

1-1 By: Callegari (Senate Sponsor - Patrick) H.B. No. 3842  
1-2 (In the Senate - Received from the House May 16, 2011;  
1-3 May 16, 2011, read first time and referred to Committee on  
1-4 Intergovernmental Relations; May 19, 2011, reported favorably by  
1-5 the following vote: Yeas 5, Nays 0; May 19, 2011, sent to  
1-6 printer.)

1-7 A BILL TO BE ENTITLED  
1-8 AN ACT

1-9 relating to the creation of the Bridgeland Management District;  
1-10 providing authority to levy an assessment, impose a tax, and issue  
1-11 bonds.

1-12 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
1-13 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
1-14 Code, is amended by adding Chapter 3901 to read as follows:

1-15 CHAPTER 3901. BRIDGELAND MANAGEMENT DISTRICT

1-16 SUBCHAPTER A. GENERAL PROVISIONS

1-17 Sec. 3901.001. DEFINITIONS. In this chapter:

1-18 (1) "Board" means the district's board of directors.

1-19 (2) "City" means the City of Houston, Texas.

1-20 (3) "Commission" means the Texas Commission on  
1-21 Environmental Quality.

1-22 (4) "County" means Harris County.

1-23 (5) "Director" means a board member.

1-24 (6) "District" means the Bridgeland Management  
1-25 District.

1-26 Sec. 3901.002. CREATION AND NATURE OF DISTRICT. The  
1-27 district is a special district created under Section 59, Article  
1-28 XVI, Texas Constitution.

1-29 Sec. 3901.003. CONFIRMATION AND DIRECTORS' ELECTION  
1-30 REQUIRED. The temporary directors shall hold an election to  
1-31 confirm the creation of the district and to elect five permanent  
1-32 directors as provided by Section 49.102, Water Code.

1-33 Sec. 3901.004. CONSENT OF MUNICIPALITY REQUIRED. The  
1-34 temporary directors may not hold an election under Section 3901.003  
1-35 until each municipality in whose corporate limits or  
1-36 extraterritorial jurisdiction the district is located has  
1-37 consented by ordinance or resolution to the creation of the  
1-38 district and to the inclusion of land in the district.

1-39 Sec. 3901.005. PURPOSE; DECLARATION OF INTENT. (a) The  
1-40 creation of the district is essential to accomplish the purposes of  
1-41 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
1-42 Texas Constitution, and other public purposes stated in this  
1-43 chapter. By creating the district, the legislature has established  
1-44 a program to accomplish the public purposes set out in Sections 52  
1-45 and 52-a, Article III, Texas Constitution.

1-46 (b) The creation of the district is necessary to promote,  
1-47 develop, encourage, and maintain employment, commerce,  
1-48 transportation, housing, tourism, recreation, the arts,  
1-49 entertainment, economic development, safety, and the public  
1-50 welfare in the district.

1-51 (c) This chapter and the creation of the district may not be  
1-52 interpreted to relieve the city, the county, or another  
1-53 governmental entity from providing the level of services provided  
1-54 as of the effective date of the Act enacting this chapter to the  
1-55 area in the district. The district is created to supplement and not  
1-56 to supplant governmental services provided in the district.

1-57 Sec. 3901.006. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)  
1-58 The district is created to serve a public use and benefit.

1-59 (b) All land and other property included in the district  
1-60 will benefit from the improvements and services to be provided by  
1-61 the district under powers conferred by Sections 52 and 52-a,  
1-62 Article III, and Section 59, Article XVI, Texas Constitution, and  
1-63 other powers granted under this chapter.

1-64 (c) The creation of the district is in the public interest

2-1 and is essential to further the public purposes of:  
 2-2 (1) developing and diversifying the economy of the  
 2-3 state;  
 2-4 (2) eliminating unemployment and underemployment; and  
 2-5 (3) developing or expanding transportation and  
 2-6 commerce.  
 2-7 (d) The district will:  
 2-8 (1) promote the health, safety, and general welfare of  
 2-9 residents, employers, potential employees, employees, visitors,  
 2-10 and consumers in the district, and of the public;  
 2-11 (2) provide needed funding for the district to  
 2-12 preserve, maintain, and enhance the economic health and vitality of  
 2-13 the district territory as a community and business center; and  
 2-14 (3) promote the health, safety, welfare, and enjoyment  
 2-15 of the public by providing pedestrian ways, road facilities, and  
 2-16 recreational facilities and by landscaping and developing certain  
 2-17 areas, which are necessary for the restoration, preservation, and  
 2-18 enhancement of scenic beauty.  
 2-19 (e) Pedestrian ways along or across a street, whether at  
 2-20 grade or above or below the surface, and street lighting, street  
 2-21 landscaping, parking, and street art objects are parts of and  
 2-22 necessary components of a street and are considered to be a street  
 2-23 or road improvement.  
 2-24 (f) The district will not act as the agent or  
 2-25 instrumentality of any private interest even though the district  
 2-26 will benefit many private interests as well as the public.  
 2-27 Sec. 3901.007. DISTRICT TERRITORY. (a) The district is  
 2-28 initially composed of the territory described by Section 2 of the  
 2-29 Act enacting this chapter, as that territory may have been modified  
 2-30 under Section 3901.114 or other law.  
 2-31 (b) The boundaries and field notes of the district contained  
 2-32 in Section 2 of the Act enacting this chapter form a closure. A  
 2-33 mistake in the field notes or in copying the field notes in the  
 2-34 legislative process does not affect the district's:  
 2-35 (1) organization, existence, or validity;  
 2-36 (2) right to issue any type of bond, note, or other  
 2-37 obligation for a purpose for which the district is created or to pay  
 2-38 the principal of and interest on the bond;  
 2-39 (3) right to impose or collect an assessment or tax; or  
 2-40 (4) legality or operation.  
 2-41 Sec. 3901.008. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
 2-42 All or any part of the area of the district is eligible to be  
 2-43 included in:  
 2-44 (1) a tax increment reinvestment zone created under  
 2-45 Chapter 311, Tax Code;  
 2-46 (2) a tax abatement reinvestment zone created under  
 2-47 Chapter 312, Tax Code;  
 2-48 (3) an enterprise zone created under Chapter 2303,  
 2-49 Government Code; or  
 2-50 (4) an industrial district created under Chapter 42,  
 2-51 Local Government Code.  
 2-52 Sec. 3901.009. APPLICABILITY OF MUNICIPAL MANAGEMENT  
 2-53 DISTRICTS LAW. Except as otherwise provided by this chapter,  
 2-54 Chapter 375, Local Government Code, applies to the district.  
 2-55 Sec. 3901.010. LIBERAL CONSTRUCTION OF CHAPTER. This  
 2-56 chapter shall be liberally construed in conformity with the  
 2-57 findings and purposes stated in this chapter.  
 2-58 Sec. 3901.011. CONFLICTS OF LAW. This chapter prevails  
 2-59 over any provision of general law, including a provision of Chapter  
 2-60 375, Local Government Code, that is in conflict or inconsistent  
 2-61 with this chapter.  
 2-62 [Sections 3901.012-3901.050 reserved for expansion]  
 2-63 SUBCHAPTER B. BOARD OF DIRECTORS  
 2-64 Sec. 3901.051. GOVERNING BODY; TERMS. (a) The district is  
 2-65 governed by a board of five directors elected or appointed as  
 2-66 provided by this chapter and Subchapter D, Chapter 49, Water Code.  
 2-67 (b) Except as provided by Section 3901.053, directors serve  
 2-68 staggered four-year terms.  
 2-69 Sec. 3901.052. COMPENSATION. A director is entitled to

3-1 receive fees of office and reimbursement for actual expenses as  
 3-2 provided by Section 49.060, Water Code. Sections 375.069 and  
 3-3 375.070, Local Government Code, do not apply to the board.

3-4 Sec. 3901.053. TEMPORARY DIRECTORS. (a) On or after the  
 3-5 effective date of the Act creating this chapter, the owner or owners  
 3-6 of a majority of the assessed value of the real property in the  
 3-7 district may submit a petition to the commission requesting that  
 3-8 the commission appoint as temporary directors the five persons  
 3-9 named in the petition. The commission shall appoint as temporary  
 3-10 directors the five persons named in the petition.

3-11 (b) Temporary directors serve until the earlier of:

3-12 (1) the date permanent directors are elected under  
 3-13 Section 3901.003; or

3-14 (2) the fourth anniversary of the effective date of  
 3-15 the Act creating this chapter.

3-16 (c) If permanent directors have not been elected under  
 3-17 Section 3901.003 and the terms of the temporary directors have  
 3-18 expired, successor temporary directors shall be appointed or  
 3-19 reappointed as provided by Subsection (d) to serve terms that  
 3-20 expire on the earlier of:

3-21 (1) the date permanent directors are elected under  
 3-22 Section 3901.003; or

3-23 (2) the fourth anniversary of the date of the  
 3-24 appointment or reappointment.

3-25 (d) If Subsection (c) applies, the owner or owners of a  
 3-26 majority of the assessed value of the real property in the district  
 3-27 may submit a petition to the commission requesting that the  
 3-28 commission appoint as successor temporary directors the five  
 3-29 persons named in the petition. The commission shall appoint as  
 3-30 successor temporary directors the five persons named in the  
 3-31 petition.

3-32 (e) This section expires September 1, 2019.

3-33 [Sections 3901.054-3901.100 reserved for expansion]

3-34 SUBCHAPTER C. POWERS AND DUTIES

3-35 Sec. 3901.101. GENERAL POWERS AND DUTIES. The district has  
 3-36 the powers and duties necessary to accomplish the purposes for  
 3-37 which the district is created.

3-38 Sec. 3901.102. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
 3-39 district may provide, design, construct, acquire, improve,  
 3-40 relocate, operate, maintain, or finance an improvement project or  
 3-41 service using money available to the district, or contract with a  
 3-42 governmental or private entity to provide, design, construct,  
 3-43 acquire, improve, relocate, operate, maintain, or finance an  
 3-44 improvement project or service authorized under this chapter or  
 3-45 under Chapter 375, Local Government Code.

3-46 (b) An improvement project described by Subsection (a) may  
 3-47 be located inside or outside the district.

3-48 Sec. 3901.103. RECREATIONAL FACILITIES. The district may  
 3-49 develop or finance recreational facilities as authorized by Chapter  
 3-50 375, Local Government Code, Sections 52 and 52-a, Article III,  
 3-51 Texas Constitution, and any other law that applies to the district.

3-52 Sec. 3901.104. AUTHORITY FOR ROAD PROJECTS. Under Section  
 3-53 52, Article III, Texas Constitution, the district may design,  
 3-54 acquire, construct, finance, issue bonds, notes, or other  
 3-55 obligations for, improve, and convey to this state, a county, or a  
 3-56 municipality for operation and maintenance macadamized, graveled,  
 3-57 or paved roads or improvements, including storm drainage, in aid of  
 3-58 those roads.

3-59 Sec. 3901.105. CONVEYANCE AND APPROVAL OF ROAD PROJECT.

3-60 (a) The district shall convey a road project authorized by Section  
 3-61 3901.104 to:

3-62 (1) the municipality or county that will operate and  
 3-63 maintain the road if the municipality or county has approved the  
 3-64 plans and specifications of the road project; or

3-65 (2) the state if the state will operate and maintain  
 3-66 the road and the Texas Transportation Commission has approved the  
 3-67 plans and specifications of the road project.

3-68 (b) Except as provided by Subsection (c), the district shall  
 3-69 operate and maintain a road project authorized by Section 3901.104

4-1 that the district implements and is not approved by a municipality,  
4-2 a county, or this state under Subsection (a).  
4-3 (c) The district may agree in writing with a municipality, a  
4-4 county, or this state to assign operation and maintenance duties to  
4-5 the district, the municipality, the county, or this state in a  
4-6 manner other than the manner described in Subsections (a) and (b).  
4-7 Sec. 3901.106. DEVELOPMENT CORPORATION POWERS. The  
4-8 district, using money available to the district, may exercise the  
4-9 powers given to a development corporation under Chapter 505, Local  
4-10 Government Code, including the power to own, operate, acquire,  
4-11 construct, lease, improve, or maintain a project under that  
4-12 chapter.  
4-13 Sec. 3901.107. NONPROFIT CORPORATION. (a) The board by  
4-14 resolution may authorize the creation of a nonprofit corporation to  
4-15 assist and act for the district in implementing a project or  
4-16 providing a service authorized by this chapter.  
4-17 (b) The nonprofit corporation:  
4-18 (1) has each power of and is considered to be a local  
4-19 government corporation created under Subchapter D, Chapter 431,  
4-20 Transportation Code; and  
4-21 (2) may implement any project and provide any service  
4-22 authorized by this chapter.  
4-23 (c) The board shall appoint the board of directors of the  
4-24 nonprofit corporation. The board of directors of the nonprofit  
4-25 corporation shall serve in the same manner as the board of directors  
4-26 of a local government corporation created under Subchapter D,  
4-27 Chapter 431, Transportation Code, except that a board member is not  
4-28 required to reside in the district.  
4-29 Sec. 3901.108. AGREEMENTS; GRANTS. (a) As provided by  
4-30 Chapter 375, Local Government Code, the district may make an  
4-31 agreement with or accept a gift, grant, or loan from any person.  
4-32 (b) The implementation of a project is a governmental  
4-33 function or service for the purposes of Chapter 791, Government  
4-34 Code.  
4-35 Sec. 3901.109. LAW ENFORCEMENT SERVICES. To protect the  
4-36 public interest, the district may contract with a qualified party,  
4-37 including the county or the city, to provide law enforcement  
4-38 services in the district.  
4-39 Sec. 3901.110. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The  
4-40 district may join and pay dues to a charitable or nonprofit  
4-41 organization that performs a service or provides an activity  
4-42 consistent with the furtherance of a district purpose.  
4-43 Sec. 3901.111. ECONOMIC DEVELOPMENT. (a) The district may  
4-44 engage in activities that accomplish the economic development  
4-45 purposes of the district.  
4-46 (b) The district may establish and provide for the  
4-47 administration of one or more programs to promote state or local  
4-48 economic development and to stimulate business and commercial  
4-49 activity in the district, including programs to:  
4-50 (1) make loans and grants of public money; and  
4-51 (2) provide district personnel and services.  
4-52 (c) The district may create economic development programs  
4-53 and exercise the economic development powers that:  
4-54 (1) Chapter 380, Local Government Code, provides to a  
4-55 municipality; and  
4-56 (2) Subchapter A, Chapter 1509, Government Code,  
4-57 provides to a municipality.  
4-58 Sec. 3901.112. STRATEGIC PARTNERSHIP AGREEMENT. The  
4-59 district may negotiate and enter into a written strategic  
4-60 partnership agreement with the city under Section 43.0751, Local  
4-61 Government Code.  
4-62 Sec. 3901.113. REGIONAL PARTICIPATION AGREEMENT. The  
4-63 district may negotiate and enter into a written regional  
4-64 participation agreement with the city under Section 43.0754, Local  
4-65 Government Code.  
4-66 Sec. 3901.114. ANNEXATION OR EXCLUSION OF LAND. (a) The  
4-67 district may annex land as provided by Subchapter J, Chapter 49,  
4-68 Water Code.  
4-69 (b) The district may exclude land as provided by Subchapter

5-1 J, Chapter 49, Water Code. Section 375.044(b), Local Government  
 5-2 Code, does not apply to the district.

5-3 (c) The district may include and exclude land as provided by  
 5-4 Sections 54.739-54.747, Water Code.

5-5 Sec. 3901.115. APPLICABILITY OF OTHER LAW TO CERTAIN  
 5-6 CONTRACTS. (a) Subchapter I, Chapter 49, Water Code, applies to a  
 5-7 district contract for construction work, equipment, materials, or  
 5-8 machinery. The district may use a project delivery method  
 5-9 described by Subchapter I, Chapter 49, Water Code, or Subchapter H,  
 5-10 Chapter 271, Local Government Code.

5-11 (b) Sections 375.221 and 375.223, Local Government Code, do  
 5-12 not apply to the district.

5-13 Sec. 3901.116. TERMS OF EMPLOYMENT; COMPENSATION. The  
 5-14 board may employ and establish the terms of employment and  
 5-15 compensation of an executive director or general manager and any  
 5-16 other district employees the board considers necessary.

5-17 Sec. 3901.117. NO EMINENT DOMAIN POWER. The district may  
 5-18 not exercise the power of eminent domain.

5-19 [Sections 3901.118-3901.150 reserved for expansion]

5-20 SUBCHAPTER C-1. PUBLIC TRANSIT SYSTEM AND PARKING FACILITIES

5-21 Sec. 3901.151. PUBLIC TRANSIT SYSTEM; PETITION REQUIRED.

5-22 (a) The district may acquire, lease as lessor or lessee, construct,  
 5-23 develop, own, operate, and maintain a public transit system to  
 5-24 serve the area in the district.

5-25 (b) The board may not act under Subsection (a) unless a  
 5-26 written petition requesting the action has been filed with the  
 5-27 board.

5-28 (c) The petition must be signed by:

5-29 (1) the owners of property representing a majority of  
 5-30 the total assessed value of the real property in the district that  
 5-31 abuts the right-of-way in which the public transit system is  
 5-32 proposed to be located; or

5-33 (2) the owners of a majority of the area of the real  
 5-34 property in the district that abuts the right-of-way in which the  
 5-35 public transit system is proposed to be located.

5-36 (d) For purposes of Subsection (c), the determination of a  
 5-37 majority is based on the property owners along the entire  
 5-38 right-of-way of the proposed transit project and may not be  
 5-39 calculated on a block-by-block basis.

5-40 Sec. 3901.152. PARKING FACILITIES. (a) The district may  
 5-41 acquire, lease as lessor or lessee, construct, develop, own,  
 5-42 operate, and maintain parking facilities or a system of parking  
 5-43 facilities, including lots, garages, parking terminals, or other  
 5-44 structures or accommodations for parking motor vehicles off the  
 5-45 streets and related appurtenances.

5-46 (b) The district's parking facilities serve the public  
 5-47 purposes of the district and are owned, used, and held for a public  
 5-48 purpose even if leased or operated by a private entity for a term of  
 5-49 years.

5-50 (c) The district's parking facilities are parts of and  
 5-51 necessary components of a street and are considered to be a street  
 5-52 or road improvement.

5-53 (d) The development and operation of the district's parking  
 5-54 facilities may be considered an economic development program.

5-55 Sec. 3901.153. RULES. The district may adopt rules  
 5-56 covering its public transit system or its public parking  
 5-57 facilities, except that a rule relating to or affecting the use of  
 5-58 the public right-of-way or a requirement for off-street parking is  
 5-59 subject to all applicable county requirements.

5-60 Sec. 3901.154. FEES. The district may impose a fee for the  
 5-61 use of the public transit system and associated parking facilities.

5-62 Sec. 3901.155. AGREEMENT WITH RAPID TRANSIT AUTHORITY. (a)  
 5-63 In this section, "authority" means a rapid transit authority  
 5-64 created under Chapter 451, Transportation Code.

5-65 (b) The district and an authority may agree to jointly  
 5-66 construct, own, operate, and maintain a transit facility or a  
 5-67 parking facility under the terms the authority and district desire.

5-68 (c) The agreement may provide that the district and the  
 5-69 authority exchange or trade land provided that each party to the

6-1 agreement receives fair market value. The authority is not  
6-2 required to offer any property that it proposes to trade to the  
6-3 district for sale to the public or for sale to any abutting property  
6-4 owner.

6-5 [Sections 3901.156-3901.200 reserved for expansion]

6-6 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

6-7 Sec. 3901.201. MONEY USED FOR IMPROVEMENTS OR SERVICES.

6-8 The district may acquire, construct, finance, operate, maintain, or  
6-9 provide any improvement or service authorized under this chapter or  
6-10 Chapter 375, Local Government Code, using any money available to  
6-11 the district.

6-12 Sec. 3901.202. PETITION REQUIRED FOR FINANCING SERVICES AND  
6-13 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
6-14 service or improvement project with assessments under this chapter  
6-15 unless a written petition requesting that service or improvement  
6-16 has been filed with the board.

6-17 (b) The petition must be signed by:

6-18 (1) the owners of a majority of the assessed value of  
6-19 real property in the district subject to assessment according to  
6-20 the most recent certified tax appraisal roll for the county; or

6-21 (2) at least 50 persons who own real property in the  
6-22 district subject to assessment, if more than 50 persons own real  
6-23 property in the district according to the most recent certified tax  
6-24 appraisal roll for the county.

6-25 Sec. 3901.203. METHOD OF NOTICE FOR HEARING. The district  
6-26 may mail the notice required by Section 375.115(c), Local  
6-27 Government Code, by certified or first class United States mail.  
6-28 The board shall determine the method of notice.

6-29 Sec. 3901.204. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
6-30 The board by resolution may impose and collect an assessment for any  
6-31 purpose authorized by this chapter in all or any part of the  
6-32 district.

6-33 (b) An assessment, a reassessment, or an assessment  
6-34 resulting from an addition to or correction of the assessment roll  
6-35 by the district, penalties and interest on an assessment or  
6-36 reassessment, an expense of collection, and reasonable attorney's  
6-37 fees incurred by the district are:

6-38 (1) a first and prior lien against the property  
6-39 assessed;

6-40 (2) superior to any other lien or claim other than a  
6-41 lien or claim for county, school district, or municipal ad valorem  
6-42 taxes; and

6-43 (3) the personal liability of and a charge against the  
6-44 owners of the property even if the owners are not named in the  
6-45 assessment proceedings.

6-46 (c) The lien is effective from the date of the board's  
6-47 resolution imposing the assessment until the date the assessment is  
6-48 paid. The board may enforce the lien in the same manner that the  
6-49 board may enforce an ad valorem tax lien against real property.

6-50 (d) The board may make a correction to or deletion from the  
6-51 assessment roll that does not increase the amount of assessment of  
6-52 any parcel of land without providing notice and holding a hearing in  
6-53 the manner required for additional assessments.

6-54 Sec. 3901.205. TAX AND ASSESSMENT ABATEMENTS. The district  
6-55 may designate reinvestment zones and may grant abatements of a tax  
6-56 or assessment on property in the zones.

6-57 Sec. 3901.206. UTILITY PROPERTY EXEMPT FROM ASSESSMENTS.  
6-58 The district may not impose an assessment on the property,  
6-59 including the equipment, rights-of-way, facilities, or  
6-60 improvements, of:

6-61 (1) an electric utility or a power generation company  
6-62 as defined by Section 31.002, Utilities Code;

6-63 (2) a gas utility as defined by Section 101.003 or  
6-64 121.001, Utilities Code;

6-65 (3) a telecommunications provider as defined by  
6-66 Section 51.002, Utilities Code; or

6-67 (4) a person who provides to the public cable  
6-68 television or advanced telecommunications services.

6-69 Sec. 3901.207. AUTHORITY TO ISSUE BONDS AND OTHER

7-1 OBLIGATIONS. (a) The district may issue by competitive bid or  
7-2 negotiated sale bonds, notes, or other obligations payable wholly  
7-3 or partly from taxes, assessments, fees, revenue, contract  
7-4 payments, grants, or other district money, or any combination of  
7-5 those sources of money, to pay for any authorized district purpose.

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

7-10 (c) The limitation on the outstanding principal amount of  
7-11 bonds, notes, and other obligations provided by Section 49.4645,  
7-12 Water Code, does not apply to the district.

7-13 Sec. 3901.208. MUNICIPALITY NOT REQUIRED TO PAY DISTRICT  
7-14 OBLIGATIONS. Except as provided by Section 375.263, Local  
7-15 Government Code, a municipality is not required to pay a bond, note,  
7-16 or other obligation of the district.

7-17 [Sections 3901.209-3901.250 reserved for expansion]

7-18 SUBCHAPTER E. SALES AND USE TAX

7-19 Sec. 3901.251. APPLICABILITY OF CERTAIN TAX CODE  
7-20 PROVISIONS. (a) Chapter 321, Tax Code, governs the imposition,  
7-21 computation, administration, enforcement, and collection of the  
7-22 sales and use tax authorized by this subchapter except to the extent  
7-23 Chapter 321, Tax Code, is inconsistent with this chapter.

7-24 (b) A reference in Chapter 321, Tax Code, to a municipality  
7-25 or the governing body of a municipality is a reference to the  
7-26 district or the board, respectively.

7-27 Sec. 3901.252. ELECTION; ADOPTION OF TAX. (a) The district  
7-28 may adopt a sales and use tax if authorized by a majority of the  
7-29 voters of the district voting at an election held for that purpose.

7-30 (b) The board by order may call an election to authorize the  
7-31 adoption of the sales and use tax. The election may be held on any  
7-32 uniform election date and in conjunction with any other district  
7-33 election.

7-34 (c) The ballot shall be printed to provide for voting for or  
7-35 against the proposition: "Authorization of a sales and use tax in  
7-36 the Bridgeland Management District at a rate not to exceed \_\_\_\_\_  
7-37 percent" (insert rate of one or more increments of one-eighth of one  
7-38 percent).

7-39 Sec. 3901.253. SALES AND USE TAX RATE. (a) On or after the  
7-40 date the results are declared of an election held under Section  
7-41 3901.252, at which the voters approved imposition of the tax  
7-42 authorized by this subchapter, the board shall determine and adopt  
7-43 by resolution or order the initial rate of the tax, which must be in  
7-44 one or more increments of one-eighth of one percent.

7-45 (b) After the election held under Section 3901.252, the  
7-46 board may increase or decrease the rate of the tax by one or more  
7-47 increments of one-eighth of one percent.

7-48 (c) The initial rate of the tax or any rate resulting from  
7-49 subsequent increases or decreases may not exceed the lesser of:

7-50 (1) the maximum rate authorized by the district voters  
7-51 at the election held under Section 3901.252; or

7-52 (2) a rate that, when added to the rates of all sales  
7-53 and use taxes imposed by other political subdivisions with  
7-54 territory in the district, would result in the maximum combined  
7-55 rate prescribed by Section 321.101(f), Tax Code, at any location in  
7-56 the district.

7-57 Sec. 3901.254. TAX AFTER ANNEXATION. (a) This section  
7-58 applies to the district after a municipality annexes part of the  
7-59 territory in the district and imposes the municipality's sales and  
7-60 use tax in the annexed territory.

7-61 (b) If at the time of annexation the district has  
7-62 outstanding debt or other obligations payable wholly or partly from  
7-63 district sales and use tax revenue, Section 321.102(g), Tax Code,  
7-64 applies to the district.

7-65 (c) If at the time of annexation the district does not have  
7-66 outstanding debt or other obligations payable wholly or partly from  
7-67 district sales and use tax revenue, the district may:

7-68 (1) exclude the annexed territory from the district,  
7-69 if the district has no outstanding debt or other obligations

8-1 payable from any source; or  
 8-2 (2) reduce the sales and use tax in the annexed  
 8-3 territory by resolution or order of the board to a rate that, when  
 8-4 added to the sales and use tax rate imposed by the municipality in  
 8-5 the annexed territory, is equal to the sales and use tax rate  
 8-6 imposed by the district in the district territory that was not  
 8-7 annexed by the municipality.

8-8 Sec. 3901.255. NOTIFICATION OF RATE CHANGE. The board  
 8-9 shall notify the comptroller of any changes made to the tax rate  
 8-10 under this subchapter in the same manner the municipal secretary  
 8-11 provides notice to the comptroller under Section 321.405(b), Tax  
 8-12 Code.

8-13 Sec. 3901.256. USE OF REVENUE. Revenue from the sales and  
 8-14 use tax imposed under this subchapter is for the use and benefit of  
 8-15 the district and may be used for any district purpose. The district  
 8-16 may pledge all or part of the revenue to the payment of bonds,  
 8-17 notes, or other obligations, and that pledge of revenue may be in  
 8-18 combination with other revenue, including tax revenue, available to  
 8-19 the district.

8-20 Sec. 3901.257. ABOLITION OF TAX. (a) Except as provided by  
 8-21 Subsection (b), the board may abolish the tax imposed under this  
 8-22 subchapter without an election.

8-23 (b) The board may not abolish the tax imposed under this  
 8-24 subchapter if the district has outstanding debt secured by the tax,  
 8-25 and repayment of the debt would be impaired by the abolition of the  
 8-26 tax.

8-27 (c) If the board abolishes the tax, the board shall notify  
 8-28 the comptroller of that action in the same manner the municipal  
 8-29 secretary provides notice to the comptroller under Section  
 8-30 321.405(b), Tax Code.

8-31 (d) If the board abolishes the tax or decreases the tax rate  
 8-32 to zero, a new election to authorize a sales and use tax must be held  
 8-33 under Section 3901.252 before the district may subsequently impose  
 8-34 the tax.

8-35 (e) This section does not apply to a decrease in the sales  
 8-36 and use tax authorized under Section 3901.254(c)(2).

8-37 [Sections 3901.258-3901.300 reserved for expansion]

#### 8-38 SUBCHAPTER F. HOTEL OCCUPANCY TAX

8-39 Sec. 3901.301. DEFINITION. In this subchapter, "hotel" has  
 8-40 the meaning assigned by Section 156.001, Tax Code.

8-41 Sec. 3901.302. APPLICABILITY OF CERTAIN TAX CODE  
 8-42 PROVISIONS. (a) In this subchapter:

8-43 (1) a reference in Subchapter A, Chapter 352, Tax  
 8-44 Code, to a county is a reference to the district; and

8-45 (2) a reference in Subchapter A, Chapter 352, Tax  
 8-46 Code, to the commissioners court is a reference to the board.

8-47 (b) Except as inconsistent with this subchapter, Subchapter  
 8-48 A, Chapter 352, Tax Code, governs a hotel occupancy tax authorized  
 8-49 by this subchapter, including the collection of the tax, subject to  
 8-50 the limitations prescribed by Sections 352.002(b) and (c), Tax  
 8-51 Code.

8-52 Sec. 3901.303. TAX AUTHORIZED; USE OF REVENUE. The  
 8-53 district may impose a hotel occupancy tax for any purpose described  
 8-54 by Section 351.101 or 352.101, Tax Code.

8-55 Sec. 3901.304. TAX RATE. (a) The amount of the hotel  
 8-56 occupancy tax may not exceed the lesser of:

8-57 (1) the maximum rate prescribed by Section 352.003(a),  
 8-58 Tax Code; or

8-59 (2) a rate that, when added to the rates of all hotel  
 8-60 occupancy taxes imposed by other political subdivisions with  
 8-61 territory in the district and by this state, does not exceed the sum  
 8-62 of the rate prescribed by Section 351.0025(b) plus two percent.

8-63 (b) The district tax is in addition to a tax imposed by the  
 8-64 city under Chapter 351, Tax Code, or by the county under Chapter  
 8-65 352, Tax Code.

8-66 Sec. 3901.305. INFORMATION. The district may examine and  
 8-67 receive information related to the imposition of hotel occupancy  
 8-68 taxes to the same extent as if the district were a county.

8-69 Sec. 3901.306. USE OF REVENUE. The district may use revenue



9-1 from the hotel occupancy tax for a district purpose. The district  
9-2 may pledge any part of the revenue to the payment of bonds, notes,  
9-3 or other obligations and combine the pledged revenue with revenue  
9-4 from other sources.

9-5 Sec. 3901.307. ABOLITION OF TAX. (a) Except as provided by  
9-6 Subsection (b), the board may abolish the tax imposed under this  
9-7 subchapter.

9-8 (b) The board may not abolish the tax imposed under this  
9-9 subchapter if the district has outstanding debt secured by the tax,  
9-10 and repayment of the debt would be impaired by the abolition of the  
9-11 tax.

9-12 [Sections 3901.308-3901.350 reserved for expansion]

9-13 SUBCHAPTER G. DISSOLUTION

9-14 Sec. 3901.351. DISSOLUTION OF DISTRICT WITH OUTSTANDING  
9-15 DEBT. (a) The board may dissolve the district regardless of  
9-16 whether the district has debt. Section 375.264, Local Government  
9-17 Code, does not apply to the district.

9-18 (b) If the district has debt when it is dissolved, the  
9-19 district shall remain in existence solely for the purpose of  
9-20 discharging its debts. The dissolution is effective when all debts  
9-21 have been discharged.

9-22 SECTION 2. The Bridgeland Management District initially  
9-23 includes all the territory contained in the following area:

9-24 TRACT "1"

9-25 Being part of the following tracts: a called 318.95 acres  
9-26 described as Parcel A, Tract 8, a called 308.84 acres described as  
9-27 Parcel A, Tract 7, a called 696.66 acres described as Parcel A,  
9-28 Tract 5, a called 1,004.14 acres described as Parcel A, Tract 6, all  
9-29 recorded under Harris County Clerk's File Number (H.C.C.F. No.)  
9-30 W677033, also being a part of a called 85.23 acre tract described  
9-31 and recorded under H.C.C.F. No. X298640 and a part of a called  
9-32 160.09 acre tract described and recorded under H.C.C.F. No.  
9-33 X376291:

9-34 BEGINNING at a 5/8-inch iron rod with cap stamped "Terra  
9-35 Surveying" found for the southwest corner of said called 318.95  
9-36 acre tract described as Parcel A, Tract 8, having coordinates of X:  
9-37 2,994,159.20, Y: 13,902,936.87;

9-38 THENCE, N 02°11'42" W, a distance of 1,399.87 feet to a 4-inch  
9-39 by 4-inch concrete monument found for the southeast corner of said  
9-40 308.84 acre tract described as Parcel A, Tract 7;

9-41 THENCE, S 87°56'50" W, a distance of 333.91 feet along the  
9-42 south line of said 308.84 acre tract to a point in the proposed  
9-43 eastern right-of-way line of Grand Parkway (400-foot R.O.W.) as  
9-44 described and recorded under H.C.C.F. No. W538164 and being the  
9-45 southwest corner of the herein described tract;

9-46 THENCE, along the said eastern right-of-way line and over and  
9-47 across the following tracts of land, said 308.84 acres, said 696.66  
9-48 acres and said 1004.14 acres the following four (4) courses:

9-49 In a northwesterly direction, 1,310.92 feet along the  
9-50 arc of a curve to the left having a radius of 5,930.00 feet, a  
9-51 central angle of 12°39'58" and whose chord bears N 25°29'27" W,  
9-52 1,308.26 feet to the point of tangency of said curve;

9-53 N 31°49'26" W, a distance of 1,363.00 feet to the point  
9-54 of curvature of a curve to the right;

9-55 In a northwesterly direction, 1,931.70 feet along the  
9-56 arc of said curve to the right having a radius of 3,620.00 feet, a  
9-57 central angle of 30°34'27" and whose chord bears N 16°32'12" W,  
9-58 1,908.87 feet to the point of tangency of said curve;

9-59 N 01°14'59" W, a distance of 1,534.92 feet to the  
9-60 northwest corner of the herein described tract;

9-61 THENCE, leaving said eastern right-of-way line and going over  
9-62 and across the following tracts of land, said 1,004.14 acres, said  
9-63 160.174 acres, said 85.23 acres and said 318.95 acre tract the  
9-64 following twenty two (22) courses:

9-65 In a northeasterly direction, 39.15 feet along the arc  
9-66 of a curve to the right having a radius of 25.00 feet, a central  
9-67 angle of 89°43'37" and whose chord bears N 43°36'48" E, 35.27 feet to  
9-68 the point of reverse curvature;

9-69 In a northeasterly direction, 2,387.74 feet along the

10-1 arc of a curve to the left having a radius of 2,060.00 feet, a  
 10-2 central angle of 66°24'41" and whose chord bears N 55°16'16" E,  
 10-3 2,256.30 feet to the point of tangency of said curve;  
 10-4 N 22°03'56" E, a distance of 155.49 feet to the point of  
 10-5 curvature of a curve to the right;  
 10-6 In a northeasterly direction, 409.59 feet along the arc  
 10-7 of said curve to the right having a radius of 1,940.00 feet, a  
 10-8 central angle of 12°05'48" and whose chord bears N 28°06'50" E,  
 10-9 408.83 feet to the point of reverse curvature;  
 10-10 In a southeasterly direction, 40.25 feet along the arc  
 10-11 of a curve to the left having a radius of 25.00 feet, a central angle  
 10-12 of 92°14'40" and whose chord bears S 11°57'36" E, 36.04 feet to the  
 10-13 point of tangency of said curve;  
 10-14 S 58°04'56" E, a distance of 191.06 feet to the point of  
 10-15 curvature of a curve to the right;  
 10-16 In a southeasterly direction, 1,282.80 feet along the  
 10-17 arc of said curve to the right having a radius of 2,050.00 feet, a  
 10-18 central angle of 35°51'11" and whose chord bears S 40°09'20" E,  
 10-19 1,261.97 feet to the point of tangency of said curve;  
 10-20 S 22°13'45" E, a distance of 250.00 feet to the point of  
 10-21 curvature of a curve to the left;  
 10-22 In a southeasterly direction, 1,080.44 feet along the  
 10-23 arc of said curve to the left having a radius of 1,950.00 feet, a  
 10-24 central angle of 31°44'45" and whose chord bears S 38°06'08" E,  
 10-25 1,066.67 feet to the point of tangency of said curve;  
 10-26 S 53°58'30" E, a distance of 86.71 feet to the point of  
 10-27 curvature of a curve to the left;  
 10-28 In a northeasterly direction, 39.27 feet along the arc  
 10-29 of said curve to the left having a radius of 25.00 feet, a central  
 10-30 angle of 90°00'00" and whose chord bears N 81°01'30" E, 35.36 feet to  
 10-31 the end of said curve;  
 10-32 S 53°58'30" E, a distance of 100.00 feet to the northeast  
 10-33 corner of the herein described tract;  
 10-34 S 36°01'30" W, a distance of 176.16 feet to the point of  
 10-35 curvature of a curve to the left;  
 10-36 In a southeasterly direction, 2,826.69 feet along the  
 10-37 arc of said curve to the left having a radius of 1,950.00 feet, a  
 10-38 central angle of 83°03'18" and whose chord bears S 05°30'09" E,  
 10-39 2,585.62 feet to the point of tangency of said curve;  
 10-40 S 47°01'48" E, a distance of 100.00 feet to the point of  
 10-41 curvature of a curve to the right;  
 10-42 In a southeasterly direction, 923.10 feet along the arc  
 10-43 of said curve to the right having a radius of 2,050.00 feet, a  
 10-44 central angle of 25°48'00" and whose chord bears S 34°07'48" E,  
 10-45 915.33 feet to the point of tangency of said curve;  
 10-46 S 21°13'48" E, a distance of 468.24 feet to the point of  
 10-47 curvature of a curve to the right;  
 10-48 In a southeasterly direction, 627.89 feet along the arc  
 10-49 of said curve to the right having a radius of 2,050.00 feet, a  
 10-50 central angle of 17°32'56" and whose chord bears S 12°27'20" E,  
 10-51 625.43 feet to the point of tangency of said curve;  
 10-52 S 03°40'52" E, a distance of 140.00 feet to the point of  
 10-53 curvature of a curve to the left;  
 10-54 In a southeasterly direction, 816.46 feet along the arc  
 10-55 of said curve to the left having a radius of 1,950.00 feet, a  
 10-56 central angle of 23°59'23" and whose chord bears S 15°40'34" E,  
 10-57 810.51 feet to the point of tangency of said curve;  
 10-58 S 27°40'15" E, a distance of 140.00 feet to the point of  
 10-59 curvature of a curve to the right;  
 10-60 In a southeasterly direction, 916.01 feet along the arc  
 10-61 of said curve to the right having a radius of 2,050.00 feet, a  
 10-62 central angle of 25°36'06" and whose chord bears S 14°52'12" E,  
 10-63 908.41 feet to the southeast corner of the herein described tract  
 10-64 and being in the south line of said 318.95 acre tract;  
 10-65 THENCE, along the south line of said 318.95 acre tract the  
 10-66 following two (2) courses:  
 10-67 S 87°55'51" W, a distance of 1,848.39 feet to an angle  
 10-68 point;  
 10-69 S 88°02'12" W, a distance of 1,521.38 feet to the POINT

11-1 OF BEGINNING and containing 636.01 acres of land.

11-2 TRACT "2"

11-3 Being part of the following tracts: a called 1,004.14 acres  
11-4 described as Parcel A, Tract 6, a called 327.05 acres described as  
11-5 Parcel A, Tract 9, a called 102.09 acres described as Parcel A,  
11-6 Tract 10B and a called 2,065.8 acres described as Parcel B, Tract 1,  
11-7 all recorded under Harris County Clerk's File Number (H.C.C.F. No.)  
11-8 W677033:

11-9 BEGINNING at the northwest corner of the previously described  
11-10 Tract "1" being in the proposed eastern right-of-way line of Grand  
11-11 Parkway (400-foot R.O.W.) as described and recorded under H.C.C.F.  
11-12 No. W538164 and being the most westerly southwest corner of the  
11-13 herein described tract;

11-14 THENCE, N 01°14'59" W, a distance of 170.00 feet along said  
11-15 eastern right-of-way line to the most westerly northwest corner of  
11-16 the herein described tract;

11-17 THENCE, leaving said eastern right-of-way line and going over  
11-18 and across the following tracts of land, said 1,004.14 acres, said  
11-19 327.05 acres, said 102.09 acres and said 2,065.8 acre tract the  
11-20 following twenty six (26) courses:

11-21 In a southeasterly direction, 39.40 feet along the arc  
11-22 of a curve to the left having a radius of 25.00 feet, a central angle  
11-23 of 90°17'51" and whose chord bears S 46°23'55" E, 35.45 feet to the  
11-24 point of compound curvature;

11-25 In a northeasterly direction, 2,247.83 feet along the  
11-26 arc of a curve to the left having a radius of 1,940.00 feet, a  
11-27 central angle of 66°23'14" and whose chord bears N 55°15'33" E,  
11-28 2,124.18 feet to the point of tangency of said curve;

11-29 N 22°03'56" E, a distance of 155.49 feet to the point of  
11-30 curvature of a curve to the right;

11-31 In a northeasterly direction, 2,270.11 feet along the  
11-32 arc of said curve to the right having a radius of 2,060.00 feet, a  
11-33 central angle of 63°08'23" and whose chord bears N 53°38'08" E,  
11-34 2,156.98 feet to the point of tangency of said curve;

11-35 N 85°12'19" E, a distance of 2,421.42 feet to the point  
11-36 of curvature of a curve to the left;

11-37 In a northeasterly direction, 731.64 feet along the arc  
11-38 of said curve to the left having a radius of 1,940.00 feet, a  
11-39 central angle of 21°36'30" and whose chord bears N 74°24'04" E,  
11-40 727.32 feet to the point of tangency of said curve;

11-41 N 63°35'49" E, a distance of 155.00 feet to the point of  
11-42 curvature of a curve to the right;

11-43 In a northeasterly direction, 1,768.22 feet along the  
11-44 arc of said curve to the right having a radius of 2,060.00 feet, a  
11-45 central angle of 49°10'49" and whose chord bears N 88°11'14" E,  
11-46 1,714.43 feet to the point of tangency of said curve;

11-47 S 67°13'22" E, a distance of 100.00 feet to the point of  
11-48 curvature of a curve to the left;

11-49 In a northeasterly direction, 1,607.41 feet along the  
11-50 arc of said curve to the left having a radius of 1,940.00 feet, a  
11-51 central angle of 47°28'23" and whose chord bears N 89°02'26" E,  
11-52 1,561.82 feet to the point of tangency of said curve;

11-53 N 65°18'15" E, a distance of 100.00 feet to the point of  
11-54 curvature of a curve to the right;

11-55 In a southeasterly direction, 2,039.03 feet along the  
11-56 arc of said curve to the right having a radius of 2,060.00 feet, a  
11-57 central angle of 56°42'45" and whose chord bears S 86°20'22" E,  
11-58 1,956.80 feet to the point of tangency of said curve;

11-59 S 57°59'00" E, a distance of 100.00 feet to the point of  
11-60 curvature of a curve to the left;

11-61 In a southeasterly direction, 581.39 feet along the arc  
11-62 of said curve to the left having a radius of 1,940.00 feet, a  
11-63 central angle of 17°10'15" and whose chord bears S 66°34'08" E,  
11-64 579.22 feet to the point of tangency of said curve;

11-65 S 75°09'15" E, a distance of 100.00 feet to the point of  
11-66 curvature of a curve to the right;

11-67 In a southeasterly direction, 658.40 feet along the arc  
11-68 of said curve to the right having a radius of 2,060.00 feet, a  
11-69 central angle of 18°18'45" and whose chord bears S 65°59'52" E,

12-1 655.60 feet to the point of tangency of said curve;  
12-2 S 56°50'30" E, a distance of 418.46 feet to the point of  
12-3 curvature of a curve to the left;  
12-4 In a southeasterly direction, 857.24 feet along the arc  
12-5 of said curve to the left having a radius of 1,940.00 feet, a  
12-6 central angle of 25°19'03" and whose chord bears S 69°30'02" E,  
12-7 850.28 feet to the point of tangency of said curve;  
12-8 S 82°09'33" E, a distance of 323.49 feet to the point of  
12-9 curvature of a curve to the right;  
12-10 In a southeasterly direction, 2,544.61 feet along the  
12-11 arc of said curve to the right having a radius of 1,350.00 feet, a  
12-12 central angle of 107°59'48" and whose chord bears S 28°09'39" E,  
12-13 2,184.30 feet to the point of tangency of said curve;  
12-14 S 25°50'15" W, a distance of 282.60 feet to the point of  
12-15 curvature of a curve to the left;  
12-16 In a southwesterly direction, 431.30 feet along the arc  
12-17 of said curve to the left having a radius of 1,940.00 feet, a  
12-18 central angle of 12°44'17" and whose chord bears S 19°28'06" W,  
12-19 430.42 feet to the point of tangency of said curve;  
12-20 S 13°05'58" W, a distance of 742.12 feet to the point of  
12-21 curvature of a curve to the left;  
12-22 In a southeasterly direction, 1,728.35 feet along the  
12-23 arc of said curve to the left having a radius of 1,940.00 feet, a  
12-24 central angle of 51°02'42" and whose chord bears S 12°25'23" E,  
12-25 1,671.76 feet to the point of tangency of said curve;  
12-26 S 37°56'44" E, a distance of 556.48 feet to the point of  
12-27 curvature of a curve to the left;  
12-28 In a southeasterly direction, 39.27 feet along the arc  
12-29 of said curve to the left having a radius of 25.00 feet, a central  
12-30 angle of 90°00'00" and whose chord bears S 82°56'44" E, 35.36 feet to  
12-31 the end of said curve being in the line common to said 2,065.8 acre  
12-32 tract and a called 1,805.5 acre tract described and recorded under  
12-33 H.C.C.F. No. R814591 and being the most easterly northeast corner  
12-34 of the herein described tract;  
12-35 THENCE, S 52°03'16" W, a distance of 170.00 feet along the  
12-36 proposed northern right-of-way line for Fry Road to the most  
12-37 easterly southeast corner of the herein described tract;  
12-38 THENCE, leaving said northern right-of-way line and going  
12-39 over and across the following tracts of land, said 2,065.8 acres,  
12-40 said 102.09 acres, said 327.05 acres and said 1,004.14 acre tract  
12-41 the following twenty six (26) courses:  
12-42 In a northeasterly direction, 39.27 feet along the arc  
12-43 of a curve to the left having a radius of 25.00 feet, a central angle  
12-44 of 90°00'00" and whose chord bears N 07°03'16" E, 35.36 feet to the  
12-45 point of tangency of said curve;  
12-46 N 37°56'44" W, a distance of 556.48 feet to the point of  
12-47 curvature of a curve to the right;  
12-48 In a northwesterly direction, 1,835.26 feet along the  
12-49 arc of said curve to the right having a radius of 2,060.00 feet, a  
12-50 central angle of 51°02'42" and whose chord bears N 12°25'23" W,  
12-51 1,775.17 feet to the point of tangency of said curve;  
12-52 N 13°05'58" E, a distance of 742.12 feet to the point of  
12-53 curvature of a curve to the right;  
12-54 In a northeasterly direction, 457.98 feet along the arc  
12-55 of said curve to the right having a radius of 2,060.00 feet, a  
12-56 central angle of 12°44'17" and whose chord bears N 19°28'06" E,  
12-57 457.04 feet to the point of tangency of said curve;  
12-58 N 25°50'15" E, a distance of 282.60 feet to the point of  
12-59 curvature of a curve to the left;  
12-60 In a northwesterly direction, 2,318.42 feet along the  
12-61 arc of said curve to the left having a radius of 1,230.00 feet, a  
12-62 central angle of 107°59'48" and whose chord bears N 28°09'39" W,  
12-63 1,990.14 feet to the point of tangency of said curve;  
12-64 N 82°09'33" W, a distance of 323.49 feet to the point of  
12-65 curvature of a curve to the right;  
12-66 In a northwesterly direction, 910.26 feet along the arc  
12-67 of said curve to the right having a radius of 2,060.00 feet, a  
12-68 central angle of 25°19'03" and whose chord bears N 69°30'02" W,  
12-69 902.87 feet to the point of tangency of said curve;

13-1 N 56°50'30" W, a distance of 418.46 feet to the point of  
13-2 curvature of a curve to the left;  
13-3 In a northwesterly direction, 620.05 feet along the arc  
13-4 of said curve to the left having a radius of 1,940.00 feet, a  
13-5 central angle of 18°18'45" and whose chord bears N 65°59'52" W,  
13-6 617.41 feet to the point of tangency of said curve;  
13-7 N 75°09'15" W, a distance of 100.00 feet to the point of  
13-8 curvature of a curve to the right;  
13-9 In a northwesterly direction, 617.36 feet along the arc  
13-10 of said curve to the right having a radius of 2,060.00 feet, a  
13-11 central angle of 17°10'15" and whose chord bears N 66°34'08" W,  
13-12 615.05 feet to the point of tangency of said curve;  
13-13 N 57°59'00" W, a distance of 100.00 feet to the point of  
13-14 curvature of a curve to the left;  
13-15 In a northwesterly direction, 1,920.25 feet along the  
13-16 arc of said curve to the left having a radius of 1,940.00 feet, a  
13-17 central angle of 56°42'45" and whose chord bears N 86°20'22" W,  
13-18 1,842.82 feet to the point of tangency of said curve;  
13-19 S 65°18'15" W, a distance of 100.00 feet to the point of  
13-20 curvature of a curve to the right;  
13-21 In a southwesterly direction, 1,706.84 feet along the  
13-22 arc of said curve to the right having a radius of 2,060.00 feet, a  
13-23 central angle of 47°28'23" and whose chord bears S 89°02'26" W,  
13-24 1,658.43 feet to the point of tangency of said curve;  
13-25 N 67°13'22" W, a distance of 100.00 feet to the point of  
13-26 curvature of a curve to the left;  
13-27 In a southwesterly direction, 1,665.21 feet along the  
13-28 arc of said curve to the left having a radius of 1,940.00 feet, a  
13-29 central angle of 49°10'49" and whose chord bears S 88°11'14" W,  
13-30 1,614.56 feet to the point of tangency of said curve;  
13-31 S 63°35'49" W, a distance of 155.00 feet to the point of  
13-32 curvature of a curve to the right;  
13-33 In a southwesterly direction, 776.90 feet along the arc  
13-34 of said curve to the right having a radius of 2,060.00 feet, a  
13-35 central angle of 21°36'30" and whose chord bears S 74°24'04" W,  
13-36 772.31 feet to the point of tangency of said curve;  
13-37 S 85°12'19" W, a distance of 2,421.42 feet to the point  
13-38 of curvature of a curve to the left;  
13-39 In a southwesterly direction, 2,137.87 feet along the  
13-40 arc of said curve to the left having a radius of 1,940.00 feet, a  
13-41 central angle of 63°08'23" and whose chord bears S 53°38'08" W,  
13-42 2,031.33 feet to the point of tangency of said curve;  
13-43 S 22°03'56" W, a distance of 155.49 feet to the point of  
13-44 curvature of a curve to the right;  
13-45 In a southwesterly direction, 2,387.74 feet along the  
13-46 arc of said curve to the right having a radius of 2,060.00 feet, a  
13-47 central angle of 66°24'41" and whose chord bears S 55°16'16" W,  
13-48 2,256.30 feet to the point of reverse curvature;  
13-49 In a southwesterly direction, 39.15 feet along the arc  
13-50 of a curve to the left having a radius of 25.00 feet, a central angle  
13-51 of 89°43'37" and whose chord bears S 43°36'48" W, 35.27 feet to the  
13-52 POINT OF BEGINNING and containing 63.14 acres of land.  
13-53 TRACT "3"  
13-54 COMMENCING at a 1/2-inch iron pipe with cap stamped "BROWN &  
13-55 GAY" found for the most westerly northwest corner of that called  
13-56 24.50 acre tract described as "Fry Road South of Cypress Creek" as  
13-57 shown on the plat recorded under Film Code No. 508125 of the Harris  
13-58 County Map Record (H.C.M.R.) and the most easterly southeast corner  
13-59 of said 2,065.8 acre tract being in the north right-of-way line of  
13-60 Fry Road (140-foot R.O.W.) as described and recorded under H.C.C.F.  
13-61 No. X431479;  
13-62 THENCE, N 02°23'47" W, a distance of 1,720.85 feet along the  
13-63 east line of said 2,065.8 acre tract to a point;  
13-64 THENCE, S 87°36'13" W, a distance of 886.04 feet over and  
13-65 across said 2,065.8 acre tract to the southeast corner of the herein  
13-66 described tract and being the POINT OF BEGINNING;  
13-67 THENCE, going over and across the following tracts of land,  
13-68 said 2,065.8 acres and said 318.95 acre tract the following eleven  
13-69 (11) courses:

14-1 In a northwesterly direction, 41.21 feet along the arc  
14-2 of a curve to the left having a radius of 25.00 feet, a central angle  
14-3 of  $94^{\circ}27'07''$  and whose chord bears  $N 44^{\circ}49'14'' W$ , 36.70 feet to the  
14-4 point of tangency of said curve;  
14-5 S  $87^{\circ}57'12'' W$ , a distance of 1,435.28 feet to the point  
14-6 of curvature of a curve to the left;  
14-7 In a southwesterly direction, 334.40 feet along the arc  
14-8 of said curve to the left having a radius of 1,940.00 feet, a  
14-9 central angle of  $09^{\circ}52'34''$  and whose chord bears  $S 83^{\circ}00'55'' W$ ,  
14-10 333.99 feet to the point of tangency of said curve;  
14-11 S  $78^{\circ}04'38'' W$ , a distance of 330.00 feet to the point of  
14-12 curvature of a curve to the left;  
14-13 In a southwesterly direction, 776.45 feet along the arc  
14-14 of said curve to the left having a radius of 1,940.00 feet, a  
14-15 central angle of  $22^{\circ}55'54''$  and whose chord bears  $S 66^{\circ}36'41'' W$ ,  
14-16 771.28 feet to the end of said curve;  
14-17 S  $74^{\circ}04'01'' W$ , a distance of 306.73 feet to the most  
14-18 western point of the herein described tract;  
14-19 In a northeasterly direction, 1,115.61 feet along the  
14-20 arc of a curve to the right having a radius of 2,060.00 feet, a  
14-21 central angle of  $31^{\circ}01'44''$  and whose chord bears  $N 62^{\circ}33'46'' E$ ,  
14-22 1,102.03 feet to the point of tangency of said curve;  
14-23 N  $78^{\circ}04'38'' E$ , a distance of 330.00 feet to the point of  
14-24 curvature of a curve to the right;  
14-25 In a northeasterly direction, 355.08 feet along the arc  
14-26 of said curve to the right having a radius of 2,060.00 feet, a  
14-27 central angle of  $09^{\circ}52'34''$  and whose chord bears  $N 83^{\circ}00'55'' E$ ,  
14-28 354.64 feet to the point of tangency of said curve;  
14-29 N  $87^{\circ}57'12'' E$ , a distance of 1,455.57 feet to the point  
14-30 of curvature of a curve to the left;  
14-31 In a northeasterly direction, 35.27 feet along the arc  
14-32 of said curve to the left having a radius of 25.00 feet, a central  
14-33 angle of  $80^{\circ}50'31''$  and whose chord bears  $N 47^{\circ}31'56'' E$ , 32.42 feet to  
14-34 the end of said curve;  
14-35 THENCE, In a southwesterly direction, 169.20 feet along the  
14-36 arc of a curve to the left having a radius of 2,060.00 feet, a  
14-37 central angle of  $04^{\circ}42'22''$  and whose chord bears  $S 04^{\circ}45'30'' W$ ,  
14-38 169.15 feet to the POINT OF BEGINNING and containing 8.54 acres of  
14-39 land.  
14-40 TRACT "4"  
14-41 COMMENCING at a 3/8-inch iron rod found for the southeast  
14-42 corner of said 318.95 acre tract and the most westerly southwest  
14-43 corner of said 2,065.8 acre tract and being in the north line of a  
14-44 called 1,119.71 acre tract described and recorded under H.C.C.F.  
14-45 No. W815977;  
14-46 THENCE, N  $02^{\circ}29'16'' W$ , a distance of 2,724.18 feet along the  
14-47 line common to said 2,065.8 acre tract and said 318.95 acre tract to  
14-48 the POINT OF BEGINNING;  
14-49 THENCE, going over and across the following tracts of land,  
14-50 said 2,065.8 acres and said 318.95 acre tract the following twenty  
14-51 (20) courses:  
14-52 In a northwesterly direction, 354.36 feet along the arc  
14-53 of said curve to the left having a radius of 1,940.00 feet, a  
14-54 central angle of  $10^{\circ}27'56''$  and whose chord bears  $N 86^{\circ}45'32'' W$ ,  
14-55 353.86 feet to the point of tangency of said curve;  
14-56 S  $88^{\circ}00'30'' W$ , a distance of 838.74 feet to the point of  
14-57 curvature of a curve to the left;  
14-58 In a southwesterly direction, 651.40 feet along the arc  
14-59 of said curve to the left having a radius of 1,940.00 feet, a  
14-60 central angle of  $19^{\circ}14'18''$  and whose chord bears  $S 78^{\circ}23'21'' W$ ,  
14-61 648.34 feet to the point of tangency of said curve;  
14-62 S  $68^{\circ}46'12'' W$ , a distance of 148.65 feet to the point of  
14-63 curvature of a curve to the left;  
14-64 In a southwesterly direction, 39.27 feet along the arc  
14-65 of said curve to the left having a radius of 25.00 feet, a central  
14-66 angle of  $90^{\circ}00'00''$  and whose chord bears  $S 23^{\circ}46'12'' W$ , 35.36 feet to  
14-67 the end of said curve and being in an eastern line of the previously  
14-68 described Tract "1" and being the most westerly southwest corner of  
14-69 the herein described tract;

15-1 N 21°13'48" W, a distance of 170.00 feet along the east  
15-2 line of said Tract "1" to the most westerly northwest corner of the  
15-3 herein described tract;  
15-4 In a southeasterly direction, 39.27 feet along the arc  
15-5 of a curve to the left having a radius of 25.00 feet, a central angle  
15-6 of 90°00'00" and whose chord bears S 66°13'48" E, 35.36 feet to the  
15-7 point of tangency of said curve;  
15-8 N 68°46'12" E, a distance of 148.65 feet to the point of  
15-9 curvature of a curve to the right;  
15-10 In a northeasterly direction, 691.69 feet along the arc  
15-11 of said curve to the right having a radius of 2,060.00 feet, a  
15-12 central angle of 19°14'18" and whose chord bears N 78°23'21" E,  
15-13 688.45 feet to the point of tangency of said curve;  
15-14 N 88°00'30" E, a distance of 838.74 feet to the point of  
15-15 curvature of a curve to the right;  
15-16 In a southeasterly direction, 376.28 feet along the arc  
15-17 of said curve to the right having a radius of 2,060.00 feet, a  
15-18 central angle of 10°27'56" and whose chord bears S 86°45'32" E,  
15-19 375.75 feet to the point of tangency of said curve;  
15-20 S 81°31'34" E, a distance of 110.13 feet to the point of  
15-21 curvature of a curve to the left;  
15-22 In a southeasterly direction, 286.94 feet along the arc  
15-23 of said curve to the left having a radius of 1,940.00 feet, a  
15-24 central angle of 08°28'28" and whose chord bears S 85°45'48" E,  
15-25 286.68 feet to the point of tangency of said curve;  
15-26 N 89°59'58" E, a distance of 2,646.00 feet to the point  
15-27 of curvature of a curve to the left;  
15-28 In a northeasterly direction, 1,174.66 feet along the  
15-29 arc of said curve to the left having a radius of 1,940.00 feet, a  
15-30 central angle of 34°41'33" and whose chord bears N 72°39'12" E,  
15-31 1,156.80 feet to the northeast corner of the herein described  
15-32 tract;  
15-33 S 05°46'21" W, a distance of 154.52 feet to the southeast  
15-34 corner of the herein described tract;  
15-35 In a southwesterly direction, 1,147.00 feet along the  
15-36 arc of a curve to the right having a radius of 2,060.00 feet, a  
15-37 central angle of 31°54'08" and whose chord bears S 74°02'54" W,  
15-38 1,132.24 feet to the point of tangency of said curve;  
15-39 S 89°59'58" W, a distance of 2,646.00 feet to the point  
15-40 of curvature of a curve to the right;  
15-41 In a northwesterly direction, 304.69 feet along the arc  
15-42 of said curve to the right having a radius of 2,060.00 feet, a  
15-43 central angle of 08°28'28" and whose chord bears N 85°45'48" W,  
15-44 304.41 feet to the point of tangency of said curve;  
15-45 N 81°31'34" W, a distance of 110.13 feet to the POINT OF  
15-46 BEGINNING and containing 17.25 acres of land.  
15-47 TRACT "5"  
15-48 COMMENCING at a 3/8-inch iron rod found for the southeast  
15-49 corner of said 318.95 acre tract and the most westerly southwest  
15-50 corner of said 2,065.8 acre tract and being in the north line of a  
15-51 called 1,119.71 acre tract described and recorded under H.C.C.F.  
15-52 No. W815977;  
15-53 THENCE, N 88°00'29" E, a distance of 1,965.26 feet along the  
15-54 line common to said 2,065.8 acre tract and said 1,119.71 acre tract  
15-55 to the southwest corner of the herein described tract and being the  
15-56 POINT OF BEGINNING;  
15-57 THENCE, going over and across said 2,065.8 acre tract the  
15-58 following seven (7) courses:  
15-59 N 01°59'31" W, a distance of 371.46 feet to the point of  
15-60 curvature of a curve to the left;  
15-61 In a northwesterly direction, 48.73 feet along the arc  
15-62 of said curve to the left having a radius of 1,950.00 feet, a  
15-63 central angle of 01°25'55" and whose chord bears N 02°42'28" W, 48.73  
15-64 feet to the point of tangency of said curve;  
15-65 N 03°25'26" W, a distance of 346.00 feet to the point of  
15-66 curvature of a curve to the right;  
15-67 In a northeasterly direction, 845.88 feet along the arc  
15-68 of said curve to the right having a radius of 2,050.00 feet, a  
15-69 central angle of 23°38'30" and whose chord bears N 08°23'49" E,

16-1 839.89 feet to the point of tangency of said curve;  
16-2 N 20°13'04" E, a distance of 405.00 feet to the point of  
16-3 curvature of a curve to the left;  
16-4 In a northeasterly direction, 628.82 feet along the arc  
16-5 of said curve to the left having a radius of 1,950.00 feet, a  
16-6 central angle of 18°28'34" and whose chord bears N 10°58'47" E,  
16-7 626.09 feet to the point of compound curvature;  
16-8 In a northwesterly direction, 40.03 feet along the arc  
16-9 of a curve to the left having a radius of 25.00 feet, a central angle  
16-10 of 91°44'32" and whose chord bears N 44°07'46" W, 35.89 feet to the  
16-11 end of said curve, being in the southern line of the previously  
16-12 described Tract "3" and being the northwest corner of the herein  
16-13 described tract;  
16-14 THENCE, N 89°59'58" E, a distance of 150.06 feet along said  
16-15 southern line to the northeast corner of the herein described  
16-16 tract;  
16-17 THENCE, leaving said southern line and going over and across  
16-18 said 2,065.8 acre tract the following seven (7) courses:  
16-19 In a southwesterly direction, 38.56 feet along the arc  
16-20 of a curve to the left having a radius of 25.00 feet, a central angle  
16-21 of 88°23'02" and whose chord bears S 45°48'27" W, 34.85 feet to the  
16-22 point of reverse curvature;  
16-23 In a southwesterly direction, 665.57 feet along the arc  
16-24 of a curve to the right having a radius of 2050.00 feet, a central  
16-25 angle of 18°36'08" and whose chord bears S 10°55'00" W, 662.65 feet  
16-26 to the point of tangency of said curve;  
16-27 S 20°13'04" W, a distance of 405.00 feet to the point of  
16-28 curvature of a curve to the left;  
16-29 In a southwesterly direction, 804.62 feet along the arc  
16-30 of said curve to the left having a radius of 1950.00 feet, a central  
16-31 angle of 23°38'30" and whose chord bears S 08°23'49" W, 798.92 feet  
16-32 to the point of tangency of said curve;  
16-33 S 03°25'26" E, a distance of 346.00 feet to the point of  
16-34 curvature of a curve to the right;  
16-35 In a southeasterly direction, 51.23 feet along the arc  
16-36 of said curve to the right having a radius of 2050.00 feet, a  
16-37 central angle of 01°25'55" and whose chord bears S 02°42'28" E, 51.23  
16-38 feet to the point of tangency of said curve;  
16-39 S 01°59'31" E, a distance of 371.46 feet to the southeast  
16-40 corner of the herein described tract;  
16-41 THENCE, S 88°00'29" W, a distance of 100.00 feet to the POINT  
16-42 OF BEGINNING and containing 6.14 acres of land.  
16-43 TRACT "6"  
16-44 BEGINNING at the northeast corner of the previously described  
16-45 Tract "1" and being the most southern corner of the herein described  
16-46 tract;  
16-47 THENCE, going over and across said 1,004.14 acre tract  
16-48 described as Parcel A, Tract 6 the following seven (7) courses:  
16-49 N 53°58'30" W, a distance of 100.00 feet along a northern  
16-50 line of said Tract "1" to the southwest corner of the herein  
16-51 described tract;  
16-52 N 36°01'30" E, a distance of 23.84 feet to the point of  
16-53 curvature of a curve to the right;  
16-54 In a northeasterly direction, 693.30 feet along the arc  
16-55 of said curve to the right having a radius of 2050.00 feet, a  
16-56 central angle of 19°22'38" and whose chord bears N 45°42'49" E,  
16-57 690.00 feet to the point of tangency of said curve;  
16-58 N 55°24'08" E, a distance of 200.00 feet to the point of  
16-59 curvature of a curve to the left;  
16-60 In a northeasterly direction, 1,578.87 feet along the  
16-61 arc of said curve to the left having a radius of 1950.00 feet, a  
16-62 central angle of 46°23'27" and whose chord bears N 32°12'24" E,  
16-63 1,536.09 feet to the most northern point of the herein described  
16-64 tract;  
16-65 S 13°51'54" E, a distance of 55.87 feet to an angle  
16-66 point;  
16-67 S 02°02'20" E, a distance of 275.64 feet to the most  
16-68 northerly northeast corner of the herein described tract;  
16-69 In a southwesterly direction, 1,336.49 feet along the



17-1 arc of a curve to the right having a radius of 2050.00 feet, a  
17-2 central angle of 37°21'13" and whose chord bears S 36°43'31" W,  
17-3 1,312.94 feet to the point of tangency of said curve;

17-4 S 55°24'08" W, a distance of 200.00 feet to the point of  
17-5 curvature of a curve to the left;

17-6 In a southwesterly direction, 659.48 feet along the arc  
17-7 of said curve to the left having a radius of 1950.00 feet, a central  
17-8 angle of 19°22'38" and whose chord bears S 45°42'49" W, 656.34 feet  
17-9 to the point of tangency of said curve;

17-10 S 36°01'30" W, a distance of 23.84 feet to the POINT OF  
17-11 BEGINNING and containing 5.42 acres of land.

17-12 TRACT "7"

17-13 Being part of a called 696.66 acre tract described as Parcel  
17-14 A, Tract 5, and a called 1,004.14 acre tract described as Parcel A,  
17-15 Tract 6, both recorded under Harris County Clerk's File Number  
17-16 (H.C.C.F. No.) W677033;

17-17 BEGINNING at the northeast corner of said 696.66 acre tract  
17-18 and the southeast corner of a called 1,234.29 acre tract described  
17-19 and recorded under H.C.C.F. No. X629628 and being in the west line  
17-20 of said 1,004.14 acre tract also being the centerline of Cypress  
17-21 Creek;

17-22 THENCE, S 01°14'59" E, a distance of 620.08 feet along the  
17-23 line common to said 696.66 acre tract and said 1,004.14 acre tract  
17-24 to the northwest corner of the herein described tract and being the  
17-25 POINT OF BEGINNING;

17-26 THENCE, leaving said common line and over and across said  
17-27 1,004.14 acre tract and said 696.66 acre tract the following twelve  
17-28 (12 courses:

17-29 S 73°33'10" E, a distance of 313.90 feet to an angle  
17-30 point;

17-31 EAST, a distance of 318.91 feet to an angle point;

17-32 N 83°24'02" E, a distance of 448.51 feet to an angle  
17-33 point;

17-34 N 81°33'06" E, a distance of 350.85 feet to an angle  
17-35 point;

17-36 N 89°24'35" E, a distance of 454.94 feet to an angle  
17-37 point;

17-38 EAST, a distance of 398.64 feet to an angle point;

17-39 N 88°36'14" E, a distance of 384.68 feet to an angle  
17-40 point;

17-41 N 85°48'49" E, a distance of 82.94 feet to the northeast  
17-42 corner of the herein described tract;

17-43 In a southwesterly direction, 1,276.64 feet along the  
17-44 arc of a curve to the left having a radius of 2,060.00 feet, a  
17-45 central angle of 35°30'28" and whose chord bears S 39°49'10" W,  
17-46 1,256.31 feet to the point of tangency of said curve;

17-47 S 22°03'56" W, a distance of 155.49 feet to the point of  
17-48 curvature of a curve to the right;

17-49 In a southwesterly direction, 2,247.77 feet along the  
17-50 arc of said curve to the right having a radius of 1,940.00 feet, a  
17-51 central angle of 66°23'08" and whose chord bears S 55°15'30" W,  
17-52 2,124.14 feet to the point of compound curvature;

17-53 In a northwesterly direction, 39.45 feet along the arc  
17-54 of a curve to the right having a radius of 25.00 feet, a central  
17-55 angle of 90°25'13" and whose chord bears N 46°27'46" W, 35.48 feet to  
17-56 the southwest corner of the herein described tract and being in the  
17-57 proposed eastern right-of-way line of Grand Parkway (Width Varies);

17-58 THENCE, along the said eastern right-of-way line and over and  
17-59 across said 696.66 acres the following three (3) courses:

17-60 N 01°14'43" W, a distance of 683.29 feet to an angle  
17-61 point;

17-62 N 06°32'00" W, a distance of 542.98 feet to an angle  
17-63 point;

17-64 N 01°14'59" W, a distance of 1,038.41 feet to the POINT  
17-65 OF BEGINNING and containing 88.56 acres of land.

17-66 SECTION 3. (a) The legal notice of the intention to  
17-67 introduce this Act, setting forth the general substance of this  
17-68 Act, has been published as provided by law, and the notice and a  
17-69 copy of this Act have been furnished to all persons, agencies,

18-1 officials, or entities to which they are required to be furnished  
18-2 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
18-3 Government Code.

18-4 (b) The governor, one of the required recipients, has  
18-5 submitted the notice and Act to the Texas Commission on  
18-6 Environmental Quality.

18-7 (c) The Texas Commission on Environmental Quality has filed  
18-8 its recommendations relating to this Act with the governor,  
18-9 lieutenant governor, and speaker of the house of representatives  
18-10 within the required time.

18-11 (d) The general law relating to consent by political  
18-12 subdivisions to the creation of districts with conservation,  
18-13 reclamation, and road powers and the inclusion of land in those  
18-14 districts has been complied with.

18-15 (e) All requirements of the constitution and laws of this  
18-16 state and the rules and procedures of the legislature with respect  
18-17 to the notice, introduction, and passage of this Act have been  
18-18 fulfilled and accomplished.

18-19 SECTION 4. This Act takes effect immediately if it receives  
18-20 a vote of two-thirds of all the members elected to each house, as  
18-21 provided by Section 39, Article III, Texas Constitution. If this  
18-22 Act does not receive the vote necessary for immediate effect, this  
18-23 Act takes effect September 1, 2011.

18-24

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