

1-1 By: Creighton S.B. No. 2047  
 1-2 (In the Senate - Filed April 13, 2015; April 13, 2015, read  
 1-3 first time and referred to Committee on Intergovernmental  
 1-4 Relations; May 6, 2015, reported adversely, with favorable  
 1-5 Committee Substitute by the following vote: Yeas 4, Nays 0;  
 1-6 May 6, 2015, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8 Lucio	X			
1-9 Bettencourt			X	
1-10 Campbell			X	
1-11 Garcia	X			
1-12 Menéndez	X			
1-13 Nichols	X			
1-14 Taylor of Galveston			X	

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 2047 By: Lucio

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the territory included in, the composition of the board  
 1-20 of directors of, and the powers of the Harris County Improvement  
 1-21 District No. 17.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-23 SECTION 1. Subchapter C, Chapter 3891, Special District  
 1-24 Local Laws Code, is amended by adding Section 3891.109 to read as  
 1-25 follows:

1-26 Sec. 3891.109. ENFORCEMENT OF REAL PROPERTY RESTRICTIONS.  
 1-27 Section 54.237, Water Code, applies to the district.

1-28 SECTION 2. Subchapter D, Chapter 3891, Special District  
 1-29 Local Laws Code, is amended by adding Section 3891.159 to read as  
 1-30 follows:

1-31 Sec. 3891.159. POWERS OF MUNICIPAL UTILITY DISTRICT TO  
 1-32 ESTABLISH DEFINED AREAS AND DESIGNATED PROPERTY; TAXES; BONDS. The  
 1-33 district has the powers of a municipal utility district under  
 1-34 Subchapter J, Chapter 54, Water Code, including the power to:

- 1-35 (1) implement a plan;
- 1-36 (2) issue bonds; and
- 1-37 (3) impose a tax in a defined area established under  
 1-38 that subchapter.

1-39 SECTION 3. (a) On the later of June 1, 2015, or the  
 1-40 effective date of this Act, the board of directors of the Harris  
 1-41 County Improvement District No. 17 is dissolved.

1-42 (b) On the effective date of this Act, the board of  
 1-43 directors of the Harris County Improvement District No. 17 is  
 1-44 reconstituted and is composed of the following directors:

1-45 Pos. No.	Name of Director
1-46 1	James F. Wine
1-47 2	Joe Bullard
1-48 3	C. Laurence Allen Jr.
1-49 4	Daniel Dodson
1-50 5	Kendrick A. James

1-51 (c) The terms of the directors in positions 1, 2, and 3  
 1-52 expire June 1, 2017.

1-53 (d) The terms of the directors in positions 4 and 5 expire  
 1-54 June 1, 2019.

1-55 (e) The Harris County Commissioners Court shall appoint  
 1-56 successor directors as provided by Section 3891.052, Special  
 1-57 District Local Laws Code.

1-58 SECTION 4. The following territory is added to the  
 1-59 territory of the Harris County Improvement District No. 17:  
 1-60 HARRIS COUNTY:

2-1 Tract 1 (FM 2920 and Telge) is +/- 117 acres in size, within the W.  
 2-2 Hurd Survey (Abstract No. 377) and situated southwest of the  
 2-3 intersection of Farm-to-Market 2920 (Waller-Tomball) and Telge  
 2-4 Roads in northwest Harris County with point of beginning being  
 2-5 northeast corner of 111 tract (ABST 377W HURD TRS 3C 3D 4A & 5A) and  
 2-6 west Right-Of-Way (ROW) of Telge Road;  
 2-7 Then south along west ROW of Telge Road and east boundary of 111  
 2-8 tract (ABST 377W HURD TRS 3C 3D 4A & 5A) to southeast corner of said  
 2-9 tract;  
 2-10 Then generally west northwest along south boundary of said 111 acre  
 2-11 tract to southwest corner of said tract;  
 2-12 Then north along west boundary of said 111 tract, and 4 acre tract  
 2-13 (ABST 377 W HURD TR 4) to northwest corner of said 4 acre tract and  
 2-14 south ROW of FM 2920 Rd.;  
 2-15 Then east along north boundary of said 4 acre tract and south ROW of  
 2-16 FM 2920 Rd. to northeast corner of said tract;  
 2-17 Then south along east boundary of said 4 acre tract to southeast  
 2-18 corner of said tract and north boundary of 111 acre tract (ABST 377  
 2-19 W HURD TRS 3C 3D 4A & 5A);  
 2-20 Then east along north boundary of said 111 acre tract to northeast  
 2-21 corner of said tract, west ROW of Telge Road and point of beginning  
 2-22 of +/-117 acre tract 1;  
 2-23 Tract 2 (Decker Prairie-Rosehill) is +/- 99 acres in size, within  
 2-24 the J. H. Edwards Survey (Abstract No. 20) and situated east  
 2-25 southeast of the intersection of Decker Prairie-Rosehill and Nutty  
 2-26 Farms Roads in northwest Harris County with point of beginning  
 2-27 being southwest corner of +/- 99 tract (ABST 20 J H EDWARDS TRS 9 &  
 2-28 10) and east Right-Of-Way (ROW) of Decker Prairie-Rosehill Rd.;  
 2-29 Then north along east ROW of Decker Prairie-Rosehill Rd. and west  
 2-30 boundary of said 99 acre tract to west northwest corner of said  
 2-31 tract and southwest corner of 50 acre tract (ABST 20 J H EDWARDS TR  
 2-32 4);  
 2-33 Then east along north boundary of said 99 acre tract, south boundary  
 2-34 of said 50 acre tract to interior corner of said 99 acre tract and  
 2-35 southeast corner of said 50 acre tract;  
 2-36 Then north along boundary of said 99 tract, and east boundary of  
 2-37 said 50 acre tract to north corner of said 99 acre tract and  
 2-38 southwest corner of 4.4 acre tract (HOLLY CREEK SEC 2 U/R TR 2A-L);  
 2-39 Then east along north boundary of said 99 acre tract, and south  
 2-40 boundary of HOLLY CREEK SEC 2 U/R TRACTS 2A-L, 2AK-2, 2AK-1, 2AJ,  
 2-41 2AA & 2J and 2H to northeast corner of said 99 acre tract;  
 2-42 Then south along east boundary of said 99 acre tract, and west  
 2-43 boundary of HOLLY CREEK U/R TRACTS P, H, PT TR C1 (HOMESITE), C2 and  
 2-44 C3 to southeast corner of said 99 acre tract;  
 2-45 Then west along south boundary of said 99 acre tract, and north  
 2-46 boundary of ESTATES OF HOLLY LAKE and ABST 20 J H EDWARDS PT TR 8B-2B  
 2-47 (AG-USE), TR 8B-2, TR 8F and TR 8B-2D to southwest corner of said 99  
 2-48 acre tract, east ROW of Decker Prairie-Rosehill Road and point of  
 2-49 beginning of +/-99 acre tract 2;  
 2-50 MONTGOMERY COUNTY:  
 2-51 Tract 3 (Colony at Pinehurst) being a 123.100 acres partially out of  
 2-52 (1) a called 15.511 acre tract described in deed recorded under  
 2-53 County Clerk's File No. 8405898, of the Montgomery County Real  
 2-54 Property Records (M.C.R.P.R.), (2) called 50.04 acre tract  
 2-55 described in deed recorded under VOL. 610, PG. 33, Montgomery  
 2-56 County Deed Records (M.C.D.R.), and (3) a called 76.277 acre  
 2-57 residue tract being the residue of that land described in deed  
 2-58 recorded under Vol. 1018, Pg. 610, (M.C.D.R.), being out of the  
 2-59 Buckman Canfield Survey, A-120, Montgomery County, Texas, and being  
 2-60 more particularly described by metes and bounds as follows:  
 2-61 Beginning at a 1/2 inch iron rod set in the southwesterly line of  
 2-62 that 0.3088 acre tract described in Lis Pendens for right-of-way  
 2-63 acquisition to widen S.H. 249 (Variable Width), in Clerk's File  
 2-64 No. 2014-020322, M.C.O.P.R.R.P., said point being in the westerly  
 2-65 line of said 15.511 acre tract, said point also being in the  
 2-66 northeasterly line of Lone Star Road (25 feet wide), and said point  
 2-67 having a Grid Coordinate: N=10,057,376.28, E=3,764,298.69;  
 2-68 1) THENCE, SOUTH 47°20'10" EAST, 1.59 feet along the  
 2-69 southwesterly line of said 0.3088 acre tract and the southwesterly

3-1 line of Proposed S.H. 249 to a 1/2 inch Iron Rod set for corner;  
3-2 2) THENCE, NORTH 80°56'48" EAST, 50.03 feet along the  
3-3 southwesterly line of said 0.3088 acre tract and the southwesterly  
3-4 line of Proposed S.H. 249 to a 1/2 inch Iron Rod set for corner;  
3-5 3) THENCE, SOUTH 59°19'41" EAST, 569.95 feet along the  
3-6 southwesterly line of said 0.3088 acre tract and the southwesterly  
3-7 line of Proposed S.H. 249 to a point for corner from which a found  
3-8 1/2 inch iron rod bears NORTH 39°04'07" EAST, 0.51 feet, said point  
3-9 being the beginning of a curve to the left;  
3-10 4) THENCE, SOUTHEASTERLY, 60.46 feet along the southwesterly  
3-11 line of said 0.3088 acre tract and the southwesterly line of  
3-12 Proposed S.H. 249, being along the arc of said curve to the left,  
3-13 having a radius of 5780.00 feet, a central angle of 00°35'58". and a  
3-14 chord bearing SOUTH 59°37'40" EAST, 60.46 feet to the most easterly  
3-15 corner of the herein described tract, from which a found "X" in  
3-16 concrete bears NORTH 56°42'23" WEST 9.13 feet, said point being in  
3-17 the northwesterly line of that 12.8767 acre tract described in  
3-18 Clerk's File No. 2009-098999, M.C.O.P.R.R.P.;  
3-19 5) THENCE, SOUTH 29°42'35" WEST, 660.32 feet along the  
3-20 northwesterly line of said 12.8767 acre tract to a 1/2 inch iron rod  
3-21 set for corner from which a found 1/2 inch iron rod bears SOUTH  
3-22 72°14'28" EAST 23.04 feet;  
3-23 6) THENCE, SOUTH 17°48'22" EAST, 401.89 feet along the  
3-24 southwesterly line of said 12.8767 acre tract to a 1/2 inch iron rod  
3-25 set for corner,  
3-26 7) THENCE, SOUTH 42°35'57" EAST, 655.73 feet along the westerly  
3-27 line of said 12.8767 acre tract to a 1/2 inch iron rod set for corner  
3-28 at the most southerly corner of said 12.8767 tract, said point being  
3-29 in the southeasterly line of said 49.953 acre tract;  
3-30 8) THENCE, SOUTH 42°51'42" WEST, 563.49 feet along the  
3-31 southeasterly line of said 49.953 acre tract to a 1/2 inch Iron rod  
3-32 set for corner;  
3-33 9) THENCE, SOUTH 41°39'16" WEST, 293.50 feet to a found 1/2" Iron  
3-34 rod being the most southerly corner of said 49.953 acre tract;  
3-35 10) THENCE, NORTH 47°59'29" WEST, 602.13 feet along the  
3-36 southwesterly line of said 49.953 acre tract to a set 1/2 inch iron  
3-37 rod at a reentrant corner of the herein described tract, said point  
3-38 being the most northerly northeast corner of said 76.277 acre  
3-39 tract;  
3-40 11) THENCE, SOUTH 43°00'34" WEST, 1273.24 feet along the  
3-41 southeasterly boundary of said 76.277 acre tract to a set 1/2 inch  
3-42 iron rod for corner;  
3-43 12) THENCE, SOUTH 47°56'16" EAST, 602.03 feet along the  
3-44 southeasterly boundary of said 76.277 acre tract to a set 1/2 inch  
3-45 iron rod for corner;  
3-46 13) THENCE, SOUTH 42°59'33" WEST, 316.97 feet along the  
3-47 southeasterly boundary of said 76.277 acre tract to a Fence Post;  
3-48 14) THENCE, SOUTH 46°30'37" EAST, 896.01 feet along the  
3-49 southeasterly boundary of said 76.277 acre tract to a Fence Post in  
3-50 the northwesterly line of Goodson Loop (60 feet wide);  
3-51 15) THENCE, SOUTH 47°32'56" WEST, 976.40 feet along the  
3-52 southeasterly boundary of said 76.277 acre tract and along the  
3-53 northwesterly line of Goodson Loop to a Fence Post;  
3-54 16) THENCE, NORTH 46°52'34" WEST, 1050.23 feet along the  
3-55 southeasterly boundary of said 76.277 acre tract to a 1/2" set for  
3-56 corner, said point being the most northerly corner of that 9.5 acre  
3-57 tract described in Volume 449, Page 85, M.C.D.R.;  
3-58 17) THENCE, SOUTH 42°17'45" WEST, 398.79 feet along the  
3-59 southeasterly boundary of said 76.277 acre tract to 1-1/2" Iron  
3-60 pipe found for the most westerly corner of said 9.5 acre tract, said  
3-61 point also being the most northerly corner of that 9.5 acre tract  
3-62 described in Volume 449, Page 81, M.C.D.R.;  
3-63 18) THENCE, SOUTH 42°09'37" WEST, 395.40 feet along the  
3-64 southeasterly boundary of said 76.277 acre tract to a Fence Post at  
3-65 the most westerly corner of last said 9.5 acre tract, said point  
3-66 being in the northeasterly line of that 28.658 acre tract described  
3-67 in Clerk's File No. 9141220, M.C.O.P.R.R.P.;  
3-68 19) THENCE, NORTH 46°45'48" WEST, 484.70 feet along the  
3-69 southwesterly boundary of said 76.277 acre tract and along the

4-1 northeasterly line of said 28.658 acre tract o a 1/2" Iron rod found  
4-2 n the southerly line of Goodson Loop;  
4-3 20) THENCE, NORTH 42°12'08" EAST, 374.57 feet along the westerly  
4-4 boundary of said 76.277 acre tract and the southeasterly line of  
4-5 Goodson Loop to a 1/2" iron rod found for corner;  
4-6 21) THENCE, NORTH 11°48'50" EAST, 49.34 feet along the westerly  
4-7 boundary of said 76.277 acre tract and the southeasterly line of  
4-8 Goodson Loop to a 1/2" iron rod found for corner, sad point being  
4-9 the southerly corner of that 6.16 acre tract described in Clerk's  
4-10 File No. 99073596, M.C.O.P.R.R.P;  
4-11 22) THENCE, NORTH 43°05'09" EAST, 778.21 feet along the westerly  
4-12 boundary of said 76.277 acre tract to the easterly corner of said  
4-13 6.16 acre tract a found 1/2" iron rod at the southerly corner of  
4-14 that 12.179 acre tract described in Clerk's File No. 99010255,  
4-15 M.C.O.P.R.R.P;  
4-16 23) THENCE, NORTH 42°55'37" EAST, 714.64 along the westerly  
4-17 boundary of said 76.277 acre tract to an axle found for the easterly  
4-18 corner of said 12.179 acre tract;  
4-19 24) THENCE, NORTH 47°01'14" WEST, 669.36 feet along the westerly  
4-20 boundary of said 76.277 acre tract and the easterly line of said  
4-21 12.179 acre tract to a 1/2" iron rod found for corner;  
4-22 25) THENCE, NORTH 42°12'14" EAST, 1427.72 feet along the westerly  
4-23 boundary of said 76.277 acre tract and partially along the easterly  
4-24 line of said 12.179 acre tract, and partially along the  
4-25 southeasterly line of that 25.625 acre tract described in Volume  
4-26 262, Page 104, M.C.D.R., to an axle found at the easterly corner of  
4-27 said 25.625 acre tract;  
4-28 26) THENCE, NORTH 47°59'29" WEST, 381.36 feet along the westerly  
4-29 boundary of said 49.953 acre tract and along the easterly line of  
4-30 said 25.625 acre tract to a found 6" iron pipe being the southerly  
4-31 corner of that 3.942 acre tract described in Clerk's File  
4-32 No. 904000351, M.C.O.P.R.R.P, said point also being in the in the  
4-33 southeasterly line of Lone Star Road (unrecorded);  
4-34 27) THENCE, NORTH 42°48'13" EAST, 460.34 feet along the  
4-35 northwesterly line of said 49.953 acre tract and along the  
4-36 southeasterly line of Lone Star Road to a 1/2 inch iron rod set for  
4-37 the westerly corner of that called 5.00 acre tract described in  
4-38 Clerk's File No. 2009-006904, M.C.R.P.R.;  
4-39 28) THENCE, SOUTH 47°59'23" EAST, 420.37 feet along the boundary  
4-40 of said 5.00 acre tract to a 1/2 inch iron rod set for corner;  
4-41 29) THENCE, NORTH 42°48'13" EAST, 351.20 feet along the boundary  
4-42 of said 5.00 acre tract to a 1/2 inch iron rod being in the  
4-43 southwesterly line of a 50 foot wide Tejas Gas Pipeline Easement;  
4-44 30) THENCE, NORTH 09°20'16" WEST, 532.38 feet along the boundary  
4-45 of said 5.00 acre tract and along the westerly line of said Tejas  
4-46 Gas Pipeline Easement to a point in the southeasterly line of Lone  
4-47 Star Road, from which point a found 1/2 inch iron rod bears SOUTH  
4-48 12°22'40" WEST, 1.86 feet;  
4-49 31) THENCE, NORTH 42°48'13" EAST, 63.33 feet along the westerly  
4-50 boundary of said 49.953 acre tract and along the southeasterly line  
4-51 of Lone Star Road to a R.R. Spike, said point having a Grid  
4-52 Coordinate: N=10,057,085.93, E=3,764,030.34, said point being the  
4-53 northerly corner of said 49.953 acre tract, said point also being  
4-54 the westerly corner of said 15.511 acre tract;  
4-55 32) THENCE, NORTH 42°44'44" EAST, 395.37 feet along the  
4-56 northwesterly line of said 15.511 acre tract and along the  
4-57 southeasterly line of Lone Star Road to the POINT OF BEGINNING of  
4-58 tract 3.  
4-59 Tract 3 Note: All bearings are based on the Texas Coordinate  
4-60 System, Central Zone, North American 1983 Datum. All coordinates  
4-61 herein are grid. All distances are surface. Coordinates may be  
4-62 converted to "surface" by using a CSF= 0.99996401912.  
4-63 Tract 4 (Community Estates) being a 133.86 acre tract of land  
4-64 located in and a portion of the Cyrus Wickson Survey, Abstract  
4-65 No. 600, Montgomery County, Texas and being all of that certain  
4-66 called 80 acre tract of land conveyed to E. J. Damuth by deed dated  
4-67 February 17, 1839 of record under Volume 205, Page 206 of the  
4-68 Montgomery County Deed Records (M.C.D.R.), being a portion of that  
4-69 certain residue of a called 394.93 acre tract of land conveyed to

5-1 E.J. Damuth by deed dated December 26, 1936 and recorded under  
5-2 Volume 191, Page 239 of said Deed Records and being a portion of  
5-3 that certain called 100.49 acre tract of land conveyed to E. J.  
5-4 Damuth by deed dated August 10, 1951 and recorded under Volume 318,  
5-5 Page 351 of said Deed Records; said 133.86 acres of land more  
5-6 particularly described as follows:  
5-7 BEGINNING at a found 1-inch iron pipe at the northeasterly corner of  
5-8 Mostyn Manor Section Six, a subdivision of record under File  
5-9 No. 2014048464 of the Montgomery County Map Records (M.C.M.R.),  
5-10 being the northwesterly corner of that certain residue of a called  
5-11 5.3 acre tract of land conveyed to Ralph Steacy and wife, Faye  
5-12 Steacy by deed dated July 1, 1972 and recorded under Volume 778,  
5-13 Page 791 of said Deed Records, same being the southwesterly corner  
5-14 of that certain called 3.3685 acre tract of land conveyed to  
5-15 Brittany N. Filetti and Jared Filetti by deed dated November 8, 2013  
5-16 and recorded under Montgomery County Clerk's File (M.C.C.F.)  
5-17 No. 2013122626 of the Official Public Records of Real Property  
5-18 Montgomery County Texas (O.P.R.O.R.P.M.C.T.), also being the  
5-19 southeasterly corner of said 80 acre tract;  
5-20 THENCE, South 86°49'44" West, 448.77 feet (called North 89°44'26"  
5-21 East, 448.77 per File No. 2014048464 of said Map Records) along the  
5-22 northerly line of said Mostyn Manor Section Six, being the  
5-23 southerly line of said 80 acre tract to the northwesterly corner of  
5-24 said Mostyn Manor Section Six, from which a found 1-inch iron pipe  
5-25 bears South 66°01' East, 0.33 feet;  
5-26 THENCE, South 02°13'29" East, 1,589.13 feet (called North 00°41'13"  
5-27 East per File No. 2014048464 of said Map Records) along the  
5-28 westerly line of said Mostyn Manor Section Six and along the  
5-29 easterly line of said residue of 394.93 acre tract, passing at  
5-30 1,495.45 feet a found 5/8-inch iron rod with cap at the  
5-31 southwesterly corner of Mostyn Manor Section Six and continuing to  
5-32 a point in the southerly line of Community Road (a prescriptive  
5-33 road) (no recording information found), being the northerly line of  
5-34 that certain called 8.38 acre tract of land conveyed to Donald E.  
5-35 Dean and wife, Karol L. Dean by deed dated May 12, 2011 and recorded  
5-36 under M.C.C.F. No. 2011046796 of said Official Public Records, same  
5-37 being the southerly line of said residue of 394.93 acre tract, from  
5-38 which a found 2-inch iron pipe bears North 39°06' East, 2.33 feet and  
5-39 a found 5/8-inch iron rod with cap for the northwesterly corner of  
5-40 Mostyn Manor Section Five of record under Cabinet 2, Sheet 2640 of  
5-41 said Map Records bears South 02°26' East, 5.34 feet;  
5-42 THENCE, South 39°06'05" West, 418.44 feet (called North 40°37'35"  
5-43 East, 420.80 feet per M.C.C.F. No. 2011046796 of said Official  
5-44 Public Records) along the southerly line of Community Road, being  
5-45 the northerly line of said 8.38 acre tract, same before the  
5-46 southerly line of said residue of 394.93 acre tract to a found  
5-47 1-inch iron pipe for an angle point;  
5-48 THENCE South 40°25'38" West, 539.06 feet (called North 41°57'08"  
5-49 East, 539.06 feet per M.C.C.F. No. 2011046796 of said Official  
5-50 Public Records) continuing along the southerly line of Community  
5-51 Road, being the northerly line of said 8.38 acre tract to a found  
5-52 3/4-inch iron rod at the northwesterly corner of said 8.38 acre  
5-53 tract, being the northerly corner of that certain called 3.1470  
5-54 acre tract of land conveyed to Donald E. Dean and wife, Karol L.  
5-55 Dean by deed dated June 20, 1979 and recorded under Volume 1140,  
5-56 Page 596 of said Deed Records;  
5-57 THENCE, South 40°25'30" West, 244.71 feet (called North 41°57' East  
5-58 per Volume 1140, Page 596 of said Deed Records) continuing along the  
5-59 southerly line of Community Road, being the northerly line of said  
5-60 3.1470 acre tract, passing at 200.00 feet a found 5/8-inch iron rod  
5-61 with cap at the northwesterly corner of said 3.1470 acre tract and  
5-62 continuing to a set PK nail with shiner in the centerline of  
5-63 Community Road, being the easterly line of that certain called  
5-64 2.000 acre tract of land conveyed to Kenneth R. Smith and wife,  
5-65 Beverly G. Smith by deed dated September 10, 1986 and recorded under  
5-66 M.C.C.F. No. 8647682, Film Code No. 430-01-2404 of said Official  
5-67 Public Records, same being the southerly corner of said residue of  
5-68 394.93 acre tract, from which a found PK Nail with shiner bears  
5-69 South 02°50'11" West, 171.62 feet;

6-1 THENCE, North 02°50'11" East, 165.68 feet (called South 05°11'50"  
6-2 West per M.C.C.F. No. 8647682 of said Official Public Records),  
6-3 along the centerline of an asphalt and gravel road, being the  
6-4 easterly line of sold 2.000 acre tract, same being the westerly line  
6-5 of said residue of 394.93 acre tract to a point on the southerly  
6-6 line of that certain residue of a called 215.381 acre tract of land  
6-7 conveyed to Randal A. Hendricks by deed dated September 8, 1975 and  
6-8 recorded under Volume 908, Page 667 of said Deed Records, being the  
6-9 northeasterly corner of said 2.000 acre tract;  
6-10 THENCE, North 88°42'15" East, 1.83 feet (called South 88°16'41" East  
6-11 per M.C.C.F. No. 8647682 and called North 88°24'30" West per Volume  
6-12 908, Page 667 of said Deed Records) along the southerly line of said  
6-13 residue of 215.381 acre tract, being the westerly line of said  
6-14 residue of 394.93 acre tract to a found 1/2-inch iron rod at the  
6-15 southeasterly corner of said residue of 215.381 acre tract, from  
6-16 which a found 3/8-inch iron rod (bent) bears North 50°28' West, 4.11  
6-17 feet, a found PK Nail with shiner bears South 18°37' West, 6.99 feet;  
6-18 THENCE, North 00°57'15" East, 413.94 feet (called South 03°50'30"  
6-19 West, 414.00 feet) along the easterly line of said residue of  
6-20 215.381 acre tract, being the westerly line of said residue of  
6-21 394.93 acre tract to a found 1/2-Inch iron rod;  
6-22 THENCE, North 04°43'17" West, 2,296.76 feet (called South 01°50'02"  
6-23 East, 2,297.10 feet per Volume 908, Page 667 of said Deed Records)  
6-24 continuing along the easterly line of said residue of 215.381 acre  
6-25 tract, and along the westerly line of said residue of 394.93 acre  
6-26 tract to a found 1/2-inch iron rod;  
6-27 THENCE, North 05°19'45" West, 1,365.80 feet (called South 02°26'30"  
6-28 East, 1,366.00 feet per Volume 908. Page 667 of said Deed Records)  
6-29 continuing along the easterly line of said residue of 215.381 acre  
6-30 tract to a set 5/8-inch iron rod with "GS" cap to the southeasterly  
6-31 corner of sold residue of 215.381 acre tract, being the  
6-32 southeasterly corner of said 100.49 acre tract;  
6-33 THENCE, South 87°32'45" West, 650.00 feet (called South 89°34'00"  
6-34 East per Volume 908, Page 667 of said Deed Records) along the  
6-35 northerly line of said residue of 215.381 acre tract, being the  
6-36 southerly line of said 100.49 acre tract to a set 5/8-inch iron rod  
6-37 with "GS" cap, from which a found U-Joint on a drive shaft for the  
6-38 northwesterly corner of said residue of 215.381 acre tract, being  
6-39 the southwesterly corner of said 100.49 acre tract bears South  
6-40 87°32'45" West, 2,260.03 feet;  
6-41 THENCE, North 04°14'57" West, 580.00 feet to a set 5/8-inch iron rod  
6-42 with "GS" cap;  
6-43 THENCE, North 87°34'27" East, 650.00 feet to a set 5/8-inch iron rod  
6-44 with "GS" cap;  
6-45 THENCE, North 04°13'04" West, 440.00 feet to a set 5/8-inch iron rod  
6-46 with "GS" cap;  
6-47 THENCE, North 85°46'02" East, 1,419.04 feet along d fence line to a  
6-48 point in a 36-inch oak tree, from which the center of the 36-inch  
6-49 oak tree bears South 86°49' West, 1.97 feet, being the called  
6-50 northwesterly corner of that certain called 38.150 acre tract of  
6-51 land conveyed to Brian Murphy and wife, Susan Murphy by deed dated  
6-52 March 10, 2009 and recorded Under M.C.C.F. No. 2009-020009 of said  
6-53 Official Public Records, from which a found 1-inch iron pipe (bent)  
6-54 bears North 86°46'40" East, 637.40 feet;  
6-55 THENCE, South 02°21'34" East, 1,728.23 feet along the westerly line  
6-56 of said 38.150 acre tract, and along the easterly line of said 80  
6-57 acre tract, passing at 1,064.36 feet a found 5/8-inch iron rod with  
6-58 cap for reference and continuing to a found 1/2-inch iron rod at the  
6-59 westernmost southwesterly corner of said 38.150 acre tract, being  
6-60 the northwesterly corner of that certain called 1 acre tract of land  
6-61 conveyed to Marian J. Fielder and spouse, Jeffrey L. Fielder by deed  
6-62 dated July 22, 2005 and recorded under M.C.C.F. No. 2005082134,  
6-63 Film Code No. 878-10-1679 of said Official Public Records;  
6-64 THENCE, South 02°29'46" East, 144.05 feet along the westerly line of  
6-65 said Fielder 1 acre tract, being the easterly line of said 80 acre  
6-66 tract to a found 1/2-inch iron rod at the southwesterly corner of  
6-67 said Fielder 1 acre tract;  
6-68 THENCE, South 02°26'24" East, 945.97 feet along the westerly line of  
6-69 that certain called 1.9999 acre tract of land conveyed to Janice L.

7-1 Morris by deed dated February 13, 1996 and recorded under M.C.C.F.  
7-2 No. 9610722, Film Code No. 134-00-1324 of said Official Public  
7-3 Records, the westerly line of that certain called 1.00 acre tract of  
7-4 land conveyed to Janice Morris by deed dated November 5, 1998 and  
7-5 recorded under M.C.C.F. No. 9889160, Film Code No. 458-00-2326 of  
7-6 said Official Public Records, the westerly line of that certain  
7-7 residue of a called 6.8 acre tract of land conveyed to John W.  
7-8 Reeves by deed dated August 13, 1999 and recorded under M.C.C.F.  
7-9 No. 2002003857, Film Code No. 004-10-1780 of said Official Public  
7-10 Records and the westerly line of said 3.3685 acre tract, being the  
7-11 easterly line of said 80 acre tract to the POINT OF BEGINNING and  
7-12 containing 133.86 acres of land (Tract 4).  
7-13 Tract 5 (Hardin Store Rd.) being a 104.52 acre parcel (called  
7-14 104.5230 acres) of land situated in the E.R. Hale Survey, Abstract  
7-15 No. 264 and being the same tract of land as recorded in Volume 72,  
7-16 Page 290 Deed Records of Montgomery County, Texas said 104.52 acre  
7-17 parcel being more particularly described by metes and bounds as  
7-18 follows with the base of bearing being the recorded deed.  
7-19 Beginning at a 5/8" inch iron rod found in the west line of Rimwick  
7-20 Forest Subdivision (U/R), Section 1, Lot 4 as recorded under  
7-21 Montgomery County Film Code Number 081-11-0228 for the southeast  
7-22 corner of a called 0.944 acre tract as recorded under Montgomery  
7-23 County Clerk's File 2011064873 and the northeast corner of the  
7-24 herein described parcel of land for the POINT OF BEGINNING;  
7-25 THENCE, South 01° 13' 17" West (called South), along the west line of  
7-26 the said called Rimwick Forest  
7-27 Subdivision, the west line of Lot 4, the west line of Lot 3 as  
7-28 recorded under File Number 8848910 Deed  
7-29 Records of Montgomery County, and the east line of the herein  
7-30 described parcel, passing at a distance of 52.10 feet a 1/2 inch  
7-31 iron rod found marking the common corner of the said Lot 4 and Lot 3  
7-32 of the  
7-33 Rimwick Subdivision, continuing for a distance of 275.58 feet to a  
7-34 monument for the southwest corner of the said Lot 3 and being in the  
7-35 northerly line of a called 150 foot Railroad right of way as  
7-36 recorded in Vol. 26, Pg. 367 D.R.M.C., continuing for a distance of  
7-37 413.95 feet for the centerline of the I. & G.N. Railroad called 150  
7-38 feet wide, continuing for a distance 479.55 feet to a point (from  
7-39 which a 1 inch iron pipe found Bears North 56° 51' 32" West, a  
7-40 distance of 12.34) in the southerly line of the said railroad right  
7-41 of way, continuing along the west line of Post Oak Forest  
7-42 Subdivision (U/R), the west line of Lot 10 as recorded under File  
7-43 Number 8914750 D.R.M.C. for a total distance of 1050.04 feet to a  
7-44 5/8 inch iron rod found in the west line of Post Oak Forest  
7-45 (unrecorded subdivision) for the southwest corner of the said Lot  
7-46 10, the northwest corner of Lot 11 as recorded under M.C.F.C.  
7-47 382-11-1756, and marking an angle point in the herein described  
7-48 parcel of land;  
7-49 THENCE, South 00° 55' 07" East (called South), along the west line of  
7-50 Post Oak Forest Subdivision, the  
7-51 west line of Lot 11, and the east line of the herein described  
7-52 parcel, passing at a distance of 180.04 feet to a 3/8 inch iron rod  
7-53 found for the southwest corner of said Lot 11, and the northwest  
7-54 corner of Lot 12, continuing along the west line of the said Post  
7-55 Oak Forest Subdivision, the west line of the following Lots  
7-56 12, Lot 13 as recorded in M.C.F.C. 382-11-1756, and Lot 14 for a  
7-57 distance of 689.39 feet to a 1/2 inch iron rod for the southwest  
7-58 corner of the said Lot 14 and the northwest corner of Post Oak  
7-59 Forest Drive,  
7-60 called 60.00 feet of right of way, continuing for a distance of  
7-61 748.93 feet to a 1/2 inch iron rod for the  
7-62 northwest corner of Lot 15 as recorded under M.C.F.C. 151-10-1266  
7-63 and marking the southwest corner of said Post Oak Forest Drive,  
7-64 continuing along the west line of the said Lot 15 for a total  
7-65 distance of 969.39 feet to a monument found for the southwest corner  
7-66 of the said Lot 15, the northwest corner of a called 2.586 acre  
7-67 tract as recorded under M.C.C.F. 2011064873, and an angle point of  
7-68 the herein described parcel;  
7-69 THENCE, South 05° 18' 32" West (called South), along the west line of



8-1 the said called 2.586 acre tract and the east line of the herein  
8-2 described parcel, a distance of 413.66 feet to a 1 inch iron rod  
8-3 found for the southwest corner of the said 2.586 acre tract and the  
8-4 northwest corner of Hughes Road, called 60.00 feet of right of way,  
8-5 and an angle point in the herein described parcel of land;  
8-6 THENCE, South 00° 17' 29" West (called South) along the west line of  
8-7 the said Hughes Road, a called  
8-8 1.160 acre tract as recorded under M.C.F.C. 379-00-1589, a 5.420  
8-9 acre tract as recorded under M.C.F.C.  
8-10 739-01-1994, a 1.591 acre tract as recorded under M.C.C.F.  
8-11 2011091306, a 1.00 acre tract as recorded under M.C.C.F.  
8-12 2011091306, and the east line of the herein described parcel, a  
8-13 distance of 1643.03 feet to a 3/4 inch iron pipe in the northerly  
8-14 line of Hardin Store Road (called 60 right of way, Public Road) for  
8-15 the southwest corner of the said 1.00 acre tract and marking an  
8-16 angle point of the herein described parcel of land;  
8-17 THENCE, South 47° 20' 53" West, along the northerly right of way line  
8-18 of Hardin Store Road and the  
8-19 southerly line of the herein described parcel, a distance of 424.45  
8-20 feet to a 1/2 inch iron rod found for the northeast corner of a  
8-21 called 0.671 acre tract as recorded in Montgomery County Film Code  
8-22 613-00-0474 marking an angle point of the herein described parcel  
8-23 of land;  
8-24 THENCE, South 89° 34' 07" West (called South 89° 31' 00" West) along  
8-25 the common line of the said  
8-26 0.671 acre tract and the herein described parcel, passing at a  
8-27 distance of 263.33 feet to a 5/8 inch iron rod found for the  
8-28 northwest corner of the said called 0.671 acre tract and the  
8-29 northeast corner of Logtowne Subdivision as recorded in Book E,  
8-30 Page 56B M.R.M.C., continuing along the common line of the said  
8-31 Logtowne Subdivision and the herein described parcel for a total  
8-32 distance of 722.41 feet to a 1 inch iron pipe found for an angle  
8-33 point in the said called Log Town Subdivision marking the southwest  
8-34 corner of the herein described parcel of land;  
8-35 THENCE, North 00° 03' 36" West (called North), along the common line  
8-36 of the said Logtowne  
8-37 Subdivision and the herein described parcel passing at a distance  
8-38 of 1097.96 feet a 3/4 inch iron pipe for the northeast corner of the  
8-39 said called Log Towne Subdivision and the southeast corner of  
8-40 Britwood  
8-41 Estates as recorded in Book L, Page 118 M.R.M.C, continuing along  
8-42 the common line of the said  
8-43 Britwood Estates and the herein described parcel for a distance of  
8-44 2384.46 feet to a 3/4 inch iron pipe found, continuing for a total  
8-45 distance of 2736.02 feet to a 1/2 inch iron rod found in the east  
8-46 line of the called Britwood Estates for an angle point in the herein  
8-47 described parcel of land;  
8-48 THENCE, North 00° 06' 02" East (called North) along the east line of  
8-49 the said called Britwood Estates  
8-50 Subdivision and the west line of the herein described parcel,  
8-51 passing at a distance of 876.43 feet to a 5/8 inch iron rod found,  
8-52 continuing for a distance of 1057.19 feet to a 1/2 inch iron rod  
8-53 found, continuing for  
8-54 a distance of 1336.41 to a 1/2 inch iron rod found, continuing for a  
8-55 total distance of 1631.62 feet to a 3/4 inch iron rod found in the  
8-56 south line of a called 6.776 acres as recorded in M.C.F.C.  
8-57 613-00-0474 for the northeast corner of the said called Britwood  
8-58 Estates Subdivision marking the northwest corner of the herein  
8-59 described parcel of land;  
8-60 THENCE, South 89° 57' 51" East, along the common line of the said  
8-61 called 6.776 acre tract and the  
8-62 herein described parcel, passing at a distance of 323.94 feet a 1  
8-63 inch iron pipe found in the southerly right of way line of the said  
8-64 called 150 foot Railroad Right of way line, passing at a distance of  
8-65 411.65 feet the centerline of the I & G. N. Railroad, continuing for  
8-66 a distance of 548.52 feet to a 5/8 inch iron rod found in the  
8-67 northerly line of the said called 150.00 foot Railroad right of way  
8-68 line and the southwest corner of a called 0.944 acres, continuing  
8-69 along the common line of the said 0.944 acre tract and the herein



9-1 described parcel for a total distance of 1043.28 feet (called  
9-2 1043.18) to the POINT OF BEGINNING and containing 104.52 acres  
9-3 (Tract 5);  
9-4 Tract 6 (adjacent to 66.58 acre Enclave at Dobbin) is 24.17 acres in  
9-5 size and comprised of the following tract: A0078 BROWN JAMES, TRACT  
9-6 5-A,5-E,5-G,5-H, ACRES 24.17 (Mont. Co. Property Records Ref. Id.  
9-7 0078-00-005-1)  
9-8 The point of beginning of 24.17 acre tract is northwest corner of  
9-9 said 24.17 acre tract, east Right-Of-Way (ROW) of Clint-Neidigk  
9-10 Roads and southwest corner of 3.0 acre tract (A0078 BROWN JAMES,  
9-11 TRACT 4-B ACRES 3.000);  
9-12 Then east along north boundary of said 24.17 acre tract, and south  
9-13 boundary of said 3.0 acre tract, and 3.0 acre tract 4B-1, and  
9-14 Woodforest Estates Block 1, and 9.520 acre tract (A0078 BROWN  
9-15 JAMES, TRACT 7 ACRES 9.520) to northeast corner of said 24.17 acre  
9-16 tract and northwest corner of 8.0 acre tract (A0078 BROWN JAMES,  
9-17 TRACT 5-B, ACRES 8.000);  
9-18 Then south along east boundary of said 24.17 acre tract and west  
9-19 boundary of said 8.0 acre tract to north boundary of 2.5 acre tract  
9-20 (A0078 BROWN JAMES, TRACT 5, ACRES 2.500);  
9-21 Then west along boundary line of said 24.17 acre tract and north  
9-22 boundary of said 2.5 acre tract to northwest corner of said 2.5 acre  
9-23 tract and interior corner of 24.17 acre tract;  
9-24 Then south along east boundary line of said 24.17 acre tract and  
9-25 west boundary of said 2.5 acre tract to southwest corner of said 2.5  
9-26 acre tract and north boundary of 13.113 acre tract (A0078 BROWN  
9-27 JAMES, TRACT 8, 10-A, ACRES 13.113);  
9-28 Then west along south boundary line of said 24.17 acre tract and  
9-29 north boundary of said 13.113 acre tract to northwest corner of said  
9-30 13.113 acre tract and interior corner of said 24.17 acre tract;  
9-31 Then south along west boundary of said 13.113 acre tract and  
9-32 boundary line of said 24.17 acre tract to northeast corner of SPRING  
9-33 CREEK FOREST 03 (S898203) Subdivision;  
9-34 Then west along south boundary of said 24.17 acre tract and north  
9-35 boundary of SPRING CREEK FOREST 03 (S898203) Subdivision to  
9-36 southeast corner 10.0 acre tract (A0078 BROWN JAMES, TRACT 5-D,  
9-37 ACRES 10.000);  
9-38 Then north along east boundary of said 10.0 acre tract to northeast  
9-39 corner of said tract and interior corner of said 24.17 acre tract;  
9-40 Then west along north boundary of said 10.0 acre tract and boundary  
9-41 line of said 24.17 acre tract to northwest corner of said 10.0 acre  
9-42 tract and west boundary of said 24.17 acre tract and east ROW of  
9-43 Clint-Neidigk Rd.;  
9-44 Then north along west boundary of said 24.17 acre tract, east ROW of  
9-45 Clint-Neidigk Rd. to northwest corner of said tract and point of  
9-46 beginning of +/- 24.17 acre tract 6;  
9-47 Tract 7 (Adjacent to Enclave at Dobbin) The Enclave at Dobbin Tract  
9-48 being a 66.580 acres comprised of the following tracts:  
9-49 1. a called 22.5814 acre tract, County Clerk's File No. 9368043,  
9-50 of the Montgomery County Real Property Records (M.C.R.P.R.),  
9-51 2. a called 13.113 acre tract, Vol. 610, Pg. 33, Montgomery County  
9-52 Deed Records (M.C.D.R.),  
9-53 3. a called 2.5 acre tract, County Clerk's File No. 9676748,  
9-54 M.C.R.P.R.,  
9-55 4. a called 8.337 acre tract, County Clerk's File No. 9777430,  
9-56 M.C.R.P.R.,  
9-57 5. a called 5.0733 acres tract, County Clerk's File No. 9368043,  
9-58 M.C.R.P.R.,  
9-59 6. a called 5.000 acre tract, County Clerk's File No. 9368043,  
9-60 M.C.R.P.R.,  
9-61 7. a called 50733 acre tract, County Clerk's File No. 9368042,  
9-62 M.C.R.P.R.,  
9-63 8. a called 2.459 acre tract, County Clerk's File No. 8861841,  
9-64 M.C.R.P.R.,  
9-65 9. and a 2.459 acre tract, County Clerk's File No. 8861842,  
9-66 M.C.R.P.R.,  
9-67 being out of the James Brown Survey, A-78, Montgomery County,  
9-68 Texas, and being more particularly described by metes and bounds as  
9-69 follows:

10-1 COMMENCING for reference at a found 1/2 inch iron at the  
10-2 intersection of the northerly line of Carraway Lane (a called 50  
10-3 foot wide prescriptive right-of-way) with the southwesterly line of  
10-4 Dobbin Hufsmith Road (a called 60 foot wide prescriptive  
10-5 right-of-way), said point being the southeasterly corner of that  
10-6 6.780 acre tract described in Volume 1146, Page 492, M.C.D.R., and  
10-7 said point having a State Plane Grid Coordinate (Central Zone):  
10-8 N=10,052,010.77, E=3,789,968.41;  
10-9 1) THENCE, NORTH 43°38'19" WEST, 571.56 feet along the  
10-10 southwesterly line of Dobbin Hufsmith Road to the POINT OF  
10-11 BEGINNING, from which a found 5/8" iron rod bears N 49°16'24" E, 1.23  
10-12 feet;  
10-13 2) THENCE, SOUTH 86°40'08" WEST, 479.63 feet to a point for corner  
10-14 from which a found 5/8" iron rod bears N 67°24'20" E, 1.51 feet;  
10-15 3) THENCE, SOUTH 86°27'05" WEST, 713.04 feet to a point for corner  
10-16 from which a found 1/2 inch iron rod bears N 77°59'07" E, 1.14 feet;  
10-17 4) THENCE, SOUTH 03°21'08" EAST, 465.60 feet to a point for corner  
10-18 from which a found 5/8" iron rod bears N 89°46'18" E, 1.98 feet;  
10-19 5) THENCE, SOUTH 86°32'38" WEST, 239.62 feet to a point for corner  
10-20 from which a found 3/4 inch iron rod bears S 77°56'48" E 1.99 feet;  
10-21 6) THENCE, SOUTH 87°41'13" WEST, 556.87 feet along to a set 1/2  
10-22 inch iron rod being in the easterly line of North Creek Road (a  
10-23 called 60 foot wide prescriptive right-of-way);  
10-24 7) THENCE, NORTH 03°08'56" WEST, 1568.54 feet along the easterly  
10-25 line of North Creek Road to a set 1/2 inch iron rod;  
10-26 8) THENCE, NORTH 86°38'07" EAST, 261.57 feet to a 1/2 inch Iron  
10-27 rod set for corner;  
10-28 9) THENCE, NORTH 03°21'33" WEST, 380.73 feet a set 1/2 inch iron  
10-29 rod;  
10-30 10) THENCE, NORTH 86°38'27" EAST, 1148.30 feet to ' set 1/2 inch  
10-31 iron rod being in the southwesterly line of Dobbin Hufsmith Road;  
10-32 said point being the beginning of a non-tangent curve to the left;  
10-33 11) THENCE, SOUTHEASTERLY, 163.18 feet along the southwesterly  
10-34 line of Dobbin Hufsmith Road, being along the arc of said curve to  
10-35 the left, having a radius of 805.76 feet, a central angle of  
10-36 11°36'12", and a chord bearing S 27°11'14" E 162.90 feet, to a set 1/2  
10-37 inch iron rod at the beginning of a non-tangent line;  
10-38 12) THENCE, SOUTH 32°55'52" EAST, 265.11 feet along the along the  
10-39 southwesterly line of Dobbin Hufsmith Road to a point for corner  
10-40 from which a found 5/8" iron rod bears N 32°09'14" W, 0.68 feet;  
10-41 13) THENCE, SOUTH 31°32'45" EAST, 382.12 feet along the along the  
10-42 southwesterly line of Dobbin Hufsmith Road to a point for corner  
10-43 from which a found 5/8" iron rod bears N 28°24'59" W, 1.91 feet;  
10-44 14) THENCE, SOUTH 31°27'04" EAST, 210.95 feet along the along the  
10-45 southwesterly line of Dobbin Hufsmith Road to a point for corner  
10-46 from which a found 1/2" iron rod bears N 13°52'37" W, 1.87 feet;  
10-47 15) THENCE, SOUTH 31°20'41" EAST, 60.93 feet along the along the  
10-48 southwesterly line of Dobbin Hufsmith Road to a point for corner  
10-49 from which a found 5/8" iron rod bears N 10°13'03" W, 1.91 feet; said  
10-50 point being the beginning of a non-tangent curve to the right;  
10-51 16) THENCE, SOUTHEASTERLY, 134.13 feet along the southwesterly  
10-52 line of Dobbin Hufsmith Road, being along the arc of said curve to  
10-53 the right, having a radius of 264.75 feet, a central angle of  
10-54 29°01'40", and a chord bearing S 16°50'29" E 132.70 feet, to a set 1/2  
10-55 inch iron rod at the beginning of a non-tangent line, from which  
10-56 point a found 1/2" iron rod bears N 02°45'37" E, 2.00 feet;  
10-57 17) THENCE, SOUTH 02°19'02" EAST, 246.76 feet along the  
10-58 southwesterly line of Dobbin Hufsmith Road to a set 1/2 inch iron  
10-59 rod at a point for corner from which a found 1/2" iron rod bears N  
10-60 25°54'23" E, 2.20 feet;  
10-61 18) THENCE, SOUTH 18°07'16" EAST, 164.71 feet along the  
10-62 southwesterly line of Dobbin Hufsmith Road to the POINT OF  
10-63 BEGINNING of tract 7.  
10-64 Tract 7 Note: All bearings are based on the Texas Coordinate System,  
10-65 Central Zone, North American 1983 Datum. All coordinates herein are  
10-66 grid. All distances are surface. Coordinates may be converted to  
10-67 "surface" by using a CSF= 0.99998559187.  
10-68 Tract 8 being 162.324 acres comprised of a 158.808 acre tract and a  
10-69 3.516 acre tract, hereinafter Tract 8.1 and Tract 8.2,

11-1 respectively; being out of the James Brown Survey, A-78 and the  
11-2 Isaac Mansfield Survey, A-344, Montgomery County, Texas, and being  
11-3 more particularly described by metes and bounds as follows:  
11-4 TRACT 8.1 (158.808 Acres)  
11-5 Beginning at the northwest corner of the herein described tract,  
11-6 said point having a Grid Coordinate: N=10,059,092.745,  
11-7 E=3,797,114.190;  
11-8 1) THENCE, NORTH 87°33'26" EAST, 1019.13 feet to a point for  
11-9 corner having a Grid Coordinate: N=10,059,136.186,  
11-10 E=3,798,132.485';  
11-11 2) THENCE, NORTH 87°07'38" EAST, 1019.62 feet to a point for the  
11-12 most northerly northeast corner of the herein described tract;  
11-13 3) THENCE, SOUTH 02°47'31" EAST, 1423.07 feet to a point for  
11-14 corner;  
11-15 4) THENCE, SOUTH 02°32'16" EAST, 809.63 feet to a point for  
11-16 reentrant corner;  
11-17 5) THENCE, NORTH 87°07'08" EAST, 783.78 feet to a point for a  
11-18 northeasterly corner;  
11-19 6) THENCE, SOUTH 03°53'29" EAST, 387.92 feet to a point for  
11-20 reentrant corner;  
11-21 7) THENCE, NORTH 86°38'45" EAST, 786.72 feet to a point for the  
11-22 most southerly northeast corner of the herein described tract;  
11-23 8) THENCE, SOUTH 04°49'26" EAST, 700.00 feet to a point for the  
11-24 southeast corner of the herein described tract;  
11-25 9) THENCE, SOUTH 86°37'53" WEST, 798.12 feet to a point for  
11-26 corner;  
11-27 10) THENCE, NORTH 03°53'29" WEST, 258.91 feet to a point for  
11-28 reentrant corner;  
11-29 11) THENCE, SOUTH 87°06'17" WEST, 795.17 feet to a point for  
11-30 corner;  
11-31 12) THENCE, NORTH 04°42'27" WEST, 216.64 feet to a point for  
11-32 reentrant corner;  
11-33 13) THENCE, SOUTH 88°25'42" WEST, 1768.72 feet to a the beginning  
11-34 of a non-tangent curve to the left; said point being in the  
11-35 northeasterly line of Dry Creek Road (variable width);  
11-36 14) THENCE, NORTHWESTERLY 169.73 feet along Dry Creek Road and  
11-37 along the arc of said curve to the left, said curve having a radius  
11-38 of 174.77 feet, a central angle of 55°38'41", and a chord bearing and  
11-39 distance of NORTH 49°37'09" WEST, 163.14 feet;  
11-40 15) THENCE, NORTH 77°24'24" WEST, 132.55 feet along Dry Creek Road  
11-41 to a point for the southwesterly corner of the herein described  
11-42 tract;  
11-43 16) THENCE, NORTH 03°16'29" WEST, 1257.51 feet along the westerly  
11-44 line of the herein described tract, to a point for corner;  
11-45 17) THENCE, NORTH 03°03'57" WEST, 1408.11 feet along the westerly  
11-46 line of the herein described tract, to the POINT OF BEGINNING;  
11-47 TRACT 8.2 (3.516 Acres)  
11-48 COMMENCING for reference at the northwest corner of the above  
11-49 described tract, said point having a Grid Coordinate:  
11-50 N=10,059,092.745, E=3,797,114.190;  
11-51 1) THENCE, SOUTH 03°03'57" EAST, 1408.11 feet along the westerly  
11-52 line of the above described tract to a point for corner;  
11-53 2) THENCE, SOUTH 03°16'29" EAST, 1299.27 feet along the westerly  
11-54 line of the above described tract, to the POINT OF BEGINNING, said  
11-55 point being in the southerly line of Dry Creek Road (variable  
11-56 width);  
11-57 3) THENCE, SOUTH 79°02'36" EAST, 120.78 feet, along the southerly  
11-58 line of Dry Creek Road, to a the beginning of a curve to the right;  
11-59 4) THENCE, SOUTHEASTERLY, 178.18 feet along the southerly line of  
11-60 Dry Creek Road and along the arc of said curve to the right, said  
11-61 curve having a radius of 134.77 feet, a central angle of 75°45'00",  
11-62 and a chord bearing and distance of SOUTH 41°09'59" EAST, 165.48  
11-63 feet;  
11-64 5) THENCE, SOUTH 03°16'29" EAST, 225.92 feet, along the westerly  
11-65 line of Dry Creek Road (call 40 feet wide), to a point for corner;  
11-66 6) THENCE, SOUTH 19°46'31" WEST, 354.95 feet, along the westerly  
11-67 line of Dry Creek Road, to a point for corner;  
11-68 7) THENCE, SOUTH 16°26'31" WEST, 295.60 feet, along the westerly  
11-69 line of Dry Creek Road, to the most southerly corner of the herein

12-1 described tract;  
12-2 8) THENCE, NORTH 03°16'29" WEST, 990.80 feet, along the westerly  
12-3 line of the herein described tract, to a point in the southerly line  
12-4 of Dry Creek Road;

12-5 9) THENCE, NORTH 85°53'56" EAST, 19.99 feet, along the southerly  
12-6 line of Dry Creek Road; to the POINT OF BEGINNING of Tract 8;

12-7 Tract 8 Note: All bearings are based on the Texas Coordinate  
12-8 System, Central Zone, North American 1983 Datum. All coordinates  
12-9 herein are grid and may be converted to surface by dividing by the  
12-10 Combined Scale Factor of 0.999977037. All distances are surface.

12-11 SECTION 5. (a) The legal notice of the intention to  
12-12 introduce this Act, setting forth the general substance of this  
12-13 Act, has been published as provided by law, and the notice and a  
12-14 copy of this Act have been furnished to all persons, agencies,  
12-15 officials, or entities to which they are required to be furnished  
12-16 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
12-17 Government Code.

12-18 (b) The governor, one of the required recipients, has  
12-19 submitted the notice and Act to the Texas Commission on  
12-20 Environmental Quality.

12-21 (c) The Texas Commission on Environmental Quality has filed  
12-22 its recommendations relating to this Act with the governor,  
12-23 lieutenant governor, and speaker of the house of representatives  
12-24 within the required time.

12-25 (d) The general law relating to consent by political  
12-26 subdivisions to the creation of districts with conservation,  
12-27 reclamation, and road powers and the inclusion of land in those  
12-28 districts has been complied with.

12-29 (e) All requirements of the constitution and laws of this  
12-30 state and the rules and procedures of the legislature with respect  
12-31 to the notice, introduction, and passage of this Act have been  
12-32 fulfilled and accomplished.

12-33 SECTION 6. This Act takes effect immediately if it receives  
12-34 a vote of two-thirds of all the members elected to each house, as  
12-35 provided by Section 39, Article III, Texas Constitution. If this  
12-36 Act does not receive the vote necessary for immediate effect, this  
12-37 Act takes effect September 1, 2015.

12-38 \* \* \* \* \*