

By: Creighton

H.B. No. 3910

A BILL TO BE ENTITLED

AN ACT

relating to the boundaries of the East Montgomery County Municipal Utility Districts Nos. 6 and 7.

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

SECTION 1. Section 2, Chapter 775, Acts of the 79th Legislature, Regular Session, 2005, is amended to read as follows:

Sec. 2. (a) The ~~[Each district initially includes, respectively, the territory contained in the following areas as indicated.]~~

~~(1)~~ East Montgomery County Municipal Utility District No. 5 initially includes the territory in the following described areas:

PARCEL ONE

BEGINNING at the northeast corner of the herein described tract, being a point in the westerly right-of-way of U.S. Highway 59 (width varies) as described in a deed dated May 14, 1965 from William Marsh Rice University to the State of Texas as recorded in Volume 597, Page 183 of the Montgomery County Deed Records (MCDR) and the north line of said A.P. Frederick 1/3 League, also being the southeast corner of a tract of land as described in a deed dated August 5, 1965 from Willie Lee Smith to Mable Irvin, as recorded in Volume 602, Page 143 MCDR and being the POINT OF BEGINNING of the herein described tract;

THENCE, along and coincident with said westerly right-of-way

1 of U.S. Highway 59 the following thirteen (13) courses:

- 2 1. South  $27^{\circ} 35' 54''$  West, a distance of 265.24 feet to an  
3 angle point;
- 4 2. South  $35^{\circ} 41' 17''$  West, a distance of 151.55 feet to an  
5 angle point;
- 6 3. South  $27^{\circ} 40' 59''$  West, a distance of 199.22 feet to an  
7 angle point;
- 8 4. South  $20^{\circ} 17' 57''$  West, a distance of 152.15 feet to an  
9 angle point;
- 10 5. South  $27^{\circ} 49' 25''$  West, a distance of 999.99 feet to an  
11 angle point;
- 12 6. South  $44^{\circ} 35' 47''$  West, a distance of 104.75 feet to an  
13 angle point;
- 14 7. South  $27^{\circ} 44' 18''$  West, a distance of 199.53 feet to an  
15 angle point;
- 16 8. South  $11^{\circ} 21' 01''$  West, a distance of 104.52 feet to an  
17 angle point;
- 18 9. South  $27^{\circ} 38' 36''$  West, a distance of 86.95 feet to the  
19 beginning of a curve to the left;
- 20 10. Along said curve to the left, concave southeast, having  
21 a radius of 43,132.43 feet, a central angle of  $01^{\circ} 14'$   
22  $58''$ , a chord bearing South  $27^{\circ} 12' 07''$  West, 940.57 feet  
23 and an arc length of 940.59 feet to the end of said  
24 curve;
- 25 11. South  $26^{\circ} 32' 47''$  West, a distance of 175.74 feet to an  
26 angle point;
- 27 12. South  $35^{\circ} 03' 48''$  West, a distance of 202.50 feet to an

1 angle point;  
2 13. South 26° 32' 47" West, a distance of 1,052.21 feet to a  
3 point for the southeast corner of the herein described  
4 tract, called in said deed into Whitestone Houston  
5 Land, Ltd. being on the northerly gradient boundary of  
6 the navigable stream currently called Caney Creek;

7 THENCE, in a general northwesterly and upstream direction  
8 along the said gradient boundary of Caney Creek the following  
9 meanders;

- 10 1. South 71° 03' 31" West, 66.95 feet;
- 11 2. North 69° 22' 36" West, 71.04 feet;
- 12 3. South 84° 50' 07" West, 101.14 feet;
- 13 4. South 52° 09' 05" West, 141.78 feet;
- 14 5. South 82° 10' 23" West, 175.93 feet;
- 15 6. South 38° 43' 32" West, 116.77 feet;
- 16 7. South 89° 12' 13" West, 114.03 feet;
- 17 8. North 65° 38' 43" West, 86.05 feet;
- 18 9. North 37° 31' 28" West, 172.53 feet;
- 19 10. North 52° 11' 59" West, 107.68 feet;
- 20 11. North 52° 08' 46" West, 227.85 feet;
- 21 12. North 29° 44' 57" West, 97.44 feet;
- 22 13. North 17° 38' 31" West, 81.90 feet;
- 23 14. North 01° 36' 49" West, 294.10 feet;
- 24 15. North 10° 10' 29" West, 249.74 feet;
- 25 16. North 04° 13' 33" West, 231.36 feet;
- 26 17. North 38° 24' 58" West, 166.60 feet;
- 27 18. North 27° 35' 22" West, 148.19 feet;

- 1 19. North 62° 26' 03" West, 185.18 feet;
- 2 20. South 67° 30' 14" West, 121.70 feet;
- 3 21. South 41° 09' 16" West, 144.56 feet;
- 4 22. South 33° 38' 07" West, 143.63 feet;
- 5 23. South 52° 22' 09" West, 161.29 feet;
- 6 24. South 21° 10' 24" East, 92.20 feet;
- 7 25. South 01° 03' 36" East, 81.11 feet;
- 8 26. South 47° 21' 45" West, 119.27 feet;
- 9 27. South 51° 03' 38" West, 121.22 feet;
- 10 28. North 55° 07' 02" West, 173.53 feet;
- 11 29. North 61° 27' 55" West, 160.41 feet;
- 12 30. South 87° 11' 47" West, 251.20 feet;
- 13 31. South 76° 00' 59" West, 205.85 feet;
- 14 32. South 42° 09' 36" West, 105.88 feet;
- 15 33. South 60° 04' 30" West, 121.26 feet;
- 16 34. South 64° 08' 40" West, 119.15 feet;
- 17 35. South 60° 09' 13" West, 189.35 feet;
- 18 36. South 86° 43' 54" West, 321.46 feet;
- 19 37. South 82° 08' 59" West, 165.73 feet;
- 20 38. South 76° 51' 07" West, 224.90 feet;
- 21 39. North 81° 40' 26" West, 97.40 feet;
- 22 40. North 82° 06' 49" West, 229.71 feet;
- 23 41. North 55° 56' 09" West, 102.52 feet;
- 24 42. North 51° 18' 53" West, 143.57 feet;
- 25 43. North 07° 23' 16" West, 142.50 feet;
- 26 44. North 06° 51' 59" West, 198.00 feet;
- 27 45. North 22° 03' 50" West, 225.50 feet;

- 1 46. North 12° 42' 56" West, 107.60 feet;
- 2 47. North 27° 04' 46" West, 363.18 feet;
- 3 48. North 39° 56' 30" West, 216.66 feet;
- 4 49. North 56° 27' 22" West, 180.32 feet;
- 5 50. North 59° 05' 06" West, 290.13 feet;
- 6 51. North 52° 08' 42" West, 180.22 feet
- 7 52. North 62° 33' 12" West, 166.27 feet:
- 8 53. North 43° 26' 34" West, 279.83 feet;
- 9 54. North 35° 51' 37" West, 201.31 feet;
- 10 55. North 51° 53' 28" West, 148.28 feet;
- 11 56. North 59° 07' 36" West, 166.74 feet;
- 12 57. North 57° 19' 58" West, 198.39 feet;
- 13 58. North 13° 10' 05" West, 139.68 feet;
- 14 59. North 13° 17' 58" West, 119.61 feet;
- 15 60. North 11° 50' 09" East, 242.73 feet;
- 16 61. North 06° 18' 12" East, 188.89 feet;
- 17 62. North 32° 54' 02" West, a distance of 42.53 feet to a
- 18 point for the northwest corner of the herein described
- 19 tract, being at the intersection of the said gradient
- 20 boundary of Caney Creek and the north line of said A.P.
- 21 Frederick 1/3 League, also being the south line of a
- 22 tract of land as described in a deed dated September 4,
- 23 1964 whereas E.T.A. Corporation became the equitable
- 24 owners, as recorded in Volume 585, Page 423 MCDR;
- 25 THENCE, North 86° 52' 49" East, a distance of 4,180.10 feet
- 26 along the common line of said E.T.A. Corporation south line and the
- 27 north line of said A.P. Frederick 1/3 League, same being the north

1 line of the herein described tract, to the southeast corner of said  
2 E.T.A. Corporation tract and the southwest corner of a called  
3 17-acre tract of land as described in a deed dated December 22, 1999  
4 from Michael Vincent Jennings to Alton Hues as recorded under CCF  
5 No. 2000-025558 and Film Code Number (FC#) 682-00-0755, MCRPR and  
6 being an angle point in the north line of the herein described  
7 tract;

8       THENCE, North 86° 43' 41" East, a distance of 2,704.29 feet  
9 along the common line of said Alton Hues south line and the north  
10 line of said A.P. Frederick 1/3 League, same being the north line of  
11 the herein described tract, to the southeast corner of a called  
12 63.319-acre tract of land as described in a deed dated April 3, 1998  
13 from Alton Hues to Winwood Forest, Inc. as recorded under CCF No.  
14 9823687 and FC# 366-00-0689 MCRPR and the southwest corner of the  
15 Wilshire Subdivision as recorded in Cabinet 143, Sheet "B",  
16 Montgomery County Map Records (MCMR) and being an angle point in the  
17 north line of the herein described tract;

18       THENCE, North 86° 59' 53" East, a distance of 1,530.30 feet  
19 along the common line of said Wilshire Subdivision south line and  
20 the north line of said A.P. Frederick 1/3 League, same being the  
21 north line of the herein described tract, to the southeast corner of  
22 said Wilshire Subdivision tract and the southwest corner of said  
23 Mable Irvin Tract and being an angle point in the north line of the  
24 herein described tract;

25       THENCE, North 87° 52' 37" East, a distance of 236.82 feet  
26 along the common line of said Mable Irvin south line and the north  
27 of line said A.P. Frederick 1/3 League, same being the north line of

1 the herein described tract, to the POINT OF BEGINNING, and  
2 containing a computed 508.9 acres of land.

3 PARCEL TWO

4 COMMENCING at the southwest corner of a called 33.8686-acre  
5 tract of land as described in a deed dated April 14, 1981 from James  
6 H. Williford, et ux to Robert J. Adam as recorded under CCF No.  
7 8113601 and Film Code Number (FC#) 068-01-1066 MCRPR, being in the  
8 north right-of-way line of Roman Forest Drive (100 feet wide) as  
9 described in a deed dated September 8, 1970 from William Marsh Rice  
10 University to Friendswood Development Company and King Ranch, Inc.,  
11 as recorded in Volume 718, Page 114 of the Montgomery County Deed  
12 Records (MCDR), also being 36.86 feet southeasterly at a right  
13 angle from the easterly right-of-way of the H.E. & W.T. Railroad;

14 THENCE, South 29° 56' 04" West, a distance of 3,462.33 feet to  
15 the northwest corner of the herein described tract, being an  
16 interior corner in the easterly right-of-way of U.S. Highway 59  
17 (width varies) as described in a deed dated May 14, 1965 from  
18 William Marsh Rice University to State of Texas, as recorded in  
19 Volume 597, Page 183, MCDR and being the POINT OF BEGINNING of the  
20 herein described tract;

21 THENCE, South 69° 33' 58" East, a distance of 112.23 feet  
22 along the north line of the herein described tract to a point for  
23 the northeast corner of the herein described tract, being an  
24 exterior southeasterly corner of said U.S. Highway 59, also being  
25 in the westerly right-of-way line of State Highway 35 (width  
26 varies);

27 THENCE, along said westerly right-of-way of (previously

1 called) State Highway 35 (now known as Loop 494), the following  
2 seven (7) courses:

- 3 1. South  $14^{\circ} 06' 09''$  West, a distance of 751.71 feet to a  
4 point of curvature of a curve to the right;
- 5 2. Along said curve to the right, concave west, having a  
6 radius of 2864.78 feet, a central angle of  $04^{\circ} 36' 22''$ , a  
7 chord bearing South  $16^{\circ} 24' 20''$  West, 230.24 feet and an  
8 arc length of 230.30 feet to the end of said curve;
- 9 3. South  $21^{\circ} 46' 24''$  West, a distance of 61.23 feet to a point  
10 of curvature of a curve to the left;
- 11 4. Along said curve to the left, concave east, having a  
12 radius of 2,764.93 feet, a central angle of  $00^{\circ} 12' 26''$ ,  
13 a chord bearing South  $17^{\circ} 59' 56''$  West, 10.00 feet and an  
14 arc length of 10.00 feet to the end of said curve;
- 15 5. North  $72^{\circ} 06' 17''$  West, a distance of 100.00 feet to an  
16 interior corner of the herein described tract; being a  
17 point of curvature of a curve to the left;
- 18 6. Along said curve to the left, concave east, having a  
19 radius of 2,864.93 feet, a central angle of  $04^{\circ} 11' 58''$ ,  
20 a chord bearing South  $15^{\circ} 47' 44''$  West, 209.94 feet, and  
21 an arc length of 209.98 feet to the end of said curve;
- 22 7. South  $14^{\circ} 06' 09''$  West, a distance of 332.65 feet to a  
23 point called in said deed to Whitestone Houston Land,  
24 Ltd. on the northerly gradient boundary of the  
25 navigable stream currently called Caney Creek and being  
26 the southeast corner of the herein described tract;

27 THENCE, in a general northwesterly and upstream direction



1 along the said gradient boundary of Caney Creek the following  
2 meanders;

- 3 1. North 61° 33' 29" West, 95.55 feet;
- 4 2. North 50° 00' 08" West, 188.29 feet;
- 5 3. North 27° 39' 03" West, a distance of 28.86 feet to a point  
6 for the southwest corner of the herein described tract,  
7 being the intersection of the said gradient boundary  
8 and said easterly right-of-way of said U.S. Highway 59;

9 THENCE, along said easterly right-of-way of said U.S. Highway  
10 59 the following courses:

- 11 1. North 26° 32' 47" East, a distance of 825.84 feet to an  
12 angle point;
- 13 2. North 18° 21' 01" East, a distance of 203.61 feet to an  
14 angle point;
- 15 3. North 26° 21' 04" East, a distance of 474.57 feet to the  
16 POINT OF BEGINNING, and containing a computed 7.9 acres  
17 of land.

18 (b) The [(2)] East Montgomery County Municipal Utility  
19 District No. 6 includes the territory in the following described  
20 areas:

21 Being 554.22 acres of land located in the A. P. Frederick 1/3  
22 League, Abstract 211, Montgomery County, Texas, being a portion of  
23 that certain called 1,043.9094 acre tract (referred to as Tract 1)  
24 and all of that certain called 3.8319 acre tract (referred to as  
25 Tract 4) conveyed to Lennar Homes of Texas Land and Construction,  
26 Ltd, dba Friendswood Development Company by an instrument of record  
27 under File Number 2012056234, of the Official Public Records of

1 said Montgomery County (M.C.O.P.R.), said 554.22 acre tract being  
2 more particularly described by metes and bounds in two parts as  
3 follows (all bearings referenced to the Texas Coordinate System,  
4 South Central Zone, NAD 83;

5 TRACT ONE

6 BEGINNING at the northwest corner of said 1,043.9094 acre  
7 tract, said point being on the east right-of-way line of the H.E. &  
8 W.T. Railroad (called 100 feet wide), said point also being on the  
9 south right-of-way line of Roman Forest Drive (called 100 feet  
10 wide) as described in Volume 718, Page 114, of the Deed Records of  
11 said Montgomery County (M.C.D.R.);

12 Thence, along said south right-of-way line and the north line  
13 of said 1,043.9094 acre tract the following six (6) courses:

- 14 1. North 87° 01' 40" East, 2,741.91 feet to a point for  
15 corner;
- 16 2. South 71° 00' 49" East, 48.07 feet to a point for corner;
- 17 3. South 81° 55' 00" East, 61.09 feet to a point for corner;
- 18 4. North 87° 05' 00" East, 4,685.13 feet to a point for  
19 corner;
- 20 5. South 83° 05' 00" East, 176.00 feet to a point for corner;
- 21 6. North 87° 05' 00" East, 317.23 feet to a point for the  
22 northeast corner of the herein described tract, said  
23 point being on the westerly gradient boundary of the  
24 navigable stream currently called Peach Creek;

25 Thence, in a general southeasterly and downstream direction  
26 along the meanders of said westerly gradient boundary of Peach  
27 Creek the following twenty (20) courses:

- 1        1. South 02° 55' 01" East, 8.44 feet to a point for corner;
- 2        2. South 18° 19' 57" West, 55.45 feet to a point for corner;
- 3        3. South 22° 24' 28" West, 92.61 feet to a point for corner;
- 4        4. South 02° 19' 30" East, 142.43 feet to a point for corner;
- 5        5. South 18° 16' 11" West, 164.33 feet to a point for corner;
- 6        6. South 41° 15' 47" West, 114.21 feet to a point for corner;
- 7        7. South 36° 14' 56" West, 175.34 feet to a point for corner;
- 8        8. South 01° 05' 21" East, 195.41 feet to a point for corner;
- 9        9. South 14° 08' 12" East, 126.44 feet to a point for corner;
- 10       10. South 07° 39' 09" East, 192.04 feet to a point for  
11                corner;
- 12       11. South 10° 47' 59" West, 146.98 feet to a point for  
13                corner;
- 14       12. South 02° 59' 17" East, 311.80 feet to a point for  
15                corner;
- 16       13. South 01° 40' 00" East, 134.81 feet to a point for  
17                corner;
- 18       14. South 08° 42' 38" East, 189.10 feet to a point for  
19                corner;
- 20       15. South 17° 43' 00" East, 182.75 feet to a point for  
21                corner;
- 22       16. South 32° 47' 06" East, 160.50 feet to a point for  
23                corner;
- 24       17. South 40° 15' 51" East, 110.61 feet to a point for  
25                corner;
- 26       18. South 27° 42' 45" East, 211.41 feet to a point for  
27                corner;

1 19. South 38° 29' 35" East, 123.07 feet to a point for  
2 corner;

3 20. South 48° 24' 24" East, 113.90 feet to a point for  
4 corner;

5 Thence, South 85° 32' 56" West, departing said westerly  
6 gradient boundary and crossing said 1,043.9094 acre tract, 3,581.17  
7 feet to a point for corner, the beginning of a curve;

8 Thence, 840.78 feet along the arc of a tangent curve to the  
9 right, having a radius of 2,000.00 feet, a central angle of 24° 05'  
10 12", and a chord which bears North 82° 24' 28" West, 834.60 feet to a  
11 point for corner;

12 Thence, North 70° 21' 52" West, 304.43 feet to a point for  
13 corner, the beginning of a curve;

14 Thence, 1,911.38 feet along the arc of a tangent curve to the  
15 left, having a radius of 2,000.00 feet, a central angle of 54° 45'  
16 26", and a chord which bears South 82° 15' 25" West, 1,839.47 feet to  
17 a point for corner;

18 Thence, South 54° 52' 42" West, 187.15 feet to a point for  
19 corner, the beginning of a curve;

20 Thence, 366.23 feet along the arc of a tangent curve to the  
21 right, having a radius of 1,500.00 feet, a central angle of 13° 59'  
22 20", and a chord which bears South 61° 52' 22" West, 365.32 feet to a  
23 point for corner, the beginning of a compound curve;

24 Thence, 609.52 feet along the arc of a tangent curve to the  
25 right, having a radius of 1,500.00 feet, a central angle of 23° 16'  
26 55", and a chord which bears South 80° 30' 30" West, 605.33 feet to a  
27 point for corner, the beginning of a compound curve;

1 Thence, 358.13 feet along the arc of a tangent curve to the  
2 right, having a radius of 1,500.00 feet, a central angle of 13° 40'  
3 47", and a chord which bears North 81° 00' 40" West, 357.28 feet to a  
4 point for corner;

5 Thence, North 74° 10' 16" West, 187.15 feet to a point for  
6 corner, the beginning of a curve;

7 Thence, 569.02 feet along the arc of a tangent curve to the  
8 left, having a radius of 2,000.00 feet, a central angle of 16° 18'  
9 05", and a chord which bears North 82° 19' 19" West, 567.10 feet to a  
10 point for corner;

11 Thence, South 89° 31' 39" West, 417.49 feet to a point for  
12 corner, the beginning of a curve;

13 Thence, 254.41 feet along the arc of a tangent curve to the  
14 right, having a radius of 1,000.00 feet, a central angle of 14° 34'  
15 37", and a chord which bears North 83° 11' 02" West, 253.73 feet to a  
16 point for corner;

17 Thence, North 75° 53' 44" West, 237.33 feet to a point for  
18 corner on the west line of said called 1043.9094 acre tract, said  
19 point being on the easterly right-of-way line of said H.E. & W.T.  
20 Railroad;

21 Thence, North 14° 06' 09" East, along said west line and said  
22 easterly right-of-way line, 392.34 feet to a point for corner, the  
23 beginning of a curve;

24 Thence, continuing along said west line and said easterly  
25 right-of-way line, 636.35 feet along the arc of a non-tangent curve  
26 to the right, having a radius of 2,714.83 feet, a central angle of  
27 13° 25' 48", and a chord which bears North 21° 06' 31" East, 634.89

1 feet to a point for corner;

2 Thence, North 27° 49' 25" East, continuing along said west  
3 line and said easterly right-of-way line 2,049.15 feet to the POINT  
4 OF BEGINNING and containing 550.42 acres of land.

5 TRACT TWO

6 COMMENCING for reference at the southwest corner of a called  
7 33.8686 acre tract of land as described in a deed dated April 14,  
8 1981 from James H. Williford, et ux to Robert J. Adams as recorded  
9 under File Number 8113601, of the Official Public Records of Real  
10 Property of said Montgomery County M.C.O.P.R.R.P., being in the  
11 north right-of-way line of Roman Forest Drive (100 feet wide) as  
12 described in a deed dated September 8, 1970 from William Marsh Rice  
13 University to Friendswood Development Company and King Ranch, Inc.,  
14 as recorded in Volume 718, Page 114, M.C.D.R., also being 36.86 feet  
15 southeasterly at a right angle from the easterly right-of-way of  
16 the H.E. & W.T. Railroad;

17 Thence, North 87° 01' 40" East, 2,658.80 feet along said north  
18 right-of-way line of Roman Forest Drive and the north line of the  
19 A.P. Frederick 1/3 League, to the northwest corner and the POINT OF  
20 BEGINNING of the herein described tract, said point lying in the  
21 south line of the remainder of a called 11 acre tract of land as  
22 described in a deed dated December 10, 1971 from Texas Gulf  
23 Industries, Inc. to Thomas S. Terrell, as recorded in Volume 219,  
24 Page 461, M.C.D.R.;

25 Thence, North 87° 01' 40" East, 89.56 feet departing said  
26 north right-of-way line of Roman Forest Drive, along the common  
27 line of said Terrell tract and the north line of the A.P. Frederick

1 1/3 League, to the southeast corner of said Terrell tract and the  
2 southwest corner of a called 44.9438 acre tract of land as described  
3 in a deed dated March 7, 1994 from Alice Ruth McClain et al. to Paul  
4 D. Wilhelm, D.D.S., et ux, as recorded under File Number 9414829,  
5 M.C.O.P.R.R.P.;

6 Thence, North 87° 05' 00" East, 5,171.48 feet along the common  
7 line of said Wilhelm tract, the south line of a called 7.5351 acre  
8 tract of land as described in a deed dated July 22, 1992 from Seth W.  
9 Dorbandt, et al. to Houston Cellular Telephone Company as recorded  
10 under File Number 9237368, M.C.O.P.R.R.P., the south line of  
11 Woodbranch Section 4, as recorded in Volume 7, Page 231, of the Map  
12 Records of said Montgomery County (M.C.M.R.), the south line of  
13 Woodbranch Section 3, as recorded in Volume 5, Page 351, M.C.M.R.,  
14 and the north line of said A.P. Frederick 1/3 League, to the  
15 northeast corner of the herein described tract, said point being on  
16 the westerly gradient boundary of the navigable stream currently  
17 called Peach Creek;

18 Thence, South 02° 55' 00" East, 59.75 feet in a generally  
19 southeasterly and downstream direction along said westerly  
20 gradient boundary of Peach Creek to a point for the southeast corner  
21 of the herein described tract, said point being in aforementioned  
22 north right-of-way line of Roman Forest Drive;

23 Thence, along said north right-of-way line, the following  
24 five (5) courses:

- 25 1. South 87° 05' 00" West, 308.63 feet to an angle point;
- 26 2. North 83° 05' 00" West, 176.00 feet to an angle point;
- 27 3. South 87° 05' 00" West, 4,684.10 feet to an angle point;

1 4. North 81° 55' 00" West, 41.92 feet to an angle point;

2 5. North 71° 00' 49" West, 57.93 feet to the POINT OF  
3 BEGINNING and containing 3.8 acres of land.

4 Said Tract One and Tract Two containing a total of 554.22 acres of  
5 land.

6 ~~[PARCEL ONE~~

7 ~~[BEGINNING at the northwest corner of the said Tract 1, being~~  
8 ~~in the easterly right-of-way line of the H.E. & W.T. Railroad (100~~  
9 ~~feet wide), also being in the south right-of-way of Roman Forest~~  
10 ~~Drive (100 feet wide) as described in a deed dated September 8, 1970~~  
11 ~~and recorded in Volume 718, Page 114 of the Montgomery County Deed~~  
12 ~~Records (MCDR);~~

13 ~~[THENCE, continuing along the said south right-of-way of said~~  
14 ~~Roman Forest Drive the following six (6) courses:~~

15 ~~[1. North 87° 01' 40" East, a distance of 2741.91 feet to an~~  
16 ~~angle point;~~

17 ~~[2. South 71° 00' 49" East, a distance of 48.07 feet to an~~  
18 ~~angle point;~~

19 ~~[3. South 81° 55' 00" East, a distance of 61.09 feet to an~~  
20 ~~angle point;~~

21 ~~[4. North 87° 05' 00" East, a distance of 4,685.13 feet to an~~  
22 ~~angle point;~~

23 ~~[5. South 83° 05' 00" East, a distance of 176.00 feet to an~~  
24 ~~angle point;~~

25 ~~[6. North 87° 05' 00" East, a distance of 317.23 feet to a~~  
26 ~~point for the northeast corner of the herein described~~  
27 ~~tract and called in said deed into Whitestone Houston~~



1           ~~Land, Ltd. being on the westerly gradient boundary of~~  
2           ~~the navigable stream currently called Peach Creek,~~  
3           ~~[THENCE, in a general southeasterly and downstream direction~~  
4 ~~along the said westerly gradient boundary of Peach Creek the~~  
5 ~~following meanders,~~

- 6           ~~[1. South 02° 55' 01" East, 8.44 feet,~~
- 7           ~~[2. South 18° 19' 57" West, 55.45 feet,~~
- 8           ~~[3. South 22° 24' 28" West, 92.61 feet,~~
- 9           ~~[4. South 02° 19' 30" East, 142.43 feet,~~
- 10           ~~[5. South 18° 16' 11" West, 164.33 feet,~~
- 11           ~~[6. South 41° 15' 47" West, 114.21 feet,~~
- 12           ~~[7. South 36° 14' 56" West, 175.34 feet,~~
- 13           ~~[8. South 01° 05' 21" East, 195.41 feet,~~
- 14           ~~[9. South 14° 08' 12" East, 126.44 feet,~~
- 15           ~~[10. South 07° 39' 09" East, 192.04 feet,~~
- 16           ~~[11. South 10° 47' 59" West, 146.98 feet,~~
- 17           ~~[12. South 02° 59' 17" East, 311.80 feet,~~
- 18           ~~[13. South 01° 40' 00" East, 134.81 feet,~~
- 19           ~~[14. South 08° 42' 38" East, 189.10 feet,~~
- 20           ~~[15. South 17° 43' 00" East, 182.75 feet,~~
- 21           ~~[16. South 32° 47' 06" East, 160.50 feet,~~
- 22           ~~[17. South 40° 15' 51" East, 110.61 feet,~~
- 23           ~~[18. South 27° 42' 45" East, 211.41 feet,~~
- 24           ~~[19. South 38° 29' 35" East, 123.07 feet,~~
- 25           ~~[20. South 48° 24' 24" East, 161.34 feet,~~
- 26           ~~[21. South 51° 57' 20" East, 230.18 feet,~~
- 27           ~~[22. South 41° 22' 28" East, 170.56 feet,~~

1           ~~[23. South 33° 27' 32" East, 121.73 feet,~~  
2           ~~[24. South 37° 16' 44" East, 144.80 feet,~~  
3           ~~[25. South 49° 45' 37" East, 201.83 feet,~~  
4           ~~[26. South 58° 17' 17" East, 186.66 feet,~~  
5           ~~[27. South 43° 28' 28" East, 245.99 feet,~~  
6           ~~[28. South 29° 46' 49" East, 156.23 feet,~~  
7           ~~[29. South 44° 04' 33" East, 122.77 feet,~~  
8           ~~[30. South 23° 29' 46" East, 169.88 feet,~~  
9           ~~[31. South 24° 53' 41" East, 49.15 feet,~~  
10          ~~[32. South 36° 59' 21" East, 117.28 feet,~~  
11          ~~[33. South 30° 05' 18" East, 156.77 feet,~~  
12          ~~[34. South 22° 54' 17" East, 144.17 feet,~~  
13          ~~[35. South 31° 42' 52" East, 86.54 feet,~~  
14          ~~[36. South 18° 20' 16" East, a distance of 81.23 feet to a~~  
15                 ~~point for the southeast corner of the herein described~~  
16                 ~~tract, said point being the intersection of said~~  
17                 ~~westerly gradient boundary of Peach Creek and the south~~  
18                 ~~line of said A.P. Frederick 1/3 League, and being the~~  
19                 ~~north line of a 45.18-acre tract of land as described in~~  
20                 ~~a deed dated May 20, 1993 from Mill Whitehead to Dean A.~~  
21                 ~~Lewis, et ux, as recorded under CCF No. 9326004 and Film~~  
22                 ~~Code Number (FC#) 878-01-1487, MCRPR,~~  
23           ~~[THENCE, South 86° 23' 05" West, a distance of 5,579.53 feet~~  
24           ~~along the common line of said A.P. Frederick 1/3 League's south line~~  
25           ~~and the north line of said Lewis tract, the north line of Country~~  
26           ~~Estates as recorded in Cabinet "D", Sheet 33B of the Montgomery~~  
27           ~~County Map Records (MCMR), and the north line of a called 21.5-acre~~

1 ~~tract of land as described in a deed dated May 6, 1994 from Mary J.~~  
2 ~~Reindl, et al to Dennis Arrington, et ux, as recorded under CCF No.~~  
3 ~~9430971 and FC# 979-01-1323 MCRPR to the northeast corner of a~~  
4 ~~called 25.3884-acre tract of land as described in a deed dated~~  
5 ~~November 11, 1982 from Blanche G. Dumas, et al. to William B. Dumas~~  
6 ~~as recorded under CCF No. 8251910 and FC# 168-01-2042 MCRPR and~~  
7 ~~being an angle point in the south line of the herein described~~  
8 ~~tract,~~

9 ~~[THENCE, South 86° 41' 47" West, a distance of 288.97 feet~~  
10 ~~along the common line of said A.P. Frederick 1/3 League's south line~~  
11 ~~and the north line of said Dumas tract, same being the south line of~~  
12 ~~the herein described tract, to a point for the southwest corner of~~  
13 ~~the herein described tract,~~

14 ~~[THENCE North 10° 21' 02" East, a distance of 832.05 feet to a~~  
15 ~~point for the beginning of a curve,~~

16 ~~[THENCE along a curve to the right, concave northeast, having~~  
17 ~~a radius of 900.00 feet, a central angle of 13° 23' 14", a chord~~  
18 ~~bearing North 64° 31' 52" West, 209.81 feet and an arc length of~~  
19 ~~210.29 feet to a point of tangency,~~

20 ~~[THENCE, North 57° 50' 15" West, a distance of 560.00 feet to a~~  
21 ~~point for corner,~~

22 ~~[THENCE, North 50° 36' 55" East, a distance of 144.01 feet to~~  
23 ~~an angle point,~~

24 ~~[THENCE, North 45° 36' 55" East, a distance of 150.00 feet to~~  
25 ~~an angle point,~~

26 ~~[THENCE, North 34° 07' 40" East, a distance of 200.00 feet to~~  
27 ~~an angle point,~~

1           ~~[THENCE, North 41° 04' 35" East, a distance of 200.00 feet to~~  
2 ~~an angle point,~~

3           ~~[THENCE, North 23° 37' 14" East, a distance of 100.00 feet to~~  
4 ~~an angle point,~~

5           ~~[THENCE, North 06° 00' 00" East, a distance of 460.00 feet to~~  
6 ~~an angle point,~~

7           ~~[THENCE, North 06° 07' 06" West, a distance of 130.00 feet to a~~  
8 ~~point for corner,~~

9           ~~[THENCE, South 83° 52' 54" West, a distance of 175.00 feet to~~  
10 ~~an angle point,~~

11           ~~[THENCE, North 89° 43' 43" West, a distance of 245.00 feet to~~  
12 ~~an angle point,~~

13           ~~[THENCE, North 82° 06' 49" West, a distance of 275.00 feet to~~  
14 ~~an angle point,~~

15           ~~[THENCE, North 76° 29' 09" West, a distance of 190.00 feet to~~  
16 ~~an angle point,~~

17           ~~[THENCE, North 66° 22' 15" West, a distance of 325.00 feet to~~  
18 ~~an angle point,~~

19           ~~[THENCE, North 82° 01' 36" West, a distance of 190.00 feet to a~~  
20 ~~point for corner and the beginning of a curve to the left,~~

21           ~~[THENCE, along said curve the left, concave south, having a~~  
22 ~~radius of 116.00 feet, a central angle of 144° 02' 43", a chord~~  
23 ~~bearing South 82° 19' 40" West, 220.67 feet and an arc length of~~  
24 ~~291.63 feet to a point for corner,~~

25           ~~[THENCE, South 73° 30' 29" West, a distance of 190.00 feet to~~  
26 ~~an angle point,~~

27           ~~[THENCE, South 65° 42' 27" West, a distance of 250.00 feet to~~

1 an angle point,  
2           ~~[THENCE, South 57° 26' 11" West, a distance of 255.00 feet to a~~  
3 ~~point for corner,~~  
4           ~~[THENCE, North 49° 23' 01" West, a distance of 90.00 feet to an~~  
5 ~~angle point,~~  
6           ~~[THENCE, North 58° 18' 56" West, a distance of 200.00 feet to~~  
7 ~~an angle point,~~  
8           ~~[THENCE, North 36° 11' 57" West, a distance of 135.00 feet to~~  
9 ~~an angle point,~~  
10           ~~[THENCE, North 60° 05' 19" West, a distance of 65.00 feet to an~~  
11 ~~angle point,~~  
12           ~~[THENCE, North 85° 39' 35" West, a distance of 140.00 feet to~~  
13 ~~an angle point,~~  
14           ~~[THENCE, North 65° 13' 31" West, a distance of 75.00 feet to an~~  
15 ~~angle point,~~  
16           ~~[THENCE, North 48° 33' 43" West, a distance of 225.00 feet to~~  
17 ~~an angle point,~~  
18           ~~[THENCE, North 37° 31' 21" West, a distance of 75.00 feet to an~~  
19 ~~angle point,~~  
20           ~~[THENCE, North 25° 06' 14" West, a distance of 75.00 feet to an~~  
21 ~~angle point,~~  
22           ~~[THENCE, North 11° 27' 32" West, a distance of 300.00 feet to~~  
23 ~~an angle point,~~  
24           ~~[THENCE, North 07° 42' 00" East, a distance of 263.18 feet to~~  
25 ~~an angle point,~~  
26           ~~[THENCE, North 21° 03' 15" West, a distance of 484.86 feet to a~~  
27 ~~point for corner and the beginning of a curve to the left,~~

1       ~~[THENCE, along said curve to the left, concave southeast,~~  
2 ~~having a radius of 750.00 feet, a central angle of 34° 54' 29", a~~  
3 ~~chord bearing South 51° 29' 30" West, 449.91 feet and an arc length~~  
4 ~~of 456.95 feet to a point for corner,~~

5       ~~[THENCE, North 55° 57' 44" West, a distance of 770.65 feet to a~~  
6 ~~point for corner in the west line of said called 1043.9094-acre~~  
7 ~~Tract 1, being also the said easterly right-of-way line of the H.E.~~  
8 ~~& W.T. Railroad;~~

9       ~~[THENCE, North 27° 49' 25" East, a distance of 579.42 feet to~~  
10 ~~the POINT OF BEGINNING and containing a computed 662.6 acres of~~  
11 ~~land.~~

12       ~~[PARCEL TWO~~

13       ~~[COMMENCING at the southwest corner of a called 33.8686-acre~~  
14 ~~tract of land as described in a deed dated April 14, 1981 from James~~  
15 ~~H. Williford, et ux to Robert J. Adams as recorded under CCF No.~~  
16 ~~8113601 and Film Code Number (FC#) 068-01-1066 MCRPR, being in the~~  
17 ~~north right-of-way line of Roman Forest Drive (100 feet wide) as~~  
18 ~~described in a deed dated September 8, 1970 from William Marsh Rice~~  
19 ~~University to Friendswood Development Company and King Ranch, Inc.,~~  
20 ~~as recorded in Volume 718, Page 114 of the Montgomery County Deed~~  
21 ~~Records (MCDR), also being 36.86 feet southeasterly at a right~~  
22 ~~angle from the easterly right-of-way of the H.E. & W.T. Railroad,~~

23       ~~[THENCE, North 87° 01' 40" East, a distance of 2,658.80 feet~~  
24 ~~along said north right-of-way line of Roman Forest Drive and north~~  
25 ~~line of the A.P. Frederick 1/3 League, to the northwest corner and~~  
26 ~~the POINT OF BEGINNING of the herein described tract, said point~~  
27 ~~lying in the south line of the remainder of a called 11-acre tract~~

1 ~~of land as described in a deed dated December 10, 1971 from Texas~~  
2 ~~Gulf Industries, Inc. to Thomas S. Terrell, as recorded in Volume~~  
3 ~~219, Page 461, MCDR,~~

4 ~~[THENCE, North 87° 01' 40" East, a distance of 89.56 feet~~  
5 ~~departing the said north right-of-way line of Roman Forest Drive,~~  
6 ~~along the common line of said Terrell tract and the north line of~~  
7 ~~the A.P. Frederick 1/3 League, to the southeast corner of said~~  
8 ~~Terrell tract and the southwest corner of a called 44.9438-acre~~  
9 ~~tract of land as described in a deed dated March 7, 1994 from Alice~~  
10 ~~Ruth McClain et al. to Paul D. Wilhelm, D.D.S., et ux, as recorded~~  
11 ~~under CCF No. 9414829 and FC# 958-01-0786 MCRPR,~~

12 ~~[THENCE, North 87° 05' 00" East, a distance of 5,171.48 feet~~  
13 ~~along the common line of the Wilhelm tract south line, the south~~  
14 ~~line of a called 7.5351-acre tract of land as described in a deed~~  
15 ~~dated July 22, 1992 from Seth W. Dorbandt, et al. to Houston~~  
16 ~~Cellular Telephone Company, as recorded under CCF No. 9237368, and~~  
17 ~~FC# 808-01-0999, MCRPR, the south line of Woodbranch Section 4, as~~  
18 ~~recorded in Volume 7, Page 231, of the Montgomery County Map Records~~  
19 ~~(MCMR), the south line of Woodbranch Section 3, as recorded in~~  
20 ~~Volume 5, Page 351, MCMR, and the north line of said A.P. Frederick~~  
21 ~~1/3 League, to the northeast corner of the herein described tract,~~  
22 ~~called in said deed into Whitestone Houston Land, Ltd. being on the~~  
23 ~~westerly gradient boundary of the navigable stream currently called~~  
24 ~~Peach Creek,~~

25 ~~[THENCE, South 02° 55' 00" East, a distance of 59.75 feet in a~~  
26 ~~generally southeasterly and downstream direction along the said~~  
27 ~~gradient boundary of Peach Creek to a point for the southeast corner~~

1 ~~of the herein described tract, being in the said north right-of-way~~  
2 ~~line of Roman Forest Drive;~~

3 ~~[THENCE, along said north right-of-way of Roman Forest Drive~~  
4 ~~the following five (5) courses:~~

5 ~~[1. South 87° 05' 00" West, a distance of 308.63 feet to an~~  
6 ~~angle point;~~

7 ~~[2. North 83° 05' 00" West, a distance of 176.00 feet to an~~  
8 ~~angle point;~~

9 ~~[3. South 87° 05' 00" West, a distance of 4,684.10 feet to an~~  
10 ~~angle point;~~

11 ~~[4. North 81° 55' 00" West, a distance of 41.92 feet to an~~  
12 ~~angle point;~~

13 ~~[5. North 71° 00' 49" West, a distance of 57.93 feet to the~~  
14 ~~POINT OF BEGINNING and containing a computed 3.8 acres~~  
15 ~~of land.]~~

16 (c) The [(3)] East Montgomery County Municipal Utility  
17 District No. 7 includes the territory in the following described  
18 areas:

19 Being 493.486 acres of land located in the A. P. Frederick 1/3  
20 League, Abstract 211, Montgomery County, Texas, being a portion of  
21 that certain called 1,043.9094 acre tract conveyed to Lennar Homes  
22 of Texas Land and Construction, Ltd, dba Friendswood Development  
23 Company by an instrument of record under File Number 2012056234, of  
24 the Official Public Record of Real Property of said Montgomery  
25 County (M.C.O.P.R.R.P.), said 493.486 acre tract being more  
26 particularly described by metes and bounds as follows (all bearings  
27 referenced to the Texas Coordinate System, South Central Zone, NAD



1 83;

2 COMMENCING for reference at the northwest corner of said  
3 1,043.9094 acre tract, said point being on the east right-of-way  
4 line of the H.E. & W.T. Railroad (called 100 feet wide), said point  
5 also being on the south right-of-way line of Roman Forest Drive  
6 (called 100 feet wide) as described in Volume 718, Page 114, of the  
7 Deed Records of said Montgomery County (M.C.D.R.);

8 Thence, South 27° 49' 24" West, along the west line of said  
9 1,043.9094 acre tract and said easterly right-of-way line, 2,049.15  
10 feet to a point for corner, the beginning of a curve;

11 Thence, continuing along said west line and said easterly  
12 right-of-way line, 636.33 feet along the arc of a non-tangent curve  
13 to the left, having a radius of 2,714.83 feet, a central angle of 13°  
14 25' 47", and a chord which bears South 21° 06' 31" West, 634.88 feet  
15 to a point for corner;

16 Thence, South 14° 06' 10" West, along said west line and said  
17 easterly right-of-way line, 392.34 feet to the POINT OF BEGINNING  
18 of the herein described tract;

19 Thence, South 75° 53' 44" East, departing said west line and  
20 said easterly right-of-way line and crossing said 1,043.9094 acre  
21 tract, 237.33 feet to a point for corner, the beginning of a curve;

22 Thence, 254.41 feet along the arc of a tangent curve to the  
23 left, having a radius of 1,000.00 feet, a central angle of 14° 34'  
24 37", and a chord which bears South 83° 11' 02" East, 253.73 feet to a  
25 point for corner;

26 Thence, North 89° 31' 39" East, 417.49 feet to a point for  
27 corner, the beginning of a curve;

1 Thence, 569.02 feet along the arc of a tangent curve to the  
2 right, having a radius of 2,000.00 feet, a central angle of 16° 18'  
3 05", and a chord which bears South 82° 19' 19" East, 567.10 feet to a  
4 point for corner;

5 Thence, South 74° 10' 16" East, 187.15 feet to a point for  
6 corner, the beginning of a curve;

7 Thence, 358.13 feet along the arc of a tangent curve to the  
8 left, having a radius of 1,500.00 feet, a central angle of 13° 40'  
9 47", and a chord which bears South 81° 00' 40" East, 357.28 feet to a  
10 point for corner, the beginning of a compound curve;

11 Thence, 609.52 feet along the arc of a tangent curve to the  
12 left, having a radius of 1,500.00 feet, a central angle of 23° 16'  
13 55", and a chord which bears North 80° 30' 30" East, 605.33 feet to a  
14 point for corner, the beginning of a compound curve;

15 Thence, 366.23 feet along the arc of a tangent curve to the  
16 left, having a radius of 1,500.00 feet, a central angle of 13° 59'  
17 20", and a chord which bears North 61° 52' 22" East, 365.32 feet to a  
18 point for corner;

19 Thence, North 54° 52' 42" East, 187.15 feet to a point for  
20 corner, the beginning of a curve;

21 Thence, 1,911.38 feet along the arc of a tangent curve to the  
22 right, having a radius of 2,000.00 feet, a central angle of 54° 45'  
23 26", and a chord which bears North 82° 15' 25" East, 1,839.47 feet to  
24 a point for corner;

25 Thence, South 70° 21' 52" East, 304.43 feet to a point for  
26 corner, the beginning of a curve;

27 Thence, 840.78 feet along the arc of a tangent curve to the

1 left, having a radius of 2,000.00 feet, a central angle of 24° 05'  
2 12", and a chord which bears South 82° 24' 28" East, 834.60 feet to a  
3 point for corner;

4 Thence, North 85° 32' 56" East, 3,581.17 feet to a point for  
5 corner on the westerly gradient boundary of the navigable stream  
6 currently called Peach Creek;

7 Thence, in a general southeasterly and downstream direction  
8 along the meanders of said westerly gradient boundary of Peach  
9 Creek the following seventeen (17) courses:

- 10 7. South 48° 24' 24" East, 47.44 feet to a point for corner;
- 11 8. South 51° 57' 20" East, 230.18 feet to a point for corner;
- 12 9. South 41° 22' 28" East, 170.56 feet to a point for corner;
- 13 10. South 33° 27' 32" East, 121.73 feet to a point for  
14 corner;
- 15 11. South 37° 16' 44" East, 144.80 feet to a point for  
16 corner;
- 17 12. South 49° 45' 37" East, 201.83 feet to a point for  
18 corner;
- 19 13. South 58° 17' 17" East, 186.66 feet to a point for  
20 corner;
- 21 14. South 43° 28' 28" East, 245.99 feet to a point for  
22 corner;
- 23 15. South 29° 46' 49" East, 156.23 feet to a point for  
24 corner;
- 25 16. South 44° 04' 33" East, 122.77 feet to a point for  
26 corner;
- 27 17. South 23° 29' 46" East, 169.88 feet to a point for

- 1           corner;  
2           18. South 24° 53' 41" East, 49.15 feet to a point for corner;  
3           19. South 36° 59' 21" East, 117.28 feet to a point for  
4           corner;  
5           20. South 30° 05' 18" East, 156.77 feet to a point for  
6           corner;  
7           21. South 22° 54' 17" East, 144.17 feet to a point for  
8           corner;  
9           22. South 31° 42' 52" East, 86.54 feet to a point for corner;  
10          23. South 18° 20' 16" East, 81.23 feet to a point for the  
11          southeast corner of the herein described tract, said  
12          point being the intersection of said westerly gradient  
13          boundary of Peach Creek and the south line of said A.P.  
14          Frederick 1/3 League, and being the north line of a  
15          45.18 acre tract of land as described in a deed dated  
16          May 20, 1993 from Mill Whitehead to Dean A. Lewis, et  
17          ux, as recorded under File Number 9326004,  
18          M.C.O.P.R.R.P.;

19          THENCE, along the south line of said 1,043.9094 acre tract  
20          and the south line of said South A.P. Frederick 1/3 League's south  
21          line the following four (4) courses:

- 22          1. South 86° 23' 05" West, a distance of 5,579.53 feet along  
23          the north line of said Lewis tract, the north line of  
24          Country Estates as recorded in Cabinet "D", Sheet 33B,  
25          of the Map Records of said Montgomery County  
26          (M.C.M.R.), and the north line of a called 21.5 acre  
27          tract of land as described in a deed dated May 6, 1994

1 from Mary J. Reindl, et al to Dennis Arrington, et ux,  
2 as recorded under File Number 9430971, M.C.O.P.R.R.P.  
3 to the northeast corner of a called 25.3884 acre tract  
4 of land as described in a deed dated November 11, 1982  
5 from Blanche G. Dumas, et al to William B. Dumas as  
6 recorded under File Number 8251910, M.C.O.P.R.R.P., and  
7 being an angle point in the south line of the herein  
8 described tract;

9 2. South 86° 41' 47" West, a distance of 814.69 feet along  
10 the north line of said Dumas tract, to the northwest  
11 corner of said Dumas tract and the northeast corner of a  
12 called 50.097 acre tract of land as described in a deed  
13 dated March 28, 1991 from Herman D. Collette to Barbara  
14 L. Collette as recorded in File Number 9628905,  
15 M.C.O.P.R.R.P., and being an angle point in the south  
16 line of the herein described tract;

17 3. South 85° 40' 31" West, 996.36 feet along the north line  
18 of said 50.097 acre tract, to the northwest corner of  
19 said 50.097 acre tract and the northeast corner of a  
20 called 14.233 acre tract of land as described in a deed  
21 dated March 28, 1991 from Herman D. Collette to Barbara  
22 L. Collette as recorded under File Number 9628904,  
23 M.C.O.P.R.R.P., and being an angle point in the south  
24 line of the herein described tract;

25 4. South 85° 29' 19" West, 3,978.02 feet along the north line  
26 of said 14.233 acre tract, the north line of the  
27 remainder of a called 51 acre tract of land as described

1 in a deed dated June 21, 1948 from C.L. Reinhardt to  
2 Erwin Reinhardt as recorded in Volume 505, Page 380,  
3 M.C.D.R., the north line of a called 2.275 acre tract of  
4 land as described in a deed dated September 30, 1982  
5 from Emmett Vickery, Inc. to Emmett Ray Vickery, et ux  
6 as recorded under File Number 8242945, M.C.O.P.R.R.P.,  
7 the north line of the remainder of a called 13.33 acre  
8 tract of land as described in a deed dated August 15,  
9 1980 from Veterans Land Board of Texas to Emmett Ray  
10 Vickery as recorded under File Number 8027065,  
11 M.C.O.P.R.R.P., the north line of a called 66.740 acre  
12 tract of land as described in a deed dated October 9,  
13 1981 from G.K. Markham, et ux to William A Kimbrough, et  
14 al as recorded under File Number 8138231,  
15 M.C.O.P.R.R.P., to a point for the southerly southwest  
16 corner of the herein described tract, said point being  
17 on the easterly gradient boundary of the navigable  
18 stream currently called Caney Creek;

19 Thence, in a general northwesterly and upstream direction  
20 along the meanders of said easterly gradient boundary of Caney  
21 Creek the following three (3) courses:

- 22 1. North 23° 45' 51" West, 124.84 feet to a point for corner;
- 23 2. North 32° 54' 19" West, 217.08 feet to a point for corner;
- 24 3. North 54° 04' 14" West, 45.14 feet to a point for the  
25 westerly southwest corner of the herein described  
26 tract, said point being the intersection of said  
27 easterly gradient boundary and the aforementioned

1 easterly right-of-way line of the H.E. & W.T. Railroad;  
2 Thence, North 14° 06' 09" East, 1,959.21 feet along said  
3 easterly right-of-way line and the west line of said 1,043.9094  
4 acre tract to the POINT OF BEGINNING and containing 493.486 acres of  
5 land.

6 ~~[COMMENCING at the northwest corner of said Tract 1, being in~~  
7 ~~the easterly right-of-way line of the H.E. & W.T. Railroad (100 feet~~  
8 ~~wide), also being in the south right-of-way of Roman Forest Drive~~  
9 ~~(100 feet wide) as described in a deed dated September 8, 1970 and~~  
10 ~~recorded in Volume 718, Page 114 of the Montgomery County Deed~~  
11 ~~Records (MCDR);~~

12 ~~[THENCE, South 27° 49' 25" West, a distance of 579.42 feet~~  
13 ~~along the said east right-of-way of line of the H.E. & W.T. Railroad~~  
14 ~~to the POINT OF BEGINNING;~~

15 ~~[THENCE, South 55° 57' 44" East, a distance of 770.65 feet to a~~  
16 ~~point for corner and the beginning of a curve to the right;~~

17 ~~[THENCE, along a curve to the right, concave southeast,~~  
18 ~~having a radius of 750.00 feet, a central angle of 34° 54' 29", a~~  
19 ~~chord bearing North 51° 29' 30" East, 449.91 feet and an arc length~~  
20 ~~of 456.95 feet to a point for corner;~~

21 ~~[THENCE, South 21° 03' 15" East, a distance of 484.86 to an~~  
22 ~~angle point;~~

23 ~~[THENCE, South 07° 42' 00" West, a distance of 263.18 feet to~~  
24 ~~an angle point;~~

25 ~~[THENCE, South 11° 27' 32" East, a distance of 300.00 feet to~~  
26 ~~an angle point~~

27 ~~[THENCE, South 25° 06' 14" East, a distance of 75.00 feet to an~~

1 ~~angle point,~~  
2 ~~[THENCE, South 37° 31' 21" East, a distance of 75.00 feet to an~~  
3 ~~angle point,~~  
4 ~~[THENCE, South 48° 33' 43" East, a distance of 225.00 feet to~~  
5 ~~an angle point,~~  
6 ~~[THENCE, South 65° 13' 31" East, a distance of 75.00 feet to an~~  
7 ~~angle point,~~  
8 ~~[THENCE, South 85° 39' 35" East, a distance of 140.00 feet to~~  
9 ~~an angle point,~~  
10 ~~[THENCE, South 60° 05' 19" East, a distance of 65.00 feet to an~~  
11 ~~angle point,~~  
12 ~~[THENCE, South 36° 11' 57" East, a distance of 135.00 feet to~~  
13 ~~an angle point,~~  
14 ~~[THENCE, South 58° 18' 56" East, a distance of 200.00 feet to~~  
15 ~~an angle point,~~  
16 ~~[THENCE, South 49° 23' 01" East, a distance of 90.00 feet to a~~  
17 ~~point for corner,~~  
18 ~~[THENCE, North 57° 26' 11" East, a distance of 255.00 feet to~~  
19 ~~an angle point,~~  
20 ~~[THENCE, North 65° 42' 27" East, a distance of 250.00 feet to~~  
21 ~~an angle point,~~  
22 ~~[THENCE, North 73° 30' 29" East a distance of 190.00 feet to a~~  
23 ~~point for corner and the beginning of a curve to the right,~~  
24 ~~[THENCE, along said curve the right, concave south, having a~~  
25 ~~radius of 116.00 feet, a central angle of 144° 02' 43", a chord~~  
26 ~~bearing North 82° 19' 40" East, 220.67 feet and an arc length of~~  
27 ~~291.63 feet to a point for corner,~~



1           ~~[THENCE, South 82° 01' 36" East, a distance of 190.00 feet to~~  
2 ~~an angle point,~~

3           ~~[THENCE, South 66° 22' 15" East, a distance of 325.00 feet to~~  
4 ~~an angle point,~~

5           ~~[THENCE, South 76° 29' 09" East, a distance of 190.00 feet to~~  
6 ~~an angle point,~~

7           ~~[THENCE, South 82° 06' 49" East, a distance of 275.00 feet to~~  
8 ~~an angle point,~~

9           ~~[THENCE, South 89° 43' 43" East, a distance of 245.00 feet to~~  
10 ~~an angle point,~~

11           ~~[THENCE, North 83° 52' 54" East, a distance of 175.00 feet to a~~  
12 ~~point for corner,~~

13           ~~[THENCE, South 06° 07' 06" East, a distance of 130.00 feet to~~  
14 ~~an angle point,~~

15           ~~[THENCE, South 06° 00' 00" West, a distance of 460.00 feet to~~  
16 ~~an angle point,~~

17           ~~[THENCE, South 23° 37' 14" West, a distance of 100.00 feet to~~  
18 ~~an angle point,~~

19           ~~[THENCE, South 41° 04' 35" West, a distance of 200.00 feet to~~  
20 ~~an angle point,~~

21           ~~[THENCE, South 34° 07' 40" West, a distance of 200.00 feet to~~  
22 ~~an angle point,~~

23           ~~[THENCE, South 45° 36' 55" West, a distance of 150.00 feet to~~  
24 ~~an angle point,~~

25           ~~[THENCE, South 50° 36' 55" West, a distance of 144.01 feet to a~~  
26 ~~point for corner,~~

27           ~~[THENCE, South 57° 50' 15" East, a distance of 560.00 feet to a~~

1 ~~point of curvature;~~

2 ~~[THENCE along a curve to the left, concave northeast, having~~  
3 ~~a radius of 900.00 feet, a central angle of 13° 23' 14", a chord~~  
4 ~~bearing South 64° 31' 52" East, 209.81 feet and an arc length of~~  
5 ~~210.29 feet to a point for corner;~~

6 ~~[THENCE South 10° 21' 02" West, a distance of 832.05 feet to a~~  
7 ~~point in the south line of said Tract 1, being also said A.P.~~  
8 ~~Frederick 1/3 League's south line and the north line of a called~~  
9 ~~25.3884-acre tract of land as described in a deed dated November 11,~~  
10 ~~1982 from Blanche G. Dumas, et al. to William B. Dumas as recorded~~  
11 ~~under CCF No. 8251910 and FC# 168-01-2042 MCRPR;~~

12 ~~[THENCE, S 86° 41' 47" W, a distance of 525.41 feet along the~~  
13 ~~common line of said A.P. Frederick 1/3 League's south line and the~~  
14 ~~north line of said Dumas tract, same being the south line of the~~  
15 ~~herein described tract, to the northwest corner of said Dumas tract~~  
16 ~~and the northeast corner of a called 50.097-acre tract of land as~~  
17 ~~described in a deed dated March 28, 1991 from Herman D. Collette to~~  
18 ~~Barbara L. Collette as recorded in MCCF #9628905 and FC#~~  
19 ~~157-00-1792 MCRPR and being an angle point in the south line of the~~  
20 ~~herein described tract;~~

21 ~~[THENCE, S 85° 40' 30" W, a distance of 996.36 feet along the~~  
22 ~~common line of said A.P. Frederick 1/3 League's south line and the~~  
23 ~~north line of said 50.097-acre tract, same being the south line of~~  
24 ~~the herein described tract, to the northwest corner of said~~  
25 ~~50.097-acre tract and the northeast corner of a called 14.233-acre~~  
26 ~~tract of land as described in a deed dated March 28, 1991 from~~  
27 ~~Herman D. Collette to Barbara L. Collette as recorded under CCF No.~~

1 ~~9628904 and FC# 157-00-1789 MCRPR and being an angle point in the~~  
2 ~~south line of the herein described tract;~~

3 ~~[THENCE, S 85° 29' 19" West, a distance of 3,978.02 feet along~~  
4 ~~the common line of said A.P. Frederick 1/3 League's south line and~~  
5 ~~the north line of said 14.233-acre tract, the north line of the~~  
6 ~~remainder of a called 51-acre tract of land as described in a deed~~  
7 ~~dated June 21, 1948 from C.L. Reinhardt to Erwin Reinhardt as~~  
8 ~~recorded in Volume 505, Page 380 MCDR, the north line of a called~~  
9 ~~2.275-acre tract of land as described in a deed dated September 30,~~  
10 ~~1982 from Emmett Vickery, Inc. to Emmett Ray Vickery, et ux as~~  
11 ~~recorded under CCF No. 8242945 and FC# 158-01-1238 MCRPR, the north~~  
12 ~~line of the remainder of a called 13.33-acre tract of land as~~  
13 ~~described in a deed dated August 15, 1980 from Veterans Land Board~~  
14 ~~of Texas to Emmett Ray Vickery as recorded under CCF No. 8027065 and~~  
15 ~~FC# 030-01-1037 MCRPR, the north line of a called 66.740-acre tract~~  
16 ~~of land as described in a deed dated October 9, 1981 from G.K.~~  
17 ~~Markham, et ux to William A Kimbrough, et al. as recorded under CCF~~  
18 ~~No. 8138231 and FC# 096-01-1414 MCRPR, same being the south line of~~  
19 ~~the herein described tract to a point for the southerly southwest~~  
20 ~~corner of the herein described tract and called in said deed into~~  
21 ~~Whitestone Houston Land, Ltd. being on the easterly gradient~~  
22 ~~boundary of the navigable stream currently called Caney Creek.~~

23 ~~[THENCE, in a general northwesterly and upstream direction~~  
24 ~~along the said easterly gradient boundary of Caney Creek the~~  
25 ~~following meanders;~~

26 ~~[1. North 23° 45' 51 West, 124.84 feet;~~

27 ~~[2. North 32° 54' 19" West, 217.08 feet;~~

1       ~~[3. North 54° 04' 14" West, a distance of 45.14 feet to a~~  
2           ~~point for the westerly southwest corner of the herein~~  
3           ~~described tract, said point being the intersection of~~  
4           ~~said easterly gradient boundary of said Caney Creek and~~  
5           ~~the said easterly right-of-way line of the H.E. & W.T.~~  
6           ~~Railroad;~~

7       ~~[THENCE, along said easterly right-of-way line of the H.E. &~~  
8       ~~W.T. Railroad the following three (3) courses:~~

9       ~~[1. North 14° 06' 09" East, a distance of 2,351.55 feet to a~~  
10           ~~point of curvature to the right;~~

11       ~~[2. Along said curve to the right, concave southeast, having~~  
12           ~~a radius of 2,714.83 feet, a central angle of 13° 25'~~  
13           ~~48", a chord bearing North 21° 06' 31" East, 634.89 feet~~  
14           ~~and an arc length of 636.35 feet to the end of said~~  
15           ~~curve;~~

16       ~~[3. North 27° 49' 25" East, a distance of 1469.71 feet to the~~  
17           ~~POINT OF BEGINNING, containing a computed 381.3 acres~~  
18           ~~of land.]~~

19       SECTION 2. The East Montgomery County Municipal Utility  
20       Districts Nos. 6 and 7 retain all rights, powers, privileges,  
21       authority, duties, and functions that they had before the effective  
22       date of this Act. Notwithstanding any other law, the East  
23       Montgomery County Municipal Utility Districts Nos. 6 and 7 may  
24       continue to rely on any bond election held before the effective date  
25       of this Act.

26       SECTION 3. (a) The legislature validates and confirms all  
27       governmental acts and proceedings, including an election, of the

1 East Montgomery County Municipal Utility Districts Nos. 6 and 7  
2 that were taken before the effective date of this Act.

3 (b) This section does not apply to:

4 (1) an act, proceeding, director, other official,  
5 bond, or other obligation the validity of which or of whom is the  
6 subject of litigation that is pending on the effective date of this  
7 Act; or

8 (2) an act or proceeding that, under a statute of this  
9 state or the United States, was a misdemeanor or felony at the time  
10 the act or proceeding occurred.

11 SECTION 4. The amendments made by this Act to Section 2,  
12 Chapter 775, Acts of the 79th Legislature, Regular Session, 2005,  
13 do not alter or otherwise affect the boundaries of the district  
14 territory of the East Montgomery County Municipal Utility District  
15 No. 5.

16 SECTION 5. (a) The legal notice of the intention to  
17 introduce this Act, setting forth the general substance of this  
18 Act, has been published as provided by law, and the notice and a  
19 copy of this Act have been furnished to all persons, agencies,  
20 officials, or entities to which they are required to be furnished  
21 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
22 Government Code.

23 (b) The governor, one of the required recipients, has  
24 submitted the notice and Act to the Texas Commission on  
25 Environmental Quality.

26 (c) The Texas Commission on Environmental Quality has filed  
27 its recommendations relating to this Act with the governor, the

1 lieutenant governor, and the speaker of the house of  
2 representatives within the required time.

3 (d) All requirements of the constitution and laws of this  
4 state and the rules and procedures of the legislature with respect  
5 to the notice, introduction, and passage of this Act are fulfilled  
6 and accomplished.

7 SECTION 6. This Act takes effect September 1, 2013.