appraisal roll for the  
9-42 county in which the property is located; or

9-43 (2) at least 25 owners of land in the district that  
9-44 will be subject to the assessment, if more than 25 persons own land  
9-45 in the district that will be subject to the assessment according to  
9-46 the most recent certified tax appraisal roll for the county in which  
9-47 the property is located.

9-48 (c) An assessment, a reassessment, or an assessment  
9-49 resulting from an addition to or correction of the assessment roll  
9-50 by the district, penalties and interest on an assessment or  
9-51 reassessment, an expense of collection, and reasonable attorney's  
9-52 fees incurred by the district:

9-53 (1) are a first and prior lien against the property  
9-54 assessed;

9-55 (2) are superior to any other lien or claim other than  
9-56 a lien or claim for county, school district, or municipal ad valorem  
9-57 taxes; and

9-58 (3) are the personal liability of and charge against  
9-59 the owners of the property even if the owners are not named in the  
9-60 assessment proceeding.

9-61 (d) The lien is effective from the date of the board's  
9-62 resolution imposing the assessment until the date the assessment is  
9-63 paid. The board may enforce the lien in the same manner that the  
9-64 board may enforce an ad valorem tax lien against real property.

9-65 SECTION 18. OBLIGATIONS. (a) The district may issue bonds  
9-66 or other obligations payable in whole or in part from ad valorem  
9-67 taxes, assessments, impact fees, revenue, grants, or other money of  
9-68 the district, or any combination of those sources of money, to pay  
9-69 for any authorized purpose of the district.

(b) In exercising the district's borrowing power, the district may issue a bond or other obligation in the form of a bond, note, certificate of participation or other instrument evidencing a proportionate interest in payments to be made by the district, or other type of obligation.

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

Name of Director
_____
_____
_____
_____

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

(c) On the uniform election date in May, 2004, the board shall hold an election for the directors whose terms expire on June 1, 2004. On the uniform election date in May, 2006, the board shall hold an election for the directors whose terms expire on June 1, 2006.

(d) This section expires September 1, 2006.

SECTION 20. ADDITIONAL LEGISLATIVE FINDINGS. The legislature finds that:

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

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

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

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

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

\* \* \* \* \*