

1-1 By: Smith of Harris (Senate Sponsor - Williams) H.B. No. 4016
1-2 (In the Senate - Received from the House May 10, 2007;
1-3 May 14, 2007, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 19, 2007, reported adversely,
1-5 with favorable Committee Substitute by the following vote: Yeas 3,
1-6 Nays 0; May 19, 2007, sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR H.B. No. 4016 By: Nichols

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

1-10 relating to the creation of the Harris County Municipal Utility
1-11 District No. 508; providing authority to impose a tax and issue
1-12 bonds; granting the power of eminent domain.

1-13 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-14 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-15 Code, is amended by adding Chapter 8219 to read as follows:

1-16 CHAPTER 8219. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 508

1-17 SUBCHAPTER A. GENERAL PROVISIONS

1-18 Sec. 8219.001. DEFINITIONS. In this chapter:

1-19 (1) "Board" means the board of directors of the
1-20 district.

1-21 (2) "Director" means a member of the board.

1-22 (3) "District" means the Harris County Municipal
1-23 Utility District No. 508.

1-24 Sec. 8219.002. NATURE OF DISTRICT. The district is a
1-25 municipal utility district in Harris County created under and
1-26 essential to accomplish the purposes of Section 59, Article XVI,
1-27 Texas Constitution.

1-28 Sec. 8219.003. CONFIRMATION ELECTION REQUIRED. If the
1-29 creation of the district is not confirmed at a confirmation
1-30 election held under Section 8219.024 before September 1, 2011:

1-31 (1) the district is dissolved September 1, 2011,
1-32 except that:

1-33 (A) any debts incurred shall be paid;

1-34 (B) any assets that remain after the payment of
1-35 debts shall be transferred to Harris County; and

1-36 (C) the organization of the district shall be
1-37 maintained until all debts are paid and remaining assets are
1-38 transferred; and

1-39 (2) this chapter expires September 1, 2014.

1-40 Sec. 8219.004. INITIAL DISTRICT TERRITORY. (a) The
1-41 district is initially composed of the territory described by
1-42 Section 2 of the Act creating this chapter.

1-43 (b) The boundaries and field notes contained in Section 2 of
1-44 the Act creating this chapter form a closure. A mistake made in the
1-45 field notes or in copying the field notes in the legislative process
1-46 does not affect:

1-47 (1) the organization, existence, or validity of the
1-48 district;

1-49 (2) the right of the district to impose taxes;

1-50 (3) the validity of the district's bonds, notes, or
1-51 indebtedness; or

1-52 (4) the legality or operation of the district or the
1-53 board.

1-54 [Sections 8219.005-8219.020 reserved for expansion]

1-55 SUBCHAPTER A1. TEMPORARY PROVISIONS

1-56 Sec. 8219.021. TEMPORARY DIRECTORS. (a) On or after
1-57 September 1, 2007, a person who owns land in the district may submit
1-58 a petition to the Texas Commission on Environmental Quality
1-59 requesting that the commission appoint as temporary directors the
1-60 five persons named in the petition.

1-61 (b) The commission shall appoint as temporary directors the
1-62 five persons named in the first petition received by the commission
1-63 under Subsection (a).

2-1 (c) If a temporary director fails to qualify for office, the
2-2 commission shall appoint a person to fill the vacancy.

2-3 (d) Temporary directors serve until the earlier of:

2-4 (1) the date directors are elected under Section
2-5 8219.024; or

2-6 (2) the date this chapter expires under Section
2-7 8219.003.

2-8 Sec. 8219.022. ORGANIZATIONAL MEETING OF TEMPORARY
2-9 DIRECTORS. As soon as practicable after all the temporary
2-10 directors have qualified under Section 49.055, Water Code, the
2-11 temporary directors shall meet at a location in the district
2-12 agreeable to a majority of the directors. At the meeting, the
2-13 temporary directors shall elect officers from among the temporary
2-14 directors and conduct any other district business.

2-15 Sec. 8219.023. CONSENT OF MUNICIPALITY REQUIRED. The
2-16 temporary directors may not hold an election under Section 8219.024
2-17 until each municipality in whose corporate limits or
2-18 extraterritorial jurisdiction the district is located, if any, has
2-19 adopted a resolution consenting to the creation of the district.

2-20 Sec. 8219.024. CONFIRMATION AND INITIAL DIRECTORS'
2-21 ELECTION. The temporary directors shall hold an election to
2-22 confirm the creation of the district and to elect five directors as
2-23 provided by Section 49.102, Water Code.

2-24 Sec. 8219.025. INITIAL ELECTED DIRECTORS; TERMS. The
2-25 directors elected under Section 8219.024 shall draw lots to
2-26 determine which two shall serve until the first regularly scheduled
2-27 election of directors under Section 8219.052 and which three shall
2-28 serve until the second regularly scheduled election of directors.

2-29 Sec. 8219.026. EXPIRATION OF SUBCHAPTER. This subchapter
2-30 expires September 1, 2014.

2-31 [Sections 8219.027-8219.050 reserved for expansion]

2-32 SUBCHAPTER B. BOARD OF DIRECTORS

2-33 Sec. 8219.051. DIRECTORS; TERMS. (a) The district is
2-34 governed by a board of five directors.

2-35 (b) Directors serve staggered four-year terms.

2-36 Sec. 8219.052. ELECTION OF DIRECTORS. On the uniform
2-37 election date in May of each even-numbered year, the appropriate
2-38 number of directors shall be elected.

2-39 [Sections 8219.053-8219.100 reserved for expansion]

2-40 SUBCHAPTER C. POWERS AND DUTIES

2-41 Sec. 8219.101. MUNICIPAL UTILITY DISTRICT POWERS AND
2-42 DUTIES. The district has the powers and duties provided by the
2-43 general law of this state, including Chapters 49 and 54, Water Code,
2-44 applicable to municipal utility districts created under Section 59,
2-45 Article XVI, Texas Constitution.

2-46 Sec. 8219.102. ROAD PROJECTS. (a) To the extent authorized
2-47 by Section 52, Article III, Texas Constitution, the district may
2-48 construct, acquire, improve, maintain, or operate macadamized,
2-49 graveled, or paved roads or turnpikes, or improvements in aid of
2-50 those roads or turnpikes, inside the district.

2-51 (b) A road project must meet all applicable construction
2-52 standards, zoning and subdivision requirements, and regulatory
2-53 ordinances or orders of each municipality in whose corporate limits
2-54 or extraterritorial jurisdiction the district is located. If the
2-55 district is located outside the extraterritorial jurisdiction of a
2-56 municipality, a road project must meet all applicable construction
2-57 standards, zoning and subdivision requirements, and regulatory
2-58 ordinances of each county in which the district is located.

2-59 (c) The district may not undertake a road project unless
2-60 each municipality in whose corporate limits or extraterritorial
2-61 jurisdiction the district is located consents by ordinance or
2-62 resolution.

2-63 Sec. 8219.103. DIVISION OF DISTRICT. (a) The district may
2-64 be divided into two new districts only if the district:

2-65 (1) has no outstanding bonded debt; and

2-66 (2) is not imposing ad valorem taxes.

2-67 (b) The division procedure is prescribed by Sections 53.030
2-68 through 53.041, Water Code.

2-69 (c) Any new district created by the division of the district

3-1 has all the powers and duties of the district.
3-2 (d) At the time of creation, any new district created by the
3-3 division of the district may not contain any land outside the area
3-4 described by Section 2 of the Act creating this chapter.

3-5 Sec. 8219.104. COMPLIANCE WITH MUNICIPAL CONSENT
3-6 ORDINANCES OR RESOLUTIONS. The district shall comply with all
3-7 applicable requirements of any ordinance or resolution adopted by
3-8 the city council of the City of Baytown.

3-9 [Sections 8219.105-8219.150 reserved for expansion]

3-10 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-11 Sec. 8219.151. TAX TO REPAY BONDS. The district may impose
3-12 a tax to pay the principal of or interest on bonds or other
3-13 obligations issued under Section 8219.201.

3-14 [Sections 8219.152-8219.200 reserved for expansion]

3-15 SUBCHAPTER E. BONDS

3-16 Sec. 8219.201. AUTHORITY TO ISSUE BONDS AND OTHER
3-17 OBLIGATIONS. (a) The district may issue bonds or other obligations
3-18 as provided by Chapters 49 and 54, Water Code, to finance the
3-19 construction, maintenance, or operation of a project under Section
3-20 8219.101 or 8219.102.

3-21 (b) The district may not issue bonds or other obligations to
3-22 finance projects authorized by Section 8219.102 unless the issuance
3-23 is approved by a vote of a two-thirds majority of the district
3-24 voters voting at an election called for that purpose.

3-25 (c) Bonds or other obligations issued or incurred to finance
3-26 projects authorized by Section 8219.102 may not exceed one-fourth
3-27 of the assessed value of the real property in the district.

3-28 SECTION 2. Harris County Municipal Utility District No. 508
3-29 includes all the territory contained in the following area:

3-30 TRACT I:

3-31 FIELD NOTES of a 428.7763 acre tract of land situated in the WILLIAM
3-32 SCOTT LOWER LEAGUE, ABSTRACT NO, 65, Harris County, Texas, and
3-33 being out of and a part of a 1541 acre tract of land conveyed to
3-34 Ashbel Smith Land Company by B.W. Armstrong, et al, by Deed dated
3-35 November 29, 1935, and recorded in Volume 996 at Page 379 of the
3-36 Deed Records of Harris County, Texas. This 428.7763 acre tract of
3-37 land is more particularly described by metes and bounds as follows,
3-38 to-wit:

3-39 NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES
3-40 REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL
3-41 ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR
3-42 EQUAL 0.9998389.

3-43 BEGINNING at a 2 inch iron pipe found for the Northeast corner
3-44 of a 1.5116 acre tract of land called Tract 2 conveyed to Jack A.
3-45 Howard, et al, by Robert O. Busch, et al, by Deed dated March 15,
3-46 1978, and recorded at County Clerk's File No F530458 of the Official
3-47 Public Records of Real Property of Harris County, Texas, and in the
3-48 South right-of-way line of State Highway No. 146, 200 foot wide
3-49 right-of-way. Said point being the Northwest corner and POINT OF
3-50 BEGINNING of this tract and having a State Plane Coordinate Value of
3-51 N equal 13,830,522.01 and E equal 3,247,084.46.

3-52 THENCE: North 65°41'29" East along a Northwest line of this
3-53 tract of land and the South right-of-way line of Highway No. 146 for
3-54 a distance of 1179.61 feet to a 1/2 inch iron rod found for the North
3-55 corner of this tract of land, at the intersection of the South
3-56 right-of-way Highway No. 146 and a curve in the Southwest
3-57 right-of-way line of the Missouri Pacific Railroad, 160 foot wide
3-58 right-of-way, 11.56848 acre tract of land called Parcel 2 as
3-59 conveyed to Missouri Pacific Railroad Company by Ashbel Smith Land
3-60 Company, by Deed dated January 9, 1967, and recorded Volume 6644 at
3-61 Page 486 of' the Deed Records of Harris County, Texas. From this
3-62 corner a 2 inch iron pipe found bears North 02°09'50" West a distance
3-63 of 1.717 feet;

3-64 THENCE: In an Easterly direction along the Northeast line of
3-65 this tract of land, the Southwest right-of-way line of Missouri
3-66 Pacific Railroad and said curve to the left, concave Northeast;
3-67 said curve having a central angle of 63°19'19", a radius of 652.96
3-68 feet, and a chord bearing and distance of South 56°17'46" East
3-69 685.47 feet, for an arc length of 721.63 feet to a point in a 12 inch

4-1 oak tree for the TERMINATION POINT of said curve;

4-2 THENCE: South 87°58'03" East a distance of 496.04 feet;

4-3 THENCE: North 02°01'57" East along a West line of' this tract

4-4 of land, and an East line of Missouri Pacific Railroad a distance of

4-5 30.00 feet to a 5/8 inch iron rod found for a Northwest corner of

4-6 this tract of land, and an interior corner of Missouri Pacific

4-7 Railroad, 100 foot wide right-of-way at this point;

4-8 THENCE: South 87°58'03" East along the North line of this

4-9 tract of land, and the South right-of-way line of Missouri Pacific

4-10 Railroad a distance of 1107.25 feet to a 1/2 inch iron rod found for

4-11 the Northeast corner of this tract of land, and the Northwest corner

4-12 of a 192.9755 acre tract of land conveyed to Hazelwood Enterprises,

4-13 Incorporated by Ashbel Smith Land LTD, by Deed dated June 30, 1995,

4-14 and recorded under County Clerk's File No R462464 of the Official

4-15 Public Records of Real Property of Harris County. Texas;

4-16 THENCE: In a Southerly direction with the East line of this

4-17 tract of land, and the West line of said 192.9755 acre tract of land

4-18 the following courses and distances:

4-19 South 04°16'13" East for a distance of 832.57 feet to a 1/2 inch

4-20 sucker rod, found;

4-21 South 14°37'06" West for a distance of 799.25 feet to a 5/8 inch iron

4-22 rod, found;

4-23 South 30°58'10" East for a distance of 577.16 feet to a 5/8 inch iron

4-24 rod, found;

4-25 South 55°20'10" West for a distance of 924.01 feet to a 1/2 inch iron

4-26 rod, found;

4-27 South 12°12'35" West for a distance of 598.86 feet to a 1/2 inch iron

4-28 rod, found;

4-29 South 08°25'45" East for a distance of 780.82 feet to a 1/2 inch iron

4-30 rod, found;

4-31 South 03°03'30" West for a distance of 360.18 feet to a 5/8 inch iron

4-32 rod, found;

4-33 South 28°22'50" West for a distance of 548.81 feet to a 1/2 inch iron

4-34 rod found for an angle corner of this tract of land in the West line

4-35 of said 192.9755 acre tract of land, and the Northernmost Northeast

4-36 corner of a 25.12 acre tract of land conveyed to Hazelwood

4-37 Enterprises, Incorporated by Ashbel Smith Land Company, by Deed

4-38 dated May 31, 1996, and recorded under County Clerk's File No.

4-39 S378741 of the Official Public Records of Real Property of Harris

4-40 County. Texas.

4-41 THENCE: North 70°40'00" West along a Southwest line of this

4-42 tract of land and the Westernmost North line of said 25.12 acre

4-43 tract of land for a distance of 1005.91 feet to a 1/2 inch iron rod

4-44 found for an interior corner of this tract of land and the Northwest

4-45 corner of said 25.12 acre tract of land;

4-46 THENCE: South 19°20'00" West along a Southeast line of this

4-47 tract of land and the West line of said 25.12 tract of land for a

4-48 distance of 1008.68 feet to a 1/2 inch iron rod found for an

4-49 interior corner of this tract of land and the Southwest corner of

4-50 said 25.12 acre tract of land;

4-51 THENCE: South 70°40'00" East with a Northeast line of this

4-52 tract of land and the South line of said 25.12 acre tract of land for

4-53 a distance of 819.36 feet to a 1/2 inch iron rod found for an angle

4-54 corner of this tract of land, and an angle corner of said 25.12 acre

4-55 tract of land;

4-56 THENCE: South 82°38'38" East with a North line of this tract

4-57 of land, and the South line of said 25.12 acre tract of land a

4-58 distance of 202.89 feet to a 1/2 inch iron rod found for the

4-59 Southeast corner of this tract of land and the Southeast corner of

4-60 said 25.12 acre tract of land, in the North right-of-way line of

4-61 Evergreen Road, 60 foot wide right-of-way;

4-62 THENCE: South 48°15'58" West with a Southeast line of this

4-63 tract of land, and the Northwest right-of-way of Evergreen Road for

4-64 a distance of 254.23 feet to a 1/2 inch iron rod found for the

4-65 BEGINNING POINT of a curve to the right, concave North;

4-66 THENCE: Along and around said curve in a Westerly direction

4-67 with the South line of this tract of land and the North right-of-way

4-68 line of Evergreen Road, said curve having a central angle of

4-69 61°23'35", a radius of 439.58 feet and a chord bearing and distance

5-1 of South 78°58'46" West 448.80 feet, for an arc length of 471.01 feet
 5-2 to ½ inch iron rod, with cap, set for the TERMINATION POINT of said
 5-3 curve;

5-4 THENCE: North 70°18'02" West along a Southwest line of this
 5-5 tract of land and the Northeast right-of-way line of Evergreen Road
 5-6 for a distance of 426.43 feet to a ½ inch iron rod found for the
 5-7 BEGINNING POINT of a curve to the right, concave Northeast;

5-8 THENCE: Along and around said curve, in a Northwesterly
 5-9 direction, with a Southwest line of this tract of land and the
 5-10 Northeast right-of-way line of Evergreen Road, said curve having a
 5-11 central angle of 11°26'15" a radius of 1225.96 feet, and a chord
 5-12 bearing and distance of North 64°34'06" West 244.32 feet, for an arc
 5-13 length of 244.73 feet to a 1/2 inch iron rod, with cap, set for the
 5-14 TERMINATION POINT of said curve;

5-15 THENCE: North 58°51'56" West along a Southwest line of this
 5-16 tract of land, and the North right-of-way line of Evergreen Road for
 5-17 a distance of 982.39 feet to a 1/2 inch iron rod, with cap, set for
 5-18 the BEGINNING POINT of a curve to the right, concave Northeast;

5-19 THENCE: Along and around said curve, in a Northwesterly
 5-20 direction, with a Southwest line of this tract of land and the
 5-21 Northeast right-of-way line of Evergreen Road, said curve having a
 5-22 central angle of 15°59'48", a radius of 789.20 feet, and a chord
 5-23 bearing and distance of North 50°50'40" West 219.63 feet, for an arc
 5-24 length of 220.34 feet to a 1/2 inch iron rod found for the
 5-25 TERMINATION POINT of said curve;

5-26 THENCE: North 42°52'16" West along a Southwest line of this
 5-27 tract of land and the Northeast right-of-way line of Evergreen Road
 5-28 for a distance of 685.33 feet to a 1/2 inch iron rod found for the
 5-29 BEGINNING POINT of a curve to left, concave Southwest;

5-30 THENCE: Along and around said curve to the left, in a
 5-31 Northerly direction, with a Southwest line of this tract of land and
 5-32 the Northeast right-of-way line of Evergreen Road, said curve
 5-33 having a central angle of 03°08'33", a radius of 6814.28 feet, and a
 5-34 chord bearing and distance of North 44°27'42" West 313.68 feet, for
 5-35 an arc length of 373.73 feet, to a 1/2 inch iron rod found for the
 5-36 TERMINATION POINT of said curve;

5-37 THENCE: North 46°00'58" West along a Southwest line of this
 5-38 tract of land and the Northeast right-of-way line of Evergreen Road
 5-39 for a distance of 531.26 feet to a ½ inch iron rod, with cap, set far
 5-40 the Southwest corner of this tract of land and the Southeast corner
 5-41 of an 80 acre tract of land conveyed to Bill W. Nance by Alvie Wright
 5-42 Nance, by Deed dated October 22, 1996, and recorded under County
 5-43 Clerk's File No. S210455 of the Official Public Records of Real
 5-44 Property of Harris County, Texas;

5-45 THENCE: North 50°36'12" East along the West line of this tract
 5-46 of land and the East line of said 80 acre tract of land, and at 2.37
 5-47 feet pass a 4 inch pipe fence corner post, continuing along said
 5-48 line and a barb wire fence a total distance of 536.04 feet to a 2
 5-49 inch iron pipe found for an angle corner of this tract of land and an
 5-50 angle corner of said 80 acre tract of land;

5-51 THENCE: in a Northerly direction along the West line of this
 5-52 tract of land and the East line of said 80 acre tract of land, and a
 5-53 barb wire fence line the following courses and distances:

5-54 North 54°45'13" West for a distance of 293.16 feet to a 1/2 inch iron
 5-55 rod, with cap, set;

5-56 North 16°15'01" East for a distance of 1171.99 feet to a 2 inch iron
 5-57 pipe, found;

5-58 North 43°11'17" East for a distance of 341.17 feet to a 2 inch iron
 5-59 pipe, found;

5-60 North 18°00'45" East for a distance of 481.29 feet to a 1/2 inch iron
 5-61 rod, with cap, set;

5-62 North 15°59'25" East for a distance of 927.59 feet to a 2-1/2 inch
 5-63 metal post found for an angle corner in the West line of this tract
 5-64 of land at the Northeast corner of said 80 acre tract of land, and
 5-65 the Southeast corner of said 1.5116 acre tract of land.

5-66 THENCE: North 16°07'47" East along the West line of this tract
 5-67 of land and the East line of said 1.5116 acre tract of land, and a
 5-68 barb wire a distance of 677.44 feet to the PLACE OF BEGINNING,
 5-69 containing with these boundaries, 428.7763 acres of land.

6-1 TRACT II:

6-2 FIELD NOTES of a 190.8900 acre tract of land situated in the WILLIAM
6-3 SCOTT LOWER LEAGUE, ABSTRACT NO. 65, Harris County, Texas, and
6-4 being out of and a part of a 1541 acre tract of land conveyed to
6-5 Ashbel Smith Land Company by B.W. Armstrong, at al, by Deed dated
6-6 November 29, 1935, and recorded in Volume 996 at Page 379 of the
6-7 Deed Records of Harris County, Texas. This 190.8900 acre tract of
6-8 land is more particularly described by metes and bounds as follows,
6-9 to-wit:

6-10 NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES
6-11 REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL
6-12 ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR
6-13 EQUAL 0.9998389.

6-14 BEGINNING at a 2 inch iron pipe found at the intersection of
6-15 the West right-of-way line of Tri-Cities Beach Road (80-foot wide
6-16 right-of-way) and the East right-of-way line of Evergreen Road (60
6-17 feet wide right-of-way). Said point being the Northwest corner of
6-18 and POINT OF BEGINNING of this tract and having a State Plane
6-19 Coordinate Value of N equals 13,828,122.96 and E equals
6-20 3,252,877.00,

6-21 THENCE: South 08°10'50" East along the North line of the tract
6-22 and the West right-of-way line of said Tri-Cities Beach Road for a
6-23 distance of 85.95 feet to a 1/2 inch iron rod found for the
6-24 BEGINNING POINT of a curve to the left, concave Northeasterly;

6-25 THENCE: Along and around said curve to the left, in a
6-26 Southeasterly direction, along the North line of this tract and the
6-27 Southwest right-of-way line of said Tri-Cities Beach Road, said
6-28 curve having a central angle of 38°51'08", a radius of 619.37 feet,
6-29 and a chord bearing and distance of South 27°40'00" East 411.99
6-30 feet, for an arc length of 419.99 feet to a 1/2 inch iron rod found
6-31 for the TERMINATION POINT of said curve;

6-32 THENCE: South 47°02'38" East along the North line of the tract
6-33 and the South right-of-way line of said Tri-Cities Beach Road for a
6-34 distance of 490.40 feet to a 2 inch iron pipe found in the Southeast
6-35 line of said 1541 acres and the West line of that certain 410 acre
6-36 tract conveyed to The Robert A, Welch Foundation by Norbert
6-37 Dittrich, Trustee, by Deed dated June 8, 1992 and recorded under
6-38 County Clerk's File No. N729870 of the Official Public Records of
6-39 Real Property of Harris County, Texas. Said point being the
6-40 Northeast corner of this tract;

6-41 THENCE: In a Southwesterly direction along the East line of
6-42 this tract, the Southeast line of said 1541 acres and the West line
6-43 of said 410 acres and a barb wire fence the following courses and
6-44 distances of fence corner posts:

6-45 South 33°25'24" West for a distance of 955.62 feet;
6-46 South 32°14'47" West for a distance of 684.55 feet;
6-47 South 32°22'20" West for a distance of 412.82 feet;
6-48 South 33°08'42" West for a distance of 278.12 feet;
6-49 South 34°18'57" West for a distance of 65.89 feet;
6-50 South 32°17'21" West for a distance of 124.76 feet;
6-51 South 31°18'43' West for a distance of 415.86 feet;
6-52 South 31°33'17" West for a distance of 241.24 feet;
6-53 South 33°06'08" West, at 367.43 feet pass a 1/2 inch iron rod found
6-54 for reference, in all, a total distance of 567.33 feet to a point
6-55 for the Southeast corner of this tract of land, the South or
6-56 Southeast corner of the residue said 1541 acre tract of land, and
6-57 the Southwest corner of the residue of said 410 acre tract of land
6-58 in the North Shoreline of Tabbs Bay;

6-59 THENCE: In a Westerly direction along the South and Southwest
6-60 line of this tract of land, the South and Southwest line of said
6-61 1541 acre tract of land, and the North Shoreline of Tabbs Bay the
6-62 following courses and distances:

6-63 North 88°55'46" West for a distance of 327.11 feet;
6-64 South 86°35'57" West for a distance of 148.88 feet;
6-65 North 87°05'17" West for a distance of 285.39 feet;
6-66 South 89°03'13" West for a distance of 35.54 feet;
6-67 South 84°36'10" West for a distance of 18.55 feet;
6-68 North 72°28'01" West for a distance of 41.41 feet;
6-69 South 85°17'36" West for a distance of 51.85 feet:

7-1 North 82°22'14" West for a distance of 42.01 feet;
 7-2 South 82°42'08" West for a distance of 75.83 feet;
 7-3 North 88°16'47" West for a distance of 43.61 feet;
 7-4 North 68°24'25" West for a distance of 52.81 feet;
 7-5 South 85°33'17" West for a distance of 87.28 feet;
 7-6 South 74°44'54" West for a distance of 28.35 feet;
 7-7 North 87°23'01" West for a distance of 29.42 feet;
 7-8 South 86°03'26" West for a distance of 51.34 feet;
 7-9 South 88°24'42" West for a distance of 33.26 feet;
 7-10 North 69°22'43" West for a distance of 44.51 feet;
 7-11 North 74°20'25" West for a distance of 57.40 feet;
 7-12 North 63°20'40" West for a distance of 28.91 feet;
 7-13 North 88°47'18" West for a distance of 30.74 feet;
 7-14 North 69°54'34" West for a distance of 34.90 feet;
 7-15 North 84°06'55" West for a distance of 66.96 feet;
 7-16 North 85°29'49" West for a distance of 71.50 feet;
 7-17 North 85°27'53" West for a distance of 21.90 feet;
 7-18 North 78°52'23" West for a distance of 28.69 feet;
 7-19 North 83°56'17" West for a distance of 51.04 feet;
 7-20 North 61°59'42" West for a distance of 52.02 feet;
 7-21 South 84°22'50" West for a distance of 52.82 feet;
 7-22 South 88°51'08" West for a distance of 23.16 feet;
 7-23 North 61°55'47" West for a distance of 38.94 feet;
 7-24 North 49°55'23" West for a distance of 44.19 feet;
 7-25 North 53°52'07" West for a distance of 12.97 feet;
 7-26 North 81°44'56" West for a distance of 160.87 feet;
 7-27 South 83°22'26" West for a distance of 29.15 feet;
 7-28 South 68°48'25" West for a distance of 40.13 feet;
 7-29 South 78°25'18" West for a distance of 30.32 feet;
 7-30 North 88°51'04" West for a distance of 34.86 feet;
 7-31 North 71°01'36" West for a distance of 25.20 feet;
 7-32 South 74°33'00" West for a distance of 62.54 feet;
 7-33 South 75°39'42" West for a distance of 46.99 feet;
 7-34 South 73°28'30" West for a distance of 46.94 feet;
 7-35 North 75°04'30" West for a distance of 34.48 feet;
 7-36 North 87°18'57" West for a distance of 26.99 feet;
 7-37 North 74°44'40" West for a distance of 53.85 feet;
 7-38 North 69°43'09" West for a distance of 37.71 feet;
 7-39 North 76°50'23" West for a distance of 68.75 feet;
 7-40 North 18°05'39" West for a distance of 16.96 feet;
 7-41 North 82°30'06" West for a distance of 23.95 feet;
 7-42 North 68°38'12" West for a distance of 43.51 feet;
 7-43 North 87°02'28" West for a distance of 28.75 feet;
 7-44 South 77°12'34" West for a distance of 98.93 feet;
 7-45 South 62°52'32" West for a distance of 30.51 feet;
 7-46 South 86°33'31" West for a distance of 29.97 feet;
 7-47 North 78°47'14" West for a distance of 21.04 feet;
 7-48 North 65°15'48" West for a distance of 30.37 feet;
 7-49 North 69°11'45" West for a distance of 18.49 feet;
 7-50 South 69°39'39" West for a distance of 36.68 feet;
 7-51 South 44°46'25" West for a distance of 19.88 feet;
 7-52 North 88°42'18" West for a distance of 30.71 feet;
 7-53 North 35°25'16" West for a distance of 25.84 feet;
 7-54 North 43°56'57" West for a distance of 66.81 feet;
 7-55 North 69°33'39" West for a distance of 25.53 feet;
 7-56 South 82°37'29" West for a distance of 32.79 feet;
 7-57 South 70°41'47" West for a distance of 45.48 feet;
 7-58 South 73°51'11" West for a distance of 77.25 feet;
 7-59 North 69°04'53" West for a distance of 23.64 feet;
 7-60 South 82°49'35" West for a distance of 54.79 feet;
 7-61 North 63°43'38" West for a distance of 47.25 feet;
 7-62 North 69°52'09" West for a distance of 40.92 feet;
 7-63 North 63°51'20" West for a distance of 76.57 feet;
 7-64 South 77°58'21" West for a distance of 44.95 feet;
 7-65 South 71°04'19" West for a distance of 38.47 feet;
 7-66 South 89°21'31" West for a distance of 46.09 feet;
 7-67 South 81°16'49" West for a distance of 51.75 feet;
 7-68 North 64°51'22" West for a distance of 52.66 feet;
 7-69 North 45°29'59" West for a distance of 36.32 feet;

8-1 North 50°01'36" West for a distance of 44.70 feet;
 8-2 North 40°32'20" West for a distance of 57.82 feet;
 8-3 North 56°04'30" West for a distance of 29.64 feet;
 8-4 North 42°13'38" West for a distance of 83.32 feet;
 8-5 North 45°36'12" West for a distance of 131.28 feet;
 8-6 North 60°56'34" West for a distance of 24.55 feet;
 8-7 North 73°49'18" West for a distance of 39.81 feet;
 8-8 South 86°37'37" West for a distance of 66.30 feet;
 8-9 South 82°06'35" West for a distance of 57.98 feet;
 8-10 North 84°53'44" West for a distance of 67.61 feet;
 8-11 South 86°51'43" West for a distance of 113.65 feet;
 8-12 South 82°24'27" West for a distance of 64.78 feet;
 8-13 North 85°47'51" West for a distance of 54.21 feet;
 8-14 North 53°44'00" West for a distance of 59.11 feet;
 8-15 North 67°10'24" West for a distance of 98.13 feet;
 8-16 North 60°26'48" West for a distance of 108.63 feet;
 8-17 North 77°04'26" West for a distance of 56.72 feet;
 8-18 North 70°41'28" West for a distance of 48.39 feet;
 8-19 North 24°38'47" West for a distance of 37.48 feet;
 8-20 North 35°28'37" West for a distance of 60.82 feet;
 8-21 North 34°40'28" West for a distance of 63.44 feet;
 8-22 North 32°16'15" West for a distance of 92.67 feet;
 8-23 North 28°14'50" West for a distance of 24.39 feet;
 8-24 North 18°58'56" West for a distance of 50.36 feet;
 8-25 North 10°46'04" West for a distance of 52.33 feet;
 8-26 North 02°54'52" East for a distance of 92.52 feet;
 8-27 North 02°17'41" East for a distance of 71.56 feet;
 8-28 North 22°57'48" West for a distance of 15.77 feet;
 8-29 North 40°34'54" West for a distance of 49.13 feet;
 8-30 North 00°04'44" West for a distance of 31.28 feet;
 8-31 North 33°49'16" East for a distance of 10.19 feet;
 8-32 North 14°16'04" West for a distance of 14.83 feet;
 8-33 North 37°19'44" East for a distance of 12.06 feet;
 8-34 North 17°19'51" West for a distance of 27.29 feet;
 8-35 North 46°04'59" West for a distance of 9.73 feet;
 8-36 North 28°11'03" West for a distance of 36.31 feet;
 8-37 North 01°10'05" West for a distance of 34.88 feet;
 8-38 North 33°00'35" West for a distance of 61.63 feet;
 8-39 North 27°24'44" West for a distance of 76.44 feet;
 8-40 North 28°44'12" West for a distance of 34.52 feet;
 8-41 North 24°57'18" West for a distance of 37.96 feet;
 8-42 North 39°02'25" West for a distance of 66.35 feet;
 8-43 North 31°40'07" West for a distance of 158.77 feet;
 8-44 North 43°30'37" West for a distance of 17.49 feet;
 8-45 North 49°45'41" West for a distance of 32.48 feet;
 8-46 North 33°36'44" West for a distance of 33.43 feet;
 8-47 North 10°32'00" East for a distance of 23.90 feet;
 8-48 North 70°51'15" East for a distance of 14.81 feet;
 8-49 North 31°01'35" West for a distance of 36.45 feet;
 8-50 North 30°25'37" East for a distance of 19.39 feet;
 8-51 North 10°22'13" West for a distance of 10.63 feet;
 8-52 South 61°43'13" West for a distance of 30.52 feet;
 8-53 North 87°01'08" West for a distance of 30.34 feet;
 8-54 North 64°12'23" West for a distance of 24.85 feet;
 8-55 North 45°33'24" West for a distance of 35.74 feet;
 8-56 North 26°03'22" West for a distance of 32.67 feet;
 8-57 North 02°35'50" West for a distance of 33.54 feet;
 8-58 North 32°06'30" East for a distance of 41.08 feet;
 8-59 North 48°28'11" West for a distance of 79.08 feet;
 8-60 South 52°31'51" West for a distance of 17.51 feet;
 8-61 South 89°49'31" West for a distance of 17.06 feet;
 8-62 North 66°53'15" West for a distance of 24.01 feet;
 8-63 North 51°13'13" West for a distance of 31.90 feet;
 8-64 North 33°33'59" West for a distance of 30.59 feet;
 8-65 North 16°06'29" West for a distance of 30.81 feet;
 8-66 North 57°46'29" West for a distance of 44.83 feet;
 8-67 North 51°23'12" West for a distance of 25.36 feet;
 8-68 North 66°31'12" West for a distance of 19.82 feet;
 8-69 North 17°58'04" East for a distance of 16.75 feet;

9-1 North 60°22'04" West for a distance of 21.01 feet;
 9-2 South 77°07'22" West for a distance of 12.47 feet;
 9-3 North 55° 58'18" West for a distance of 25.69 feet;
 9-4 North 53°47'21" West for a distance of 50.05 feet;
 9-5 North 43°20'04" West for a distance of 40.19 feet;
 9-6 North 20°26'42" West for a distance of 27.18 feet to a point for the
 9-7 Westernmost Southwest corner of this tract, the West corner of the
 9-8 residue of said 1541 acres and a Southeast corner of the residue of
 9-9 said 80 acre tract of land;
 9-10 THENCE: North 50°36'12" East along the Westernmost West line
 9-11 of this tract of land, the Northwest line of said 1541 acre tract of
 9-12 land, and the Southeast line of said 80 acre tract of land a
 9-13 distance of 94.70 feet to a ½ inch iron rod found for the most
 9-14 Westernmost Northwest corner to this tract in the South
 9-15 right-of-way line of Evergreen Road;
 9-16 THENCE: South 46°00'58" East along the Westernmost North line
 9-17 of this tract of land and the South right-of-way line of Evergreen
 9-18 Road for a distance of 538.58 feet to a 1/2 inch iron rod found for
 9-19 the BEGINNING POINT of a curve to the right, concave Southwest;
 9-20 THENCE: Along and around said curve to the right, in a
 9-21 Southeasterly direction, along the Westernmost North line of this
 9-22 tract and the South right-of-way line of Evergreen Road, said curve
 9-23 having a central angle of 03°08'34", a radius of 6754.28 feet, and a
 9-24 chord bearing and distance of South 44°27'43" East 370.43 feet, for
 9-25 an arc length of 370.47 feet to a 1/2 inch iron rod found for the
 9-26 TERMINATION POINT of said curve;
 9-27 THENCE: South 42°52'16" East along the Westernmost North line
 9-28 of this tract of land and the South right-of-way line of Evergreen
 9-29 Road for a distance of 685.33 feet to a 1/2 inch iron rod found for
 9-30 the BEGINNING POINT of a curve to the left, concave Northeast;
 9-31 THENCE: Along and around said curve to the left, in a
 9-32 Southeasterly direction, along the Westernmost North line of this
 9-33 tract and the South right-of-way line of Evergreen Road, said curve
 9-34 having a central angle of 15°59'48", a radius of 849.20 feet, and a
 9-35 chord bearing and distance of South 50°50'46" East 236.32 feet, and
 9-36 an arc length of 237.09 feet to a 1/2 inch iron rod found for the
 9-37 TERMINATION POINT of said curve;
 9-38 THENCE: South 58°51'56" East along the Westernmost North line
 9-39 of this tract of land and the South right-of-way line of Evergreen
 9-40 Road for a distance of 982.39 feet to a 1/2 inch iron rod found for
 9-41 the BEGINNING POINT of a curve to the left, concave Northeast;
 9-42 THENCE: Along and around said curve to the left, in a
 9-43 Southeasterly direction, along the Westernmost North line of this
 9-44 tract and the South right-of-way line of Evergreen Road, said curve
 9-45 having a central angle of 11°26'17", a radius of 1285.96 feet, and a
 9-46 chord bearing and distance of South 64°34'10" East 256.29 feet, for
 9-47 an arc length of 256.72 feet to a 1/2 inch iron rod found for the
 9-48 TERMINATION POINT of said curve;
 9-49 THENCE: South 70°18'02" East along the Westernmost North line
 9-50 of this tract of land and the South right-of-way line of Evergreen
 9-51 Road for a distance of 426.43 feet to a 1/2 inch iron rod, with cap
 9-52 set for the BEGINNING POINT of a curve to the left, concave
 9-53 Northeast;
 9-54 THENCE: Along and around said curve to the left, in a
 9-55 Southeasterly direction, along the Westernmost North line of this
 9-56 tract and the South right-of-way line of Evergreen Road, said curve
 9-57 having a central angle of 61°23'44", a radius of 499.58 feet, and a
 9-58 chord bearing and distance of North 78 East 510.08 feet, for an arc
 9-59 length of 535.33 feet to a 1/2 inch iron rod found for the
 9-60 TERMINATION POINT of said curve;
 9-61 THENCE: North 48°15'58" East along the Northernmost West line
 9-62 of this tract and the Southeast right-of-way line of Evergreen Road
 9-63 for a distance of 5222.61 feet to the PLACE OF BEGINNING and
 9-64 containing within these boundaries 190.8900 acres of land.
 9-65 TRACT III:
 9-66 FIELD NOTES of a 0.7928 of an acre tract of land situated in the
 9-67 WILLIAM SCOTT LOWER LEAGUE. ABSTRACT NO. 65, Harris County, Texas,
 9-68 and being out of and a part of a 1541 acre tract of land conveyed to
 9-69 Ashbel Smith Land Company by B.W. Armstrong, et al by Deed dated

10-1 November 29, 1935, and recorded in Volume 996 at Page 379 of the
 10-2 Deed Records of Harris County, Texas. This 0.7928 of an acre tract
 10-3 of land is more particularly described by metes and bounds as
 10-4 follows, to wit:

10-5 NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES
 10-6 REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL
 10-7 ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR
 10-8 EQUALS 0.9998389.

10-9 BEGINNING at a 1 inch iron rod found in the Northwest
 10-10 right-of-way line of State Highway No. 146 (200 feet wide
 10-11 right-of-way) in a West line of said 1541 acres, at the Southeast
 10-12 corner of that certain 1.1282 acre tract of land conveyed by Robert
 10-13 O. Busch, et al to Jack A. Edwards, et al, by Deed dated March 15,
 10-14 1978 and recorded under County Clerk's File No. F530458 of the Deed
 10-15 Records of Harris County, Texas. Said point being the Southernmost
 10-16 corner and POINT OF BEGINNING of this tract and having a State Plane
 10-17 Coordinate Value of N equals 13,830,773.15 and E equals
 10-18 3,247,154.11;

10-19 THENCE: North 15°31'26" East along the West line of this
 10-20 tract, a West line of said 1541 acres and the East line of said
 10-21 1.1282 acres for a distance of 385.32 feet to a 1/2 inch iron rod,
 10-22 with cap, set in the West right-of-way line of South Main Street (80
 10-23 feet wide right-of-way) for the Northernmost corner of this tract;

10-24 THENCE: South 22°13'15" East along the East line of this tract
 10-25 and the West right-of-way line of said South Main Street for a
 10-26 distance of 292.83 feet to a 1/2 inch iron rod, with cap, set in the
 10-27 intersection of said West right-of-way line of South Main Street
 10-28 with the Northwest right-of-way line of said State Highway No. 146
 10-29 for the Southeast corner of this tract;

10-30 THENCE: South 64°54'03" West along the South line of this
 10-31 tract and the Northwest right-of-way line of said State Highway No.
 10-32 146 for a distance of 236.17 to the PLACE OF BEGINNING and
 10-33 containing within these boundaries 0.7928 of acre of land.

10-34 TRACT IV:

10-35 FIELD NOTES of a 13.9524 acre tract of land situated in the WILLIAM
 10-36 SCOTT LOWER LEAGUE. ABSTRACT NO. 65, Harris County, Texas, and
 10-37 being out of and a part of a 1541 acre tract of land conveyed to
 10-38 Ashbel Smith Land Company by B.W. Armstrong, at al, by Deed dated
 10-39 November 29, 1935, and recorded in Volume 996 at Page 379 of the
 10-40 Deed Records of Harris County, Texas. This 13.9524 acre tract of
 10-41 land is more particularly described by metes and bounds as follows:

10-42 NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES
 10-43 REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE
 10-44 NAD 83 ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR EQUALS
 10-45 0.9998389.

10-46 BEGINNING at a 2 inch iron pipe found at the intersection of
 10-47 the Northwest right-of-way line of State Highway No. 146 (200 feet
 10-48 wide right-of-way) with the West right-of-way of the Missouri
 10-49 Pacific Railroad (Parcel No. 1 containing 3.66104 acres conveyed by
 10-50 Ashbel Smith Land Company to Missouri Pacific Railroad Company by
 10-51 Deed dated January 9, 1967 and recorded in Volume 6644 at Page 486
 10-52 of the Deed Records of Harris County, Texas). Said point being the
 10-53 Southeast corner and POINT OF BEGINNING of this tract and having a
 10-54 State Plane Coordinate Value of N equals 13,831,189.38 and E equals
 10-55 3,248,077.78;

10-56 THENCE: South 65°37'44" West along the South line of this
 10-57 tract and the Northwest right-of-way line of said State Highway No.
 10-58 146 for a distance of 696.48 feet to a 1/2 inch iron rod, with cap,
 10-59 set at the intersection of said line with the East right-of-way line
 10-60 of South Main Street (80 feet wide right-of-way). Said point being
 10-61 the Southwest corner of this tract;

10-62 THENCE: North 22°13'15" West along the West line of this tract
 10-63 and the East right-of-way line of said South Main Street for a
 10-64 distance of 394.02 feet to a 1/2 inch iron rod, set in a West line of
 10-65 said 1541 acres for an angle point in the West line of this tract at
 10-66 the Southernmost corner of that certain 8.71 acre tract conveyed by
 10-67 Diana Shelton to Charles M. Shelton (undivided 1/2 interest) by
 10-68 Deed dated February 22 1994 and recorded under County Clerk's File
 10-69 No. P720769 of the Official Public Records of Real Property of

11-1 Harris County, Texas);

11-2 THENCE: North 15°53'55" East along the West line of this
11-3 tract, a West line of said 1541 acres and the East line of said 8.71
11-4 acres for a distance of 1129.89 feet to a 1/2 inch iron rod, with
11-5 cap, set in the South right-of-way line of South Alexander Drive
11-6 (120 feet wide right-of-way) for the Northwest corner of this tract
11-7 and the Northeast corner of said 8.71 acres;

11-8 THENCE: South 88°07'11" East along the Westernmost North line
11-9 of this tract and the South right-of-way line of said South
11-10 Alexander Drive for a distance of 172.74 feet to a 2 inch iron pipe
11-11 found at the intersection of said line with the West right-of-way
11-12 line of said Missouri Pacific Railroad;

11-13 THENCE: South 00°22'43" East along the Northernmost East line
11-14 of this tract and the West right-of-way line of said Missouri
11-15 Pacific Railroad for a distance of 167.73 feet to a 1/2 inch iron
11-16 rod, with cap, set for the BEGINNING POINT of a curve to the left,
11-17 concave Easterly;

11-18 THENCE: Along and around said curve to the left, in a
11-19 Southeasterly direction, along the Northernmost East line of this
11-20 tract and the West right-of-way line of said Missouri Pacific
11-21 Railroad, said curve having a central angle of 17°26'52", a radius
11-22 of 1195.93 feet, and a chord bearing and distance of South 08°59'47"
11-23 East 362.78 feet, for an arc length of 364.18 feet to a fence corner
11-24 post found for the TERMINATION POINT of said curve, an interior
11-25 corner of said Missouri Pacific Railroad and an exterior corner of
11-26 this tract;

11-27 THENCE: South 71°27'32" West along the Southernmost North
11-28 line of this tract and an exterior line of said Missouri Pacific
11-29 Railroad for a distance of 30.00 feet to a fence corner post found
11-30 for an interior corner of this tract and an exterior corner of said
11-31 Missouri Pacific Railroad; said point being the BEGINNING POINT of
11-32 a curve to the left, concave Easterly;

11-33 THENCE: Along and around said curve to the left, in a
11-34 Southeasterly direction, along the Southernmost East line of this
11-35 tract and the West right-of-way line of said Missouri Pacific
11-36 Railroad, said curve having a central angle of 06°30'36", a radius
11-37 of 1225.93 feet, and a chord bearing and distance of South 20°59'43"
11-38 East 139.22 feet, for an arc length of 139.29 feet to a 1/2 inch iron
11-39 rod, with cap, set for the TERMINATION POINT of said curve;

11-40 THENCE: South 24°15'01" East along the Southernmost East line
11-41 of this tract and the West right-of-way line of said Missouri
11-42 Pacific Railroad for a distance of 540.50 feet to the PLACE OF
11-43 BEGINNING and containing within these boundaries 13.9524 acres of
11-44 land.

11-45 TRACT V:

11-46 FIELD NOTES of a 28.5456 acre tract of land situated in the WILLIAM
11-47 SCOTT LOWER LEAGUE, ABSTRACT NO. 65, Harris County, Texas. and
11-48 being out of and a part of a 1541 acre tract of land conveyed to
11-49 Ashbel Smith Land Company by B.W. Armstrong, et al, by Deed dated
11-50 November 29, 1935, and recorded in Volume 996 at Page 379 of the
11-51 Deed Records of Harris County, Texas. This 28.5456 acre tract of
11-52 land is more particularly described by metes and bounds as follows,
11-53 to-wit:

11-54 NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES
11-55 REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL
11-56 ZONE, NAD 83, ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR
11-57 EQUALS 0.9998389.

11-58 BEGINNING at a 1/2 inch iron rod, with cap, set at the
11-59 intersection of the Northwest right-of-way line of State Highway
11-60 No. 146 (200 feet wide right right-of-way) with the East
11-61 right-of-way of the Missouri Pacific Railroad (Parcel No. 1
11-62 containing 3.66104 acres conveyed by Ashbel Smith Land Company of
11-63 Missouri Pacific Railroad Company Deed dated January 9, 1967 and
11-64 recorded in Volume 6644 at Page 486 of the Deed Records of Harris
11-65 County, Texas). Said point being the Southwest corner and POINT OF
11-66 BEGINNING of this tract and having a State Plane Coordinate Value of
11-67 N equals 13,831,254.86 and E equals 3,248,223.73;

11-68 THENCE: North 24°15'03" West along the Southernmost West line
11-69 of this tract and the East right-of-way line of said Missouri

12-1 Pacific Railroad for a distance of 540.66 feet to a 1/2 inch iron,
 12-2 with cap, set for the BEGINNING POINT of curve to the right, concave
 12-3 Easterly;

12-4 THENCE: Along and around said curve to the right, in a
 12-5 Northwesterly direction, along the Southernmost West line of this
 12-6 tract and the East right-of-way line of said Missouri Pacific
 12-7 Railroad, said curve having a central angle of 06°37'49", a radius
 12-8 of 1065.93 feet, and a chord bearing and distance of North 20°56'07"
 12-9 West 123.28 feet, for an arc length of 123.35 feet to a fence corner
 12-10 post found for an interior corner of this tract and an exterior
 12-11 corner of said Missouri Pacific Railroad;

12-12 THENCE: South 71°27'32" West along the Westernmost South line
 12-13 of this tract and an exterior line of said Missouri Pacific Railroad
 12-14 for a distance of 30.00 feet to a fence corner post found for an
 12-15 exterior corner of this tract and an interior corner of said
 12-16 Missouri Pacific Railroad; said point being the BEGINNING POINT of
 12-17 a curve to the right, concave Easterly;

12-18 THENCE: Along and around said curve to the right, in a
 12-19 Northerly direction, along the Northernmost West line of this tract
 12-20 and the East right-of-way line of said Missouri Pacific Railroad,
 12-21 said curve having a central angle of 17°22'22", a radius of 1095.93
 12-22 feet and a chord bearing of North 08°57'32" West 331.03 feet, for and
 12-23 arc length of 332.30 feet to a 1/2 inch iron rod, with cap, set for
 12-24 the TERMINATION POINT of said curve;

12-25 THENCE: North 00°22'43" West along the Northernmost West line
 12-26 of this tract and the East right-of-way line of said Missouri
 12-27 Pacific Railroad for a distance of 164.82 feet to a fence corner
 12-28 post found at the intersection of said line with the South
 12-29 right-of-way line of Alexander Drive (120 feet wide right-of-way)
 12-30 for the Northwest corner of this tract;

12-31 THENCE: South 88°36'31" East along the South right-of-way line of
 12-32 South Alexander Drive and the North line of this tract for a
 12-33 distance of 742.80 feet to a concrete right-of-way monument found
 12-34 for an angle point in said line;

12-35 THENCE: South 88°51'51" East along the South right-of-way of
 12-36 South Alexander Drive and the North line of this tract for a
 12-37 distance of 648.31 feet to a concrete right-of-way monument found
 12-38 for the BEGINNING POINT of a curve to the right, concave Southerly;

12-39 THENCE: Along and around said curve to the right, along the
 12-40 North line of' this tract and the South right-of-way line of said
 12-41 South Alexander Drive, in and Easterly direction, said curve having
 12-42 a central angle of 07°23'27", a radius of 2804.76 feet, and a chord
 12-43 bearing and distance of South 84°50'16" East 361.55 feet, for an arc
 12-44 length of 361.80 feet to a 1/2 inch iron rod, with cap, set for the
 12-45 Northeast corner of this tract at the intersection of the South
 12-46 right-of-way line of South Alexander Drive with a West right-of-way
 12-47 line of State Highway No. 146;

12-48 THENCE: South 18°20'49" East along the East line of this tract
 12-49 and a West right-of-way line of said State Highway No. 146, for a
 12-50 distance of 156.45 feet to a 1/2 inch iron rod, with cap, set for the
 12-51 Southeast corner of this tract and an interior corner of said State
 12-52 Highway No, 146 right-of-way. Said point being in a curve to the
 12-53 right, concave Northerly;

12-54 THENCE: Along and around said curve to the right, in a
 12-55 Westerly direction, along the South line of this tract and the North
 12-56 right-of-way line of said State Highway No. 146, said curve having a
 12-57 central angle of 07°12'01", a chord bearing and distance of South
 12-58 48°00'47" West 476.69 feet, for an arc length of 477.00 feet to a 1/2
 12-59 inch iron rod, with cap, set for the TERMINATION POINT of said
 12-60 curve;

12-61 THENCE: South 59°19'20" West along the South line of this
 12-62 tract and the North right-of-way line of said State Highway No. 146
 12-63 for a distance of 478.02 feet to a 1/2 inch iron rod, with cap, set
 12-64 for an angle point in said line;

12-65 THENCE: South 65°20'11" West along the South line of this
 12-66 tract and the North right-of-way line of said State Highway No. 146
 12-67 for a distance of 756.46 feet to the PLACE OF BEGINNING and
 12-68 containing within these boundaries 28.5456 acres of land.

12-69 TRACT VI:

13-1 FIELD NOTES of a 27.8347 acre tract of land situated in the WILLIAM
 13-2 SCOTT LOWER LEAGUE, ABSTRACT NO. 65, Harris County. Texas, and
 13-3 being out of and a part of a 1541 acre tract of land conveyed to
 13-4 Ashbel Smith Land Company by B.W. Armstrong, et al, by Deed dated
 13-5 November 29, 1935, and recorded in Volume 996 at Page 379 of the
 13-6 Deed Records of Harris County. Texas. This 27.8347 acre tract of
 13-7 land is more particularly described by metes and bounds as follows,
 13-8 to-wit:

13-9 NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES
 13-10 REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL
 13-11 ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR
 13-12 EQUAL 0.9998389.

13-13 BEGINNING at a concrete right-of-way monument found at the
 13-14 intersection of the North right-of-way line of Spur 55
 13-15 (right-of-way width varies) and the East right-of line of State
 13-16 Highway 146 (right-of-way width varies). Said point being
 13-17 Westernmost Southwest corner and POINT OF BEGINNING of this tract
 13-18 arid having a State Plane Coordinate Value of N equals
 13-19 13,832,328.10 and E equals 3,250,340.20. Said point being in a
 13-20 curve to the left, concave Westerly;

13-21 THENCE: Along and around said curve to the left, in a
 13-22 Northerly direction, along the West line of this tract and the East
 13-23 right-of-way line of said State Highway No. 146, said curve having a
 13-24 central angle of 15°57'18", a radius of 1629.82 feet, and a chord
 13-25 bearing and distance of North 23°06'38" East 452.39 feet, for an arc
 13-26 length of 453.85 feet to a concrete right-of-way monument found for
 13-27 the TERMINATION POINT of said curve:

13-28 THENCE: North 10°06'20" East along the West line of this tract
 13-29 and the East right-of-way line of said State Highway No. 146, for a
 13-30 distance of 97.12 feet to a 1/2 inch iron rod, with cap, set for the
 13-31 Northwest corner of this tract and the Southwest corner of that
 13-32 certain 33.00 acre tract of land conveyed by Ashbel Smith
 13-33 Management Company, et al, to Goose Creek Consolidated Independent
 13-34 School District by Deed dated June 5, 1991 and recorded under County
 13-35 Clerk's File No, N174232 of the Official Public Records of Real
 13-36 Property of Harris County, Texas:

13-37 THENCE: South 73°11'36" East along the North line of this
 13-38 tract and the South line of said 33.00 acre tract for a distance of
 13-39 1795.57 feet to a 1/2 inch iron rod, with cap, set in the West
 13-40 right-of-way line of Tri-Cities Beach Road (80 foot wide
 13-41 right-of-way) for the Southeast corner of said 33.00 acres and the
 13-42 Northeast corner of this tract;

13-43 THENCE: South 08°04'39" East along the Northernmost East line
 13-44 of this tract and the West right-of-way line of said Tri-Cities
 13-45 Beach Road for a distance of 572.67 feet to a 1/2 inch iron rod, with
 13-46 cap, set for the Easternmost Southeast corner of this tract at the
 13-47 intersection of the West right-of-way line of Tri-Cities Beach Road
 13-48 with the North right-of-way line of said Spur 55;

13-49 THENCE; South 49°20'06" West along the Southernmost East line
 13-50 of this tract and the North right-of-way line of said Spur 55 for a
 13-51 distance of 104.30 feet to 1/2 inch iron rod, with cap, set for the
 13-52 Southernmost Southeast corner of this tract and an angle point in
 13-53 the North right-of-way line of said Spur 55;

13-54 THENCE: North 73°15'09" West along the South line of this
 13-55 tract and the North right-of-way line of said Spur 55 for a distance
 13-56 of 118.36 feet to a 1/2 inch iron rod, with cap, set for an angle
 13-57 point in said line;

13-58 THENCE: North 74°30'59" West along the South line of this
 13-59 tract and the North right-of-way line of said Spur 55 for a distance
 13-60 of 1813.52 feet to a 1/2 inch iron rod, with cap, set for the
 13-61 Southernmost Southwest corner of this tract and an angle point in
 13-62 the North right-of-way line of said Spur 55;

13-63 THENCE: North 23°25'09" West along the Southernmost West line
 13-64 of this tract and the North right-of-way line of said Spur 55 for a
 13-65 distance of 135.34 feet to the PLACE OF BEGINNING and containing
 13-66 within these boundaries 27.8347 acres of land.

13-67 TRACT VII:

13-68 FIELD NOTES of a 89.6754 acre tract of land situated in the WILLIAM
 13-69 SCOTT LOWER LEAGUE, ABSTRACT NO. 65, Harris County, Texas, and

14-1 being out of and a part of a 1541 acre tract of land conveyed to
 14-2 Ashbel Smith Land Company by B.W. Armstrong, et al, by Deed dated
 14-3 November 29, 1935, and recorded in Volume 996 at Page 379 of the
 14-4 Deed Records of Harris County, Texas. This 89.6754 acre tract of
 14-5 land is more particularly described by metes and bounds as follows,
 14-6 to-wit:

14-7 NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES
 14-8 REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL
 14-9 ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR
 14-10 EQUALS 0.9998389.

14-11 BEGINNING at a 2 inch iron pipe found at the intersection of
 14-12 the Southeast right-of-way line of State Highway No. 146 (200 feet
 14-13 wide right-of-way) and the North right-of-way line of the Missouri
 14-14 Pacific Railroad 11.56848 acre tract (160 feet wide right-of-way
 14-15 width at this point). Said 11.56848 acres being that same land
 14-16 (Parcel No. 2) conveyed by Ashbel Smith Land Company to Missouri
 14-17 Pacific Railroad Company by Deed dated January 9, 1967 and recorded
 14-18 in Volume 6644 at Page 486 of the Deed Records of Harris County,
 14-19 Texas. Said point being the Southwest corner and POINT OF BEGINNING
 14-20 of this tract and having a State Plane Coordinate Value of N equals
 14-21 13,831,072.26 and E equals 3,248,305.47;

14-22 THENCE: North 65°43'08" East along the West line of this tract
 14-23 and the Southeast right-of-way line of said State Highway No. 146
 14-24 for a distance of 1148.10 feet to a concrete right-of-way monument
 14-25 found for an angle point in said line;

14-26 THENCE: North 62°02'22" East along the West line of this tract
 14-27 and the Southeast right-of-way line of said State Highway Na. 146
 14-28 for a distance of 503.56 feet to a concrete right-of-way monument
 14-29 found for the BEGINNING POINT of a curve to the left, concave
 14-30 Northwesterly;

14-31 THENCE: Along and around said curve to the left, in a
 14-32 Northeasterly direction, along the West line of this tract and the
 14-33 Southeast right-of-way line of said State Highway No. 146, said
 14-34 curve having a central angle of 15°10'22", a radius of 1629.82 feet,
 14-35 and a chord bearing and distance of North 50°52'59" East 430.34
 14-36 feet, for an arc length of 431.60 feet to a 1/2 inch iron rod, with
 14-37 cap, set for the TERMINATION POINT of said curve at the intersection
 14-38 of the Southeast right-of-way line of State Highway No. 146 and the
 14-39 South right-of-way line of Spur 55 (right-of-way width varies).
 14-40 Said point being the Northwest corner of this tract;

14-41 THENCE: North 76°31'08" East along the North line of this
 14-42 tract and the South right-of-way line of said Spur 55, for a
 14-43 distance of 201.35 feet to a 1/2 inch iron rod, with cap, set for an
 14-44 angle point in said line;

14-45 THENCE: South 72°00'44" East along the North line of this
 14-46 tract and the South right-of-way line of said Spur 55, for a
 14-47 distance of 1847.92 feet to a 1/2 inch iron rod, with cap, set for an
 14-48 angle point in said line;

14-49 THENCE: South 73°15'09" East along the North line of this
 14-50 tract and the South right-of-way line of said Spur 55, for a
 14-51 distance of 210.88 feet to a 1/2 inch iron rod, with cap, set for an
 14-52 angle point in said line;

14-53 THENCE: South 40°39'54" East along the North me of this tract
 14-54 and the South right-of-way line of said Spur 55, for a distance of
 14-55 163.16 feet to a 1/2 inch iron rod, with cap, set at the
 14-56 intersection of said line with the West right-of-way line of
 14-57 Tri-Cities Beach Road (80 feet wide right-of-way) for the Northeast
 14-58 corner of this tract;

14-59 THENCE: South 08°04'39" East along the East line of this tract
 14-60 and the West right-of-way line of said Tri-Cities Beach Road for a
 14-61 distance of 727.23 feet to a 1/2 inch iron rod, with cap, set at the
 14-62 intersection of said line with the North right-of-way line of said
 14-63 Missouri Pacific Railroad right-of-way (100 feet wide right-of-way
 14-64 at this point) for the Southeast corner of this tract;

14-65 THENCE: North 87°58'03" West along the South line of this
 14-66 tract and the North right-of-way line of said Missouri Pacific
 14-67 Railroad for a distance of 3266.56 feet to a fence corner post found
 14-68 for an interior corner of said Missouri Pacific Railroad and an
 14-69 exterior corner of this tract;

