

By: Harless

H.B. No. 3830

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Vintage Municipal Management District; providing authority to impose a tax, levy an assessment, and issue bonds.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3908 to read as follows:

CHAPTER 3908. VINTAGE MUNICIPAL MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3908.001. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Houston, Texas.

(3) "Director" means a board member.

(4) "District" means the Vintage Municipal Management District.

Sec. 3908.002. CREATION AND NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3908.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and in authorizing the city and other political subdivisions to contract with the district, the

1 legislature has established a program to accomplish the public
2 purposes set out in Section 52-a, Article III, Texas Constitution.

3 (b) The creation of the district is necessary to promote,
4 develop, encourage, and maintain employment, commerce,
5 transportation, housing, tourism, recreation, the arts,
6 entertainment, economic development, safety, and the public
7 welfare in the district.

8 (c) The district is created to supplement and not to
9 supplant city services provided in the district.

10 Sec. 3908.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
11 The district is created to serve a public use and benefit.

12 (b) All land and other property included in the district
13 will benefit from the improvements and services to be provided by
14 the district under powers conferred by Sections 52 and 52-a,
15 Article III, and Section 59, Article XVI, Texas Constitution, and
16 other powers granted under this chapter.

17 (c) The creation of the district is in the public interest
18 and is essential to further the public purposes of:

19 (1) developing and diversifying the economy of the
20 state;

21 (2) eliminating unemployment and underemployment;

22 (3) developing or expanding transportation and
23 commerce; and

24 (4) providing quality residential housing.

25 (d) The district will:

26 (1) promote the health, safety, and general welfare of
27 residents, employers, potential employees, employees, visitors,

1 and consumers in the district, and of the public;

2 (2) provide needed funding for the district to
3 preserve, maintain, and enhance the economic health and vitality of
4 the district territory as a residential community and business
5 center; and

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

10 (e) Pedestrian ways along or across a street, whether at
11 grade or above or below the surface, and street lighting, street
12 landscaping, vehicle parking, and street art objects are parts of
13 and necessary components of a street and are considered to be an
14 improvement project that includes a street or road improvement.

15 (f) The district will not act as the agent or
16 instrumentality of any private interest even though the district
17 will benefit many private interests as well as the public.

18 Sec. 3908.005. INITIAL DISTRICT TERRITORY. (a) The
19 district is initially composed of the territory described by
20 Section 2 of the Act enacting this chapter.

21 (b) The boundaries and field notes contained in Section 2 of
22 the Act enacting this chapter form a closure. A mistake in the
23 field notes or in copying the field notes in the legislative process
24 does not affect the district's:

25 (1) organization, existence, or validity;

26 (2) right to issue any type of bond for the purposes
27 for which the district is created or to pay the principal of and

1 interest on the bond;

2 (3) right to impose or collect an assessment or tax; or

3 (4) legality or operation.

4 Sec. 3908.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

5 (a) All or any part of the area of the district is eligible to be
6 included in:

7 (1) a tax increment reinvestment zone created under
8 Chapter 311, Tax Code;

9 (2) a tax abatement reinvestment zone created under
10 Chapter 312, Tax Code;

11 (3) an enterprise zone created under Chapter 2303,
12 Government Code; or

13 (4) an industrial district created under Chapter 42,
14 Local Government Code.

15 (b) If the city creates a tax increment reinvestment zone
16 described by Subsection (a), the city and the board of directors of
17 the zone, by contract with the district, may grant money deposited
18 in the tax increment fund to the district to be used by the district
19 for the purposes permitted for money granted to a corporation under
20 Section 380.002(b), Local Government Code, including the right to
21 pledge the money as security for any bonds issued by the district
22 for an improvement project. A project may not receive public funds
23 under Section 380.002(b), Local Government Code, unless the project
24 has been approved by the governing body of the city.

25 (c) A tax increment reinvestment zone created by the city in
26 the district is not subject to the limitations provided by Section
27 311.006(b), Tax Code.

1 Sec. 3908.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
2 DISTRICTS LAW. Except as otherwise provided by this chapter,
3 Chapter 375, Local Government Code, applies to the district.

4 Sec. 3908.008. LIBERAL CONSTRUCTION OF CHAPTER. This
5 chapter shall be liberally construed in conformity with the
6 findings and purposes stated in this chapter.

7 [Sections 3908.009-3908.050 reserved for expansion]

8 SUBCHAPTER B. BOARD OF DIRECTORS

9 Sec. 3908.051. GOVERNING BODY; TERMS. The district is
10 governed by a board of five directors who serve staggered terms of
11 four years expiring June 1 of each even-numbered year.

12 Sec. 3908.052. QUALIFICATIONS OF DIRECTORS APPOINTED BY
13 CITY. (a) To be qualified to serve as a director appointed by the
14 governing body of the city, a person must be:

15 (1) a resident of the district who is also a registered
16 voter of the district;

17 (2) an owner of property in the district;

18 (3) an owner of stock or a partnership or membership
19 interest, whether beneficial or otherwise, of a corporate
20 partnership, limited liability company, or other entity owner of a
21 direct or indirect interest in property in the district;

22 (4) an owner of a beneficial interest in a trust, or a
23 trustee in a trust, that directly or indirectly owns property in the
24 district; or

25 (5) an agent, employee, or tenant of a person
26 described by Subdivision (2), (3), or (4).

27 (b) Section 49.052, Water Code, does not apply to the

1 district.

2 Sec. 3908.053. APPOINTMENT OF DIRECTORS. The governing
3 body of the city shall appoint directors from persons recommended
4 by the board.

5 Sec. 3908.054. VACANCY. If a vacancy occurs on the board,
6 the remaining directors shall appoint a director for the remainder
7 of the unexpired term.

8 Sec. 3908.055. DIRECTOR'S OATH OR AFFIRMATION. (a) A
9 director shall file the director's oath or affirmation of office
10 with the district, and the district shall retain the oath or
11 affirmation in the district records.

12 (b) A director shall file a copy of the director's oath or
13 affirmation with the secretary of the city.

14 Sec. 3908.056. OFFICERS. The board shall elect from among
15 the directors a chair, a vice chair, and a secretary. The offices
16 of chair and secretary may not be held by the same person.

17 Sec. 3908.057. COMPENSATION; EXPENSES. (a) The district
18 may compensate each director in an amount not to exceed \$50 for each
19 board meeting. The total amount of compensation for each director
20 in one year may not exceed \$2,000.

21 (b) A director is entitled to reimbursement for necessary
22 and reasonable expenses incurred in carrying out the duties and
23 responsibilities of the board.

24 Sec. 3908.058. LIABILITY INSURANCE. The district may
25 obtain and pay for comprehensive general liability insurance
26 coverage from a commercial insurance company or other source that
27 protects and insures a director against personal liability and from

1 all claims relating to:

2 (1) actions taken by the director in the director's
3 capacity as a member of the board;

4 (2) actions and activities taken by the district; or

5 (3) the actions of others acting on behalf of the
6 district.

7 Sec. 3908.059. NO EXECUTIVE COMMITTEE. The board may not
8 create an executive committee to exercise the powers of the board.

9 Sec. 3908.060. BOARD MEETINGS. The board shall hold
10 meetings at a place accessible to the public.

11 Sec. 3908.061. INITIAL DIRECTORS. (a) The initial board
12 consists of:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	_____
<u>2</u>	_____
<u>3</u>	_____
<u>4</u>	_____
<u>5</u>	_____

19 (b) The terms of the initial directors expire June 1, 2012.

20 (c) Of the directors who replace an initial director, the
21 terms of directors serving in positions 1, 2, and 3 expire June 1,
22 2014, and the terms of directors serving in positions 4 and 5 expire
23 June 1, 2016.

24 (d) Section 3908.052 does not apply to this section.

25 (e) This section expires September 1, 2012.

26 [Sections 3908.062-3908.100 reserved for expansion]

27 SUBCHAPTER C. POWERS AND DUTIES

1 Sec. 3908.101. GENERAL POWERS AND DUTIES. The district has
2 the powers and duties necessary to accomplish the purposes for
3 which the district is created.

4 Sec. 3908.102. IMPROVEMENT PROJECTS AND SERVICES. (a) The
5 district may provide, design, construct, acquire, improve,
6 relocate, operate, maintain, or finance an improvement project or
7 service using money available to the district, or contract with a
8 governmental or private entity to provide, design, construct,
9 acquire, improve, relocate, operate, maintain, or finance an
10 improvement project or service authorized under this chapter or
11 Chapter 375, Local Government Code.

12 (b) An improvement project described by Subsection (a) may
13 be located:

14 (1) in the district; or

15 (2) in an area outside but adjacent to the district if
16 the project is for the purpose of extending a public infrastructure
17 improvement beyond the district's boundaries to a logical terminus.

18 Sec. 3908.103. DEVELOPMENT CORPORATION POWERS. The
19 district, using money available to the district, may exercise the
20 powers given to a development corporation under Chapter 505, Local
21 Government Code, including the power to own, operate, acquire,
22 construct, lease, improve, or maintain a project under that
23 chapter.

24 Sec. 3908.104. NONPROFIT CORPORATION. (a) The board by
25 resolution may authorize the creation of a nonprofit corporation to
26 assist and act for the district in implementing a project or
27 providing a service authorized by this chapter.

1 (b) The nonprofit corporation:

2 (1) has each power of and is considered to be a local
3 government corporation created under Subchapter D, Chapter 431,
4 Transportation Code; and

5 (2) may implement any project and provide any service
6 authorized by this chapter.

7 (c) The board shall appoint the board of directors of the
8 nonprofit corporation. The board of directors of the nonprofit
9 corporation shall serve in the same manner as the board of directors
10 of a local government corporation created under Subchapter D,
11 Chapter 431, Transportation Code, except that a board member is not
12 required to reside in the district.

13 Sec. 3908.105. AGREEMENTS; GRANTS. (a) As provided by
14 Chapter 375, Local Government Code, the district may make an
15 agreement with or accept a gift, grant, or loan from any person.

16 (b) The implementation of a project is a governmental
17 function or service for the purposes of Chapter 791, Government
18 Code.

19 Sec. 3908.106. LAW ENFORCEMENT SERVICES. To protect the
20 public interest, the district may contract with a qualified party,
21 including Harris County or the city, to provide law enforcement
22 services in the district for a fee.

23 Sec. 3908.107. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
24 district may join and pay dues to a charitable or nonprofit
25 organization that performs a service or provides an activity
26 consistent with the furtherance of a district purpose.

27 Sec. 3908.108. ECONOMIC DEVELOPMENT. (a) The district may

1 engage in activities that accomplish the economic development
2 purposes of the district.

3 (b) The district may establish and provide for the
4 administration of one or more programs to promote state or local
5 economic development and to stimulate business and commercial
6 activity in the district, including programs to:

7 (1) make loans and grants of public money; and

8 (2) provide district personnel and services.

9 (c) The district may create economic development programs
10 and exercise the economic development powers that:

11 (1) Chapter 380, Local Government Code, provides to a
12 municipality; and

13 (2) Subchapter A, Chapter 1509, Government Code,
14 provides to a municipality.

15 Sec. 3908.109. PARKING FACILITIES. (a) The district may
16 acquire, lease as lessor or lessee, construct, develop, own,
17 operate, and maintain parking facilities or a system of parking
18 facilities, including lots, garages, parking terminals, or other
19 structures or accommodations for parking motor vehicles off the
20 streets and related appurtenances.

21 (b) The district's parking facilities serve the public
22 purposes of the district and are owned, used, and held for a public
23 purpose even if leased or operated by a private entity for a term of
24 years.

25 (c) The district's parking facilities are necessary
26 components of a street and are considered to be a street or road
27 improvement.

1 (d) The development and operation of the district's parking
2 facilities may be considered an economic development program.

3 Sec. 3908.110. NO EMINENT DOMAIN POWER. The district may
4 not exercise the power of eminent domain.

5 [Sections 3908.111-3908.150 reserved for expansion]

6 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

7 Sec. 3908.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
8 board by resolution shall establish the number of signatures and
9 the procedure required for a disbursement or transfer of the
10 district's money.

11 Sec. 3908.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
12 The district may acquire, construct, finance, operate, or maintain
13 an improvement project or service authorized under this chapter or
14 Chapter 375, Local Government Code, using any money available to
15 the district.

16 Sec. 3908.153. PETITION REQUIRED FOR FINANCING SERVICES AND
17 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
18 service or improvement project with assessments under this chapter
19 unless a written petition requesting that service or improvement
20 has been filed with the board.

21 (b) A petition filed under Subsection (a) must be signed by:

22 (1) the owners of a majority of the assessed value of
23 real property in the district subject to assessment according to
24 the most recent certified tax appraisal roll for Harris County; or

25 (2) at least 25 persons who own real property in the
26 district subject to assessment, if more than 25 persons own real
27 property in the district subject to assessment as determined by the

1 most recent certified tax appraisal roll for Harris County.

2 Sec. 3908.154. METHOD OF NOTICE FOR HEARING. The district
3 may mail the notice required by Section 375.115(c), Local
4 Government Code, by certified or first class United States mail.
5 The board shall determine the method of notice.

6 Sec. 3908.155. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
7 The board by resolution may impose and collect an assessment for any
8 purpose authorized by this chapter in all or any part of the
9 district.

10 (b) An assessment, a reassessment, or an assessment
11 resulting from an addition to or correction of the assessment roll
12 by the district, penalties and interest on an assessment or
13 reassessment, an expense of collection, and reasonable attorney's
14 fees incurred by the district:

15 (1) are a first and prior lien against the property
16 assessed;

17 (2) are superior to any other lien or claim other than
18 a lien or claim for county, school district, or municipal ad valorem
19 taxes; and

20 (3) are the personal liability of and a charge against
21 the owners of the property even if the owners are not named in the
22 assessment proceedings.

23 (c) The lien is effective from the date of the board's
24 resolution imposing the assessment until the date the assessment is
25 paid. The board may enforce the lien in the same manner that the
26 board may enforce an ad valorem tax lien against real property.

27 (d) The board may make a correction to or deletion from the

1 assessment roll that does not increase the amount of assessment of
2 any parcel of land without providing notice and holding a hearing in
3 the manner required for additional assessments.

4 Sec. 3908.156. TAX AND ASSESSMENT ABATEMENTS. The district
5 may designate reinvestment zones and may grant abatements of a tax
6 or assessment on property in the zones.

7 [Sections 3908.157-3908.200 reserved for expansion]

8 SUBCHAPTER E. TAXES AND BONDS

9 Sec. 3908.201. BONDS AND OTHER OBLIGATIONS. (a) The
10 district may issue, by public or private sale, bonds, notes, or
11 other obligations payable wholly or partly from ad valorem taxes or
12 assessments in the manner provided by Subchapter A, Chapter 372, or
13 Subchapter J, Chapter 375, Local Government Code.

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

19 (c) In addition to the sources of money described by
20 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local
21 Government Code, district bonds may be secured and made payable
22 wholly or partly by a pledge of any part of the money the district
23 receives from improvement revenue or from any other source.

24 Sec. 3908.202. BOND MATURITY. Bonds may mature not more
25 than 40 years from their date of issue.

26 Sec. 3908.203. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
27 the time bonds or other obligations payable wholly or partly from ad

1 valorem taxes are issued:

2 (1) the board shall impose a continuing direct annual
3 ad valorem tax for each year that all or part of the bonds are
4 outstanding; and

5 (2) the district annually shall impose an ad valorem
6 tax on all taxable property in the district in an amount sufficient
7 to:

8 (A) pay the interest on the bonds or other
9 obligations as the interest becomes due; and

10 (B) create a sinking fund for the payment of the
11 principal of the bonds or other obligations when due or the
12 redemption price at any earlier required redemption date.

13 [Sections 3908.204-3908.250 reserved for expansion]

14 SUBCHAPTER F. DISSOLUTION

15 Sec. 3908.251. DISSOLUTION BY CITY ORDINANCE. (a) The city
16 by ordinance may dissolve the district.

17 (b) The city may not dissolve the district until the
18 district's outstanding debt or contractual obligations that are
19 payable from ad valorem taxes have been repaid or discharged, or the
20 city has affirmatively assumed the obligation to pay the
21 outstanding debt from city revenue.

22 Sec. 3908.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

23 (a) If the dissolved district has bonds or other obligations
24 outstanding secured by and payable from assessments or other
25 revenue, other than ad valorem taxes, the city shall succeed to the
26 rights and obligations of the district regarding enforcement and
27 collection of the assessments or other revenue.

1 (b) The city shall have and exercise all district powers to
2 enforce and collect the assessments or other revenue to pay:

3 (1) the bonds or other obligations when due and
4 payable according to their terms; or

5 (2) special revenue or assessment bonds or other
6 obligations issued by the city to refund the outstanding bonds or
7 obligations.

8 Sec. 3908.253. CONCURRENCE ON ADDITIONAL POWERS. If the
9 legislature grants the district a power that is in addition to the
10 powers approved by the initial resolution of the governing body of
11 the city consenting to the creation of the district, the district
12 may not exercise that power unless the governing body of the city
13 consents to that change by resolution.

14 Sec. 3908.254. ASSUMPTION OF ASSETS AND LIABILITIES. (a)
15 After the city dissolves the district, the city assumes, subject to
16 the appropriation and availability of funds, the obligations of the
17 district, including any bonds or other debt payable from
18 assessments or other district revenue.

19 (b) If the city dissolves the district, the board shall
20 transfer ownership of all district property to the city.

21 SECTION 2. The Vintage Municipal Management District
22 initially includes all the territory contained in the following
23 area:

24 Tract 1

25 DESCRIPTION OF A 3.087 ACRE TRACT SITUATED IN

26 THE LORENZA DEZAVALA SURVEY, ABSTRACT 950

27 HARRIS COUNTY, TEXAS

1 Being a 3.087 acre tract situated in the Lorenza Dezavala Survey,
2 A-950, Harris County, Texas, being a portion of a called 168.51 acre
3 tract as recorded under Harris County Clerk's File No. (H.C.C.F.
4 No.) X616317, said 3.087 acre tract being more particularly
5 described by metes and bounds as follows:

6 BEGINNING at a 5/8-inch iron rod w/cap "Terra Surveying" found for
7 the common southeast corner of said 168.51 acre tract and the herein
8 described tract, lying in the north right-of-way line of Louetta
9 Road (width varies) as recorded under H.C.C.F. Nos. H467527 thru
10 H467530 and M825809 and lying in the west right-of-way line of the
11 Texas and Brazos Valley Railway Co. (100 feet wide);

12 THENCE S 50°50'10" W, 167.60 feet along the north right-of-way line
13 of said Louetta Road to a 5/8-inch iron rod w/cap "Terra Surveying"
14 found for a corner of the herein described tract;

15 THENCE S 55°50'34" W, 157.24 feet continuing along the north
16 right-of-way line of said Louetta Road to a 1/2-inch iron pipe with
17 cap stamped BROWN & GAY found for the most southerly southeast
18 corner of VINTAGE ROYALE SEC. 1 as shown on the plat recorded under
19 Film Code No. 619098 of the Harris County Map Records;

20 THENCE, leaving the north right-of-way line of said Louetta Road
21 and along the eastern right-of-way lines of Vintage Preserve
22 Parkway (100-foot wide) the following two (2) courses:

23 In a northwesterly direction, along the arc of a curve to the
24 right a distance of 38.83 feet, having a radius of 25.00 feet
25 and a central angle of 89°00'00", with a chord bearing N
26 78°39'26" W, 35.05 feet to a 1/2-inch iron pipe with cap
27 stamped BROWN & GAY found for the point of tangency;

1 N 34°09'26" W, 345.00 feet to a 1/2-inch iron pipe with cap
2 stamped BROWN & GAY found for the northwest corner of the
3 herein described tract and being in a southern line of said
4 VINTAGE ROYALE SEC. 1;

5 THENCE N 55°50'34" E, 387.04 feet along said southern line to a point
6 for the northeast corner of the herein described tract and lying in
7 the west right-of-way line of said Texas and Brazos Valley Railway
8 Co.;

9 THENCE S 28°00'34" E, 357.43 feet along said west right-of-way line
10 and the east line of said 168.51 acre tract to the POINT OF
11 BEGINNING and containing 3.087 acres of land.

12 Bearing orientation is based on the Texas State Plane Coordinate
13 System, South Central Zone, NAD-83.

14 Tract 2

15 DESCRIPTION OF A 8.916 ACRE TRACT SITUATED IN

16 THE LORENZA DEZAVALA SURVEY, ABSTRACT 950

17 HARRIS COUNTY, TEXAS

18 Being a 8.916 acre tract situated in the Lorenza Dezavala Survey,
19 A-950, Harris County, Texas, being a portion of a called 168.51 acre
20 tract as recorded under Harris County Clerk's File Number (H.C.C.F.
21 No.) X616317, said 8.916 acre tract being more particularly
22 described by metes and bounds as follows:

23 BEGINNING at a 5/8-inch iron rod w/cap "Brown & Gay" found for the
24 southeast corner of a called 3.658 acre tract described as 10130 LC
25 ProMed DEVELOPMENT as shown on the plat recorded under Film Code No.
26 615059 of the Harris County Map Records (H.C.M.R.) and being the
27 southwest corner of the herein described tract and lying in the

1 north right-of-way line of Louetta Road (width varies) as recorded
2 under H.C.C.F. Nos. H467527 thru H467530 and M825809;

3 THENCE N 44°17'48" W, 442.88 feet along the east line of said 3.658
4 acre tract to a 5/8-inch iron rod with cap stamped BROWN & GAY found
5 for the northeast corner of said 3.658 acre tract and the most
6 westerly corner of the herein described tract;

7 THENCE N 87°40'30" E, 162.99 feet to the most westerly southwest
8 corner of VINTAGE ROYALE SEC. 1 as shown on the plat recorded under
9 Film Code No. 619098 of the H.C.M.R.;

10 THENCE N 55°50'34" E, 992.55 feet to along a southern line of said
11 VINTAGE ROYALE SEC. 1 to a 1/2-inch iron pipe with cap stamped BROWN
12 & GAY found for the northeast corner of the herein described tract
13 and being in the western right-of-way line of Vintage Preserve
14 Parkway (100-foot wide);

15 THENCE along said western right-of-way line the following two (2)
16 courses:

17 S 34°09'26" E, 344.31 feet to a 1/2-inch iron pipe with cap
18 stamped BROWN & GAY found for the point of curvature of a
19 curve to the right;

20 In a southerly direction, along the arc of said curve to the
21 right a distance of 39.50 feet, having a radius of 25.00 feet
22 and a central angle of 90°31'52", with a chord bearing S
23 11°06'30" W, 35.52 feet to a point being in the north
24 right-of-way line of said Louetta Road and also being the
25 beginning of a non-tangent curve whose center bears N
26 32°37'41" W, 1940.00 feet;

27 THENCE in a southwesterly direction along the north right-of-way

1 line of said Louetta Road, 82.72 feet along the arc of a curve to the
2 right, having a radius of 1940.00 feet and a central angle of
3 02°26'35", with a chord bearing S 58°35'36" W, 82.72 feet to a
4 5/8-inch iron rod found for the point of tangency;
5 THENCE S 59°48'54" W, 150.00 feet continuing along the north
6 right-of-way line of said Louetta Road and the south line of said
7 168.51 acre tract to a 5/8-inch iron rod w/cap "Terra Surveying"
8 found for the beginning of a tangent curve to the left;
9 THENCE in a southwesterly direction continuing along the north
10 right-of-way line of said Louetta Road, 71.44 feet along the arc of
11 said curve to the left, having a radius of 2060.00 feet and a
12 central angle of 03°58'20", with a chord bearing S 57°49'44" W,
13 142.79 feet to a 5/8-inch iron rod w/cap "Prejean Company 1820"
14 found for the point of tangency;
15 THENCE S 55°50'34" W, 652.86 feet continuing along the north
16 right-of-way line of said Louetta Road and the south line of said
17 168.51 acre tract to the POINT OF BEGINNING and containing 8.916
18 acres of land.
19 Bearing orientation is based on the Texas State Plane Coordinate
20 System, South Central Zone, NAD-83.

21 Tract 3

22 DESCRIPTION OF A 5.847 ACRE TRACT OF LAND SITUATED IN
23 THE LORENZA DEZAVALA SURVEY, ABSTRACT 950
24 HARRIS COUNTY, TEXAS
25 BEING a 5.847 acre tract of land situated in the Lorenza DeZavala
26 Survey, Abstract 950, Harris County, Texas, being out of Block 2,
27 Restricted Reserve "A" of Compaq Center East Section One, a

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1 subdivision plat filed for record under Film Code Number 429049 of
2 the Harris County Map Records (H.C.M.R.), and being part of a called
3 377.2 acre tract of land described in a deed filed for record under
4 Harris County Clerk's File Number (H.C.C.F. No.) Y535697, said
5 5.847 acres being more particularly described by metes and bounds
6 as follows:

7 BEGINNING at a scribed "X" in concrete found for the southwest
8 corner of a called 2.000 acre tract of land described in a deed
9 filed for record under H.C.C.F. No. 20080549471 and being in the
10 eastern right-of-way line of Vintage Preserve Parkway (width
11 varies) as shown on the plat recorded under Film Code No. 615126 of
12 the H.C.M.R.;

13 THENCE leaving said eastern right-of-way line and going along the
14 lines common to said 2.000 acre tract and the herein described tract
15 the following four (4) courses:

16 N 42°19'02" E, a distance of 218.63 feet to a 5/8-inch iron rod
17 with cap stamped BROWN & GAY found for the southeast corner of
18 said 2.000 acre tract;

19 N 28°00'34" W, a distance of 226.39 feet to a 5/8-inch iron rod
20 with a cap stamped "BROWN & GAY" set for an angle point;

21 N 49°07'06" W, a distance of 72.35 feet to a 5/8-inch iron rod
22 with a cap stamped "BROWN & GAY" set for the point of
23 curvature of a curve to the right;

24 In a northwesterly direction, 20.17 feet along the arc of
25 said curve to the right, having a radius of 70.00 feet, a
26 central angle of 16°30'47" and a chord which bears N 40°50'20"
27 W, 20.10 feet to a 5/8-inch iron rod with a cap stamped "BROWN

1 & GAY" set for the northeast corner of said 2.000 acre tract
2 and being in the southern right-of-way line of Louetta Road
3 (width varies);

4 THENCE N 61°18'08" E, a distance of 80.53 feet along the southern
5 right-of-way of said Louetta Road to a 5/8-inch iron rod found for
6 the northeast corner of said Restricted Reserve "A" and said 377.2
7 acre tract, and being in the western right-of-way line of the
8 Burlington Rock Island Railroad (100-foot width);

9 THENCE S 28°00'34" E, a distance of 1,882.77 feet along said western
10 right-of-way line to the southeast corner of the herein described
11 tract and being in the northwesterly line of a 40-foot wide EXXON
12 pipeline easement described and recorded under H.C.C.F. No.
13 E482290;

14 THENCE S 28°42'46" W, a distance of 90.06 feet to a 5/8-inch iron rod
15 with cap stamped BROWN & Gay found for the northeast corner of a
16 called 0.6115 acre tract described as HARRIS COUNTY M.U.D. 468 LIFT
17 STATION NO. 1 as shown on the plat recorded under Film Code No.
18 619205 of the H.C.M.R.;

19 THENCE N 89°23'00" W, a distance of 165.54 feet along the north line
20 of said 0.6115 acre tract to a 5/8-inch iron rod with cap stamped
21 BROWN & GAY found for the northwest corner of said 0.6115 acre tract
22 and being in the eastern right-of-way line of said Vintage Preserve
23 Parkway;

24 THENCE along said eastern right-of-way line the following six (6)
25 courses:

26 In a northwesterly direction, along a curve to the left, a
27 distance of 143.02 feet, having a radius of 525.00 feet, a

1 central angle of 15°36'30" and a chord which bears N 07°18'01"
2 W, 142.58 feet to a scribed "X" in concrete found for the
3 point of tangency of said curve;

4 N 15°06'16" W, a distance of 106.36 feet to a scribed "X" in
5 concrete found for the point of curvature of a curve to the
6 left;

7 In a northwesterly direction, along said curve to the left, a
8 distance of 226.09 feet, having a radius of 1,040.00 feet, a
9 central angle of 12°26'59" and a chord which bears N 21°19'45"
10 W, 225.64 feet to a scribed "X" in concrete found for the
11 point of tangency of said curve;

12 N 27°33'15" W, a distance of 485.68 feet to a scribed "X" in
13 concrete found for the point of curvature of a curve to the
14 left;

15 In a northwesterly direction, along said curve to the left, a
16 distance of 258.02 feet, having a radius of 725.00 feet, a
17 central angle of 20°23'28" and a chord which bears N 37°44'59"
18 W, 256.66 feet to a scribed "X" in concrete found for the
19 point of tangency of said curve;

20 N 47°56'43" W, a distance of 281.93 feet to the POINT OF
21 BEGINNING and containing 5.847 acres of land.

22 Bearing orientation is based on the Texas State Plane Coordinate
23 System, South Central Zone, NAD-83.

24 Tract 4

25 DESCRIPTION OF A 42.34 ACRE TRACT OF LAND SITUATED IN

26 THE LORENZA DEZAVALA SURVEY, ABSTRACT 950

27 HARRIS COUNTY, TEXAS

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1 BEING a 42.34 acre tract of land situated in the Lorenza DeZavala
2 Survey, Abstract No. 950, Harris County, Texas being part of a
3 called 377.2 acre tract of land described in a deed filed for record
4 under Harris County Clerk's File Number (H.C.C.F. No.) Y535697,
5 said 42.34 acre tract being more particularly described by metes
6 and bounds as follows:

7 COMMENCING at a 5/8-inch iron rod with cap stamped BROWN & GAY found
8 for the northeast corner of Villas at Cypresswood Apartments a
9 subdivision of record as shown on the plat recorded under Film Code
10 No. 584122 of the Harris County Map Records (H.C.M.R.) and being in
11 the western right-of-way line of Cutten Road (110-foot width) as
12 described and recorded under H.C.C.F. No. P557120;

13 THENCE along the western right-of-way line of said Cutten Road the
14 following four (4) courses:

15 N 26°13'26" W, a distance of 85.38 feet to an angle point;
16 N 24°32'53" W, a distance of 353.87 feet to an angle point;
17 N 21°01'35" W, a distance of 150.05 feet to the point of
18 curvature of a curve to the left;

19 In a northwesterly direction, 165.51 feet along the arc of
20 said curve to the left, having a radius of 1,940.00 feet, a
21 central angle of 04°53'18" and whose chord bears N 31°25'13" W,
22 165.46 feet to the southeast corner of the herein described
23 tract and being the POINT OF BEGINNING;

24 THENCE leaving said western right-of-way line and over and across
25 said 377.2 acre tract the following thirteen (13) courses:

26 S 29°20'16" W, a distance of 146.98 feet to an angle point;
27 S 49°47'59" W, a distance of 34.06 feet to an angle point;

1 S 50°58'57" W, a distance of 100.07 feet to an angle point;
2 S 43°04'26" W, a distance of 99.94 feet to an angle point;
3 S 30°34'45" W, a distance of 76.66 feet to an angle point;
4 S 38°42'28" W, a distance of 93.55 feet to an angle point;
5 S 51°06'13" W, a distance of 151.29 feet to an angle point;
6 S 87°06'29" W, a distance of 218.03 feet to an angle point;
7 S 55°03'12" W, a distance of 284.56 feet to an angle point;
8 S 25°44'53" W, a distance of 125.46 feet to an angle point;
9 S 61°31'33" W, a distance of 16.78 feet to an angle point;
10 S 33°42'11" W, a distance of 307.72 feet to an angle point;
11 S 51°18'06" W, a distance of 222.83 feet to a point for corner
12 in the northern line of a called 13.77 acre fee strip
13 described and recorded under H.C.C.F. No. 20090170364;

14 THENCE along the line common to the herein described tract and said
15 13.77 acre fee strip the following ten (10) courses:

16 S 60°48'11" W, a distance of 152.80 feet to a 5/8-inch iron rod
17 with cap stamped BROWN & GAY found for an angle point;
18 S 67°03'17" W, a distance of 164.68 feet to a 5/8-inch iron rod
19 with cap stamped BROWN & GAY found for an angle point;
20 S 80°25'33" W, a distance of 42.09 feet to a 5/8-inch iron rod
21 with cap stamped BROWN & GAY found for an angle point;
22 N 88°03'31" W, a distance of 29.52 feet to a 5/8-inch iron rod
23 with cap stamped BROWN & GAY found for an angle point;
24 N 47°05'32" W, a distance of 72.45 feet to a 5/8-inch iron rod
25 with cap stamped BROWN & GAY found for an angle point;
26 N 47°11'54" W, a distance of 96.88 feet to a 5/8-inch iron rod
27 with cap stamped BROWN & GAY found for an angle point;

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1 N 57°47'54" W, a distance of 260.13 feet to a 5/8-inch iron rod
2 with cap stamped BROWN & GAY found for an angle point;

3 N 52°28'05" W, a distance of 200.08 feet to a 5/8-inch iron rod
4 with cap stamped BROWN & GAY found for an angle point;

5 N 42°20'05" W, a distance of 523.17 feet to a 5/8-inch iron rod
6 with cap stamped BROWN & GAY found for an angle point;

7 N 57°15'39" W, a distance of 224.05 feet to a 5/8-inch iron rod
8 with cap stamped BROWN & GAY found for the northeast corner of
9 said 13.77 acre fee strip and being in the southern
10 right-of-way line of Vintage Preserve Parkway as shown on the
11 plat recorded under Film Code No. 615128 of the H.C.M.R.;

12 THENCE along the southern right-of-way line of said Vintage
13 Preserve Parkway the following seven (7) courses:

14 N 60°00'55" E, a distance of 433.44 feet to a 1/2-inch iron
15 pipe with cap stamped BROWN & GAY found for the point of
16 curvature of a curve to the right;

17 In a northeasterly direction, 1,019.41 feet along the arc of
18 said curve to the right, having a radius of 1,359.50 feet, a
19 central angle of 42°57'46" and a chord which bears N 81°27'27"
20 E, 995.70 feet to a 1/2-inch iron pipe with cap stamped BROWN
21 & GAY found for the point of tangency;

22 S 77°03'40" E, a distance of 246.90 feet to a 1/2-inch iron
23 pipe with cap stamped BROWN & GAY found for the point of
24 curvature of a curve to the left;

25 In a northeasterly direction, 809.85 feet along the arc of
26 said curve to the left, having a radius of 1,025.00 feet, a
27 central angle of 45°16'10" and a chord which bears N 80°18'15"

1 E, 788.95 feet to a 1/2-inch iron pipe with cap stamped BROWN
2 & GAY found for the end of said curve;
3 N 55°21'52" E, a distance of 98.82 feet to a 1/2-inch iron pipe
4 with cap stamped BROWN & GAY found for an angle point;
5 N 52°08'44" E, a distance of 181.38 feet to a 1/2-inch iron
6 pipe with cap stamped BROWN & GAY found for the western point
7 of a cutback corner;
8 S 83°27'23" E, a distance of 21.43 feet to a 1/2-inch iron pipe
9 with cap stamped BROWN & GAY found for the eastern point of
10 said cutback corner and being in the western right-of-way
11 line of said Cutten Road;
12 THENCE in a southeasterly direction along said western right-of-way
13 line, 168.35 feet along the arc of a curve to the right, having a
14 radius of 1,940.00 feet, a central angle of 04°58'19" and a chord
15 which bears S 36°21'02" E, 168.30 feet to the POINT OF BEGINNING and
16 containing 42.34 acres of land.
17 Bearing orientation is based on the Texas State Plane Coordinate
18 System, South Central Zone, NAD-83.

19 Tract 5

20 DESCRIPTION OF 7.385 ACRES OF LAND SITUATED IN
21 THE ABRAHAM LEWIS SURVEY, ABSTRACT 506
22 HARRIS COUNTY, TEXAS
23 BEING 7.385 acres of land situated in the Abraham Lewis Survey,
24 Abstract 506, Harris County, Texas and being out of the remainder of
25 a called 377.2 acre tract of land described in a deed recorded under
26 Harris County Clerk's File Number Y535697, said 7.385 acre tract
27 being more particularly described by metes and bounds as follows:

1 COMMENCING at a 5/8-inch iron rod with cap stamped BROWN & GAY found
2 for the southeast corner of a called 10.00 acre tract of land
3 described as KELSEY-SEYBOLD CLINIC AT THE VINTAGE as shown on the
4 plat recorded under Film Code No. 621158 of the Harris County Map
5 Records (H.C.M.R.) and the northeast corner of a called 4.061 acre
6 tract described and recorded under H.C.C.F. No. 20100522555, said
7 iron rod being in the western right-of-way line of Chasewood Park
8 Drive (80-foot wide) as shown on the plat recorded under Film Code
9 No. 622223 of the H.C.M.R.;

10 THENCE N 86°14'20" W, a distance of 488.00 feet along the line common
11 to said 10.00 acre tract and said 4.061 acre tract to a 5/8-inch
12 iron rod with cap stamped BROWN & GAY found for the northwest corner
13 of said 4.061 acre tract and the most northerly northeast corner of
14 the herein described tract and being the POINT OF BEGINNING;

15 THENCE along the western lines of said 4.061 acre tract the
16 following three (3) courses:

17 S 03°45'40" W, 139.24 feet to a 5/8-inch iron rod with cap
18 stamped BROWN & GAY found for an angle point;

19 S 32°22'44" E, 350.75 feet to a 5/8-inch iron rod with cap
20 stamped BROWN & GAY found for an angle point;

21 S 86°14'20" E, 281.14 feet to a 5/8-inch iron rod with cap
22 stamped BROWN & GAY found for the southeast corner of said
23 4.061 acre tract and the most easterly northeast corner of
24 the herein described tract and being in the western
25 right-of-way line of said Chasewood Park Drive:

26 THENCE along the western right-of-way of said Chasewood Park Drive
27 the following two (2) courses:

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1 S 03°45'40" W, 21.54 feet to a 1/2-inch iron pipe with cap
2 stamped BROWN & GAY found for the point of curvature of a
3 curve to the right;

4 In a southwesterly direction, 403.96 feet along the arc of
5 said curve to the right, having a radius of 460.00 feet, a
6 central angle of 50°18'56" and whose chord bears S 28°55'08" W,
7 391.10 feet to a point for corner;

8 THENCE S 41°09'52" E, a distance of 139.70 feet to a 5/8-inch iron
9 rod with cap stamped BROWN & GAY found for the point of curvature of
10 a curve to the right and being in a western line of a called 81.80
11 acre tract described and recorded under H.C.C.F. No. 20080609849;

12 THENCE along the western lines of said 81.80 acre tract the
13 following three (3) courses:

14 In a southwesterly direction, 37.21 feet along the arc of a
15 curve to the right, having a radius of 25.00 feet, a central
16 angle of 85°16'22" and whose chord bears S 01°28'19" W, 33.87
17 feet to a 5/8-inch iron rod with cap stamped BROWN & GAY found
18 for the point of tangency of said curve;

19 S 44°06'30" W, a distance of 78.43 feet to a 5/8-inch iron rod
20 with cap stamped BROWN & GAY set for the point of curvature of
21 a curve to the left;

22 In a southwesterly direction, 76.55 feet along the arc of
23 said curve to the left, having a radius of 75.00 feet, a
24 central angle of 58°28'53" and whose chord bears S 14°52'04" W,
25 73.27 feet to a 5/8-inch iron rod with cap stamped BROWN & GAY
26 set for the end of said curve and being in the eastern
27 right-of-way line of State Highway 249 (width varies), same

1 also being the most southerly corner of the herein described
2 tract;

3 THENCE along the eastern right-of-way line of State Highway 249 the
4 following seven (7) courses:

5 In a northwesterly direction, 55.16 feet along the arc of a
6 curve to the right, having a radius of 190.00 feet, a central
7 angle of 16°38'00" and whose chord bears N 06°03'23" W, 54.96
8 feet to a point for corner;

9 N 86°51'12" W, 48.02 feet to a point for corner;

10 In a northwesterly direction, 259.99 feet along the arc of a
11 curve to the left, having a radius of 14,873.00 feet, a
12 central angle of 01°00'06" and whose chord bears N 30°41'18" W,
13 259.99 feet to a TxDot Monument found for the point of
14 tangency;

15 N 25°32'49" E, a distance of 48.28 feet to a point for the
16 beginning of a curve to the right;

17 In a northwesterly direction, 106.45 feet along the arc of
18 said curve to the right, having a radius of 190.00 feet, a
19 central angle of 32°06'03" and whose chord bears N 47°43'44" W,
20 105.06 feet to a TxDot Monument found for the point of reverse
21 curvature;

22 In a northwesterly direction, 458.70 feet along the arc of a
23 curve to the left, having a radius of 14,884.00 feet, a
24 central angle of 01°45'57" and whose chord bears N 32°33'42" W,
25 458.68 feet to a TxDot Monument found for the beginning of a
26 reverse curve;

27 In a northwesterly direction, 377.21 feet along the arc of a

1 curve to the right, having a radius of 2,849.79 feet, a
2 central angle of 07°35'02" and whose chord bears N 29°39'10" W,
3 376.93 feet to a 5/8-inch iron rod found for the southwest
4 corner of said 10.00 acre tract and the northwest corner of
5 the herein described tract;

6 THENCE S 86°14'20" E, a distance of 391.16 feet along the line common
7 to said 10.00 acre tract and the herein described tract to the POINT
8 OF BEGINNING and containing 7.385 acres of land.

9 Bearing orientation is based on the Texas State Plane Coordinate
10 System, South Central Zone, NAD-83.

11 Tract 6

12 DESCRIPTION OF A 3.081 ACRE TRACT OF LAND SITUATED

13 IN THE ABRAHAM LEWIS SURVEY, A-506 AND TOBIAS K. WHEELER SURVEY,
14 A-826

15 HARRIS COUNTY, TEXAS

16 BEING a 3.081 acre tract of land situated in the Abraham Lewis
17 Survey, Abstract No. 506 and Tobias K. Wheeler Survey, Abstract No.
18 826, Harris County, Texas, being out of Reserve "A" of Vintage Park
19 Reserves as shown on the plat recorded under Film Code No. 612015 of
20 the Harris County Map Records (H.C.M.R.) and being part of the
21 remainder of a called 84.62 acre tract as recorded under Harris
22 County Clerk's File (H.C.C.F.) No. Y535709, said 3.081 acre tract
23 being more particularly described by metes and bounds as follows:

24 BEGINNING at a 5/8-inch iron rod with cap stamped "Bury & Partners"
25 found for the southwest corner of a 15.13 acre tract described and
26 recorded under H.C.C.F. No. Z444150, said iron rod being in the
27 northeast right-of-way line of Highway 249 (width varies);

1 THENCE, EAST, a distance of 552.94 feet along the line common to
2 said 15.13 acre tract and the herein described tract to a 5/8-inch
3 iron rod found for the southeast corner of said 15.13 acre tract and
4 an interior corner of the herein described tract;

5 NORTH, a distance of 7.89 feet to a 5/8-inch iron rod with cap
6 stamped "Brown & Gay" set for the northeast corner of the herein
7 described tract and being in the west line of a 100-foot wide Public
8 Utility Easement as shown on the plat of said Vintage Park Reserves;

9 THENCE, S 11°00'00" E, a distance of 244.52 feet to a scribed "X" in
10 concrete found for the southeast corner of the herein described
11 tract and being in the northerly right-of-way line of Vintage
12 Preserve Parkway (width varies) as shown on the plat recorded under
13 Film Code No. 615128 of the H.C.M.R.;

14 THENCE, in a southwesterly direction along said northerly
15 right-of-way line, 261.72 feet along the arc of a curve to the left,
16 having a radius of 600.00 feet, a central angle of 24°59'34" and
17 whose chord bears S 64°22'11" W, 259.65 feet to a 5/8-inch iron rod
18 with cap stamped "Brown & Gay" set for the point of reverse
19 curvature;

20 THENCE, in a southwesterly direction continuing along said
21 northerly right-of-way line, 52.34 feet along the arc of a curve to
22 the right, having a radius of 50.00 feet, a central angle of
23 59°58'52" and whose chord bears S 81°51'50" W, 49.98 feet to a
24 scribed "X" in concrete found for the point of reverse curvature and
25 being in the northeast right-of-way line of said Highway 249;

26 THENCE, N 05°58'15" E, a distance of 16.40 feet along the northeast
27 right-of-way line of said Highway 249 to a brass disk stamped Texas

1 Department of Transportation (TxDot) found for a corner;
2 THENCE, in a northwesterly direction continuing along said
3 northeast right-of-way line, 65.47 feet along the arc of a curve to
4 the right, having a radius of 90.00 feet, a central angle of
5 41°40'53" and whose chord bears N 60°48'21" W, 64.04 feet to a TxDot
6 brass disk found for the point of reverse curvature;
7 THENCE, in a northwesterly direction, 401.21 feet continuing along
8 said northeast right-of-way line along the arc of a curve to the
9 left, having a radius of 14,884.00 feet, a central angle of
10 01°32'40" and whose chord bears N 40°44'14" W, 401.19 feet to the
11 POINT OF BEGINNING and containing 3.081 acres of land.
12 Bearing orientation is based on the Texas State Plane Coordinate
13 System, South Central Zone, NAD-83.

14 Tract 7

15 DESCRIPTION OF A 31.39 ACRE TRACT OF LAND SITUATED

16 IN THE ABRAHAM LEWIS SURVEY, A-506

17 HARRIS COUNTY, TEXAS

18 BEING a 31.39 acre tract of land situated in the Abraham Lewis
19 Survey, Abstract No. 506, Harris County, Texas, being part of a
20 called 38.29 acre tract as recorded under Harris County Clerk's
21 File (H.C.C.F.) No. 7412445 and being out of Restricted Reserve "A"
22 of Vintage Park Reserves a subdivision of record as shown on the
23 plat recorded under Film Code No. 612015 of the Harris County Map
24 Record (H.C.M.R.), said 31.39 acre tract being more particularly
25 described by metes and bounds as follows:

26 COMMENCING at a 5/8-inch iron rod with cap stamped "Brown & Gay"
27 found for the northeast corner of said Vintage Park Reserves and

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1 being in the western line of a called Harris County Flood Control
2 District 200-foot wide drainage easement as recorded under H.C.C.F.
3 No. E646985, said iron rod also being in the south right-of-way line
4 of Louetta Road (120-foot wide) as recorded under H.C.C.F. No(s).
5 H467527 thru H467530 and M825809;

6 THENCE, along the south right-of-way line of said Louetta Road and
7 along the north line of said Vintage Park Reserves the following two
8 (2) courses:

9 S 69°46'58" W, 95.60 feet to a 5/8-inch iron rod with cap
10 stamped "Brown & Gay" found for the point of curvature of a
11 curve to the right;

12 In a southwesterly direction, 769.61 feet along the arc of
13 said curve to the right, having a radius of 3,050.00 feet, a
14 central angle of 14°27'27" and whose chord bears S 77°00'42" W,
15 767.57 feet to a 5/8-inch iron rod w/cap "Brown & Gay" found
16 for the northwest corner of Chasewood Park Drive as shown on
17 the plat recorded under Film Code No. 612015 of the H.C.M.R.;

18 THENCE, in a southeasterly direction with the western right-of-way
19 line of said Chasewood Park drive, 39.27 feet along the arc of a
20 curve to the right, having a radius of 25.00 feet, a central angle
21 of 90°00'00" and whose chord bears S 45°00'00" E, 35.36 feet to a
22 5/8-inch iron rod w/cap "Brown & Gay" found for the point of
23 tangency;

24 THENCE, SOUTH, 147.06 feet continuing with said western
25 right-of-way line to the northeast corner of the herein described
26 tract and being the POINT OF BEGINNING;

27 THENCE, continuing with the western right-of-way line of said

1 Chasewood Park Drive the following seven (7) courses:

2 SOUTH, 814.20 feet to a 5/8-inch iron rod w/cap "Brown & Gay"
3 found for the point of curvature of a curve to the left;

4 In a southeasterly direction, 90.32 feet along the arc of
5 said curve to the left, having a radius of 345.00 feet, a
6 central angle of 15°00'00" and whose chord bears S 07°30'00" E,
7 90.06 feet to a 5/8-inch iron rod w/cap "Brown & Gay" found
8 for the point of tangency;

9 S 15°00'00" E, 542.24 feet to a 5/8-inch iron rod w/cap "Brown
10 & Gay" found for the point of curvature of a curve to the
11 right;

12 In a southeasterly direction, 83.50 feet along the arc of
13 said curve to the right, having a radius of 255.00 feet, a
14 central angle of 18°45'40" and whose chord bears S 05°37'10" E,
15 83.13 feet to a 5/8-inch iron rod w/cap "Brown & Gay" found
16 for the point of tangency;

17 S 03°45'40" W, 1.91 feet to a 5/8-inch iron rod w/cap "Brown &
18 Gay" found for the point of curvature of a curve to the right;

19 In a southwesterly direction, 42.15 feet along the arc of
20 said curve to the right, having a radius of 25.00 feet, a
21 central angle of 96°36'02" and whose chord bears S 52°03'41" W,
22 37.33 feet to a 5/8-inch iron rod w/cap "Brown & Gay" found
23 for a corner of the herein described tract;

24 S 10°21'42" W, 10.00 feet to a 5/8-inch iron rod w/cap "Brown &
25 Gay" found for the southeast corner of the herein described
26 tract and lying in the northerly right-of-way line of Vintage
27 Reserves Parkway Sec 2 (width varies) as recorded under Film

1 Code No. 615128 of the H.C.M.R.;

2 THENCE, along the northerly right-of-way line of said Vintage
3 Preserves Parkway Sec 2 and along the south line of said Vintage
4 Park Reserves the following three (3) courses:

5 In a northwesterly direction, 330.43 feet along the arc of a
6 curve to the right, having a radius of 725.00 feet, a central
7 angle of 26°06'48" and whose chord bears N 66°34'54" W, 327.58
8 feet to a "X" in concrete found for the point of tangency;

9 N 53°31'30" W, 709.31 feet to a "X" in concrete found for the
10 point of curvature of a curve to the left;

11 In a northwesterly direction, 419.28 feet along the arc of
12 said curve to the left, having a radius of 600.00 feet, a
13 central angle of 40°02'18" and whose chord bears N 73°32'39" W,
14 410.80 feet to the southwest corner of the herein described
15 tract and being in the eastern line of a 100-foot wide Public
16 Utility Easement as shown on the plat of said Vintage Park
17 Reserves;

18 THENCE, departing said northerly right-of-way line and along the
19 eastern lines of said easement the following two (2) courses:

20 N 11°00'00" W, 265.73 feet to an angle point;

21 NORTH, 574.43 feet to the northwest corner of the herein
22 described tract and the southwest corner of a called 0.8532
23 acre tract as described in deed recorded under H.C.C.F. No.
24 20060282650;

25 THENCE, departing the eastern line of said easement and along the
26 southern lines of said 0.8532 acre tract and a called 0.8343 acre
27 tract as described in deed recorded under H.C.C.F. No. 20070048209

1 also a called 0.7235 acre tract as described in deed recorded under
2 H.C.C.F. No. 20070012435 the following five (5) courses:

3 EAST, a distance of 203.82 feet to a 5/8-inch iron rod with
4 cap stamped "Brown & Gay" found for an angle point;

5 N 86°17'59" E, a distance of 294.34 feet to an angle point;

6 EAST, a distance of 310.25 feet to a 5/8-inch iron rod with
7 cap stamped "Brown & Gay" found for an angle point;

8 N 83°13'17" E, a distance of 187.91 feet to a 5/8-inch iron rod
9 with cap stamped "Brown & Gay" found for an angle point;

10 EAST, a distance of 192.37 feet to the POINT OF BEGINNING and
11 containing 31.39 acres of land.

12 Bearing orientation is based on the Texas State Plane Coordinate
13 System, South Central Zone, NAD-83.

14 Tract 8

15 DESCRIPTION OF A 17.24 ACRE TRACT OF LAND SITUATED

16 IN THE ABRAHAM LEWIS SURVEY, A-506

17 HARRIS COUNTY, TEXAS

18 BEING a 17.24 acre tract of land situated in the Abraham Lewis
19 Survey, Abstract No. 506, Harris County, Texas, being part of
20 Restricted Reserve "C" of Vintage Park Reserves as shown on the plat
21 recorded under Film Code No. 612015 of the Harris County Map Records
22 (H.C.M.R.), said 17.24 acre tract being more particularly described
23 by metes and bounds as follows:

24 BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay"
25 found for the northeast corner of said Restricted Reserve "C" and
26 being in the western line of a called Harris County Flood Control
27 District 200-foot wide drainage easement as recorded under H.C.C.F.

H.B. No. 3830

1 No. E646985, said iron rod also being in the southern right-of-way
2 line of Louetta Road (120-foot wide) as recorded under H.C.C.F.
3 No(s). H467527 thru H467530 and M825809;

4 THENCE along the western lines of said drainage easement the
5 following five (5) courses:

6 S 13°53'27" E, 225.68 feet to a 5/8-inch iron rod found for an
7 angle point;

8 S 06°29'09" E, 113.13 feet to a 5/8-inch iron rod found for an
9 angle point;

10 S 19°57'50" W, 868.95 feet to a 1/2-inch iron pipe with cap
11 stamped "Brown & Gay" found for an angle point;

12 S 06°59'53" E, 150.54 feet to a 1/2-inch iron pipe with cap
13 stamped "Brown & Gay" found for an angle point;

14 S 19°49'23" E, 89.90 feet to the southeast corner of the
15 herein described tract;

16 THENCE S 67°10'22" W, at 47.63 feet passing a 5/8-inch iron rod with
17 cap stamped "Brown & Gay" found for the northeast corner of a called
18 2.698 acre tract described and recorded under H.C.C.F. No.
19 20070638435 and continuing a total distance of 329.63 feet to a
20 5/8-inch iron rod with cap stamped "Brown & Gay" found for the
21 northwest corner of said 2.698 acre tract;

22 THENCE S 22°49'38" E, 419.11 feet to an "X" scribed on top of curb
23 found for the southwest corner of said 2.698 acre tract and being in
24 the northern right-of-way line of Vintage Preserve Parkway (width
25 varies) as shown on the plat recorded under Film Code No. 516128 of
26 the H.C.M.R.;

27 THENCE, in a southwesterly direction with the northern right-of-way

1 line of said Vintage Preserve Parkway 219.12 feet along the arc of a
2 curve to the right, having a radius of 725.00 feet, a central angle
3 of 17°18'59" and a chord which bears S 80°03'25" W, 218.28 feet to a
4 5/8-inch iron rod with cap stamped "Brown & Gay" found for the
5 southwest corner of the herein described tract and being in the
6 eastern right-of-way line of Chasewood Park Drive (width varies) as
7 shown on the plat recorded under Film Code No. 612015 of the
8 H.C.M.R.;

9 THENCE, along the eastern right-of-way lines of said Chasewood Park
10 Drive the following seven (7) courses:

11 N 01°17'05" W, 10.00 feet to a 5/8-inch iron rod with cap
12 stamped "Brown & Gay" found for corner;

13 In a northwesterly direction, 41.47 feet along the arc of a
14 curve to the right, having a radius of 25.00 feet, a central
15 angle of 95°02'45" and whose chord bears N 43°45'42" W, 36.88
16 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay"
17 found for the point of tangency;

18 N 03°45'40" E, 3.81 feet to a 5/8-inch iron rod with cap
19 stamped "Brown & Gay" found for the point of curvature of a
20 curve to the left;

21 In a northwesterly direction, 112.97 feet along the arc of
22 said curve to the left, having a radius of 345.00 feet, a
23 central angle of 18°45'40" and whose chord bears N 05°37'10" W,
24 112.46 feet to a 5/8-inch iron rod with cap stamped "Brown &
25 Gay" found for the point of tangency;

26 N 15°00'00" W, 542.24 feet to a 5/8-inch iron rod with cap
27 stamped "Brown & Gay" found for the point of curvature of a

1 curve to the right;
2 In a northwesterly direction, 66.76 feet along the arc of
3 said curve to the right, having a radius of 255.00 feet, a
4 central angle of 15°00'00" and whose chord bears N 07°30'00" W,
5 66.57 feet to a 5/8-inch iron rod with cap stamped "Brown &
6 Gay" set for a 5/8-inch iron rod with cap stamped "Brown &
7 Gay" found for the point of tangency;
8 NORTH, 518.30 feet to a 5/8-inch iron rod with cap stamped
9 "Brown & Gay" found for the southwest corner of a 2.800 acre
10 tract previously surveyed;
11 THENCE leaving the eastern right-of-way line of said Chasewood Park
12 drive and over and across said Restricted Reserve "C" the following
13 three (3) courses:
14 EAST, 463.75 feet to a 5/8-inch iron rod with cap stamped
15 "Brown & Gay" found for the southeast corner of said 2.800
16 acre tract;
17 NORTH, 301.90 feet to a point for corner;
18 WEST, 242.75 feet to a 5/8-inch iron rod found for the
19 southeast corner of a called 0.8655 acre tract described and
20 recorded under Harris County Clerk's File No. 20070061250;
21 THENCE NORTH, 219.14 feet along the east line of said 0.8655 acre
22 tract to the northwest corner of the herein described tract and
23 being in the southern right-of-way line of said Louetta Road;
24 THENCE, along the southern right-of-way line of said Louetta Road
25 and along the north line of said Restricted Reserve "C" the
26 following two (2) courses:
27 In a northeasterly direction, 429.28 feet along the arc of a

1 curve to the left, having a radius of 3,050.00 feet, a central
2 angle of 08°03'51" and whose chord bears N 73°48'54" E, 428.93
3 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay"
4 found for the point of tangency;

5 N 69°46'58" E, 95.60 feet to the POINT OF BEGINNING and
6 containing 17.24 acres of land.

7 Bearing orientation is based on the Texas State Plane Coordinate
8 System, South Central Zone, NAD-83.

9 SECTION 3. (a) The legal notice of the intention to
10 introduce this Act, setting forth the general substance of this
11 Act, has been published as provided by law, and the notice and a
12 copy of this Act have been furnished to all persons, agencies,
13 officials, or entities to which they are required to be furnished
14 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
15 Government Code.

16 (b) The governor, one of the required recipients, has
17 submitted the notice and Act to the Texas Commission on
18 Environmental Quality.

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

23 (d) The general law relating to consent by political
24 subdivisions to the creation of districts with conservation,
25 reclamation, and road powers and the inclusion of land in those
26 districts has been complied with.

27 (e) All requirements of the constitution and laws of this

1 state and the rules and procedures of the legislature with respect
2 to the notice, introduction, and passage of this Act have been
3 fulfilled and accomplished.

4 SECTION 4. This Act takes effect immediately if it receives
5 a vote of two-thirds of all the members elected to each house, as
6 provided by Section 39, Article III, Texas Constitution. If this
7 Act does not receive the vote necessary for immediate effect, this
8 Act takes effect September 1, 2011.