

1-1 By: Taylor S.B. No. 1884  
 1-2 (In the Senate - Filed April 9, 2013; April 10, 2013, read  
 1-3 first time and referred to Committee on Intergovernmental  
 1-4 Relations; April 22, 2013, reported adversely, with favorable  
 1-5 Committee Substitute by the following vote: Yeas 4, Nays 0;  
 1-6 April 22, 2013, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8 Hinojosa	X			
1-9 Nichols			X	
1-10 Garcia	X			
1-11 Paxton	X			
1-12 Taylor	X			

1-14 COMMITTEE SUBSTITUTE FOR S.B. No. 1884 By: Taylor

1-15 A BILL TO BE ENTITLED  
 1-16 AN ACT

1-17 relating to the creation of the Westwood Management District;  
 1-18 providing authority to issue bonds; providing authority to impose  
 1-19 fees or taxes.

1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-21 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
 1-22 Code, is amended by adding Chapter 3917 to read as follows:

1-23 CHAPTER 3917. WESTWOOD MANAGEMENT DISTRICT  
 1-24 SUBCHAPTER A. GENERAL PROVISIONS

1-25 Sec. 3917.001. DEFINITIONS. In this chapter:

- 1-26 (1) "Board" means the district's board of directors.
- 1-27 (2) "City" means the City of League City.
- 1-28 (3) "County" means Galveston County.
- 1-29 (4) "Director" means a board member.
- 1-30 (5) "District" means the Westwood Management

1-31 District.

1-32 Sec. 3917.002. PRECONDITION; EXPIRATION. (a) The  
 1-33 district may not exercise any powers under this chapter until each  
 1-34 municipality in whose corporate limits or extraterritorial  
 1-35 jurisdiction the district is located has consented by ordinance or  
 1-36 resolution to the creation of the district and to the inclusion of  
 1-37 land in the district.

1-38 (b) This chapter, including Section 3917.055, expires  
 1-39 September 1, 2015, if any municipality described by Subsection (a)  
 1-40 has not consented to the creation of the district and the inclusion  
 1-41 of land in the district by that date.

1-42 Sec. 3917.003. NATURE OF DISTRICT. The Westwood Management  
 1-43 District is a special district created under Section 59, Article  
 1-44 XVI, Texas Constitution.

1-45 Sec. 3917.004. PURPOSE; DECLARATION OF INTENT. (a) The  
 1-46 creation of the district is essential to accomplish the purposes of  
 1-47 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
 1-48 Texas Constitution, and other public purposes stated in this  
 1-49 chapter. By creating the district and in authorizing the city, the  
 1-50 county, and other political subdivisions to contract with the  
 1-51 district, the legislature has established a program to accomplish  
 1-52 the public purposes set out in Section 52-a, Article III, Texas  
 1-53 Constitution.

1-54 (b) The creation of the district is necessary to promote,  
 1-55 develop, encourage, and maintain employment, commerce,  
 1-56 transportation, housing, tourism, recreation, the arts,  
 1-57 entertainment, economic development, safety, and the public  
 1-58 welfare in the district.

1-59 (c) This chapter and the creation of the district may not be  
 1-60 interpreted to relieve the city or the county from providing the

2-1 level of services provided as of the effective date of the Act  
2-2 enacting this chapter to the area in the district. The district is  
2-3 created to supplement and not to supplant city or county services  
2-4 provided in the district.

2-5 Sec. 3917.005. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

2-6 (a) The district is created to serve a public use and benefit.

2-7 (b) All land and other property included in the district  
2-8 will benefit from the improvements and services to be provided by  
2-9 the district under powers conferred by Sections 52 and 52-a,  
2-10 Article III, and Section 59, Article XVI, Texas Constitution, and  
2-11 other powers granted under this chapter.

2-12 (c) The creation of the district is in the public interest  
2-13 and is essential to further the public purposes of:

2-14 (1) developing and diversifying the economy of the  
2-15 state;

2-16 (2) eliminating unemployment and underemployment; and

2-17 (3) developing or expanding transportation and  
2-18 commerce.

2-19 (d) The district will:

2-20 (1) promote the health, safety, and general welfare of  
2-21 residents, employers, potential employees, employees, visitors,  
2-22 and consumers in the district, and of the public;

2-23 (2) provide needed funding for the district to  
2-24 preserve, maintain, and enhance the economic health and vitality of  
2-25 the district territory as a community and business center;

2-26 (3) promote the health, safety, welfare, and enjoyment  
2-27 of the public by providing pedestrian ways and by landscaping and  
2-28 developing certain areas in the district, which are necessary for  
2-29 the restoration, preservation, and enhancement of scenic beauty;  
2-30 and

2-31 (4) provide for water, wastewater, drainage, road, and  
2-32 recreational facilities for the district.

2-33 (e) Pedestrian ways along or across a street, whether at  
2-34 grade or above or below the surface, and street lighting, street  
2-35 landscaping, parking, and street art objects are parts of and  
2-36 necessary components of a street and are considered to be a street  
2-37 or road improvement.

2-38 (f) The district will not act as the agent or  
2-39 instrumentality of any private interest even though the district  
2-40 will benefit many private interests as well as the public.

2-41 Sec. 3917.006. INITIAL DISTRICT TERRITORY. (a) The

2-42 district is initially composed of the territory described by  
2-43 Section 2 of the Act enacting this chapter.

2-44 (b) The boundaries and field notes contained in Section 2 of  
2-45 the Act enacting this chapter form a closure. A mistake in the  
2-46 field notes or in copying the field notes in the legislative process  
2-47 does not affect the district's:

2-48 (1) organization, existence, or validity;

2-49 (2) right to issue any type of bonds for the purposes  
2-50 for which the district is created or to pay the principal of and  
2-51 interest on bonds;

2-52 (3) right to impose or collect a tax; or

2-53 (4) legality or operation.

2-54 Sec. 3917.007. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES;

2-55 AGREEMENTS. (a) All or any part of the area of the district is

2-56 eligible to be included in:

2-57 (1) a tax increment reinvestment zone created under  
2-58 Chapter 311, Tax Code;

2-59 (2) a tax abatement reinvestment zone created under  
2-60 Chapter 312, Tax Code;

2-61 (3) an enterprise zone created under Chapter 2303,  
2-62 Government Code; or

2-63 (4) a district created under Chapter 42, Local  
2-64 Government Code, that has the same or similar powers, duties, and  
2-65 authority as the district created under this chapter.

2-66 (b) The district may enter into an agreement with a district  
2-67 described by Subsection (a)(4) to coordinate services and  
2-68 improvement projects.

2-69 Sec. 3917.008. APPLICABILITY OF MUNICIPAL MANAGEMENT

3-1 DISTRICTS LAW. Except as otherwise provided by this chapter,  
3-2 Chapter 375, Local Government Code, applies to the district.

3-3 Sec. 3917.009. CONSTRUCTION OF CHAPTER. This chapter shall  
3-4 be liberally construed in conformity with the findings and purposes  
3-5 stated in this chapter.

3-6 SUBCHAPTER B. BOARD OF DIRECTORS

3-7 Sec. 3917.051. GOVERNING BODY; TERMS. (a) The district is  
3-8 governed by a board of five directors who serve staggered terms of  
3-9 four years, with two or three directors' terms expiring June 1 of  
3-10 each odd-numbered year.

3-11 (b) The board by resolution or the governing body of the  
3-12 city by resolution or ordinance may change the number of directors  
3-13 on the board if the board determines that the change is in the best  
3-14 interest of the district. The board may not consist of fewer than  
3-15 five or more than seven directors.

3-16 Sec. 3917.052. APPOINTMENT OF DIRECTORS. The mayor and  
3-17 members of the governing body of the city shall appoint directors  
3-18 from persons recommended by the board. A person is appointed if a  
3-19 majority of those members and the mayor vote to appoint that person.

3-20 Sec. 3917.053. QUORUM. For purposes of determining the  
3-21 requirements for a quorum of the board, the following are not  
3-22 counted:

3-23 (1) a board position vacant for any reason, including  
3-24 death, resignation, or disqualification; or

3-25 (2) a director who is abstaining from participation in  
3-26 a vote because of a conflict of interest.

3-27 Sec. 3917.054. COMPENSATION. A director is entitled to  
3-28 receive fees of office and reimbursement for actual expenses as  
3-29 provided by Section 49.060, Water Code. Sections 375.069 and  
3-30 375.070, Local Government Code, do not apply to the board.

3-31 Sec. 3917.055. INITIAL DIRECTORS. (a) The initial board  
3-32 consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Travis Campbell</u>
<u>2</u>	<u>Scott Short</u>
<u>3</u>	<u>Javier Morales</u>
<u>4</u>	<u>Tommy Cones</u>
<u>5</u>	<u>Maria Morales</u>

3-39 (b) Of the initial directors, the terms of directors  
3-40 appointed for positions one and two expire June 1, 2015, and the  
3-41 terms of directors appointed for positions three through five  
3-42 expire June 1, 2017.

3-43 (c) Section 3917.052 does not apply to this section.

3-44 (d) This section expires September 1, 2019.

3-45 SUBCHAPTER C. POWERS AND DUTIES

3-46 Sec. 3917.101. GENERAL POWERS AND DUTIES. The district has  
3-47 the powers and duties necessary to accomplish the purposes for  
3-48 which the district is created.

3-49 Sec. 3917.102. IMPROVEMENT PROJECTS AND SERVICES. The  
3-50 district may provide, design, construct, acquire, improve,  
3-51 relocate, operate, maintain, or finance an improvement project or  
3-52 service using any money available to the district, or contract with  
3-53 a governmental or private entity to provide, design, construct,  
3-54 acquire, improve, relocate, operate, maintain, or finance an  
3-55 improvement project or service authorized under this chapter or  
3-56 Chapter 375, Local Government Code.

3-57 Sec. 3917.103. DEVELOPMENT CORPORATION AND DISTRICT  
3-58 POWERS. The district, using money available to the district, may  
3-59 exercise the powers given to a development corporation under  
3-60 Chapter 505, Local Government Code, and a municipal development  
3-61 district under Chapter 377, Local Government Code, including the  
3-62 power to own, operate, acquire, construct, lease, improve, or  
3-63 maintain a project under those chapters.

3-64 Sec. 3917.104. AGREEMENTS; GRANTS. (a) As provided by  
3-65 Chapter 375, Local Government Code, the district may make an  
3-66 agreement with or accept a gift, grant, or loan from any person.

3-67 (b) The implementation of a project is a governmental  
3-68 function or service for the purposes of Chapter 791, Government  
3-69 Code.

4-1           (c) The board may enter into a contract with the board of  
 4-2 directors of a tax increment reinvestment zone created under  
 4-3 Chapter 311, Tax Code, that has territory within or bordering the  
 4-4 district and the governing body of the municipality or county that  
 4-5 created the zone to manage the zone or implement the project plan  
 4-6 and reinvestment zone financing plan.

4-7           Sec. 3917.105. LAW ENFORCEMENT SERVICES. To protect the  
 4-8 public interest, the district may contract with a qualified party,  
 4-9 including the county or the city, to provide law enforcement  
 4-10 services in the district for a fee.

4-11           Sec. 3917.106. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The  
 4-12 district may join and pay dues to a charitable or nonprofit  
 4-13 organization that performs a service or provides an activity  
 4-14 consistent with the furtherance of a district purpose.

4-15           Sec. 3917.107. ECONOMIC DEVELOPMENT. (a) The district may  
 4-16 engage in activities that accomplish the economic development  
 4-17 purposes of the district.

4-18           (b) The district may establish and provide for the  
 4-19 administration of one or more programs to promote state or local  
 4-20 economic development and to stimulate business and commercial  
 4-21 activity in the district, including programs to:

4-22                   (1) make loans and grants of public money; and

4-23                   (2) provide district personnel and services.

4-24           (c) The district may create economic development programs  
 4-25 and exercise the economic development powers that:

4-26                   (1) Chapter 380, Local Government Code, provides to a  
 4-27 municipality; and

4-28                   (2) Subchapter A, Chapter 1509, Government Code,  
 4-29 provides to a municipality.

4-30           Sec. 3917.108. ANNEXATION OR EXCLUSION OF LAND. (a) The  
 4-31 district may annex land as provided by Subchapter J, Chapter 49,  
 4-32 Water Code.

4-33           (b) The district may exclude land as provided by Subchapter  
 4-34 J, Chapter 49, Water Code. Section 375.044(b), Local Government  
 4-35 Code, does not apply to the district.

4-36           Sec. 3917.109. APPROVAL BY CITY. (a) The district must  
 4-37 obtain the approval of the city for:

4-38                   (1) the issuance of bonds; and

4-39                   (2) the plans and specifications of an improvement  
 4-40 project related to the use of land owned by the city, an easement  
 4-41 granted to the city, or a right-of-way of a street, road, or  
 4-42 highway.

4-43           (b) The district may not issue bonds until the governing  
 4-44 body of the city adopts a resolution or ordinance authorizing the  
 4-45 issuance of the bonds.

4-46           (c) The governing body of the city:

4-47                   (1) is not required to adopt a resolution or ordinance  
 4-48 to approve plans and specifications described by Subsection (a);  
 4-49 and

4-50                   (2) may establish an administrative process to approve  
 4-51 plans and specifications described by Subsection (a) without the  
 4-52 involvement of the governing body.

4-53           Sec. 3917.110. NO EMINENT DOMAIN POWER. The district may  
 4-54 not exercise the power of eminent domain.

4-55           SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

4-56           Sec. 3917.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
 4-57 board by resolution shall establish the number of directors'  
 4-58 signatures and the procedure required for a disbursement or  
 4-59 transfer of district money.

4-60           Sec. 3917.152. MONEY USED FOR IMPROVEMENT PROJECTS OR  
 4-61 SERVICES. The district may acquire, construct, finance, operate,  
 4-62 or maintain an improvement project or service authorized under this  
 4-63 chapter or Chapter 375, Local Government Code, using any money  
 4-64 available to the district.

4-65           Sec. 3917.153. ASSESSMENTS NOT AUTHORIZED. (a) The  
 4-66 district may not impose an assessment.

4-67           (b) Subchapter F, Chapter 375, Local Government Code, does  
 4-68 not apply to the district.

4-69           Sec. 3917.154. RESIDENTIAL PROPERTY NOT EXEMPT. Section

5-1 375.161, Local Government Code, does not apply to a tax approved by  
5-2 the district voters or a required payment for service provided by  
5-3 the district, including water and sewer services.

5-4 Sec. 3917.155. COMPETITIVE BIDDING. Subchapter I, Chapter  
5-5 49, Water Code, applies to the district. Sections 375.221 and  
5-6 375.223, Local Government Code, do not apply to the district.

5-7 Sec. 3917.156. PROJECT DEVELOPMENT AGREEMENT REQUIRED TO  
5-8 IMPOSE TAXES OR BORROW MONEY, INCLUDING BONDS. Before the district  
5-9 may issue bonds, impose taxes, or borrow money, the district and the  
5-10 city must negotiate and execute a mutually approved and accepted  
5-11 interlocal project development agreement regarding the development  
5-12 plans and rules for:

- 5-13 (1) the development and operation of the district; and
- 5-14 (2) the financing of improvement projects.

5-15 SUBCHAPTER E. TAXES AND BONDS

5-16 Sec. 3917.201. ELECTIONS REGARDING TAXES AND BONDS.

5-17 (a) The district may issue, without an election, bonds, notes, and  
5-18 other obligations secured by:

- 5-19 (1) revenue other than ad valorem taxes; or
- 5-20 (2) contract payments described by Section 3917.203.

5-21 (b) The district must hold an election in the manner  
5-22 provided by Subchapter L, Chapter 375, Local Government Code, to  
5-23 obtain voter approval before the district may impose an ad valorem  
5-24 tax or issue bonds payable from ad valorem taxes.

5-25 (c) Section 375.243, Local Government Code, does not apply  
5-26 to the district.

5-27 (d) All or any part of any facilities or improvements that  
5-28 may be acquired by a district by the issuance of its bonds may be  
5-29 submitted as a single proposition or as several propositions to be  
5-30 voted on at the election.

5-31 Sec. 3917.202. OPERATION AND MAINTENANCE TAX. (a) If  
5-32 authorized by a majority of the district voters voting at an  
5-33 election held in accordance with Section 3917.201, the district may  
5-34 impose an operation and maintenance tax on taxable property in the  
5-35 district in accordance with Section 49.107, Water Code, for any  
5-36 district purpose, including to:

- 5-37 (1) maintain and operate the district;
- 5-38 (2) construct or acquire improvements; or
- 5-39 (3) provide a service.

5-40 (b) The board shall determine the tax rate. The rate may not  
5-41 exceed the rate approved at the election.

5-42 (c) Section 49.107(h), Water Code, does not apply to the  
5-43 district.

5-44 Sec. 3917.203. CONTRACT TAXES. (a) In accordance with  
5-45 Section 49.108, Water Code, the district may impose a tax other than  
5-46 an operation and maintenance tax and use the revenue derived from  
5-47 the tax to make payments under a contract after the provisions of  
5-48 the contract have been approved by a majority of the district voters  
5-49 voting at an election held for that purpose.

5-50 (b) A contract approved by the district voters may contain a  
5-51 provision stating that the contract may be modified or amended by  
5-52 the board without further voter approval.

5-53 Sec. 3917.204. AUTHORITY TO BORROW MONEY AND TO ISSUE  
5-54 BONDS. (a) The district may borrow money on terms determined by  
5-55 the board. Section 375.205, Local Government Code, does not apply  
5-56 to a loan, line of credit, or other borrowing from a bank or  
5-57 financial institution secured by revenue other than ad valorem  
5-58 taxes.

5-59 (b) The district may issue bonds, notes, or other  
5-60 obligations payable wholly or partly from ad valorem taxes, impact  
5-61 fees, revenue, contract payments, grants, or other district money,  
5-62 or any combination of those sources of money, to pay for any  
5-63 authorized district purpose.

5-64 Sec. 3917.205. TAXES FOR BONDS. At the time the district  
5-65 issues bonds payable wholly or partly from ad valorem taxes, the  
5-66 board shall provide for the annual imposition of a continuing  
5-67 direct annual ad valorem tax, without limit as to rate or amount,  
5-68 for each year that all or part of the bonds are outstanding as  
5-69 required and in the manner provided by Sections 54.601 and 54.602,

6-1 Water Code.  
6-2 Sec. 3917.206. BONDS FOR RECREATIONAL FACILITIES. The  
6-3 limitation on the outstanding principal amount of bonds, notes, and  
6-4 other obligations provided by Section 49.4645, Water Code, does not  
6-5 apply to the district.

6-6 Sec. 3917.207. CITY NOT REQUIRED TO PAY DISTRICT  
6-7 OBLIGATIONS. Except as provided by Section 375.263, Local  
6-8 Government Code, the city is not required to pay a bond, note, or  
6-9 other obligation of the district.

6-10 SUBCHAPTER F. DISSOLUTION

6-11 Sec. 3917.251. DISSOLUTION OF DISTRICT WITH OUTSTANDING  
6-12 DEBT. (a) The district may be dissolved as provided by Subchapter  
6-13 M, Chapter 375, Local Government Code, except that Section 375.264,  
6-14 Local Government Code, does not apply to the district.

6-15 (b) The board may dissolve the district regardless of  
6-16 whether the district has debt.

6-17 (c) If by December 31, 2037, the district has not been  
6-18 dissolved, the district is dissolved and this chapter expires on  
6-19 that date.

6-20 (d) If the district has debt when it is dissolved, the  
6-21 district shall remain in existence solely for the purpose of  
6-22 discharging its debts. The dissolution is effective when all debts  
6-23 have been discharged.

6-24 SECTION 2. The Westwood Management District initially  
6-25 includes all territory contained in the following area:

6-26 A 24.113 acre (1,050,366 sq. ft.) tract of land being a commercial  
6-27 reserve out of the John Dickinson Survey, Abstract - 9, lying in  
6-28 League City, Galveston County, Texas.

6-29 Beginning at a found 5/8" iron rod with cap lying at the  
6-30 intersection of East right-of-way line of Windmere Road, called 60'  
6-31 right-of-way and the South right-of-way of Farm to Market Road 518,  
6-32 Called 140' right-of-way being also the common boundary of League  
6-33 City and Friendswood.

6-34 Thence, South 77 deg. 38 min. 11 sec. East along the South  
6-35 right-of-way line of the said F.M. 518 a distance of 1,614.01 feet  
6-36 to a found 5/8" iron rod w/cap being a point of curve to the right  
6-37 with a radius of 25' for the Northeast corner of the herein  
6-38 described tract.

6-39 Thence, along the curve to the right with a delta angle of 90  
6-40 degrees, an arc length of 39.27' whose chord bears South 32 deg. 38  
6-41 min. 11 sec. East a distance of 35.36' to a found 5/8" iron rod w/cap  
6-42 for the Northeast corner of the herein described tract.

6-43 Thence, South 12 deg. 21 min. 44 sec. West along the West  
6-44 right-of-way line of Maple Leaf Drive (called 100' right-of-way) a  
6-45 distance of 451.53' to a found 5/8" iron rod w/cap being a point of  
6-46 curve to the right with a radius of 3,150' for an Easterly corner of  
6-47 the herein described tract.

6-48 Thence, continuing along the West right-of-way line of Maple Leaf  
6-49 Drive and the said curve to the right with a delta angle of 2 deg. 14  
6-50 min. 47 sec., an arc length of 123.50', whose chord bears South 13  
6-51 deg. 29 min. 12 sec. West a distance of 123.49' to a found 5/8" iron  
6-52 rod w/cap for the Southeast corner of the herein described tract.

6-53 Thence, North 77 deg. 38 min. 11 sec. West along the North line of  
6-54 Section 1 of Westwood Subdivision a distance of 1,860.57' to a found  
6-55 5/8" iron rod w/cap lying on the East line of Windmere Road for the  
6-56 Southwest corner of the herein described tract.

6-57 Thence, North 32 deg. 50 min. 02 sec. East along the East line of  
6-58 Windmere Road a distance of 640.44' to the POINT OF BEGINNING,  
6-59 containing 24.113 acres 1,050,366 square feet.

6-60 A 148.778 acre (6,480,767 sq. ft.) tract of land out of the John  
6-61 Dickinson Survey, Abstract - 9, lying in League City, Galveston  
6-62 County, Texas.

6-63 Beginning at a point being Northwest corner of the league City  
6-64 Parkway (called 100' right-of-way) and a Westerly line of Windmere  
6-65 Road and also the Southwest corner of the herein described tract for  
6-66 the POINT OF BEGINNING.

6-67 Thence, North 4 deg. 55 min. 57 sec. West along the West line of the  
6-68 subject tract and the East line of Windmere Road a distance of  
6-69 400.00 feet to a point for a Westerly corner of the herein described

- 7-1 tract.
- 7-2 Thence, South 85 deg. 55 min. 58 sec. East continuing along the East
- 7-3 line of Windmere Road a distance of 1,094.00 feet a point for a
- 7-4 Westerly corner of the herein described tract.
- 7-5 Thence, North 32 deg. 50 min. 02 sec. East along the West line of the
- 7-6 subject tract and the East line of Windmere Road a distance of
- 7-7 3,239.74 feet to a point for the Northwest corner of the herein
- 7-8 described tract.
- 7-9 Thence, the following bearings and distances along the South line
- 7-10 of the existing Westwood subdivision section 1:
- 7-11 S. 75 deg. 17 min. 00 sec. E. - 734.15'
- 7-12 Curve to the left, Radius = 945.00', delta angle = 5 deg. 02 min. 53
- 7-13 sec., arc length = 83.26', chord = S. 12 deg. 04 min. 23 sec.
- 7-14 E. - 83.23'
- 7-15 S. 09 deg. 32 min. 56 sec. W. - 296.81'
- 7-16 S. 09 deg. 33 min. 16 sec. W. - 60.00'
- 7-17 Curve to the right, Radius = 1,655.00', delta angle = 8 deg. 35 min.
- 7-18 16 sec., arc length = 248.06', chord = S. 13 deg. 45 min. 29 sec.
- 7-19 W. - 247.83'
- 7-20 S. 71 deg. 51 min. 51 sec. E. - 115.00'
- 7-21 S. 18 deg. 13 min. 05 sec. W. - 5.02'
- 7-22 S. 71 deg. 42 min. 07 sec. E. - 60.01'
- 7-23 S. 70 deg. 32 min. 30 sec. E. - 120.03'
- 7-24 Curve to the left, Radius = 1,950.00', delta angle = 3 deg. 11 min.
- 7-25 47 sec., arc length = 108.79', chord = N. 16 deg. 42 min. 02 sec.
- 7-26 E. - 108.78'
- 7-27 S. 74 deg. 53 min. 52 sec, E. - 120.00'
- 7-28 Curve to the right, Radius = 2,070.00', delta angle = 00 deg. 28
- 7-29 min. 50 sec., arc length = 17.36', chord = S. 15 deg. 20 min. 32 sec.
- 7-30 W. - 17.36'
- 7-31 S. 74 deg. 25 min. 02 sec. E. - 180.00'
- 7-32 Curve to the left, Radius = 2,250.00', delta angle = 3 deg. 02 min.
- 7-33 51 sec., arc length = 119.67', chord = N. 14 deg. 03 min. 32 sec.
- 7-34 E. - 119.66'
- 7-35 S. 77 deg. 27 min. 53 sec. E. - 180.00'
- 7-36 Curve to the left, Radius = 2,430.00', delta angle = 00 deg. 46 min.
- 7-37 12 sec., arc length = 32.66', chord = N. 12 deg. 09 min. 01 sec.
- 7-38 E. - 32.66'
- 7-39 S. 78 deg. 14 min. 05 sec. E. - 120.00'
- 7-40 Curve to the left, Radius = 2,550.00', delta angle = 1 deg. 32 min.
- 7-41 34 sec., arc length = 68.67', chord = N. 10 deg. 59 min. 38 sec.
- 7-42 E. - 68.66'
- 7-43 N. 09 deg. 43 min. 17 sec. E. - 60.00'
- 7-44 N. 09 deg. 32 min. 54 sec. E. - 120.00'
- 7-45 S. 80 deg. 27 min. 07 sec. E. - 70.00'
- 7-46 Curve to the right, Radius = 170.00', delta angle = 95 deg. 44 min.
- 7-47 09 sec., arc length = 284.05', chord = S. 60 deg. 39 min. 23 sec.
- 7-48 E. - 252.14'
- 7-49 Thence, S. 68 deg. 53 min. 16 sec. E. a distance of 44.12 feet to a
- 7-50 point of curve to the left with a radius of 3,250.00 feet, lying on
- 7-51 the West right-of-way of Maple Leaf Drive (100' right-of-way) for
- 7-52 the Northeast corner of the herein described tract.
- 7-53 Thence, along the said curve to the left, delta angle = 12 deg. 18
- 7-54 min. 41 sec., arc length = 698.34', chord = S. 14 deg. 57 min. 24
- 7-55 sec. W. - 697.00' to a point for an Easterly corner of the herein
- 7-56 described tract.
- 7-57 Thence, S. 8 deg. 48 min. 03 sec. W. a distance of 1,044.90 feet to a
- 7-58 point of curve to the right with a radius of 25.00 feet, lying on the
- 7-59 West right-of-way of Maple Leaf Drive (100' right-of-way) for the
- 7-60 Southeast corner of the herein described tract
- 7-61 Thence, along the said curve to the right, delta angle = 88 deg. 41
- 7-62 min. 18 sec., arc length = 38.70', chord = S. 53 deg. 08 min. 42 sec.
- 7-63 W. - 34.95' to a point on the North right-of-way line of League City
- 7-64 Parkway for a Southerly corner of the herein described tract.
- 7-65 Thence, along the said curve to the left, with a radius of 3,250.00
- 7-66 feet, delta angle = 26 deg. 39 min. 08 sec., arc length = 1,511.80',
- 7-67 chord = S. 84 deg. 09 min. 47 sec. W. - 1,498.20' to a point for a
- 7-68 Southerly of the herein described tract.
- 7-69 Thence, S. 70 deg. 50 min. 13 sec. West along the North line of the

8-1 League City Parkway a distance of 938.41 feet to a point for a  
8-2 Southerly corner of the herein described tract.  
8-3 Thence, along the said curve to the right , with a radius of  
8-4 3,150.00 feet, delta angle = 15 deg. 05 min. 45 sec., arc length =  
8-5 829.94', chord = S. 78 deg. 22 min. 55 sec. W. - 827.54' to a point  
8-6 for a Southerly of the herein described tract.  
8-7 Thence, S. 85 deg. 55 min. 58 sec. West along the North line of the  
8-8 League City Parkway a distance of 1,133.35 feet to the POINT OF  
8-9 BEGINNING, containing 148.778 acres 6,480,767 square feet.  
8-10 A 242.462 acre (10,561,639 sq. ft.) tract of land out of the John  
8-11 Dickinson Survey , Abstract - 9, lying in League City, Galveston  
8-12 County, Texas.  
8-13 Beginning at a point being the Southwest corner of the West  
8-14 right-of-way line of Maple Leaf Drive, called 100' right-of-way and  
8-15 the Southeast corner of the herein described tract for the POINT OF  
8-16 BEGINNING.  
8-17 Thence, South 87 deg. 53 min. 09 sec. West along the South line of  
8-18 the herein described tract a distance of 1,651.84 feet to a point  
8-19 being the Southwest corner of the herein described tract.  
8-20 Thence, North 4 deg. 55 min. 57 Sec. West along the West line of the  
8-21 subject tract and the East line of Windmere Road a distance of  
8-22 3,230.63 feet to a point for a Westerly corner of the herein  
8-23 described tract.  
8-24 Thence, the following bearings and distances along the South line  
8-25 of League City Boulevard:  
8-26 South 85 deg. 55 min. 58 sec. East - 1,131.85 feet  
8-27 Curve to the left Radius = 3,250.00, arc length = 856.28 feet,  
8-28 delta = 15 deg. 05 min 45 sec. and a chord which bears North 78 deg.  
8-29 22 min. 55 sec. East a distance of 853.81 feet.  
8-30 North 70 deg. 50 min. 13 sec. East - 938.41 feet  
8-31 Curve to the right Radius = 3,150.00, arc length = 1,461.82 feet,  
8-32 delta = 26 deg. 35 min 21 sec. and a chord which bears North 84 deg.  
8-33 07 min. 54 sec. East a distance of 1,448.74 feet.  
8-34 Curve to the right Radius = 25.00, arc length = 39.87 feet,  
8-35 delta = 91 deg. 22 min 29 sec. and a chord which bears South 36 deg.  
8-36 53 min. 11 sec. East a distance of 35.78 feet to a point on the West  
8-37 right-of-way of Maple Leaf Drive for the Northeast corner of the  
8-38 herein described tract.  
8-39 Thence, the following bearings and distances along the West line of  
8-40 Maple Leaf Drive:  
8-41 South 8 deg. 48 min. 03 sec. West - 156.30 feet  
8-42 Curve to the right Radius = 2,950.00, arc length =2,138.22 feet,  
8-43 delta = 41 deg. 31 min 45 sec. and a chord which bears South 29 deg.  
8-44 33 min. 56 sec. West a distance of 2,091.72 feet  
8-45 South 50 deg. 19 min. 48 sec. West - 352.28 feet  
8-46 Thence, continuing along the West right-of-way line of Maple Leaf  
8-47 Drive and a curve to the left with radius on 3,250 feet, a delta  
8-48 angle of 34 deg. 56 min. 02 sec., an arc length of 1,981.56 feet,  
8-49 whose chord bears South 32 deg. 51 min. 47 West a distance of  
8-50 1,951.01 to the POINT OF BEGINNING, containing 242.462 acres  
8-51 10,561,639 square feet.  
8-52 SECTION 3. (a) The legal notice of the intention to  
8-53 introduce this Act, setting forth the general substance of this  
8-54 Act, has been published as provided by law, and the notice and a  
8-55 copy of this Act have been furnished to all persons, agencies,  
8-56 officials, or entities to which they are required to be furnished  
8-57 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
8-58 Government Code.  
8-59 (b) The governor, one of the required recipients, has  
8-60 submitted the notice and Act to the Texas Commission on  
8-61 Environmental Quality.  
8-62 (c) The Texas Commission on Environmental Quality has filed  
8-63 its recommendations relating to this Act with the governor,  
8-64 lieutenant governor, and speaker of the house of representatives  
8-65 within the required time.  
8-66 (d) The general law relating to consent by political  
8-67 subdivisions to the creation of districts with conservation,  
8-68 reclamation, and road powers and the inclusion of land in those  
8-69 districts has been complied with.

9-1 (e) All requirements of the constitution and laws of this  
9-2 state and the rules and procedures of the legislature with respect  
9-3 to the notice, introduction, and passage of this Act have been  
9-4 fulfilled and accomplished.

9-5 SECTION 4. This Act takes effect immediately if it receives  
9-6 a vote of two-thirds of all the members elected to each house, as  
9-7 provided by Section 39, Article III, Texas Constitution. If this  
9-8 Act does not receive the vote necessary for immediate effect, this  
9-9 Act takes effect September 1, 2013.

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