

By: Callegari

H.B. No. 3842

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Bridgeland Management District;
providing authority to levy an assessment, impose a tax, 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 3901 to read as follows:

CHAPTER 3901. BRIDGELAND MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3901.001. DEFINITIONS. In this chapter:

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

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

(3) "Commission" means the Texas Commission on
Environmental Quality.

(4) "County" means Harris County.

(5) "Director" means a board member.

(6) "District" means the Bridgeland Management
District.

Sec. 3901.002. CREATION AND NATURE OF DISTRICT. The
district is a special district created under Section 59, Article
XVI, Texas Constitution.

Sec. 3901.003. CONFIRMATION AND DIRECTORS' ELECTION
REQUIRED. The temporary directors shall hold an election to
confirm the creation of the district and to elect five permanent

1 directors as provided by Section 49.102, Water Code.

2 Sec. 3901.004. CONSENT OF MUNICIPALITY REQUIRED. The
3 temporary directors may not hold an election under Section 3901.003
4 until each municipality in whose corporate limits or
5 extraterritorial jurisdiction the district is located has
6 consented by ordinance or resolution to the creation of the
7 district and to the inclusion of land in the district.

8 Sec. 3901.005. PURPOSE; DECLARATION OF INTENT. (a) The
9 creation of the district is essential to accomplish the purposes of
10 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
11 Texas Constitution, and other public purposes stated in this
12 chapter. By creating the district, the legislature has established
13 a program to accomplish the public purposes set out in Sections 52
14 and 52-a, Article III, Texas Constitution.

15 (b) The creation of the district is necessary to promote,
16 develop, encourage, and maintain employment, commerce,
17 transportation, housing, tourism, recreation, the arts,
18 entertainment, economic development, safety, and the public
19 welfare in the district.

20 (c) This chapter and the creation of the district may not be
21 interpreted to relieve the city, the county, or another
22 governmental entity from providing the level of services provided
23 as of the effective date of the Act enacting this chapter to the
24 area in the district. The district is created to supplement and not
25 to supplant governmental services provided in the district.

26 Sec. 3901.006. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
27 The district is created to serve a public use and benefit.

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

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

8 (1) developing and diversifying the economy of the
9 state;

10 (2) eliminating unemployment and underemployment; and

11 (3) developing or expanding transportation and
12 commerce.

13 (d) The district will:

14 (1) promote the health, safety, and general welfare of
15 residents, employers, potential employees, employees, visitors,
16 and consumers in the district, and of the public;

17 (2) provide needed funding for the district to
18 preserve, maintain, and enhance the economic health and vitality of
19 the district territory as a community and business center; and

20 (3) promote the health, safety, welfare, and enjoyment
21 of the public by providing pedestrian ways, road facilities, and
22 recreational facilities and by landscaping and developing certain
23 areas, which are necessary for the restoration, preservation, and
24 enhancement of scenic beauty.

25 (e) Pedestrian ways along or across a street, whether at
26 grade or above or below the surface, and street lighting, street
27 landscaping, parking, and street art objects are parts of and

1 necessary components of a street and are considered to be a street
2 or road improvement.

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

6 Sec. 3901.007. DISTRICT TERRITORY. (a) The district is
7 initially composed of the territory described by Section 2 of the
8 Act enacting this chapter, as that territory may have been modified
9 under Section 3901.114 or other law.

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

14 (1) organization, existence, or validity;

15 (2) right to issue any type of bond, note, or other
16 obligation for a purpose for which the district is created or to pay
17 the principal of and interest on the bond;

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

19 (4) legality or operation.

20 Sec. 3901.008. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

21 All or any part of the area of the district is eligible to be
22 included in:

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

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

27 (3) an enterprise zone created under Chapter 2303,

1 Government Code; or

2 (4) an industrial district created under Chapter 42,
3 Local Government Code.

4 Sec. 3901.009. APPLICABILITY OF MUNICIPAL MANAGEMENT
5 DISTRICTS LAW. Except as otherwise provided by this chapter,
6 Chapter 375, Local Government Code, applies to the district.

7 Sec. 3901.010. LIBERAL CONSTRUCTION OF CHAPTER. This
8 chapter shall be liberally construed in conformity with the
9 findings and purposes stated in this chapter.

10 Sec. 3901.011. CONFLICTS OF LAW. This chapter prevails
11 over any provision of general law, including a provision of Chapter
12 375, Local Government Code, that is in conflict or inconsistent
13 with this chapter.

14 [Sections 3901.012-3901.050 reserved for expansion]

15 SUBCHAPTER B. BOARD OF DIRECTORS

16 Sec. 3901.051. GOVERNING BODY; TERMS. (a) The district is
17 governed by a board of five directors elected or appointed as
18 provided by this chapter and Subchapter D, Chapter 49, Water Code.

19 (b) Except as provided by Section 3901.053, directors serve
20 staggered four-year terms.

21 Sec. 3901.052. COMPENSATION. A director is entitled to
22 receive fees of office and reimbursement for actual expenses as
23 provided by Section 49.060, Water Code. Sections 375.069 and
24 375.070, Local Government Code, do not apply to the board.

25 Sec. 3901.053. TEMPORARY DIRECTORS. (a) On or after the
26 effective date of the Act creating this chapter, the owner or owners
27 of a majority of the assessed value of the real property in the

1 district may submit a petition to the commission requesting that
2 the commission appoint as temporary directors the five persons
3 named in the petition. The commission shall appoint as temporary
4 directors the five persons named in the petition.

5 (b) Temporary directors serve until the earlier of:

6 (1) the date permanent directors are elected under
7 Section 3901.003; or

8 (2) the fourth anniversary of the effective date of
9 the Act creating this chapter.

10 (c) If permanent directors have not been elected under
11 Section 3901.003 and the terms of the temporary directors have
12 expired, successor temporary directors shall be appointed or
13 reappointed as provided by Subsection (d) to serve terms that
14 expire on the earlier of:

15 (1) the date permanent directors are elected under
16 Section 3901.003; or

17 (2) the fourth anniversary of the date of the
18 appointment or reappointment.

19 (d) If Subsection (c) applies, the owner or owners of a
20 majority of the assessed value of the real property in the district
21 may submit a petition to the commission requesting that the
22 commission appoint as successor temporary directors the five
23 persons named in the petition. The commission shall appoint as
24 successor temporary directors the five persons named in the
25 petition.

26 (e) This section expires September 1, 2019.

27 [Sections 3901.054-3901.100 reserved for expansion]

1 SUBCHAPTER C. POWERS AND DUTIES

2 Sec. 3901.101. GENERAL POWERS AND DUTIES. The district has
3 the powers and duties necessary to accomplish the purposes for
4 which the district is created.

5 Sec. 3901.102. IMPROVEMENT PROJECTS AND SERVICES. (a) The
6 district may provide, design, construct, acquire, improve,
7 relocate, operate, maintain, or finance an improvement project or
8 service using money available to the district, or contract with a
9 governmental or private entity to provide, design, construct,
10 acquire, improve, relocate, operate, maintain, or finance an
11 improvement project or service authorized under this chapter or
12 under Chapter 375, Local Government Code.

13 (b) An improvement project described by Subsection (a) may
14 be located inside or outside the district.

15 Sec. 3901.103. RECREATIONAL FACILITIES. The district may
16 develop or finance recreational facilities as authorized by Chapter
17 375, Local Government Code, Sections 52 and 52-a, Article III,
18 Texas Constitution, and any other law that applies to the district.

19 Sec. 3901.104. AUTHORITY FOR ROAD PROJECTS. Under Section
20 52, Article III, Texas Constitution, the district may design,
21 acquire, construct, finance, issue bonds, notes, or other
22 obligations for, improve, and convey to this state, a county, or a
23 municipality for operation and maintenance macadamized, graveled,
24 or paved roads or improvements, including storm drainage, in aid of
25 those roads.

26 Sec. 3901.105. CONVEYANCE AND APPROVAL OF ROAD PROJECT.
27 (a) The district shall convey a road project authorized by Section

1 3901.104 to:

2 (1) the municipality or county that will operate and
3 maintain the road if the municipality or county has approved the
4 plans and specifications of the road project; or

5 (2) the state if the state will operate and maintain
6 the road and the Texas Transportation Commission has approved the
7 plans and specifications of the road project.

8 (b) Except as provided by Subsection (c), the district shall
9 operate and maintain a road project authorized by Section 3901.104
10 that the district implements and is not approved by a municipality,
11 a county, or this state under Subsection (a).

12 (c) The district may agree in writing with a municipality, a
13 county, or this state to assign operation and maintenance duties to
14 the district, the municipality, the county, or this state in a
15 manner other than the manner described in Subsections (a) and (b).

16 Sec. 3901.106. DEVELOPMENT CORPORATION POWERS. The
17 district, using money available to the district, may exercise the
18 powers given to a development corporation under Chapter 505, Local
19 Government Code, including the power to own, operate, acquire,
20 construct, lease, improve, or maintain a project under that
21 chapter.

22 Sec. 3901.107. NONPROFIT CORPORATION. (a) The board by
23 resolution may authorize the creation of a nonprofit corporation to
24 assist and act for the district in implementing a project or
25 providing a service authorized by this chapter.

26 (b) The nonprofit corporation:

27 (1) has each power of and is considered to be a local

1 government corporation created under Subchapter D, Chapter 431,
2 Transportation Code; and

3 (2) may implement any project and provide any service
4 authorized by this chapter.

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

11 Sec. 3901.108. AGREEMENTS; GRANTS. (a) As provided by
12 Chapter 375, Local Government Code, the district may make an
13 agreement with or accept a gift, grant, or loan from any person.

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

17 Sec. 3901.109. LAW ENFORCEMENT SERVICES. To protect the
18 public interest, the district may contract with a qualified party,
19 including the county or the city, to provide law enforcement
20 services in the district.

21 Sec. 3901.110. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
22 district may join and pay dues to a charitable or nonprofit
23 organization that performs a service or provides an activity
24 consistent with the furtherance of a district purpose.

25 Sec. 3901.111. ECONOMIC DEVELOPMENT. (a) The district may
26 engage in activities that accomplish the economic development
27 purposes of the district.

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

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

6 (2) provide district personnel and services.

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

9 (1) Chapter 380, Local Government Code, provides to a
10 municipality; and

11 (2) Subchapter A, Chapter 1509, Government Code,
12 provides to a municipality.

13 Sec. 3901.112. STRATEGIC PARTNERSHIP AGREEMENT. The
14 district may negotiate and enter into a written strategic
15 partnership agreement with the city under Section 43.0751, Local
16 Government Code.

17 Sec. 3901.113. REGIONAL PARTICIPATION AGREEMENT. The
18 district may negotiate and enter into a written regional
19 participation agreement with the city under Section 43.0754, Local
20 Government Code.

21 Sec. 3901.114. ANNEXATION OR EXCLUSION OF LAND. (a) The
22 district may annex land as provided by Subchapter J, Chapter 49,
23 Water Code.

24 (b) The district may exclude land as provided by Subchapter
25 J, Chapter 49, Water Code. Section 375.044(b), Local Government
26 Code, does not apply to the district.

27 (c) The district may include and exclude land as provided by

1 Sections 54.739-54.747, Water Code.

2 Sec. 3901.115. APPLICABILITY OF OTHER LAW TO CERTAIN
3 CONTRACTS. (a) Subchapter I, Chapter 49, Water Code, applies to a
4 district contract for construction work, equipment, materials, or
5 machinery. The district may use a project delivery method
6 described by Subchapter I, Chapter 49, Water Code, or Subchapter H,
7 Chapter 271, Local Government Code.

8 (b) Sections 375.221 and 375.223, Local Government Code, do
9 not apply to the district.

10 Sec. 3901.116. TERMS OF EMPLOYMENT; COMPENSATION. The
11 board may employ and establish the terms of employment and
12 compensation of an executive director or general manager and any
13 other district employees the board considers necessary.

14 Sec. 3901.117. NO EMINENT DOMAIN POWER. The district may
15 not exercise the power of eminent domain.

16 [Sections 3901.118-3901.150 reserved for expansion]

17 SUBCHAPTER C-1. PUBLIC TRANSIT SYSTEM AND PARKING FACILITIES

18 Sec. 3901.151. PUBLIC TRANSIT SYSTEM; PETITION REQUIRED.

19 (a) The district may acquire, lease as lessor or lessee, construct,
20 develop, own, operate, and maintain a public transit system to
21 serve the area in the district.

22 (b) The board may not act under Subsection (a) unless a
23 written petition requesting the action has been filed with the
24 board.

25 (c) The petition must be signed by:

26 (1) the owners of property representing a majority of
27 the total assessed value of the real property in the district that

1 abuts the right-of-way in which the public transit system is
2 proposed to be located; or

3 (2) the owners of a majority of the area of the real
4 property in the district that abuts the right-of-way in which the
5 public transit system is proposed to be located.

6 (d) For purposes of Subsection (c), the determination of a
7 majority is based on the property owners along the entire
8 right-of-way of the proposed transit project and may not be
9 calculated on a block-by-block basis.

10 Sec. 3901.152. PARKING FACILITIES. (a) The district may
11 acquire, lease as lessor or lessee, construct, develop, own,
12 operate, and maintain parking facilities or a system of parking
13 facilities, including lots, garages, parking terminals, or other
14 structures or accommodations for parking motor vehicles off the
15 streets and related appurtenances.

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

20 (c) The district's parking facilities are parts of and
21 necessary components of a street and are considered to be a street
22 or road improvement.

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

25 Sec. 3901.153. RULES. The district may adopt rules
26 covering its public transit system or its public parking
27 facilities, except that a rule relating to or affecting the use of

1 the public right-of-way or a requirement for off-street parking is
2 subject to all applicable county requirements.

3 Sec. 3901.154. FEES. The district may impose a fee for the
4 use of the public transit system and associated parking facilities.

5 Sec. 3901.155. AGREEMENT WITH RAPID TRANSIT AUTHORITY. (a)
6 In this section, "authority" means a rapid transit authority
7 created under Chapter 451, Transportation Code.

8 (b) The district and an authority may agree to jointly
9 construct, own, operate, and maintain a transit facility or a
10 parking facility under the terms the authority and district desire.

11 (c) The agreement may provide that the district and the
12 authority exchange or trade land provided that each party to the
13 agreement receives fair market value. The authority is not
14 required to offer any property that it proposes to trade to the
15 district for sale to the public or for sale to any abutting property
16 owner.

17 [Sections 3901.156-3901.200 reserved for expansion]

18 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

19 Sec. 3901.201. MONEY USED FOR IMPROVEMENTS OR SERVICES.
20 The district may acquire, construct, finance, operate, maintain, or
21 provide any improvement or service authorized under this chapter or
22 Chapter 375, Local Government Code, using any money available to
23 the district.

24 Sec. 3901.202. PETITION REQUIRED FOR FINANCING SERVICES AND
25 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
26 service or improvement project with assessments under this chapter
27 unless a written petition requesting that service or improvement

1 has been filed with the board.

2 (b) The petition must be signed by:

3 (1) the owners of a majority of the assessed value of
4 real property in the district subject to assessment according to
5 the most recent certified tax appraisal roll for the county; or

6 (2) at least 50 persons who own real property in the
7 district subject to assessment, if more than 50 persons own real
8 property in the district according to the most recent certified tax
9 appraisal roll for the county.

10 Sec. 3901.203. METHOD OF NOTICE FOR HEARING. The district
11 may mail the notice required by Section 375.115(c), Local
12 Government Code, by certified or first class United States mail.
13 The board shall determine the method of notice.

14 Sec. 3901.204. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
15 The board by resolution may impose and collect an assessment for any
16 purpose authorized by this chapter in all or any part of the
17 district.

18 (b) An assessment, a reassessment, or an assessment
19 resulting from an addition to or correction of the assessment roll
20 by the district, penalties and interest on an assessment or
21 reassessment, an expense of collection, and reasonable attorney's
22 fees incurred by the district are:

23 (1) a first and prior lien against the property
24 assessed;

25 (2) superior to any other lien or claim other than a
26 lien or claim for county, school district, or municipal ad valorem
27 taxes; and

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

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

8 (d) The board may make a correction to or deletion from the
9 assessment roll that does not increase the amount of assessment of
10 any parcel of land without providing notice and holding a hearing in
11 the manner required for additional assessments.

12 Sec. 3901.205. TAX AND ASSESSMENT ABATEMENTS. The district
13 may designate reinvestment zones and may grant abatements of a tax
14 or assessment on property in the zones.

15 Sec. 3901.206. UTILITY PROPERTY EXEMPT FROM ASSESSMENTS.
16 The district may not impose an assessment on the property,
17 including the equipment, rights-of-way, facilities, or
18 improvements, of:

19 (1) an electric utility or a power generation company
20 as defined by Section 31.002, Utilities Code;

21 (2) a gas utility as defined by Section 101.003 or
22 121.001, Utilities Code;

23 (3) a telecommunications provider as defined by
24 Section 51.002, Utilities Code; or

25 (4) a person who provides to the public cable
26 television or advanced telecommunications services.

27 Sec. 3901.207. AUTHORITY TO ISSUE BONDS AND OTHER

1 OBLIGATIONS. (a) The district may issue by competitive bid or
2 negotiated sale bonds, notes, or other obligations payable wholly
3 or partly from taxes, assessments, fees, revenue, contract
4 payments, grants, or other district money, or any combination of
5 those sources of money, to pay for any authorized district purpose.

6 (b) In addition to any other terms authorized by the board
7 by bond order or resolution, the proceeds of the district's bonds
8 may be used for a reserve fund, credit enhancement, or capitalized
9 interest for the bonds.

10 (c) The limitation on the outstanding principal amount of
11 bonds, notes, and other obligations provided by Section 49.4645,
12 Water Code, does not apply to the district.

13 Sec. 3901.208. MUNICIPALITY NOT REQUIRED TO PAY DISTRICT
14 OBLIGATIONS. Except as provided by Section 375.263, Local
15 Government Code, a municipality is not required to pay a bond, note,
16 or other obligation of the district.

17 [Sections 3901.209-3901.250 reserved for expansion]

18 SUBCHAPTER E. SALES AND USE TAX

19 Sec. 3901.251. APPLICABILITY OF CERTAIN TAX CODE
20 PROVISIONS. (a) Chapter 321, Tax Code, governs the imposition,
21 computation, administration, enforcement, and collection of the
22 sales and use tax authorized by this subchapter except to the extent
23 Chapter 321, Tax Code, is inconsistent with this chapter.

24 (b) A reference in Chapter 321, Tax Code, to a municipality
25 or the governing body of a municipality is a reference to the
26 district or the board, respectively.

27 Sec. 3901.252. ELECTION; ADOPTION OF TAX. (a) The district

1 may adopt a sales and use tax if authorized by a majority of the
2 voters of the district voting at an election held for that purpose.

3 (b) The board by order may call an election to authorize the
4 adoption of the sales and use tax. The election may be held on any
5 uniform election date and in conjunction with any other district
6 election.

7 (c) The ballot shall be printed to provide for voting for or
8 against the proposition: "Authorization of a sales and use tax in
9 the Bridgeland Management District at a rate not to exceed _____
10 percent" (insert rate of one or more increments of one-eighth of one
11 percent).

12 Sec. 3901.253. SALES AND USE TAX RATE. (a) On or after the
13 date the results are declared of an election held under Section
14 3901.252, at which the voters approved imposition of the tax
15 authorized by this subchapter, the board shall determine and adopt
16 by resolution or order the initial rate of the tax, which must be in
17 one or more increments of one-eighth of one percent.

18 (b) After the election held under Section 3901.252, the
19 board may increase or decrease the rate of the tax by one or more
20 increments of one-eighth of one percent.

21 (c) The initial rate of the tax or any rate resulting from
22 subsequent increases or decreases may not exceed the lesser of:

23 (1) the maximum rate authorized by the district voters
24 at the election held under Section 3901.252; or

25 (2) a rate that, when added to the rates of all sales
26 and use taxes imposed by other political subdivisions with
27 territory in the district, would result in the maximum combined

1 rate prescribed by Section 321.101(f), Tax Code, at any location in
2 the district.

3 Sec. 3901.254. TAX AFTER ANNEXATION. (a) This section
4 applies to the district after a municipality annexes part of the
5 territory in the district and imposes the municipality's sales and
6 use tax in the annexed territory.

7 (b) If at the time of annexation the district has
8 outstanding debt or other obligations payable wholly or partly from
9 district sales and use tax revenue, Section 321.102(g), Tax Code,
10 applies to the district.

11 (c) If at the time of annexation the district does not have
12 outstanding debt or other obligations payable wholly or partly from
13 district sales and use tax revenue, the district may:

14 (1) exclude the annexed territory from the district,
15 if the district has no outstanding debt or other obligations
16 payable from any source; or

17 (2) reduce the sales and use tax in the annexed
18 territory by resolution or order of the board to a rate that, when
19 added to the sales and use tax rate imposed by the municipality in
20 the annexed territory, is equal to the sales and use tax rate
21 imposed by the district in the district territory that was not
22 annexed by the municipality.

23 Sec. 3901.255. NOTIFICATION OF RATE CHANGE. The board
24 shall notify the comptroller of any changes made to the tax rate
25 under this subchapter in the same manner the municipal secretary
26 provides notice to the comptroller under Section 321.405(b), Tax
27 Code.

1 Sec. 3901.256. USE OF REVENUE. Revenue from the sales and
2 use tax imposed under this subchapter is for the use and benefit of
3 the district and may be used for any district purpose. The district
4 may pledge all or part of the revenue to the payment of bonds,
5 notes, or other obligations, and that pledge of revenue may be in
6 combination with other revenue, including tax revenue, available to
7 the district.

8 Sec. 3901.257. ABOLITION OF TAX. (a) Except as provided by
9 Subsection (b), the board may abolish the tax imposed under this
10 subchapter without an election.

11 (b) The board may not abolish the tax imposed under this
12 subchapter if the district has outstanding debt secured by the tax,
13 and repayment of the debt would be impaired by the abolition of the
14 tax.

15 (c) If the board abolishes the tax, the board shall notify
16 the comptroller of that action in the same manner the municipal
17 secretary provides notice to the comptroller under Section
18 321.405(b), Tax Code.

19 (d) If the board abolishes the tax or decreases the tax rate
20 to zero, a new election to authorize a sales and use tax must be held
21 under Section 3901.252 before the district may subsequently impose
22 the tax.

23 (e) This section does not apply to a decrease in the sales
24 and use tax authorized under Section 3901.254(c)(2).

25 [Sections 3901.258-3901.300 reserved for expansion]

26 SUBCHAPTER F. HOTEL OCCUPANCY TAX

27 Sec. 3901.301. DEFINITION. In this subchapter, "hotel" has

1 the meaning assigned by Section 156.001, Tax Code.

2 Sec. 3901.302. APPLICABILITY OF CERTAIN TAX CODE
3 PROVISIONS. (a) In this subchapter:

4 (1) a reference in Subchapter A, Chapter 352, Tax
5 Code, to a county is a reference to the district; and

6 (2) a reference in Subchapter A, Chapter 352, Tax
7 Code, to the commissioners court is a reference to the board.

8 (b) Except as inconsistent with this subchapter, Subchapter
9 A, Chapter 352, Tax Code, governs a hotel occupancy tax authorized
10 by this subchapter, including the collection of the tax, subject to
11 the limitations prescribed by Sections 352.002(b) and (c), Tax
12 Code.

13 Sec. 3901.303. TAX AUTHORIZED; USE OF REVENUE. The
14 district may impose a hotel occupancy tax for any purpose described
15 by Section 351.101 or 352.101, Tax Code.

16 Sec. 3901.304. TAX RATE. (a) The amount of the hotel
17 occupancy tax may not exceed the lesser of:

18 (1) the maximum rate prescribed by Section 352.003(a),
19 Tax Code; or

20 (2) a rate that, when added to the rates of all hotel
21 occupancy taxes imposed by other political subdivisions with
22 territory in the district and by this state, does not exceed the sum
23 of the rate prescribed by Section 351.0025(b) plus two percent.

24 (b) The district tax is in addition to a tax imposed by the
25 city under Chapter 351, Tax Code, or by the county under Chapter
26 352, Tax Code.

27 Sec. 3901.305. INFORMATION. The district may examine and

1 receive information related to the imposition of hotel occupancy
2 taxes to the same extent as if the district were a county.

3 Sec. 3901.306. USE OF REVENUE. The district may use revenue
4 from the hotel occupancy tax for a district purpose. The district
5 may pledge any part of the revenue to the payment of bonds, notes,
6 or other obligations and combine the pledged revenue with revenue
7 from other sources.

8 Sec. 3901.307. ABOLITION OF TAX. (a) Except as provided by
9 Subsection (b), the board may abolish the tax imposed under this
10 subchapter.

11 (b) The board may not abolish the tax imposed under this
12 subchapter if the district has outstanding debt secured by the tax,
13 and repayment of the debt would be impaired by the abolition of the
14 tax.

15 [Sections 3901.308-3901.350 reserved for expansion]

16 SUBCHAPTER G. DISSOLUTION

17 Sec. 3901.351. DISSOLUTION OF DISTRICT WITH OUTSTANDING
18 DEBT. (a) The board may dissolve the district regardless of
19 whether the district has debt. Section 375.264, Local Government
20 Code, does not apply to the district.

21 (b) If the district has debt when it is dissolved, the
22 district shall remain in existence solely for the purpose of
23 discharging its debts. The dissolution is effective when all debts
24 have been discharged.

25 SECTION 2. The Bridgeland Management District initially
26 includes all the territory contained in the following area:

27 TRACT "1"

1 Being part of the following tracts: a called 318.95 acres
2 described as Parcel A, Tract 8, a called 308.84 acres described as
3 Parcel A, Tract 7, a called 696.66 acres described as Parcel A,
4 Tract 5, a called 1,004.14 acres described as Parcel A, Tract 6, all
5 recorded under Harris County Clerk's File Number (H.C.C.F. No.)
6 W677033, also being a part of a called 85.23 acre tract described
7 and recorded under H.C.C.F. No. X298640 and a part of a called
8 160.09 acre tract described and recorded under H.C.C.F. No.
9 X376291:

10 BEGINNING at a 5/8-inch iron rod with cap stamped "Terra
11 Surveying" found for the southwest corner of said called 318.95
12 acre tract described as Parcel A, Tract 8, having coordinates of X:
13 2,994,159.20, Y: 13,902,936.87;

14 THENCE, N 02°11'42" W, a distance of 1,399.87 feet to a 4-inch
15 by 4-inch concrete monument found for the southeast corner of said
16 308.84 acre tract described as Parcel A, Tract 7;

17 THENCE, S 87°56'50" W, a distance of 333.91 feet along the
18 south line of said 308.84 acre tract to a point in the proposed
19 eastern right-of-way line of Grand Parkway (400-foot R.O.W.) as
20 described and recorded under H.C.C.F. No. W538164 and being the
21 southwest corner of the herein described tract;

22 THENCE, along the said eastern right-of-way line and over and
23 across the following tracts of land, said 308.84 acres, said 696.66
24 acres and said 1004.14 acres the following four (4) courses:

25 In a northwesterly direction, 1,310.92 feet along the
26 arc of a curve to the left having a radius of 5,930.00 feet, a
27 central angle of 12°39'58" and whose chord bears N 25°29'27" W,

1 1,308.26 feet to the point of tangency of said curve;

2 N 31°49'26" W, a distance of 1,363.00 feet to the point
3 of curvature of a curve to the right;

4 In a northwesterly direction, 1,931.70 feet along the
5 arc of said curve to the right having a radius of 3,620.00 feet, a
6 central angle of 30°34'27" and whose chord bears N 16°32'12" W,
7 1,908.87 feet to the point of tangency of said curve;

8 N 01°14'59" W, a distance of 1,534.92 feet to the
9 northwest corner of the herein described tract;

10 THENCE, leaving said eastern right-of-way line and going over
11 and across the following tracts of land, said 1,004.14 acres, said
12 160.174 acres, said 85.23 acres and said 318.95 acre tract the
13 following twenty two (22) courses:

14 In a northeasterly direction, 39.15 feet along the arc
15 of a curve to the right having a radius of 25.00 feet, a central
16 angle of 89°43'37" and whose chord bears N 43°36'48" E, 35.27 feet to
17 the point of reverse curvature;

18 In a northeasterly direction, 2,387.74 feet along the
19 arc of a curve to the left having a radius of 2,060.00 feet, a
20 central angle of 66°24'41" and whose chord bears N 55°16'16" E,
21 2,256.30 feet to the point of tangency of said curve;

22 N 22°03'56" E, a distance of 155.49 feet to the point of
23 curvature of a curve to the right;

24 In a northeasterly direction, 409.59 feet along the arc
25 of said curve to the right having a radius of 1,940.00 feet, a
26 central angle of 12°05'48" and whose chord bears N 28°06'50" E,
27 408.83 feet to the point of reverse curvature;

1 In a southeasterly direction, 40.25 feet along the arc
2 of a curve to the left having a radius of 25.00 feet, a central angle
3 of 92°14'40" and whose chord bears S 11°57'36" E, 36.04 feet to the
4 point of tangency of said curve;

5 S 58°04'56" E, a distance of 191.06 feet to the point of
6 curvature of a curve to the right;

7 In a southeasterly direction, 1,282.80 feet along the
8 arc of said curve to the right having a radius of 2,050.00 feet, a
9 central angle of 35°51'11" and whose chord bears S 40°09'20" E,
10 1,261.97 feet to the point of tangency of said curve;

11 S 22°13'45" E, a distance of 250.00 feet to the point of
12 curvature of a curve to the left;

13 In a southeasterly direction, 1,080.44 feet along the
14 arc of said curve to the left having a radius of 1,950.00 feet, a
15 central angle of 31°44'45" and whose chord bears S 38°06'08" E,
16 1,066.67 feet to the point of tangency of said curve;

17 S 53°58'30" E, a distance of 86.71 feet to the point of
18 curvature of a curve to the left;

19 In a northeasterly direction, 39.27 feet along the arc
20 of said curve to the left having a radius of 25.00 feet, a central
21 angle of 90°00'00" and whose chord bears N 81°01'30" E, 35.36 feet to
22 the end of said curve;

23 S 53°58'30" E, a distance of 100.00 feet to the northeast
24 corner of the herein described tract;

25 S 36°01'30" W, a distance of 176.16 feet to the point of
26 curvature of a curve to the left;

27 In a southeasterly direction, 2,826.69 feet along the

1 arc of said curve to the left having a radius of 1,950.00 feet, a
2 central angle of 83°03'18" and whose chord bears S 05°30'09" E,
3 2,585.62 feet to the point of tangency of said curve;

4 S 47°01'48" E, a distance of 100.00 feet to the point of
5 curvature of a curve to the right;

6 In a southeasterly direction, 923.10 feet along the arc
7 of said curve to the right having a radius of 2,050.00 feet, a
8 central angle of 25°48'00" and whose chord bears S 34°07'48" E,
9 915.33 feet to the point of tangency of said curve;

10 S 21°13'48" E, a distance of 468.24 feet to the point of
11 curvature of a curve to the right;

12 In a southeasterly direction, 627.89 feet along the arc
13 of said curve to the right having a radius of 2,050.00 feet, a
14 central angle of 17°32'56" and whose chord bears S 12°27'20" E,
15 625.43 feet to the point of tangency of said curve;

16 S 03°40'52" E, a distance of 140.00 feet to the point of
17 curvature of a curve to the left;

18 In a southeasterly direction, 816.46 feet along the arc
19 of said curve to the left having a radius of 1,950.00 feet, a
20 central angle of 23°59'23" and whose chord bears S 15°40'34" E,
21 810.51 feet to the point of tangency of said curve;

22 S 27°40'15" E, a distance of 140.00 feet to the point of
23 curvature of a curve to the right;

24 In a southeasterly direction, 916.01 feet along the arc
25 of said curve to the right having a radius of 2,050.00 feet, a
26 central angle of 25°36'06" and whose chord bears S 14°52'12" E,
27 908.41 feet to the southeast corner of the herein described tract

1 and being in the south line of said 318.95 acre tract;

2 THENCE, along the south line of said 318.95 acre tract the
3 following two (2) courses:

4 S 87°55'51" W, a distance of 1,848.39 feet to an angle
5 point;

6 S 88°02'12" W, a distance of 1,521.38 feet to the POINT
7 OF BEGINNING and containing 636.01 acres of land.

8 TRACT "2"

9 Being part of the following tracts: a called 1,004.14 acres
10 described as Parcel A, Tract 6, a called 327.05 acres described as
11 Parcel A, Tract 9, a called 102.09 acres described as Parcel A,
12 Tract 10B and a called 2,065.8 acres described as Parcel B, Tract 1,
13 all recorded under Harris County Clerk's File Number (H.C.C.F. No.)
14 W677033:

15 BEGINNING at the northwest corner of the previously described
16 Tract "1" being in the proposed eastern right-of-way line of Grand
17 Parkway (400-foot R.O.W.) as described and recorded under H.C.C.F.
18 No. W538164 and being the most westerly southwest corner of the
19 herein described tract;

20 THENCE, N 01°14'59" W, a distance of 170.00 feet along said
21 eastern right-of-way line to the most westerly northwest corner of
22 the herein described tract;

23 THENCE, leaving said eastern right-of-way line and going over
24 and across the following tracts of land, said 1,004.14 acres, said
25 327.05 acres, said 102.09 acres and said 2,065.8 acre tract the
26 following twenty six (26) courses:

27 In a southeasterly direction, 39.40 feet along the arc

1 of a curve to the left having a radius of 25.00 feet, a central angle
2 of $90^{\circ}17'51''$ and whose chord bears $S\ 46^{\circ}23'55''\ E$, 35.45 feet to the
3 point of compound curvature;

4 In a northeasterly direction, 2,247.83 feet along the
5 arc of a curve to the left having a radius of 1,940.00 feet, a
6 central angle of $66^{\circ}23'14''$ and whose chord bears $N\ 55^{\circ}15'33''\ E$,
7 2,124.18 feet to the point of tangency of said curve;

8 $N\ 22^{\circ}03'56''\ E$, a distance of 155.49 feet to the point of
9 curvature of a curve to the right;

10 In a northeasterly direction, 2,270.11 feet along the
11 arc of said curve to the right having a radius of 2,060.00 feet, a
12 central angle of $63^{\circ}08'23''$ and whose chord bears $N\ 53^{\circ}38'08''\ E$,
13 2,156.98 feet to the point of tangency of said curve;

14 $N\ 85^{\circ}12'19''\ E$, a distance of 2,421.42 feet to the point
15 of curvature of a curve to the left;

16 In a northeasterly direction, 731.64 feet along the arc
17 of said curve to the left having a radius of 1,940.00 feet, a
18 central angle of $21^{\circ}36'30''$ and whose chord bears $N\ 74^{\circ}24'04''\ E$,
19 727.32 feet to the point of tangency of said curve;

20 $N\ 63^{\circ}35'49''\ E$, a distance of 155.00 feet to the point of
21 curvature of a curve to the right;

22 In a northeasterly direction, 1,768.22 feet along the
23 arc of said curve to the right having a radius of 2,060.00 feet, a
24 central angle of $49^{\circ}10'49''$ and whose chord bears $N\ 88^{\circ}11'14''\ E$,
25 1,714.43 feet to the point of tangency of said curve;

26 $S\ 67^{\circ}13'22''\ E$, a distance of 100.00 feet to the point of
27 curvature of a curve to the left;

1 In a northeasterly direction, 1,607.41 feet along the
2 arc of said curve to the left having a radius of 1,940.00 feet, a
3 central angle of 47°28'23" and whose chord bears N 89°02'26" E,
4 1,561.82 feet to the point of tangency of said curve;

5 N 65°18'15" E, a distance of 100.00 feet to the point of
6 curvature of a curve to the right;

7 In a southeasterly direction, 2,039.03 feet along the
8 arc of said curve to the right having a radius of 2,060.00 feet, a
9 central angle of 56°42'45" and whose chord bears S 86°20'22" E,
10 1,956.80 feet to the point of tangency of said curve;

11 S 57°59'00" E, a distance of 100.00 feet to the point of
12 curvature of a curve to the left;

13 In a southeasterly direction, 581.39 feet along the arc
14 of said curve to the left having a radius of 1,940.00 feet, a
15 central angle of 17°10'15" and whose chord bears S 66°34'08" E,
16 579.22 feet to the point of tangency of said curve;

17 S 75°09'15" E, a distance of 100.00 feet to the point of
18 curvature of a curve to the right;

19 In a southeasterly direction, 658.40 feet along the arc
20 of said curve to the right having a radius of 2,060.00 feet, a
21 central angle of 18°18'45" and whose chord bears S 65°59'52" E,
22 655.60 feet to the point of tangency of said curve;

23 S 56°50'30" E, a distance of 418.46 feet to the point of
24 curvature of a curve to the left;

25 In a southeasterly direction, 857.24 feet along the arc
26 of said curve to the left having a radius of 1,940.00 feet, a
27 central angle of 25°19'03" and whose chord bears S 69°30'02" E,

1 850.28 feet to the point of tangency of said curve;

2 S 82°09'33" E, a distance of 323.49 feet to the point of
3 curvature of a curve to the right;

4 In a southeasterly direction, 2,544.61 feet along the
5 arc of said curve to the right having a radius of 1,350.00 feet, a
6 central angle of 107°59'48" and whose chord bears S 28°09'39" E,
7 2,184.30 feet to the point of tangency of said curve;

8 S 25°50'15" W, a distance of 282.60 feet to the point of
9 curvature of a curve to the left;

10 In a southwesterly direction, 431.30 feet along the arc
11 of said curve to the left having a radius of 1,940.00 feet, a
12 central angle of 12°44'17" and whose chord bears S 19°28'06" W,
13 430.42 feet to the point of tangency of said curve;

14 S 13°05'58" W, a distance of 742.12 feet to the point of
15 curvature of a curve to the left;

16 In a southeasterly direction, 1,728.35 feet along the
17 arc of said curve to the left having a radius of 1,940.00 feet, a
18 central angle of 51°02'42" and whose chord bears S 12°25'23" E,
19 1,671.76 feet to the point of tangency of said curve;

20 S 37°56'44" E, a distance of 556.48 feet to the point of
21 curvature of a curve to the left;

22 In a southeasterly direction, 39.27 feet along the arc
23 of said curve to the left having a radius of 25.00 feet, a central
24 angle of 90°00'00" and whose chord bears S 82°56'44" E, 35.36 feet to
25 the end of said curve being in the line common to said 2,065.8 acre
26 tract and a called 1,805.5 acre tract described and recorded under
27 H.C.C.F. No. R814591 and being the most easterly northeast corner

1 of the herein described tract;

2 THENCE, S 52°03'16" W, a distance of 170.00 feet along the
3 proposed northern right-of-way line for Fry Road to the most
4 easterly southeast corner of the herein described tract;

5 THENCE, leaving said northern right-of-way line and going
6 over and across the following tracts of land, said 2,065.8 acres,
7 said 102.09 acres, said 327.05 acres and said 1,004.14 acre tract
8 the following twenty six (26) courses:

9 In a northeasterly direction, 39.27 feet along the arc
10 of a curve to the left having a radius of 25.00 feet, a central angle
11 of 90°00'00" and whose chord bears N 07°03'16" E, 35.36 feet to the
12 point of tangency of said curve;

13 N 37°56'44" W, a distance of 556.48 feet to the point of
14 curvature of a curve to the right;

15 In a northwesterly direction, 1,835.26 feet along the
16 arc of said curve to the right having a radius of 2,060.00 feet, a
17 central angle of 51°02'42" and whose chord bears N 12°25'23" W,
18 1,775.17 feet to the point of tangency of said curve;

19 N 13°05'58" E, a distance of 742.12 feet to the point of
20 curvature of a curve to the right;

21 In a northeasterly direction, 457.98 feet along the arc
22 of said curve to the right having a radius of 2,060.00 feet, a
23 central angle of 12°44'17" and whose chord bears N 19°28'06" E,
24 457.04 feet to the point of tangency of said curve;

25 N 25°50'15" E, a distance of 282.60 feet to the point of
26 curvature of a curve to the left;

27 In a northwesterly direction, 2,318.42 feet along the

1 arc of said curve to the left having a radius of 1,230.00 feet, a
2 central angle of $107^{\circ}59'48''$ and whose chord bears N $28^{\circ}09'39''$ W,
3 1,990.14 feet to the point of tangency of said curve;

4 N $82^{\circ}09'33''$ W, a distance of 323.49 feet to the point of
5 curvature of a curve to the right;

6 In a northwesterly direction, 910.26 feet along the arc
7 of said curve to the right having a radius of 2,060.00 feet, a
8 central angle of $25^{\circ}19'03''$ and whose chord bears N $69^{\circ}30'02''$ W,
9 902.87 feet to the point of tangency of said curve;

10 N $56^{\circ}50'30''$ W, a distance of 418.46 feet to the point of
11 curvature of a curve to the left;

12 In a northwesterly direction, 620.05 feet along the arc
13 of said curve to the left having a radius of 1,940.00 feet, a
14 central angle of $18^{\circ}18'45''$ and whose chord bears N $65^{\circ}59'52''$ W,
15 617.41 feet to the point of tangency of said curve;

16 N $75^{\circ}09'15''$ W, a distance of 100.00 feet to the point of
17 curvature of a curve to the right;

18 In a northwesterly direction, 617.36 feet along the arc
19 of said curve to the right having a radius of 2,060.00 feet, a
20 central angle of $17^{\circ}10'15''$ and whose chord bears N $66^{\circ}34'08''$ W,
21 615.05 feet to the point of tangency of said curve;

22 N $57^{\circ}59'00''$ W, a distance of 100.00 feet to the point of
23 curvature of a curve to the left;

24 In a northwesterly direction, 1,920.25 feet along the
25 arc of said curve to the left having a radius of 1,940.00 feet, a
26 central angle of $56^{\circ}42'45''$ and whose chord bears N $86^{\circ}20'22''$ W,
27 1,842.82 feet to the point of tangency of said curve;

1 S 65°18'15" W, a distance of 100.00 feet to the point of
2 curvature of a curve to the right;

3 In a southwesterly direction, 1,706.84 feet along the
4 arc of said curve to the right having a radius of 2,060.00 feet, a
5 central angle of 47°28'23" and whose chord bears S 89°02'26" W,
6 1,658.43 feet to the point of tangency of said curve;

7 N 67°13'22" W, a distance of 100.00 feet to the point of
8 curvature of a curve to the left;

9 In a southwesterly direction, 1,665.21 feet along the
10 arc of said curve to the left having a radius of 1,940.00 feet, a
11 central angle of 49°10'49" and whose chord bears S 88°11'14" W,
12 1,614.56 feet to the point of tangency of said curve;

13 S 63°35'49" W, a distance of 155.00 feet to the point of
14 curvature of a curve to the right;

15 In a southwesterly direction, 776.90 feet along the arc
16 of said curve to the right having a radius of 2,060.00 feet, a
17 central angle of 21°36'30" and whose chord bears S 74°24'04" W,
18 772.31 feet to the point of tangency of said curve;

19 S 85°12'19" W, a distance of 2,421.42 feet to the point
20 of curvature of a curve to the left;

21 In a southwesterly direction, 2,137.87 feet along the
22 arc of said curve to the left having a radius of 1,940.00 feet, a
23 central angle of 63°08'23" and whose chord bears S 53°38'08" W,
24 2,031.33 feet to the point of tangency of said curve;

25 S 22°03'56" W, a distance of 155.49 feet to the point of
26 curvature of a curve to the right;

27 In a southwesterly direction, 2,387.74 feet along the

1 arc of said curve to the right having a radius of 2,060.00 feet, a
2 central angle of 66°24'41" and whose chord bears S 55°16'16" W,
3 2,256.30 feet to the point of reverse curvature;

4 In a southwesterly direction, 39.15 feet along the arc
5 of a curve to the left having a radius of 25.00 feet, a central angle
6 of 89°43'37" and whose chord bears S 43°36'48" W, 35.27 feet to the
7 POINT OF BEGINNING and containing 63.14 acres of land.

8 TRACT "3"

9 COMMENCING at a 1/2-inch iron pipe with cap stamped "BROWN &
10 GAY" found for the most westerly northwest corner of that called
11 24.50 acre tract described as "Fry Road South of Cypress Creek" as
12 shown on the plat recorded under Film Code No. 508125 of the Harris
13 County Map Record (H.C.M.R.) and the most easterly southeast corner
14 of said 2,065.8 acre tract being in the north right-of-way line of
15 Fry Road (140-foot R.O.W.) as described and recorded under H.C.C.F.
16 No. X431479;

17 THENCE, N 02°23'47" W, a distance of 1,720.85 feet along the
18 east line of said 2,065.8 acre tract to a point;

19 THENCE, S 87°36'13" W, a distance of 886.04 feet over and
20 across said 2,065.8 acre tract to the southeast corner of the herein
21 described tract and being the POINT OF BEGINNING;

22 THENCE, going over and across the following tracts of land,
23 said 2,065.8 acres and said 318.95 acre tract the following eleven
24 (11) courses:

25 In a northwesterly direction, 41.21 feet along the arc
26 of a curve to the left having a radius of 25.00 feet, a central angle
27 of 94°27'07" and whose chord bears N 44°49'14" W, 36.70 feet to the

1 point of tangency of said curve;

2 S 87°57'12" W, a distance of 1,435.28 feet to the point
3 of curvature of a curve to the left;

4 In a southwesterly direction, 334.40 feet along the arc
5 of said curve to the left having a radius of 1,940.00 feet, a
6 central angle of 09°52'34" and whose chord bears S 83°00'55" W,
7 333.99 feet to the point of tangency of said curve;

8 S 78°04'38" W, a distance of 330.00 feet to the point of
9 curvature of a curve to the left;

10 In a southwesterly direction, 776.45 feet along the arc
11 of said curve to the left having a radius of 1,940.00 feet, a
12 central angle of 22°55'54" and whose chord bears S 66°36'41" W,
13 771.28 feet to the end of said curve;

14 S 74°04'01" W, a distance of 306.73 feet to the most
15 western point of the herein described tract;

16 In a northeasterly direction, 1,115.61 feet along the
17 arc of a curve to the right having a radius of 2,060.00 feet, a
18 central angle of 31°01'44" and whose chord bears N 62°33'46" E,
19 1,102.03 feet to the point of tangency of said curve;

20 N 78°04'38" E, a distance of 330.00 feet to the point of
21 curvature of a curve to the right;

22 In a northeasterly direction, 355.08 feet along the arc
23 of said curve to the right having a radius of 2,060.00 feet, a
24 central angle of 09°52'34" and whose chord bears N 83°00'55" E,
25 354.64 feet to the point of tangency of said curve;

26 N 87°57'12" E, a distance of 1,455.57 feet to the point
27 of curvature of a curve to the left;

1 In a northeasterly direction, 35.27 feet along the arc
2 of said curve to the left having a radius of 25.00 feet, a central
3 angle of 80°50'31" and whose chord bears N 47°31'56" E, 32.42 feet to
4 the end of said curve;

5 THENCE, In a southwesterly direction, 169.20 feet along the
6 arc of a curve to the left having a radius of 2,060.00 feet, a
7 central angle of 04°42'22" and whose chord bears S 04°45'30" W,
8 169.15 feet to the POINT OF BEGINNING and containing 8.54 acres of
9 land.

10 TRACT "4"

11 COMMENCING at a 3/8-inch iron rod found for the southeast
12 corner of said 318.95 acre tract and the most westerly southwest
13 corner of said 2,065.8 acre tract and being in the north line of a
14 called 1,119.71 acre tract described and recorded under H.C.C.F.
15 No. W815977;

16 THENCE, N 02°29'16" W, a distance of 2,724.18 feet along the
17 line common to said 2,065.8 acre tract and said 318.95 acre tract to
18 the POINT OF BEGINNING;

19 THENCE, going over and across the following tracts of land,
20 said 2,065.8 acres and said 318.95 acre tract the following twenty
21 (20) courses:

22 In a northwesterly direction, 354.36 feet along the arc
23 of said curve to the left having a radius of 1,940.00 feet, a
24 central angle of 10°27'56" and whose chord bears N 86°45'32" W,
25 353.86 feet to the point of tangency of said curve;

26 S 88°00'30" W, a distance of 838.74 feet to the point of
27 curvature of a curve to the left;

1 In a southwesterly direction, 651.40 feet along the arc
2 of said curve to the left having a radius of 1,940.00 feet, a
3 central angle of 19°14'18" and whose chord bears S 78°23'21" W,
4 648.34 feet to the point of tangency of said curve;

5 S 68°46'12" W, a distance of 148.65 feet to the point of
6 curvature of a curve to the left;

7 In a southwesterly direction, 39.27 feet along the arc
8 of said curve to the left having a radius of 25.00 feet, a central
9 angle of 90°00'00" and whose chord bears S 23°46'12" W, 35.36 feet to
10 the end of said curve and being in an eastern line of the previously
11 described Tract "1" and being the most westerly southwest corner of
12 the herein described tract;

13 N 21°13'48" W, a distance of 170.00 feet along the east
14 line of said Tract "1" to the most westerly northwest corner of the
15 herein described tract;

16 In a southeasterly direction, 39.27 feet along the arc
17 of a curve to the left having a radius of 25.00 feet, a central angle
18 of 90°00'00" and whose chord bears S 66°13'48" E, 35.36 feet to the
19 point of tangency of said curve;

20 N 68°46'12" E, a distance of 148.65 feet to the point of
21 curvature of a curve to the right;

22 In a northeasterly direction, 691.69 feet along the arc
23 of said curve to the right having a radius of 2,060.00 feet, a
24 central angle of 19°14'18" and whose chord bears N 78°23'21" E,
25 688.45 feet to the point of tangency of said curve;

26 N 88°00'30" E, a distance of 838.74 feet to the point of
27 curvature of a curve to the right;

1 In a southeasterly direction, 376.28 feet along the arc
2 of said curve to the right having a radius of 2,060.00 feet, a
3 central angle of 10°27'56" and whose chord bears S 86°45'32" E,
4 375.75 feet to the point of tangency of said curve;

5 S 81°31'34" E, a distance of 110.13 feet to the point of
6 curvature of a curve to the left;

7 In a southeasterly direction, 286.94 feet along the arc
8 of said curve to the left having a radius of 1,940.00 feet, a
9 central angle of 08°28'28" and whose chord bears S 85°45'48" E,
10 286.68 feet to the point of tangency of said curve;

11 N 89°59'58" E, a distance of 2,646.00 feet to the point
12 of curvature of a curve to the left;

13 In a northeasterly direction, 1,174.66 feet along the
14 arc of said curve to the left having a radius of 1,940.00 feet, a
15 central angle of 34°41'33" and whose chord bears N 72°39'12" E,
16 1,156.80 feet to the northeast corner of the herein described
17 tract;

18 S 05°46'21" W, a distance of 154.52 feet to the southeast
19 corner of the herein described tract;

20 In a southwesterly direction, 1,147.00 feet along the
21 arc of a curve to the right having a radius of 2,060.00 feet, a
22 central angle of 31°54'08" and whose chord bears S 74°02'54" W,
23 1,132.24 feet to the point of tangency of said curve;

24 S 89°59'58" W, a distance of 2,646.00 feet to the point
25 of curvature of a curve to the right;

26 In a northwesterly direction, 304.69 feet along the arc
27 of said curve to the right having a radius of 2,060.00 feet, a

1 central angle of $08^{\circ}28'28''$ and whose chord bears $N 85^{\circ}45'48'' W$,
2 304.41 feet to the point of tangency of said curve;

3 $N 81^{\circ}31'34'' W$, a distance of 110.13 feet to the POINT OF
4 BEGINNING and containing 17.25 acres of land.

5 TRACT "5"

6 COMMENCING at a 3/8-inch iron rod found for the southeast
7 corner of said 318.95 acre tract and the most westerly southwest
8 corner of said 2,065.8 acre tract and being in the north line of a
9 called 1,119.71 acre tract described and recorded under H.C.C.F.
10 No. W815977;

11 THENCE, $N 88^{\circ}00'29'' E$, a distance of 1,965.26 feet along the
12 line common to said 2,065.8 acre tract and said 1,119.71 acre tract
13 to the southwest corner of the herein described tract and being the
14 POINT OF BEGINNING;

15 THENCE, going over and across said 2,065.8 acre tract the
16 following seven (7) courses:

17 $N 01^{\circ}59'31'' W$, a distance of 371.46 feet to the point of
18 curvature of a curve to the left;

19 In a northwesterly direction, 48.73 feet along the arc
20 of said curve to the left having a radius of 1,950.00 feet, a
21 central angle of $01^{\circ}25'55''$ and whose chord bears $N 02^{\circ}42'28'' W$, 48.73
22 feet to the point of tangency of said curve;

23 $N 03^{\circ}25'26'' W$, a distance of 346.00 feet to the point of
24 curvature of a curve to the right;

25 In a northeasterly direction, 845.88 feet along the arc
26 of said curve to the right having a radius of 2,050.00 feet, a
27 central angle of $23^{\circ}38'30''$ and whose chord bears $N 08^{\circ}23'49'' E$,

1 839.89 feet to the point of tangency of said curve;

2 N 20°13'04" E, a distance of 405.00 feet to the point of
3 curvature of a curve to the left;

4 In a northeasterly direction, 628.82 feet along the arc
5 of said curve to the left having a radius of 1,950.00 feet, a
6 central angle of 18°28'34" and whose chord bears N 10°58'47" E,
7 626.09 feet to the point of compound curvature;

8 In a northwesterly direction, 40.03 feet along the arc
9 of a curve to the left having a radius of 25.00 feet, a central angle
10 of 91°44'32" and whose chord bears N 44°07'46" W, 35.89 feet to the
11 end of said curve, being in the southern line of the previously
12 described Tract "3" and being the northwest corner of the herein
13 described tract;

14 THENCE, N 89°59'58" E, a distance of 150.06 feet along said
15 southern line to the northeast corner of the herein described
16 tract;

17 THENCE, leaving said southern line and going over and across
18 said 2,065.8 acre tract the following seven (7) courses:

19 In a southwesterly direction, 38.56 feet along the arc
20 of a curve to the left having a radius of 25.00 feet, a central angle
21 of 88°23'02" and whose chord bears S 45°48'27" W, 34.85 feet to the
22 point of reverse curvature;

23 In a southwesterly direction, 665.57 feet along the arc
24 of a curve to the right having a radius of 2050.00 feet, a central
25 angle of 18°36'08" and whose chord bears S 10°55'00" W, 662.65 feet
26 to the point of tangency of said curve;

27 S 20°13'04" W, a distance of 405.00 feet to the point of

1 curvature of a curve to the left;

2 In a southwesterly direction, 804.62 feet along the arc
3 of said curve to the left having a radius of 1950.00 feet, a central
4 angle of 23°38'30" and whose chord bears S 08°23'49" W, 798.92 feet
5 to the point of tangency of said curve;

6 S 03°25'26" E, a distance of 346.00 feet to the point of
7 curvature of a curve to the right;

8 In a southeasterly direction, 51.23 feet along the arc
9 of said curve to the right having a radius of 2050.00 feet, a
10 central angle of 01°25'55" and whose chord bears S 02°42'28" E, 51.23
11 feet to the point of tangency of said curve;

12 S 01°59'31" E, a distance of 371.46 feet to the southeast
13 corner of the herein described tract;

14 THENCE, S 88°00'29" W, a distance of 100.00 feet to the POINT
15 OF BEGINNING and containing 6.14 acres of land.

16 TRACT "6"

17 BEGINNING at the northeast corner of the previously described
18 Tract "1" and being the most southern corner of the herein described
19 tract;

20 THENCE, going over and across said 1,004.14 acre tract
21 described as Parcel A, Tract 6 the following seven (7) courses:

22 N 53°58'30" W, a distance of 100.00 feet along a northern
23 line of said Tract "1" to the southwest corner of the herein
24 described tract;

25 N 36°01'30" E, a distance of 23.84 feet to the point of
26 curvature of a curve to the right;

27 In a northeasterly direction, 693.30 feet along the arc

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1 of said curve to the right having a radius of 2050.00 feet, a
2 central angle of 19°22'38" and whose chord bears N 45°42'49" E,
3 690.00 feet to the point of tangency of said curve;

4 N 55°24'08" E, a distance of 200.00 feet to the point of
5 curvature of a curve to the left;

6 In a northeasterly direction, 1,578.87 feet along the
7 arc of said curve to the left having a radius of 1950.00 feet, a
8 central angle of 46°23'27" and whose chord bears N 32°12'24" E,
9 1,536.09 feet to the most northern point of the herein described
10 tract;

11 S 13°51'54" E, a distance of 55.87 feet to an angle
12 point;

13 S 02°02'20" E, a distance of 275.64 feet to the most
14 northerly northeast corner of the herein described tract;

15 In a southwesterly direction, 1,336.49 feet along the
16 arc of a curve to the right having a radius of 2050.00 feet, a
17 central angle of 37°21'13" and whose chord bears S 36°43'31" W,
18 1,312.94 feet to the point of tangency of said curve;

19 S 55°24'08" W, a distance of 200.00 feet to the point of
20 curvature of a curve to the left;

21 In a southwesterly direction, 659.48 feet along the arc
22 of said curve to the left having a radius of 1950.00 feet, a central
23 angle of 19°22'38" and whose chord bears S 45°42'49" W, 656.34 feet
24 to the point of tangency of said curve;

25 S 36°01'30" W, a distance of 23.84 feet to the POINT OF
26 BEGINNING and containing 5.42 acres of land.

27 TRACT "7"

1 Being part of a called 696.66 acre tract described as Parcel
2 A, Tract 5, and a called 1,004.14 acre tract described as Parcel A,
3 Tract 6, both recorded under Harris County Clerk's File Number
4 (H.C.C.F. No.) W677033;

5 BEGINNING at the northeast corner of said 696.66 acre tract
6 and the southeast corner of a called 1,234.29 acre tract described
7 and recorded under H.C.C.F. No. X629628 and being in the west line
8 of said 1,004.14 acre tract also being the centerline of Cypress
9 Creek;

10 THENCE, S 01°14'59" E, a distance of 620.08 feet along the
11 line common to said 696.66 acre tract and said 1,004.14 acre tract
12 to the northwest corner of the herein described tract and being the
13 POINT OF BEGINNING;

14 THENCE, leaving said common line and over and across said
15 1,004.14 acre tract and said 696.66 acre tract the following twelve
16 (12 courses:

17 S 73°33'10" E, a distance of 313.90 feet to an angle
18 point;

19 EAST, a distance of 318.91 feet to an angle point;

20 N 83°24'02" E, a distance of 448.51 feet to an angle
21 point;

22 N 81°33'06" E, a distance of 350.85 feet to an angle
23 point;

24 N 89°24'35" E, a distance of 454.94 feet to an angle
25 point;

26 EAST, a distance of 398.64 feet to an angle point;

27 N 88°36'14" E, a distance of 384.68 feet to an angle

1 point;

2 N 85°48'49" E, a distance of 82.94 feet to the northeast
3 corner of the herein described tract;

4 In a southwesterly direction, 1,276.64 feet along the
5 arc of a curve to the left having a radius of 2,060.00 feet, a
6 central angle of 35°30'28" and whose chord bears S 39°49'10" W,
7 1,256.31 feet to the point of tangency of said curve;

8 S 22°03'56" W, a distance of 155.49 feet to the point of
9 curvature of a curve to the right;

10 In a southwesterly direction, 2,247.77 feet along the
11 arc of said curve to the right having a radius of 1,940.00 feet, a
12 central angle of 66°23'08" and whose chord bears S 55°15'30" W,
13 2,124.14 feet to the point of compound curvature;

14 In a northwesterly direction, 39.45 feet along the arc
15 of a curve to the right having a radius of 25.00 feet, a central
16 angle of 90°25'13" and whose chord bears N 46°27'46" W, 35.48 feet to
17 the southwest corner of the herein described tract and being in the
18 proposed eastern right-of-way line of Grand Parkway (Width Varies);

19 THENCE, along the said eastern right-of-way line and over and
20 across said 696.66 acres the following three (3) courses:

21 N 01°14'43" W, a distance of 683.29 feet to an angle
22 point;

23 N 06°32'00" W, a distance of 542.98 feet to an angle
24 point;

25 N 01°14'59" W, a distance of 1,038.41 feet to the POINT
26 OF BEGINNING and containing 88.56 acres of land.

27 SECTION 3. (a) The legal notice of the intention to

1 introduce this Act, setting forth the general substance of this
2 Act, has been published as provided by law, and the notice and a
3 copy of this Act have been furnished to all persons, agencies,
4 officials, or entities to which they are required to be furnished
5 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
6 Government Code.

7 (b) The governor, one of the required recipients, has
8 submitted the notice and Act to the Texas Commission on
9 Environmental Quality.

10 (c) The Texas Commission on Environmental Quality has filed
11 its recommendations relating to this Act with the governor,
12 lieutenant governor, and speaker of the house of representatives
13 within the required time.

14 (d) The general law relating to consent by political
15 subdivisions to the creation of districts with conservation,
16 reclamation, and road powers and the inclusion of land in those
17 districts has been complied with.

18 (e) All requirements of the constitution and laws of this
19 state and the rules and procedures of the legislature with respect
20 to the notice, introduction, and passage of this Act have been
21 fulfilled and accomplished.

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