

By: Creighton

S.B. No. 2276

A BILL TO BE ENTITLED

AN ACT

relating to the creation of Lakewood Improvement District of Harris County; providing authority to issue bonds; providing authority to impose assessments, fees, or taxes.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3951 to read as follows:

CHAPTER 3951. LAKEWOOD IMPROVEMENT DISTRICT OF HARRIS COUNTY

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3951.001. DEFINITIONS. In this chapter:

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

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

(3) "County" means Harris County.

(4) "Director" means a board member.

(5) "District" means the Lakewood Improvement District of Harris County.

Sec. 3951.002. NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3951.003. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and in authorizing the city, the

1 county, and other political subdivisions to contract with the
2 district, the legislature has established a program to accomplish
3 the public purposes set out in Section 52-a, Article III, Texas
4 Constitution.

5 (b) The creation of the district is necessary to promote,
6 develop, encourage, and maintain employment, commerce,
7 transportation, housing, tourism, recreation, the arts,
8 entertainment, economic development, safety, and the public
9 welfare in the district, and to accomplish the redevelopment of
10 land in the district.

11 (c) This chapter and the creation of the district may not be
12 interpreted to relieve the city or the county from providing the
13 level of services provided as of the effective date of the Act
14 enacting this chapter to the area in the district. The district is
15 created to supplement and not to supplant city or county services
16 provided in the district.

17 Sec. 3951.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

18 (a) The district is created to serve a public use and benefit.

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

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

26 (1) developing and diversifying the economy of the
27 state;

1 (2) eliminating unemployment and underemployment; and
2 (3) developing or expanding transportation and
3 commerce.

4 (d) The district will:

5 (1) promote the health, safety, and general welfare of
6 residents, employers, potential employees, employees, visitors,
7 and consumers in the district, and of the public;

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

11 (3) promote the health, safety, welfare, and enjoyment
12 of the public by providing pedestrian ways, parking facilities, and
13 conduit facilities and by landscaping and developing certain areas
14 in the district, which are necessary for the restoration,
15 preservation, and enhancement of scenic beauty; and

16 (4) provide for road, bridge, and recreational
17 facilities for the district.

18 (e) Pedestrian ways along or across a street, whether at
19 grade or above or below the surface, and street lighting, street
20 landscaping, parking, and street art objects are parts of and
21 necessary components of a street or road and are considered to be a
22 street or road improvement.

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

26 Sec. 3951.005. INITIAL DISTRICT TERRITORY. (a) The
27 district is initially composed of the territory described by

Section 2 of the Act enacting this chapter.

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

(1) organization, existence, or validity;

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

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

(4) legality or operation.

Sec. 3951.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

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

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

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

(3) an enterprise zone created under Chapter 2303, Government Code; or

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

Sec. 3951.007. APPLICABILITY OF MUNICIPAL MANAGEMENT DISTRICTS LAW. Except as otherwise provided by this chapter, Chapter 375, Local Government Code, applies to the district.

Sec. 3951.008. CONSTRUCTION OF CHAPTER. This chapter shall be liberally construed in conformity with the findings and purposes

stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 3951.051. GOVERNING BODY; TERMS. (a) The district is governed by a board of five voting directors who serve staggered terms of four years, with two or three directors' terms expiring June 1 of each odd-numbered year.

(b) The board by resolution may change the number of voting directors on the board if the board determines that the change is in the best interest of the district. The board may not consist of fewer than five or more than nine voting directors.

Sec. 3951.052. APPOINTMENT OF VOTING DIRECTORS. The Texas Commission on Environmental Quality shall appoint voting directors from persons recommended by the board.

Sec. 3951.053. NONVOTING DIRECTORS. The board may appoint nonvoting directors to serve at the pleasure of the voting directors.

Sec. 3951.054. QUORUM. For purposes of determining the requirements for a quorum of the board, the following are not counted:

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

(2) a director who is abstaining from participation in a vote because of a conflict of interest; or

(3) a nonvoting director.

Sec. 3951.055. COMPENSATION. A director is entitled to receive fees of office and reimbursement for actual expenses as provided by Section 49.060, Water Code. Sections 375.069 and

375.070, Local Government Code, do not apply to the board.

Sec. 3951.056. INITIAL VOTING DIRECTORS. (a) The initial
board consists of:

Pos. No.

Name of Director:

1

2

3

4

5

(b) Of the initial directors, the terms of directors appointed for positions one through three expire June 1, 2019, and the terms of directors appointed for positions four and five expire June 1, 2021.

(c) Section 3951.052 does not apply to this section.

(d) This section expires September 1, 2021.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 3951.101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 3951.102. IMPROVEMENT PROJECTS AND SERVICES. The district may provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service using any money available to the district, or contract with a governmental or private entity to provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under this chapter or Chapter 375, Local Government Code.

1 Sec. 3951.103. DEVELOPMENT CORPORATION POWERS. The
2 district, using money available to the district, may exercise the
3 powers given to a development corporation under Chapter 505, Local
4 Government Code, including the power to own, operate, acquire,
5 construct, lease, improve, or maintain a project under that
6 chapter.

7 Sec. 3951.104. NONPROFIT CORPORATION. (a) The board by
8 resolution may authorize the creation of a nonprofit corporation to
9 assist and act for the district in implementing a project or
10 providing a service authorized by this chapter.

11 (b) The nonprofit corporation:

12 (1) has each power of and is considered to be a local
13 government corporation created under Subchapter D, Chapter 431,
14 Transportation Code; and

15 (2) may implement any project and provide any service
16 authorized by this chapter.

17 (c) The board shall appoint the board of directors of the
18 nonprofit corporation. The board of directors of the nonprofit
19 corporation shall serve in the same manner as the board of directors
20 of a local government corporation created under Subchapter D,
21 Chapter 431, Transportation Code, except that a board member is not
22 required to reside in the district.

23 Sec. 3951.105. AGREEMENTS; GRANTS. (a) As provided by
24 Chapter 375, Local Government Code, the district may make an
25 agreement with or accept a gift, grant, or loan from any person.

26 (b) The implementation of a project is a governmental
27 function or service for the purposes of Chapter 791, Government

1 Code.

2 Sec. 3951.106. LAW ENFORCEMENT SERVICES. To protect the
3 public interest, the district may contract with a qualified party,
4 including the county or the city, to provide law enforcement
5 services in the district for a fee.

6 Sec. 3951.107. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
7 district may join and pay dues to a charitable or nonprofit
8 organization that performs a service or provides an activity
9 consistent with the furtherance of a district purpose.

10 Sec. 3951.108. ECONOMIC DEVELOPMENT. (a) The district may
11 engage in activities that accomplish the economic development
12 purposes of the district.

13 (b) The district may establish and provide for the
14 administration of one or more programs to promote state or local
15 economic development and to stimulate business and commercial
16 activity in the district, including programs to:

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

18 (2) provide district personnel and services.

19 (c) The district may create economic development programs
20 and exercise the economic development powers provided to
21 municipalities by:

22 (1) Chapter 380, Local Government Code; and

23 (2) Subchapter A, Chapter 1509, Government Code.

24 Sec. 3951.109. PARKING FACILITIES. (a) The district may
25 acquire, lease as lessor or lessee, construct, develop, own,
26 operate, and maintain parking facilities or a system of parking
27 facilities, including lots, garages, parking terminals, or other

1 structures or accommodations for parking motor vehicles off the
2 streets and related appurtenances.

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

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

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

12 Sec. 3951.110. ANNEXATION AND EXCLUSION OF LAND. (a) The
13 district may annex land as provided by Subchapter J, Chapter 49,
14 Water Code.

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

18 Sec. 3951.111. NAVIGATION DISTRICT POWERS. (a) The
19 district has the powers provided by the general law of this state
20 applicable to navigation districts created under Section 59,
21 Article XVI, Texas Constitution, including Chapters 60 and 62,
22 Water Code.

23 (b) The district may purchase, construct, acquire, own,
24 operate, maintain, improve, or extend, inside and outside the
25 district, a canal, waterway, bulkhead, dock, or other improvement
26 or facility necessary or convenient to accomplish the navigation
27 purposes of the district.

1 Sec. 3951.112. ROAD DISTRICT POWERS. The district has the
2 powers provided by the general laws relating to road districts and
3 road utility districts created under Section 52(b), Article III,
4 Texas Constitution, including Chapters 257 and 441, Transportation
5 Code.

6 Sec. 3951.113. ROAD STANDARDS AND REQUIREMENTS. (a) A
7 road project must meet all applicable construction standards,
8 zoning and subdivision requirements, and regulations of each
9 municipality in whose corporate limits or extraterritorial
10 jurisdiction the road project is located.

11 (b) If a road project is not located in the corporate limits
12 or extraterritorial jurisdiction of a municipality, the road
13 project must meet all applicable construction standards,
14 subdivision requirements, and regulations of each county in which
15 the road project is located.

16 (c) If the state will maintain and operate the road, the
17 Texas Transportation Commission must approve the plans and
18 specifications of the road project.

19 Sec. 3951.114. PROPERTY OF CERTAIN UTILITIES EXEMPT FROM
20 ASSESSMENTS AND FEES. The district may not impose an assessment,
21 impact fee, or standby fee on the property, including the
22 equipment, rights-of-way, easements, facilities, or improvements,
23 of:

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

26 (2) a gas utility, as defined by Section 101.003 or
27 121.001, Utilities Code, or a person who owns pipelines used for the

transportation or sale of oil or gas or a product or constituent of oil or gas;

(3) a person who owns pipelines used for the transportation or sale of carbon dioxide;

(4) a telecommunications provider as defined by Section 51.002, Utilities Code; or

(5) a cable service provider or video service provider as defined by Section 66.002, Utilities Code.

Sec. 3951.115. USE OF ELECTRICAL OR OPTICAL LINES.

(a) The district may impose an assessment to pay the cost of:

(1) burying or removing electrical power lines, telephone lines, cable or fiber-optic lines, or any other type of electrical or optical line;

(2) removing poles and any elevated lines using the poles; and

(3) reconnecting the lines described by Subdivision (2) to the buildings or other improvements to which the lines were connected.

(b) The district may finance, acquire, construct, improve, operate, maintain, or charge fees for the use of the district conduits for another person's:

(1) telecommunications network; or

(2) fiber-optic cable.

(c) Consistent with Title 2, Utilities Code, the district may finance, construct, or maintain conduits for:

(1) electronic transmission and distribution lines and supporting facilities; or

1 (2) other types of transmission and distribution lines
2 and supporting facilities.

3 (d) The district may not require a person to use a district
4 conduit.

5 Sec. 3951.116. NO EMINENT DOMAIN POWER. The district may
6 not exercise the power of eminent domain.

7 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

8 Sec. 3951.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
9 board by resolution shall establish the number of directors'
10 signatures and the procedure required for a disbursement or
11 transfer of district money.

12 Sec. 3951.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
13 The district may acquire, construct, finance, operate, or maintain
14 any improvement or service authorized under this chapter or Chapter
15 375, Local Government Code, using any money available to the
16 district.

17 Sec. 3951.153. PETITION REQUIRED FOR FINANCING SERVICES AND
18 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
19 service or improvement project with assessments under this chapter
20 unless a written petition requesting that service or improvement
21 has been filed with the board.

22 (b) A petition filed under Subsection (a) must be signed by
23 the owners of a majority of the assessed value of real property in
24 the district subject to assessment according to the most recent
25 certified tax appraisal roll for the county.

26 Sec. 3951.154. ASSESSMENTS; LIENS FOR ASSESSMENTS.
27 (a) The board by resolution may impose and collect an assessment

1 for any purpose authorized by this chapter in all or any part of the
2 district.

3 (b) An assessment, a reassessment, or an assessment
4 resulting from an addition to or correction of the assessment roll
5 by the district, penalties and interest on an assessment or
6 reassessment, an expense of collection, and reasonable attorney's
7 fees incurred by the district:

8 (1) are a first and prior lien against the property
9 assessed;

10 (2) are superior to any other lien or claim other than
11 a lien or claim for county, school district, or municipal ad valorem
12 taxes; and

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

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

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

24 Sec. 3951.155. TAX AND ASSESSMENT ABATEMENTS. The district
25 may designate reinvestment zones and may grant abatements of a tax
26 or assessment on property in the zones.

27 Sec. 3951.156. RESIDENTIAL PROPERTY NOT EXEMPT. Section

375.161, Local Government Code, does not apply to the district.

Sec. 3951.157. COMPETITIVE BIDDING. Subchapter I, Chapter 49, Water Code, applies to the district. Sections 375.221 and 375.223, Local Government Code, do not apply to the district.

SUBCHAPTER E. TAXES AND BONDS

Sec. 3951.201. ELECTIONS REGARDING TAXES AND BONDS.

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

(1) revenue other than ad valorem taxes; or

(2) contract payments described by Section 3951.203.

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

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

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

Sec. 3951.202. OPERATION AND MAINTENANCE TAX. (a) If authorized by a majority of the district voters voting at an election held in accordance with Section 3951.201, the district may impose an operation and maintenance tax on taxable property in the district in accordance with Section 49.107, Water Code, for any district purpose, including to:

(1) maintain and operate the district;

1 (2) construct or acquire improvements; or

2 (3) provide a service.

3 (b) The board shall determine the tax rate. The rate may not
4 exceed the rate approved at the election.

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

7 Sec. 3951.203. CONTRACT TAXES. (a) In accordance with
8 Section 49.108, Water Code, the district may impose a tax other than
9 an operation and maintenance tax and use the revenue derived from
10 the tax to make payments under a contract after the provisions of
11 the contract have been approved by a majority of the district voters
12 voting at an election held for that purpose.

13 (b) A contract approved by the district voters may contain a
14 provision stating that the contract may be modified or amended by
15 the board without further voter approval.

16 Sec. 3951.204. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
17 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
18 determined by the board. Section 375.205, Local Government Code,
19 does not apply to a loan, line of credit, or other borrowing from a
20 bank or financial institution secured by revenue other than ad
21 valorem taxes.

22 (b) The district may issue bonds, notes, or other
23 obligations payable wholly or partly from ad valorem taxes,
24 assessments, impact fees, revenue, contract payments, grants, or
25 other district money, or any combination of those sources of money,
26 to pay for any authorized district purpose.

27 (c) The limitation on the outstanding principal amount of

bonds, notes, and other obligations provided by Section 49.4645, Water Code, does not apply to the district.

Sec. 3951.205. TAXES FOR BONDS. At the time the district issues bonds payable wholly or partly from ad valorem taxes, the board shall provide for the annual imposition of a continuing direct annual ad valorem tax, without limit as to rate or amount, for each year that all or part of the bonds are outstanding as required and in the manner provided by Sections 54.601 and 54.602, Water Code.

Sec. 3951.206. BONDS FOR ROAD PROJECTS. At the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects and payable from ad valorem taxes may not exceed one-fourth of the assessed value of the real property in the district.

SUBCHAPTER F. SALES AND USE TAX

Sec. 3951.251. MEANINGS OF WORDS AND PHRASES. A word or phrase used in this subchapter that is defined by Chapter 151 or 321, Tax Code, has the meaning assigned by Chapter 151 or 321, Tax Code.

Sec. 3951.252. APPLICABILITY OF CERTAIN TAX CODE PROVISIONS. (a) The provisions of Subchapters C, D, E, and F, Chapter 323, Tax Code, relating to county sales and use taxes apply to the application, collection, and administration of a sales and use tax imposed under this subchapter to the extent consistent with this chapter, as if references in Chapter 323, Tax Code, to a county referred to the district and references to a commissioners court referred to the board.

1 (b) Sections 323.401-323.404 and 323.505, Tax Code, do not
2 apply to a tax imposed under this subchapter.

3 Sec. 3951.253. AUTHORIZATION; ELECTION. (a) The district
4 shall adopt, reduce, or repeal the sales and use tax authorized by
5 this subchapter at an election in which a majority of the voters of
6 the district voting in the election approve the adoption,
7 reduction, or repeal of the tax, as applicable.

8 (b) The board by order shall call an election to adopt,
9 reduce, or repeal a sales and use tax. The election shall be held on
10 the first authorized uniform election date that occurs after the
11 time required by Section 3.005, Election Code.

12 (c) The district shall provide notice of the election and
13 shall hold the election in the manner prescribed by Chapter 54,
14 Water Code, for bond elections for municipal utility districts.

15 (d) The ballots shall be printed to provide for voting for
16 or against the following appropriate proposition:

17 (1) "Adoption of a ____ percent district sales and use
18 tax in the district";

19 (2) "Reduction of the district sales and use tax in the
20 district from ____ percent to ____ percent"; or

21 (3) "Repeal of the district sales and use tax in the
22 district."

23 Sec. 3951.254. EFFECTIVE DATE OF TAX. A tax imposed under
24 this subchapter or the repeal or reduction of a tax under this
25 subchapter takes effect on the first day of the first calendar
26 quarter that occurs after the date the comptroller receives the
27 copy of the resolution as required by Section 323.405(b), Tax Code.

1 Sec. 3951.255. SALES AND USE TAX RATE. (a) On adoption of
2 the tax authorized by this subchapter, there is imposed a tax of two
3 percent, or the maximum rate at which the combined tax rate of all
4 local sales and use taxes in any location in the district does not
5 exceed two percent, on the receipts from the sale at retail of
6 taxable items in the district, and an excise tax on the use,
7 storage, or other consumption in the district of taxable items
8 purchased, leased, or rented from a retailer during the period that
9 the tax is in effect.

10 (b) The rate of the excise tax is the same as the rate of the
11 sales tax portion of the tax and is applied to the sales price of the
12 taxable item.

13 Sec. 3951.256. EXAMINATION AND RECEIPT OF INFORMATION. The
14 district may examine and receive information related to the
15 imposition of a sales and use tax to the same extent as if the
16 district were a municipality.

17 Sec. 3951.257. ALTERNATIVE METHOD OF IMPOSITION.
18 Notwithstanding any other provision of this subchapter, the
19 district may impose the sales and use tax as provided by Subchapter
20 F, Chapter 383, Local Government Code, instead of as provided by the
21 other provisions of this subchapter.

22 SUBCHAPTER G. DEFINED AREAS

23 Sec. 3951.301. AUTHORITY TO ESTABLISH DEFINED AREAS OR
24 DESIGNATED PROPERTY. The district may define areas or designate
25 certain property of the district to pay for improvements,
26 facilities, or services that primarily benefit that area or
27 property and do not generally and directly benefit the district as a

1 whole.

2 Sec. 3951.302. PROCEDURE FOR ELECTION. (a) Before the
3 district may impose an ad valorem tax or issue bonds payable from ad
4 valorem taxes of the defined area or designated property, the board
5 shall hold an election in the defined area or in the designated
6 property only.

7 (b) The board may submit the issues to the voters on the same
8 ballot to be used in another election.

9 Sec. 3951.303. DECLARING RESULT AND ISSUING ORDER. If a
10 majority of the voters voting at the election approve the
11 proposition or propositions, the board shall declare the results
12 and, by order, shall establish the defined area and describe it by
13 metes and bounds or designate the specific property.

14 Sec. 3951.304. TAXES FOR SERVICES, IMPROVEMENTS, AND
15 FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On voter
16 approval and adoption of the order described by Section 3951.303,
17 the district may apply separately, differently, equitably, and
18 specifically its taxing power and lien authority to the defined
19 area or designated property to provide money to construct,
20 administer, maintain, and operate services, improvements, and
21 facilities that primarily benefit the defined area or designated
22 property.

23 Sec. 3951.305. ISSUANCE OF BONDS FOR DEFINED AREA OR
24 DESIGNATED PROPERTY. After the order under Section 3951.303 is
25 adopted, the district may issue bonds to provide for any land,
26 improvements, facilities, plants, equipment, and appliances for
27 the defined area or designated property.

1 SUBCHAPTER H. DISSOLUTION OF DISTRICT

2 Sec. 3951.351. DISSOLUTION. (a) Except as provided by
3 Subsection (b), the board:

4 (1) may dissolve the district; and

5 (2) shall dissolve the district on receipt of a
6 written petition requesting dissolution signed by the owners of 75
7 percent of the acreage of real property in the district.

8 (b) The board may not dissolve the district until the
9 district's outstanding indebtedness or contractual obligations
10 have been repaid or discharged.

11 (c) After the board dissolves the district, the board shall
12 transfer ownership of all district property and assets to the
13 county.

14 SECTION 2. The Lakewood Improvement District of Harris
15 County initially includes all the territory contained in the
16 following area:

17 All bearings, distance and acreages are grid and are
18 referenced to the State Plane Coordinate System, Texas South
19 Central Zone, NAD83, U. S. survey feet. Mapping angle is +01°54'04"
20 and the scale factor is 0.999915022.

21 TRACT I

22 BEGINNING at an iron rod with cap marked 'CENTERPOINT ENERGY' found
23 at the northeast corner of a called 102.152 acre tract recorded in
24 Document No. C683627, Deed Records of Harris County, Texas and in
25 the west line of the T.& N.O. Rail Road right of way (variable
26 width). Said iron rod has a State Plane coordinate value of N:
27 13895997.02 and E: 3210310.99.

1 THENCE S 47° 04'28" W with the west line of said Rail Road right of
2 way a distance of 926.77 feet to a point for corner.
3 THENCE continuing with the west line of said Rail Road right of way
4 with the arc of a curve to the left having a chord direction of S 35°
5 23' 19 W, and a radius of 2451.30, a distance of 1101.40 feet to a
6 point for corner.
7 THENCE S 23° 06' 25" W with the west line of said Rail Road right of
8 way a distance of 47.01 feet to a 1/2 inch iron rod with cap
9 marked '5502' set from which a 26" pine marked 'X' bears North 6.5
10 feet.
11 THENCE S 88°03'39" W with the north line of a called 304.5696 acre
12 tract recorded in Document No. 20130230098 a distance of 2407.13
13 feet to an iron rod found with cap marked 'RPLS 4615'.
14 THENCE S 87°58'14" W with the north line of the said called 304.5696
15 acre tract and the south line of the herein described tract a
16 distance of 4489.98 feet to a 1/2 inch iron pipe found from which a
17 28" sweet gum marked 'X' bears N58°W 3 feet.
18 THENCE S 88°10'16" W with the north line of the said 304.5696 acre
19 tract a distance of 3159.89 feet to the left bank of the San Jacinto
20 River on the line of mean higher high water.
21 THENCE up the river with its meanders on the line of mean higher
22 high water:
23 N 31°25'35" W 84.67 feet;
24 N 15°33'56" W 191.85 feet;
25 N 04°38'06" W 258.15 feet;
26 N 14°00'39" W 87.13 feet;
27 N 20°54'29" W 155.32 feet;

1 N 26°38'13" W 215.05 feet;
2 N 39°38'48" W 353.07 feet;
3 N 50°07'18" W 307.76 feet;
4 N 54°25'26" W a distance of 278.56 feet to a point for corner at the
5 southwest corner of said called 102.152 acre tract.
6 THENCE N 88°23'12" E with the south line of the said called 102.152
7 acre tract and the north line of the herein described tract 9551.32
8 feet to an iron rod found with blue cap.
9 THENCE N87°53'38"E with the south line said called 102.152 acre
10 tract a distance of 2593.16 feet to 1/2 inch iron rod set with cap
11 marked '5502'.
12 THENCE S 85°24'11" E with the south line of the said called 102.152
13 acre tract and the north line of the herein described tract a
14 distance of 225.32 feet to the PLACE OF BEGINNING, containing
15 394.12 acres of land.

16 TRACT II

17 BEGINNING at a 1" iron pipe found at the most easterly corner of a
18 called 56.50 acre tract recorded in Volume 1458, Page 1, Deed
19 Records of Harris County, Texas, in the south line of the San
20 Jacinto River Authority East Canal right of way, recorded in Volume
21 1294, Page 256, Deed Records of Harris County, Texas, and at the
22 most northerly northwest corner of this tract, and having a Texas
23 State Plane coordinate value of N: 13902035.22 and E: 3197556.06.
24 THENCE S 58° 23' 02" E with the south line of said San Jacinto River
25 Authority East Canal right of way, and a north line of this tract, a
26 distance of 1,097.21 feet to a 1/2 inch iron rod set with cap marked
27 "SHINE 5502".

1 THENCE continuing with the south line of said San Jacinto River
2 Authority East Canal right of way, and a north line of this tract,
3 with the arc of a curve to the left having a chord direction of S 84°
4 10' 00" E, a radius of 317.72, a distance of 298.83 feet to a 1/2
5 inch iron rod set with cap marked "SHINE 5502".

6 THENCE N 68° 53' 20" E continuing with the south line of said San
7 Jacinto River Authority East Canal right of way, and a north line of
8 this tract a distance of 1,833.89 feet to a point.

9 THENCE N 72° 25' 46" E continuing with the south line of said San
10 Jacinto River Authority East Canal, and a north line of this tract a
11 distance of 567.07 feet to a 1/2 inch iron rod with cap marked
12 "SHINE 5502" set at the northwest corner of a called 2.866 acre
13 tract recorded in Harris County Clerk's File E018138.

14 THENCE S 01° 15' 13" E with the west line of said called 2.866 acre
15 tract a distance of 329.82' to a 1/2 inch iron rod with cap marked
16 "SHINE 5502" set at the southwest corner of said called 2.866 acre
17 tract.

18 THENCE N 88° 44' 57" E with the south line of said called 2.866 acre
19 tract, a distance of 330.05 feet to a 1/2 inch iron rod with cap
20 marked "SHINE 5502" set at the southeast corner of said called 2.866
21 acre tract.

22 THENCE N 01° 15' 14" W with the east line of said called 2.866 acre
23 tract a distance of 426.18 feet to a 1/2 inch iron rod with cap
24 marked "SHINE 5502" set at the northeast corner of said called 2.866
25 acre tract, in the south line of said San Jacinto River Authority
26 East Canal right of way.

27 THENCE N 72° 28' 26" E continuing with the south line of said San

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1 Jacinto River Authority East Canal right of way, and a north line of
2 this tract a distance of 312.52 feet to a 1/2 inch iron rod with cap
3 marked "SHINE 5502" set at a northerly corner of this tract and the
4 northwest corner of Newport Subdivision, Section 4, a subdivision
5 recorded in Volume 206, Page 145, Map Records of Harris County,
6 Texas, from which an iron rod found with cap marked "RUSS AND PARK
7 SURVEYING" bears N 72° 29' 29" E a distance of 167.92 feet.
8 THENCE S 00° 36' 34" E with a west line of said Newport Subdivision,
9 Section 4, and a northerly east line of this tract a distance of
10 1,261.04 feet to a 1/2 inch iron rod found at the most westerly
11 southwest corner of said Newport Subdivision, Section 4.
12 THENCE N 89° 29' 03" E with a south line of said Newport Subdivision,
13 Section 4 and a north line of this tract a distance of 71.96 feet to
14 a 1/2 inch iron rod found at the most southerly northwest corner of
15 a called 9.29 acre tract (Called Tract 6), recorded in Harris County
16 Clerk's File 2432808.
17 THENCE S 18° 57' 14" W with the west line of said called 9.29 acre
18 tract, passing the southwest corner of said called 9.29 acre tract
19 and the northwest corner of a called 4.29 acre tract recorded in
20 File No. T528516, Deed Records of Harris County, Texas, and
21 continuing a total distance of 512.10 feet to 1/2 inch iron rod with
22 cap marked "SHINE 5502" set at the southwest corner of said called
23 4.29 acre tract.
24 THENCE S 48° 47' 48" E with the southwest line of said called 4.29
25 acre tract a distance of 660.77 feet to a 1/2 inch iron rod found at
26 the southeast corner of said called 4.29 acre tract in the west line
27 of Newport Subdivision, Section 2, a subdivision recorded in Volume

1 195, Page 35, Map Records of Harris County, Texas.

2 THENCE S 04° 57' 10" W with the west line of said Newport
3 Subdivision, Section 2, a distance of 1,073.79 feet to a 1/2 inch
4 iron rod with cap marked "SHINE 5502" set in the south right of way
5 line of Diamondhead Boulevard (100 feet wide right of way) and at an
6 interior corner of this tract.

7 THENCE with the south right of way line of said Diamondhead
8 Boulevard with the arc of a curve to the left having a chord
9 direction of N 89° 25' 20" E, a radius of 2,049.25, a distance of
10 560.15 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
11 at the northwest corner of a called 175.61 acre tract recorded in
12 T528516, Deed Records of Harris County, Texas.

13 THENCE S 01° 23' 48" E with the west line of said called 175.61 acre
14 tract a distance of 2,298.34 feet to a 60D nail set at the southwest
15 corner of said called 175.61 acre tract and an interior corner of
16 this tract.

17 THENCE N 88° 30' 12" E with the south line of said called 175.61 acre
18 tract a distance of 2,983.90 feet to a 1/2 inch iron rod with cap
19 marked "SHINE 5502" set at the southeast corner of said called
20 175.61 acre tract.

21 THENCE with the east line of said called 175.61 acre tract with the
22 arc of a curve to the right having a chord direction of N 15° 16' 49"
23 E, a radius of 2,100.00 feet, a distance of 366.97 feet to a 1/2 inch
24 iron rod set with cap marked "SHINE 5502".

25 THENCE N 20° 17' 11" E continuing with the east line of said called
26 175.61 acre tract a distance of 509.92 feet to a 1/2 inch iron rod
27 set with cap marked "SHINE 5502".

1 THENCE continuing with the east line of said called 175.61 acre
2 tract with the arc of a curve to the right having a chord direction
3 of N 26° 19' 31" E, a radius of 2,100.00 feet, a distance of 440.98
4 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
5 THENCE N 32° 20' 27" E continuing with the east line of said called
6 175.61 acre tract a distance of 140.56 feet to a 1/2 inch iron rod
7 set with cap marked "SHINE 5502".
8 THENCE continuing with the east line of said called 175.61 acre
9 tract with the arc of a curve to the left having a chord direction of
10 N 06° 59' 15" E, a radius of 1,200.04 feet, a distance of 949.49 feet
11 to a 1/2 inch iron rod with cap marked "SHINE 5502" set at the
12 northeast corner of said called 175.61 acre tract, in the south
13 right of way of said Diamondhead Boulevard.
14 THENCE N 75° 17' 09" E with the south right of way line of said
15 Diamondhead Boulevard, and a north line of this tract, a distance of
16 769.43 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
17 THENCE continuing with the south right of way line of said
18 Diamondhead Boulevard with the arc of a curve to the right having a
19 chord direction of N 77° 44' 32" E, a radius of 1,951.36 feet, a
20 distance of 167.12 feet to a 1/2 inch iron rod with cap marked
21 "SHINE 5502" set at the northwest corner of Newport Subdivision,
22 Section 8, a subdivision recorded in Volume 288, Page 21, Map
23 Records of Harris County, Texas, and a northeast corner of this
24 tract.
25 THENCE S 08° 03' 08" W with a west line of said Newport Subdivision,
26 Section 8, a distance of 515.74 feet to a 1/2 inch iron rod found.
27 THENCE S 62° 25' 36" E continuing with the west line of said Newport

1 Subdivision, Section 8, a distance of 177.89 feet to a 1/2 inch iron
2 rod found.

3 THENCE S 36° 39' 06" E continuing with the west line of said Newport
4 Subdivision, Section 8, a distance of 59.96 feet to a 1/2 inch iron
5 rod found.

6 THENCE S 58° 36' 12" E continuing with the west line of said Newport
7 Subdivision, Section 8, a distance of 96.09 feet to a 1/2 inch iron
8 rod found at a northerly southwest corner of said Newport
9 Subdivision, Section 8.

10 THENCE N 88° 23' 50" E with a northerly south line of said Newport
11 Subdivision, Section 8, a distance of 51.27 feet to a 1/2 inch iron
12 rod found at the northwest corner of a called 14.1645 acre tract
13 recorded in File No. S031457, Deed Records of Harris County, Texas.

14 THENCE S 02° 21' 10" E with the west line of said called 14.1645 acre
15 tract a distance of 1,333.31 feet to a 1/2 inch iron rod found at the
16 southwest corner of said called 14.1645 acre tract, from which a 42"
17 Sycamore bears N 44° E a distance of 36.60 feet, a 12" corner post
18 with old barbed wire bears N 04° W a distance of 12.50 feet, and the
19 north bank of Gum Gully bears South, 26.70 feet.

20 THENCE N 87° 37' 51" E with the south line of said called 14.1645
21 acre tract, passing the

22 southeast corner of said called 14.1645 acre tract and the
23 southwest corner of a called 15.1515 acre tract recorded in File
24 No. 20070632536, Deed Records of Harris County, Texas, a total
25 distance of 1, 545.45 feet to a 60D Nail found in fence post at the
26 southeast corner of said called 15.1515 acre tract.

27 THENCE N 02° 49' 23" W with the west line of said called 15.1515 acre

1 tract a distance of 326.36 feet to a 1/2 inch iron rod with cap
2 marked "SHINE 5502" set at a southwest corner of said Newport
3 Subdivision, Section 8.
4 THENCE N 88° 16' 59" E with a south line of said Newport Subdivision,
5 Section 8, and a north line of this tract a distance of 125.02 feet
6 to a 1/2 inch iron rod set with cap marked "SHINE 5502".
7 THENCE S 75° 51' 35" E continuing with a south line of said Newport
8 Subdivision, Section 8 and a north line of this tract a distance of
9 83.64 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
10 THENCE with a west line of said Newport Subdivision, Section 8, and
11 an east line of this tract with the arc of a curve to the right
12 having a chord direction of S 10° 15' 26" W, a radius of 250.00 feet,
13 a distance of 162.32 feet to a 1/2 inch iron rod set with cap marked
14 "SHINE 5502".
15 THENCE continuing with a west line of said Newport Subdivision,
16 Section 8, and an east line of this tract with the arc of a curve to
17 the left having a chord direction of S 13° 34' 14" W, a radius of
18 150.00 feet, a distance of 80.05 feet to a 1/2 inch iron rod set with
19 cap marked "SHINE 5502".
20 THENCE S 01° 43' 01" E continuing with an east line of said Harris
21 County Flood Control District drainage easement, a west line of
22 said Newport Subdivision, Section 8, and an east line of this tract
23 a distance of 120.00 feet to a 1/2 inch iron rod set with cap marked
24 "SHINE 5502".
25 THENCE S 09° 20' 38" W continuing with a west line of said Newport
26 Subdivision, Section 8, and an east line of this tract a distance of
27 57.36 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".

1 THENCE S 20° 21' 57" W continuing a west line of said Newport
2 Subdivision, Section 8, and an east line of this tract a distance of
3 165.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
4 THENCE S 20° 24' 23" E continuing with a west line of said Newport
5 Subdivision, Section 8, and an east line of this tract a distance of
6 381.48 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
7 THENCE S 32° 47' 17" E continuing with a west line of said Newport
8 Subdivision, Section 8, and an east line of this tract a distance of
9 244.44 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
10 at a southwest corner of said Newport Subdivision, Section 8 and an
11 interior corner of this tract.
12 THENCE S 81° 16' 59" E with a south line of said Newport Subdivision,
13 Section 8 and a north line of this tract a distance of 195.69 feet to
14 a 1/2 inch iron rod set with cap marked "SHINE 5502".
15 THENCE S 04° 41' 04" W continuing with a south line of said Newport
16 Subdivision, Section 8 and a north line of this tract a distance of
17 30.71 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
18 THENCE S 85° 27' 13" E continuing with a south line of said Newport
19 Subdivision, Section 8 and a north line of this tract a distance of
20 27.39 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
21 THENCE N 04° 01' 49" E continuing with a south line of said Newport
22 Subdivision, Section 8 and a north line of this tract a distance of
23 30.29 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
24 THENCE N 08° 43' 00" E continuing with a south line of said Newport
25 Subdivision, Section 8 and a north line of this tract a distance of
26 207.55 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
27 THENCE S 81° 16' 59" E continuing with a south line of said Newport

1 Subdivision, Section 8 and a north line of this tract a distance of
2 100.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
3 THENCE S 08° 13' 08" W continuing with a south line of said Newport
4 Subdivision, Section 8 and a north line of this tract a distance of
5 282.01 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
6 at a southerly corner of said Newport Subdivision, Section 8.
7 THENCE continuing with a south line of said Newport Subdivision,
8 Section 8, a north line of this tract, with the arc of a curve to the
9 left having a chord direction of N 60° 58' 25" E, a radius of 400.00
10 feet, a distance of 195.69 feet to a 1/2 inch iron rod set with cap
11 marked "SHINE 5502".
12 THENCE N 46° 57' 29" E continuing with a south line of said Newport
13 Subdivision, Section 8, and a north line of this tract a distance of
14 202.17 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
15 THENCE continuing with a south line of said Newport Subdivision,
16 Section 8 and a north line of this tract, with the arc of a curve to
17 the right having a chord direction of N 53° 03' 29" E, a radius of
18 450.00 feet, a distance of 95.82 feet to a point.
19 THENCE continuing with a south line of said Newport Subdivision,
20 Section 8 and a north line of this tract with the arc of a curve to
21 the left having a chord direction of N 45° 33' 29" E, a radius of
22 400.00 feet, a distance of 189.89 feet to a point.
23 THENCE N 31° 57' 29" E continuing with a south line of said Newport
24 Subdivision, Section 8 and a north line of this tract a distance of
25 228.06 feet to a point.
26 THENCE continuing with a south line of said Newport Subdivision,
27 Section 8 and a north line of this tract, with the arc of a curve to

1 the right having a chord direction of N 45° 27' 29" E, a radius of
2 500.00 feet, a distance of 235.62 feet to a 1/2 inch iron rod set
3 with cap marked "SHINE 5502".
4 THENCE continuing with a south line of said Newport Subdivision,
5 Section 8 and a north line of this tract, with the arc of a curve to
6 the left having a chord direction of N 32° 42' 29" E, a radius of
7 300.00 feet, a distance of 274.89 feet to a 1/2 inch iron rod set
8 with cap marked "SHINE 5502".
9 THENCE continuing with a south line of said Newport Subdivision,
10 Section 8 and a north line of this tract with the arc of a curve to
11 the right having a chord direction of N 14° 31' 50" E, a radius of
12 500.00 feet, a distance of 140.89 feet to a 1/2 inch iron rod set
13 with cap marked "SHINE 5502".
14 THENCE N 57° 42' 31" W continuing with a south line of said Newport
15 Subdivision, Section 8, and a north line of this tract a distance of
16 92.28 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
17 THENCE N 32° 17' 29" E continuing with a south line of said Newport
18 Subdivision, Section 8, and a north line of this tract a distance of
19 60.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
20 THENCE S 57° 42' 31" E continuing with a south line of said Newport
21 Subdivision, Section 8, and a north line of this tract a distance of
22 85.49 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set.
23 THENCE continuing with a south line of said Newport Subdivision,
24 Section 8 and a north line of this tract with the arc of a curve to
25 the right having a chord direction of N 36° 29' 38" E, a radius of
26 500.00 feet, a distance of 118.64 feet to a 1/2 inch iron rod set
27 with cap marked "SHINE 5502".

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1 THENCE N 43° 17' 29" E continuing with a south line of said Newport
2 Subdivision, Section 8 and a north line of this tract a distance of
3 374.07 feet to a point.
4 THENCE continuing with a south line of said Newport Subdivision,
5 Section 8 and a north line of this tract with the arc of a curve to
6 the right having a chord direction of N 52° 47' 29" E, a radius of
7 600.00 feet, a distance of 198.97 feet to a 1/2 inch iron rod set
8 with cap marked "SHINE 5502".
9 THENCE N 62° 17' 29" E continuing with a south line of said Newport
10 Subdivision, Section 8 and a north line of this tract a distance of
11 68.45 feet to a point.
12 THENCE continuing with a south line of said Newport Subdivision,
13 Section 8 and a north line of this tract with the arc of a curve to
14 the left having a chord direction of N 33° 14' 01" E, a radius of
15 139.25 feet, a distance of 141.24 feet to a 1/2 inch iron rod set
16 with cap marked "SHINE 5502".
17 THENCE continuing with a south line of said Newport Subdivision,
18 Section 8 and a north line of this tract with the arc of a curve to
19 the left having a chord direction of N 00° 55' 12" E, a radius of
20 300.00 feet, a distance of 34.09 feet to a 1/2 inch iron rod with cap
21 marked "SHINE 5502" set at the southerly southeast corner of said
22 Newport Subdivision, Section 8 and in the west line of The City of
23 Crosby Town Site, recorded in Volume 7, Page 26, Deed Records of
24 Harris County, Texas, also being the west line of a tract of land
25 referenced as "Tract 1" and "Tract 2" recorded in File No. W314743,
26 Deed Records of Harris County, Texas.
27 THENCE S 02° 45' 41" E with a west line of said City of Crosby Town

Site, the west line of said called "Tract 1" and "Tract 2", and an east line of this tract a distance of 229.20 feet to a point in the centerline of Jackson Bayou.

THENCE with a south line of said City of Crosby Town Site, a south line of said called "Tract 1" and "Tract 2", a north line of this tract, along the centerline of said Jackson Bayou the following bearings and distances:

N 65° 32' 07" E	30.32 feet
N 76° 12' 19" E	10.85 feet
N 19° 33' 49" E	41.24 feet
N 40° 05' 08" W	34.88 feet
N 09° 21' 28" W	46.05 feet
N 26° 11' 16" E	45.20 feet
N 60° 33' 12" E	80.04 feet
N 48° 22' 25" E	110.85 feet
N 50° 01' 28" E	64.58 feet
N 78° 38' 48" E	76.53 feet
N 62° 45' 53" E	42.10 feet
N 26° 13' 09" E	43.70 feet
S 17° 27' 48" E	44.35 feet

THENCE S 04° 37' 07" E continuing with a south line of said City of Crosby Town Site, a south line of said called "Tract 1" and "Tract 2", a north line of this tract, along the centerline of said Jackson Bayou, passing the southerly southeast corner of said called "Tract 1" and "Tract 2", and continuing a total distance of 90.52 feet to a point.

THENCE continuing with a south line of said City of Crosby Town

1 Site, a north line of this tract, along the centerline of said
2 Jackson Bayou the following bearings and distances:
3 S 31° 33' 28"E 19.00 feet
4 S 89° 42' 03" E 32.70 feet
5 S 65° 08' 41" E 86.19 feet
6 THENCE S 82° 49' 14" E continuing with a south line of said City of
7 Crosby Town Site, a north line of this tract, along the centerline
8 of said Jackson Bayou a distance of 54.91 feet to a point at the most
9 easterly northeast corner of this tract and the northwest corner of
10 a called 7.6429 acre tract recorded in File No. E429933, Deed
11 Records of Harris County, Texas.
12 THENCE S 16° 01' 51" E with the west line of said called 7.6429 acre
13 tract and the most easterly east line of this tract, at a distance
14 of 56.24 feet pass a 1/2 inch iron rod with cap marked "SHINE 5502"
15 set for reference, from which an iron rod with cap marked "PRECISION
16 SURVEYORS" found at the northeast corner of Lot 1, Block 3, said
17 City of Crosby Town Site bears N 19° 38' 01" E a distance of 409.41
18 feet, an iron rod with cap marked "PRECISION SURVEYORS found in the
19 east line of said Lot 1, Block 3, City of Crosby Town Site bears N
20 85° 43' 47" E a distance of 471.48 feet, and continuing a total
21 distance of 781.81 feet to a 1/2 inch iron rod with cap marked
22 "SHINE 5502" set at the southwest corner of said called 7.6429 acre
23 tract, in the north right of way of T. & N. O. Railroad, a variable
24 width right of way, and at the most easterly southeast corner of
25 this tract.
26 THENCE S 46° 52' 02" W with the most easterly east line of this tract
27 and the west right of way line of said T. & N. O. Railroad, a

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1 distance of 1,876.95 feet to a 1" iron pipe found in the north line
2 of a called 102.152 acre tract (Tract 2), recorded in File
3 No. C683627, Deed Records of Harris County, Texas, and at the
4 southeast corner of this tract, from which an iron rod found with
5 cap marked "CENTERPOINT ENERGY" found at the northeast corner of
6 herein described Tract I bears S 46° 45' 17" W, a distance of 556.58
7 feet.

8 THENCE S 87° 53' 52" W with the north line of said called 102.152
9 acre tract and the south line of this tract a distance of 2,233.36
10 feet to a 1/4 inch iron rod found at the southeast corner of a called
11 21.234 acre tract recorded in File No. G553519, Deed Records of
12 Harris County, Texas, and a southwest corner of this tract from
13 which a found 1" iron pipe bears S 87° 53' 43" W, a distance of 999.06
14 feet.

15 THENCE N 01° 06' 07" W with the east line of said called 21.234 acre
16 tract and a west line of this tract, passing the southeast corner of
17 a called 0.116 acre tract recorded in File No. P220412, Deed
18 Records of Harris County, Texas, a total distance of 308.90 feet to
19 a 1/2 inch iron rod with cap marked "SHINE 5502" set at the
20 northeast corner of said called 0.116 acre tract recorded in File
21 No. P220412, and an interior corner of this tract.

22 THENCE N 81° 29' 07" W with the north line of said called 0.116 acre
23 tract recorded in File No. P220412, and a south line of this tract,
24 at a distance of 100.00 feet pass the northwest corner of said
25 called 0.116 acre tract and the northeast corner of a called 0.116
26 acre tract recorded in File No. R256220, Deed Records of Harris
27 County, Texas, at a distance of 200.00 feet pass the northwest

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1 corner of said called 0.116 acre tract recorded in File No. R256220
2 and the northeast corner of a called 0.1164 acre tract recorded in
3 File No. S300312, Deed Records of Harris County, Texas, at a
4 distance of 300.00 feet pass the northwest corner of said called
5 0.1164 acre tract recorded in File No. S300312 and the northeast
6 corner of a called 0.116 acre tract recorded in File No. R304758,
7 Deed Records of Harris County, Texas, at a distance of 400.00 feet,
8 pass the northwest corner of said called 0.116 acre tract recorded
9 in File No. R304758 and the northeast corner of a called 0.116 acre
10 tract recorded in File No. P254365, Deed Records of Harris County,
11 Texas, at a distance of 500.00 feet pass the northwest corner of
12 said called 0.116 acre tract recorded in File No. P254365 and a
13 northeast corner of said called 21.234 acre tract, continuing along
14 a north line of said called 21.234 acre tract and a south line of
15 this tract a total distance of 529.21 feet to a 1/2 inch iron rod set
16 with cap marked "SHINE 5502".
17 THENCE N 51° 33' 28" W a distance of 799.95 feet to a 1/2 inch iron
18 rod with cap marked "SHINE 5502" set at the northwest corner of said
19 called 21.234 acre tract and at an interior corner of this tract.
20 THENCE S 25° 27' 04" W with the west line of said called 21.234 acre
21 tract and an east line of this tract, a distance of 528.15 feet to a
22 1/2 inch iron rod with cap marked "SHINE 5502" set at the northwest
23 corner of a called 2.1614 acre tract recorded in File No. K076581,
24 Deed Records of Harris County, Texas.
25 THENCE N 65° 59' 23" W with a north line of said called 2.1614 acre
26 tract and a northerly south line of this tract, a distance of 929.77
27 feet to a found iron rod with cap marked "RPLS 4615".

1 THENCE continuing with the north line of said called 2.1614 acre
2 tract and a northerly south line of this tract with the arc of a
3 curve to the left having a chord direction of N 85° 42' 42" W, a
4 radius of 509.50 feet, a distance of 238.49 feet to a found iron rod
5 with cap marked "RPLS 4615".

6 THENCE S 74° 30' 20" W continuing with the north line of said called
7 2.1614 acre tract and a northerly south line of this tract a
8 distance of 417.76 feet to a 1/2 inch iron rod with cap marked
9 "SHINE 5502" set at the northwest corner of said called 2.1614 acre
10 tract and an interior corner of this tract.

11 THENCE S 15° 29' 23" E with the west line of said called 2.1614 tract
12 and an east line of this tract a distance of 60.00 feet to an iron
13 rod with cap marked "RPLS 4615" found at the southwest corner of
14 said called 2.1614 acre tract.

15 THENCE N 74° 30' 26" E with the south line of said called 2.1614 acre
16 tract and a southerly north line of this tract a distance of 418.00
17 feet to a found iron rod with cap marked "RPLS 4615".

18 THENCE continuing with the south line of said called 2.1614 acre
19 tract and a southerly north line of this tract with the arc of a
20 curve to the right having a chord direction of S 83° 40' 53" E, a
21 radius of 595.34 feet, a distance of 196.44 feet to a 1/2 inch iron
22 rod set with cap marked "SHINE 5502".

23 THENCE S 65° 59' 23" E continuing with the south line of said called
24 2.164 acre tract and a southerly north line of this tract a distance
25 of 927.30 feet to a 1/2 inch iron rod with cap marked "SHINE 5502"
26 set at the southeast corner of said called 2.1614 acre tract in the
27 west line of said called 21.234 acre tract.

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1 THENCE S 25° 16' 50" W with the west line of said called 21.234 acre
2 tract and an east line of this tract, a distance of 441.83 feet to an
3 iron rod with cap marked "RPLS 4615" found at the southwest corner
4 of said called 21.234 acre tract, in the north line of said called
5 102.152 acre tract and at a southeast corner of this tract, from
6 which a found 1" iron pipe bears N 88° 29' 40" E, a distance of 600.63
7 feet.

8 THENCE S 88° 21' 40" W with a south line of this tract and the north
9 line of said called 102.152 acre tract, at a distance of 7,048.87
10 feet, pass a found 3/4" iron rod and continue a total distance of
11 7,133.88 feet to a 1/2 inch iron rod with cap marked "SHINE 5502"
12 set at the southeast corner of a called 1 acre tract recorded in
13 File No. H076771, Deed Records of Harris County, Texas.

14 THENCE N 01° 38' 26" W with a west line of this tract and the east
15 line of said called 1 acre tract, a distance of 208.71 feet to a 1/2
16 inch iron rod with cap marked "SHINE 5502" set at the northeast
17 corner of said called 1 acre tract.

18 THENCE S 88° 21' 40" W with a south line of this tract and the north
19 line of said called 1 acre tract, a distance of 208.71 feet to a 1/2
20 inch iron rod with cap marked "SHINE 5502" set at the northwest
21 corner of said called 1 acre tract.

22 THENCE S 01° 38' 26" E with an east line of this tract and the west
23 line of said called 1 acre tract, a distance of 208.71 feet to a 1/2
24 inch iron rod with cap marked "SHINE 5502" set at the southwest
25 corner of said called 1 acre tract, in the north line of said called
26 102.152 acre tract.

27 THENCE S 88° 21' 40" W with a south line of this tract and the north

1 line of said called 102.152 acre tract, a distance of 2,021.97 feet
2 to the line of mean higher high water on the San Jacinto River.
3 THENCE meandering the line of mean higher high water along the left
4 bank of the San Jacinto River, the following bearings and
5 distances:

6	N 53° 39' 19" W	446.94 feet
7	N 59° 28' 06" W	369.78 feet
8	N 32° 15' 28" W	88.34 feet
9	N 50° 54' 05" W	129.34 feet
10	N 43° 04' 40" W	188.13 feet
11	N 45° 19' 17" W	78.88 feet
12	N 27° 03' 34" W	250.17 feet
13	N 13° 49' 11" W	192.54 feet
14	N 13° 56' 26" W	103.14 feet
15	N 00° 46' 29" E	503.45 feet
16	N 03° 28' 48" E	224.28 feet
17	N 03° 58' 09" E	246.51 feet
18	N 01° 50' 57" E	180.18 feet
19	N 04° 57' 15" E	202.55 feet
20	N 07° 14' 24" E	177.80 feet
21	N 12° 57' 35" E	166.40 feet
22	N 07° 38' 19" E	108.67 feet
23	N 08° 55' 16" E	130.31 feet
24	N 04° 27' 32" E	158.34 feet
25	N 20° 09' 17" E	102.98 feet
26	N 15° 38' 50" E	168.56 feet
27	N 08° 04' 25" W	320.01 feet

1 N 24° 35' 18" W 119.21 feet
2 N 25° 33' 04" W 239.12 feet
3 THENCE N 32° 33' 43" W continuing along the line of mean higher high
4 water on the left bank of the San Jacinto River, a distance of
5 117.10 feet to a point at the southwest corner of said called 56.50
6 acre tract and a southerly northwest corner of this tract.
7 THENCE N 59° 33' 11" E with the south line of said called 56.50 acre
8 tract and a north line of this tract, a distance of 834.87 feet to a
9 1" iron pipe found at the southeast corner of said called 56.50 acre
10 tract and an interior corner of this tract.
11 THENCE N 22° 44' 35" E with the southerly east line of said called
12 56.50 acre tract and a northerly west line of this tract, a distance
13 of 1,342.07 feet to the PLACE OF BEGINNING, containing 991.55
14 acres.
15 TRACT III
16 BEGINNING at a 1" iron pipe found in the south line of the Absalom
17 Reeves Survey, Abstract 60, and the north line of said Abstract 838,
18 in the west line of a called 167.305 acre tract recorded in File
19 No. 2010010605, Deed Records of Harris County, Texas, at the
20 southeast corner of a called 60.0765 acre tract recorded in File
21 No. U922164, Deed Records of Harris County, Texas, and at the
22 northeast corner of this tract. Said 1" iron pipe has a Texas State
23 Plane coordinate value of N: 13910927.97 and E: 3206944.66.
24 THENCE S 02° 37' 23" E (Called S 02° 37' 21" E) with the west line of
25 said called 167.305 acre tract and the east line of this tract, a
26 distance of 1,434.17 feet to a 1/2 inch iron rod with cap marked
27 "SHINE 5502" set at the southwest corner of said 167.305 acre tract.

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1 THENCE S 87° 47' 10" E with the south line of said called 167.305
2 acre tract and a north line of this tract, a distance of 51.63 feet
3 to a 1/2 inch iron rod with cap marked "SHINE 5502" set in the north
4 right of way of Diamondhead Boulevard North, (100 feet wide
5 R.O.W.), at the northwest corner of Newport Subdivision, Section
6 10, a subdivision recorded in Volume 220, Page 76, Map Records of
7 Harris County, Texas.

8 THENCE S 02° 12' 50" W with a west line of said Section 10 and an east
9 line of this tract, a distance of 100.00 feet to a 1/2 inch iron rod
10 with cap marked "SHINE 5502" set in the south right of way line of
11 said Diamondhead Boulevard North, at a northerly southwest corner
12 of said Section 10.

13 THENCE S 87° 47' 10" E with the south right of way line of said
14 Diamondhead Boulevard North, a northerly south line of said Section
15 10, and a north line of this tract, a distance of 37.06 feet to a 1/2
16 inch iron rod with cap marked "SHINE 5502" set at the intersection
17 of the south right of way line of said Diamondhead Boulevard North,
18 and the west right of way line of Golf Club Drive (100 feet wide
19 R.O.W.) in a west line of said Section 10.

20 THENCE S 42° 47' 10" E with the west right of way of said Golf Club
21 Drive, the west line of said Section 10 and the east line of this
22 tract, a distance of 14.14 feet to a 1/2 inch iron rod with cap set
23 marked "SHINE 5502".

24 THENCE S 01° 07' 10" E continuing with the west right of way of said
25 Golf Club Drive, the west line of said Section 10 and the east line
26 of this tract, a distance of 183.64 feet to a 1/2 inch iron rod with
27 cap set marked "SHINE 5502".

1 THENCE continuing with the west right of way of said Golf Club
2 Drive, the west line of said Section 10 and the east line of this
3 tract, with the arc of a curve to the right having a radius of
4 1,950.00 feet and a central angle of 20° 00' 00", a distance of
5 680.68 feet to a 1/2 inch iron rod with cap set marked "SHINE 5502".
6 THENCE S 22° 12' 50" W continuing with the west right of way of said
7 Golf Club Drive, the west line of said Section 10 and the east line
8 of this tract, a distance of 660.85 feet to a 1/2 inch iron rod with
9 cap set marked "SHINE 5502".
10 THENCE continuing with the west right of way of said Golf Club
11 Drive, the west line of said Section 10 and the east line of this
12 tract, with the arc of a curve to the left having a radius of
13 3,050.00 feet and a central angle of 45° 06' 00", a distance of
14 2,400.79 feet to a 1/2 inch iron rod with cap set marked "SHINE
15 5502".
16 THENCE S 22° 57' 10" E continuing with the west right of way of said
17 Golf Club Drive, the west line of said Section 10 and the east line
18 of this tract, a distance of 714.81 feet to a 1/2 inch iron rod with
19 cap marked "SHINE 5502" set at the northeast corner of a called
20 3.3685 acre tract recorded in File No. N409807, Deed Records of
21 Harris County, Texas, and the most easterly southeast corner of
22 this tract.
23 THENCE S 74° 57' 26" W with the north line of said called 3.3685 acre
24 tract and a south line of this tract, a distance of 170.16 feet to a
25 1/2 inch iron rod with cap set marked "SHINE 5502".
26 THENCE S 38° 21' 36" W continuing with the north line of said called
27 3.3685 acre tract and a south line of this tract, a distance of

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1 375.28 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
2 at the southerly northeast corner of a called 53.17 acre tract
3 recorded in File No. U652009, Deed Records of Harris County, Texas,
4 and a southeast corner of this tract, from which a 1/2 inch iron rod
5 found at the southeast corner of said called 53.17 acre tract and
6 the southwest corner of said called 3.3685 acre tract bears S 38° 21'
7 38" W, a distance of 10.86 feet.

8 THENCE N 75° 29' 31" W with a southerly north line of said called
9 53.17 acre tract and a south line of this tract, a distance of
10 577.95 feet to an iron rod with cap marked "TERRA SURVEYING" found
11 at a southerly northeast corner of said called 53.17 acre tract, and
12 an interior corner of this tract.

13 THENCE N 05° 37' 30" E with the east line of said called 53.17 acre
14 tract and a west line of this tract, a distance of 480.74 feet to an
15 iron rod found with cap marked "TERRA SURVEYING".

16 THENCE N 08° 08' 01" E continuing with the east line of said called
17 53.17 acre tract and a west line of this tract, a distance of 825.65
18 feet to an iron rod found with cap marked "TERRA SURVEYING".

19 THENCE continuing with the east line of said called 53.17 acre tract
20 and a west line of this tract, with the arc of a curve to the left
21 having a radius of 250.61 feet and a central angle of 98° 17' 48", a
22 distance of 429.95 feet to an iron rod with cap marked "TERRA
23 SURVEYING" found at the northeast corner of said called 53.17 acre
24 tract.

25 THENCE N 89° 04' 41" W with the north line of said called 53.17 acre
26 tract and a south line of this tract, a distance of 407.72 feet to an
27 iron rod found with cap marked "TERRA SURVEYING".

1 THENCE S 74° 12' 35" W continuing with the north line of said called
2 53.17 acre tract and a south line of this tract, a distance of
3 412.92 feet to an iron rod found with cap marked "TERRA SURVEYING".
4 THENCE S 71° 17' 47" W continuing with the north line of said called
5 53.17 acre tract and a south line of this tract, a distance of
6 313.23 feet to an iron rod found with cap marked "TERRA SURVEYING".
7 THENCE S 64° 30' 39" W continuing with the north line of said called
8 53.17 acre tract and a south line of this tract, a distance of
9 250.16 feet to an iron rod with cap marked "TERRA SURVEYING" found
10 at the northwest corner of said called 53.17 acre tract and an
11 interior corner of this tract.
12 THENCE S 30° 45' 58" W with the west line of said called 53.17 acre
13 tract and an east line of this tract, a distance of 938.35 feet to an
14 iron rod found with cap marked "TERRA SURVEYING" from which a 1 1/4
15 inch iron pipe found in the south line of said called 53.17 acre
16 tract and the north line of The San Jacinto River Authority East
17 Canal tract, recorded in Volume 1294, Page 256, Deed Records of
18 Harris County, Texas bears S 76° 55' 49" E a distance of 700.71 feet.
19 THENCE S 38° 36' 07" E continuing with the west line of said called
20 53.17 acre tract and an east line of this tract, a distance of
21 330.48 feet to an iron rod found with cap marked "TERRA SURVEYING".
22 THENCE S 50° 28' 00" W continuing with the west line of said called
23 53.17 acre tract and an east line of this tract, a distance of
24 392.70 feet to an iron rod found with cap marked "TERRA SURVEYING".
25 THENCE S 34° 53' 53" E continuing with the west line of said called
26 53.17 acre tract and an east line of this tract, a distance of 54.47
27 feet to an iron rod with cap marked "TERRA SURVEYING" found at the

1 southwest corner of said called 53.17 acre tract, in a north line of
2 Horizon Drive, a dedicated public road in Newport Subdivision,
3 Section 4, a subdivision recorded in Volume 198, Page 53, Map
4 Records of Harris County, Texas, and at a southeast corner of this
5 tract, from which a 1 1/4 inch iron pipe found in the south line of
6 said called 53.17 acre tract and the north line of said East Canal
7 tract bears N 51° 21' 56" E a distance of 512.15'.

8 THENCE S 51° 21' 08" W along a north line of said Section 4, a north
9 line of said San Jacinto River Authority East Canal Tract, and a
10 south line of this tract, at a distance of 51.71 feet pass a
11 northwest corner of said Horizon Drive and Section 4 and continuing
12 a total distance of 605.52 feet to a 1" iron pipe found.

13 THENCE continuing along a north line of said San Jacinto River
14 Authority East Canal and a south line of this tract, with the arc of
15 a curve to the left having a radius of 415.36 feet and a central
16 angle of 17° 54' 23", a distance of 129.81 feet to a 1 1/2 inch iron
17 pipe found.

18 THENCE S 32° 37' 00 W continuing along a north line of said San
19 Jacinto River Authority East Canal and a south line of this tract a
20 distance of 1,291.52 feet to a 1 1/4 inch iron pipe found.

21 THENCE continuing along a north line of said San Jacinto River
22 Authority East Canal and a south line of this tract, with the arc of
23 a curve to the right having a radius of 174.95 feet and a central
24 angle of 39° 20' 42", a distance of 174.95 feet to a 1 inch iron pipe
25 found.

26 THENCE S 72° 28' 08" W continuing along a north line of said San
27 Jacinto River Authority East Canal and a south line of this tract, a

1 distance of 2,448.06 feet to a 1 1/4 inch iron pipe found.
2 THENCE continuing along a north line of said San Jacinto River
3 Authority East Canal and a south line of this tract, with the arc of
4 a curve to the left having a radius of 333.37 feet and a central
5 angle of 04° 24' 34", a distance of 25.66 feet to a 1 1/4 inch iron
6 pipe found.
7 THENCE S 68° 53' 17" W continuing along a north line of said San
8 Jacinto River Authority East Canal and a south line of this tract, a
9 distance of 1,832.09 feet to a 1 1/4 inch iron pipe found.
10 THENCE continuing along a north line of said San Jacinto River
11 Authority East Canal and a south line of this tract, with the arc of
12 a curve to the right having a radius of 144.47 feet and a central
13 angle of 53° 20' 45", a distance of 134.51 feet to a 1 1/4" iron pipe
14 found.
15 THENCE N 57° 13' 44" W continuing along a north line of said San
16 Jacinto River Authority East Canal and a south line of this tract, a
17 distance of 1,587.58 feet to a 1/2 inch iron rod set with cap marked
18 "SHINE 5502".
19 THENCE continuing along a north line of said San Jacinto River
20 Authority East Canal and a south line of this tract, with the arc of
21 a curve to the left having a radius of 402.67 feet and a central
22 angle of 30° 10' 09", a distance of 212.03 feet to a 1/2 inch iron rod
23 set with cap marked "SHINE 5502".
24 THENCE N 87° 29' 31" W continuing along a north line of said San
25 Jacinto River Authority East Canal and a south line of this tract, a
26 distance of 224.45 feet to a 1/2 inch iron rod found at an interior
27 corner of said San Jacinto River Authority East Canal and an

1 interior corner of this tract.

2 THENCE along an east line of said San Jacinto River Authority East
3 Canal and a west line of this tract, with the arc of a curve to the
4 right having a radius of 133.99 feet and a central angle of $63^{\circ} 17'$
5 $53''$, a distance of 148.03 feet to a $1/2$ inch iron rod found in the
6 north line of said Humphrey Jackson Survey, Abstract 37 and the
7 south line of said William Wilson Survey, Abstract 838.

8 THENCE $N 24^{\circ} 23' 35'' W$ along an east line of said San Jacinto River
9 Authority East Canal and a west line of this tract, a distance of
10 375.95 feet to a 1" iron pipe found.

11 THENCE continuing along an east line of said San Jacinto River
12 Authority East Canal and a west line of this tract, with the arc of a
13 curve to the right having a radius of 174.87 feet and a central
14 angle of $37^{\circ} 53' 54''$, a distance of 115.67 feet to a $1 1/4$ " iron pipe
15 found.

16 THENCE $N 14^{\circ} 24' 42'' E$ continuing along an east line of said San
17 Jacinto River Authority East Canal and a west line of this tract, a
18 distance of 74.82 feet to a $1 1/4$ " iron pipe found.

19 THENCE continuing along an east line of said San Jacinto River
20 Authority East Canal and a west line of this tract, with the arc of a
21 curve to the right having a radius of 661.43 feet and a central
22 angle of $07^{\circ} 01' 58''$, a distance of 81.19 feet to a $1 1/4$ " iron pipe
23 found.

24 THENCE $N 12^{\circ} 17' 19'' E$ continuing along the east line of said San
25 Jacinto River Authority East Canal and a west line of this tract, a
26 distance of 436.82 feet to a $5/8$ " iron rod found at a northeast
27 corner of said San Jacinto River Authority East Canal, in the south

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1 line of a called 39.88 acre tract recorded in File No. T525349, Deed
2 Records of Harris County, Texas and at an interior corner of this
3 tract, from which a 1 1/4" iron pipe found in a north line of said
4 San Jacinto River Authority East Canal tract and the south line of
5 said called 39.88 acre tract bears N 77° 36' 49" W, a distance of
6 621.39 feet.
7 THENCE S 77° 42' 29" E with the south line of said called 39.88 acre
8 tract and a north line of this tract, a distance of 294.05 feet to a
9 5/8" iron rod found at the southeast corner of said called 39.88
10 acre tract.
11 THENCE N 09° 46' 40" E with the east line of said called 39.88 acre
12 tract and a west line of this tract, a distance of 950.00 feet to a
13 1/2" iron rod found.
14 THENCE N 10° 53' 20" W continuing with the east line of said called
15 39.88 acre tract, and the west line of this tract, a distance of
16 394.97 feet to a 1/2" iron rod found at the northeast corner of said
17 called 39.88 acre tract.
18 THENCE N 80° 21' 03" W with the north line of said called 39.88 acre
19 tract and a south line of this tract, a distance of 1,359.57 feet to
20 a point in an east line of called 589.27 acre tract (Lake Houston)
21 recorded in Volume 1458, Page 1, and a west line of this tract.
22 Volume 1458, Page 1 describes this point as being the waterline of
23 the proposed reservoir when at normal pool level at elevation 44.5
24 feet above mean sea level.
25 THENCE with the west line of this tract and an east line of said
26 called 589.27 acre tract (Lake Houston), the following bearings and
27 distances:

1 N 30° 53' 29" E 376.74 feet
2 N 21° 32' 39" E 300.00 feet
3 N 06° 45' 39" E 864.00 feet
4 N 19° 56' 19" W 882.88 feet
5 N 07° 44' 21" W 184.00 feet
6 THENCE N 52° 28' 21" W continuing with the west line of this tract
7 and the east line of said called 589.27 acre tract (Lake Houston), a
8 distance of 508.00 feet to a point from which a 12"x12" concrete
9 monument found with Aluminum Disc marked "Corp of Engineers U.S.
10 Boundary Mark SL-1 Y1977" bears N 25° 14' 05" W a distance of 59.32
11 feet. Said concrete monument has a State Plane coordinate value of
12 N: 13907978.68 and E: 3195354.41
13 THENCE continuing with the west line of this tract and an east line
14 of said called 589.27 acre tract (Lake Houston), the following
15 bearings and distances:
16 N 65° 40' 21" W 422.00 feet
17 N 80° 22' 21" W 300.00 feet
18 N 62° 47' 53" W 641.05 feet
19 N 60° 37' 21" W 600.00 feet
20 N 88° 15' 21" W 540.00 feet
21 S 84 ° 47' 39" W 568.00 feet
22 S 69° 42' 54" W 633.02 feet
23 S 83° 28' 39" W 332.00 feet
24 N 77° 42' 21" W 270.00 feet
25 N 13° 14' 21" W 739.00 feet
26 N 28° 22' 21" W 402.00 feet
27 THENCE N 21° 29' 39" E continuing with the west line of this tract

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1 and an east line of said called 589.27 acre tract (Lake Houston), a
2 distance of 394.76 feet to a point in the south line of Lake Shadows
3 Section Four, a subdivision recorded in File No. D620201, Map
4 Records of Harris County, Texas, and at the northwest corner of this
5 tract.

6 THENCE N 86° 32' 15" E with the south line of said Lake Shadows
7 Section Four and the north line of this tract, at a distance of
8 204.97 feet pass a 1/2" iron rod found, and continuing a total
9 distance of 689.12 feet to a point in a concrete slab at the
10 southeast corner of said Lake Shadows Section Four, the southwest
11 corner of a called 447.0498 acre tract recorded in File
12 No. D759681, Deed Records of Harris County, Texas, and an interior
13 corner of this tract from which a 1/2 " iron rod with cap marked
14 "SHINE 5502" set for reference bears S 04° 44' 22" W a distance of
15 1.88 feet, a 1" iron pipe found bears N 79° 27' 48" E a distance of
16 101.22 feet, and a 1/2" iron rod found in the east line of said Lake
17 Shadows Section Four bears N 33° 33' 38" E a distance of 254.84 feet.

18 THENCE N 86° 43' 31" E with the south line of said called 447.0498
19 acre tract and a north line of this tract, a distance of 10,942.13
20 feet to a 1/2 inch iron rod next to a 4"x6" fence post found at the
21 southeast corner of said called 447.0498 acre tract and an interior
22 corner of this tract.

23 THENCE N 02° 07' 50" W with the east line of said called 447.0498
24 acre tract and a northerly west line of this tract a distance of
25 26.79 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set at
26 the southwest corner of a called 0.1148 acre tract recorded in File
27 No. T653706, Deed Records of Harris County, Texas and a northwest

1 corner of this tract.

2 THENCE N 87° 22' 21" E with the south line of said called 0.1148 acre
3 tract and a north line of this tract, at a distance of 50.02 feet
4 pass the southeast corner of said called 0.1148 acre tract recorded
5 in File No. T653706 and the southwest corner of a called 0.1148 acre
6 tract recorded in File No. T702499, Deed Records of Harris County,
7 Texas, at a distance of 100.02 feet, pass the southeast corner of
8 said called 0.1148 acre tract recorded in File No. T702499 and the
9 southwest corner of a called 0.1148 acre tract recorded in File
10 No. T643967, at a distance of 150.02 feet pass the southeast corner
11 of said called 0.1148 acre tract recorded in File No. T643967 and
12 the southwest corner of a called 0.1148 acre tract recorded in File
13 No. T491404, Deed Records of Harris County, Texas, at a distance of
14 200.02 feet pass the southeast corner of said called 0.1148 acre
15 tract recorded in File No. T491404 and the southwest corner of a
16 called 0.1148 acre tract recorded in File No. T526225, Deed Records
17 of Harris County, Texas, and continuing a total distance of 250.02
18 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set at the
19 southeast corner of said called 0.1148 acre tract recorded in File
20 No. T526225 and an interior corner of this tract.

21 THENCE N 02° 37' 39" W with the east line of said called 0.1148 acre
22 tract recorded in File No. T526225 and a west line of this tract, a
23 distance of 100.00 feet to a 1/2 inch iron rod with cap marked
24 "SHINE 5502" set at the northeast corner of said called 0.1148 acre
25 tract recorded in File No. T526225, in the south line of a called
26 5.00 acre tract recorded in File No. T684273, Deed Records of
27 Harris County, Texas, in the South line of the Hannah Nash Survey,

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Abstract 599, in the north line of said Abstract 838, and at a northwest corner of this tract.

THENCE N 87° 02' 53" E with the south line of said Abstract 599, the north line of said Abstract 838, the south line of said called 5.00 acre tract and the north line of this tract a distance of 316.67 feet to a 1/2 inch iron rod found at the southeast corner of said Abstract 599, the southwest corner of said Abstract 60, the southeast corner of said called 5.00 acre tract and the southwest corner of a called 45 acre tract recorded in File No. 20080119197, Deed Records of Harris County, Texas.

THENCE N 87° 24' 37" E with the south line of said called 45 acre tract, the south line of said Abstract 60, the north line of said Abstract 838 and the north line of this tract, a distance of 986.97 feet to a 1/2 inch iron rod found at the southeast corner of said called 45 acre tract, the southwest corner of a called 8.39 acre tract recorded in File No. 20070675831, Deed Records of Harris County, Texas, and a northerly corner of this tract.

THENCE N 87° 48' 26" E with the south line of said 8.339 acre tract, the south line of said Abstract 60, the north line of said Abstract 838 and the north line of this tract, at a distance of 150.00 feet pass the southeast corner of said called 8.39 acre tract and the southwest corner of a called 11.675 acre tract recorded in File No. 20070675831, Deed Records of Harris County, Texas, and continuing a total distance of 359.69 feet to a 1/2 inch iron rod found at the southeast corner of said called 11.675 acre tract and the southwest corner of a called 155.76 acre tract recorded in Volume 438, Page 236, Deed Records of Harris County, Texas.

1 THENCE N 87° 20' 09" E with the south line of said Abstract 60, the
2 north line of said Abstract 838, the south line of said called
3 155.76 acre tract and the north line of this tract, a distance of
4 682.33 feet to a 1/2 inch iron rod found next to a 8"x8" square fence
5 post at the southeast corner of said called 155.76 acre tract and
6 the southwest corner of a called 29.15 acre tract recorded in File
7 No. R106573, Deed Records of Harris County, Texas.

8 THENCE N 87° 24' 00" E with the south line of said Abstract 60, the
9 north line of said Abstract 838, the south line of said called 29.15
10 acre tract and the north line of this tract, and at a distance of
11 525.51 feet pass the southeast corner of said called 29.15 acre
12 tract and the southwest corner of said called 60.0765 acre tract,
13 and continuing with the south line of said Abstract 60, the north
14 line of said Abstract 838, the south line of said called 60.0765
15 acre tract and the north line of this tract, a total distance of
16 1648.87 feet to the PLACE OF BEGINNING, containing 1,942.08 acres
17 of land.

18 SECTION 3. (a) The legal notice of the intention to
19 introduce this Act, setting forth the general substance of this
20 Act, has been published as provided by law, and the notice and a
21 copy of this Act have been furnished to all persons, agencies,
22 officials, or entities to which they are required to be furnished
23 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
24 Government Code.

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

1 (c) The Texas Commission on Environmental Quality has filed
2 its recommendations relating to this Act with the governor,
3 lieutenant governor, and speaker of the house of representatives
4 within the required time.

5 (d) The general law relating to consent by political
6 subdivisions to the creation of districts with conservation,
7 reclamation, and road powers and the inclusion of land in those
8 districts has been complied with.

9 (e) All requirements of the constitution and laws of this
10 state and the rules and procedures of the legislature with respect
11 to the notice, introduction, and passage of this Act have been
12 fulfilled and accomplished.

13 SECTION 4. This Act takes effect immediately if it receives
14 a vote of two-thirds of all the members elected to each house, as
15 provided by Section 39, Article III, Texas Constitution. If this
16 Act does not receive the vote necessary for immediate effect, this
17 Act takes effect September 1, 2017.