

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. (a)
18 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. PUBLIC IMPROVEMENT DISTRICT POWERS. The
2 district has the powers provided by Chapter 372, Local Government
3 Code, to a municipality or county.

4 Sec. 3951.104. DEVELOPMENT CORPORATION POWERS. The
5 district, using money available to the district, may exercise the
6 powers given to a development corporation under Chapter 505, Local
7 Government Code, including the power to own, operate, acquire,
8 construct, lease, improve, or maintain a project under that
9 chapter.

10 Sec. 3951.105. NONPROFIT CORPORATION. (a) The board by
11 resolution may authorize the creation of a nonprofit corporation to
12 assist and act for the district in implementing a project or
13 providing a service authorized by this chapter.

14 (b) The nonprofit corporation:

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

18 (2) may implement any project and provide any service
19 authorized by this chapter.

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

26 Sec. 3951.106. AGREEMENTS; GRANTS. (a) As provided by
27 Chapter 375, Local Government Code, the district may make an

agreement with or accept a gift, grant, or loan from any person.

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

Sec. 3951.107. LAW ENFORCEMENT SERVICES. To protect the public interest, the district may contract with a qualified party, including the county or the city, to provide law enforcement services in the district for a fee.

Sec. 3951.108. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The district may join and pay dues to a charitable or nonprofit organization that performs a service or provides an activity consistent with the furtherance of a district purpose.

Sec. 3951.109. ECONOMIC DEVELOPMENT. (a) The district may engage in activities that accomplish the economic development purposes of the district.

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

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

(2) provide district personnel and services.

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

(1) Chapter 380, Local Government Code; and

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

Sec. 3951.110. PARKING FACILITIES. (a) The district may

1 acquire, lease as lessor or lessee, construct, develop, own,
2 operate, and maintain parking facilities or a system of parking
3 facilities, including lots, garages, parking terminals, or other
4 structures or accommodations for parking motor vehicles off the
5 streets and related appurtenances.

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

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

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

15 Sec. 3951.111. ANNEXATION AND EXCLUSION OF LAND. (a) The
16 district may annex land as provided by Subchapter J, Chapter 49,
17 Water Code.

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

21 Sec. 3951.112. RAIL FACILITIES. The district may
22 construct, acquire, improve, maintain, finance, and operate rail
23 facilities and improvements.

24 Sec. 3951.113. NAVIGATION DISTRICT POWERS. (a) The
25 district has the powers provided by the general law of this state
26 applicable to navigation districts created under Section 59,
27 Article XVI, Texas Constitution, including Chapters 60 and 62,

1 Water Code.

2 (b) The district may purchase, construct, acquire, own,
3 operate, maintain, improve, or extend, inside and outside the
4 district, a canal, waterway, bulkhead, dock, or other improvement
5 or facility necessary or convenient to accomplish the navigation
6 purposes of the district.

7 Sec. 3951.114. ROAD DISTRICT POWERS. The district has the
8 powers provided by the general laws relating to road districts and
9 road utility districts created under Section 52(b), Article III,
10 Texas Constitution, including Chapters 257 and 441, Transportation
11 Code.

12 Sec. 3951.115. ROAD STANDARDS AND REQUIREMENTS. (a) A road
13 project must meet all applicable construction standards, zoning and
14 subdivision requirements, and regulations of each municipality in
15 whose corporate limits or extraterritorial jurisdiction the road
16 project is located.

17 (b) If a road project is not located in the corporate limits
18 or extraterritorial jurisdiction of a municipality, the road
19 project must meet all applicable construction standards,
20 subdivision requirements, and regulations of each county in which
21 the road project is located.

22 (c) If the state will maintain and operate the road, the
23 Texas Transportation Commission must approve the plans and
24 specifications of the road project.

25 Sec. 3951.116. CONDUIT FACILITIES. (a) The district may
26 finance, acquire, construct, improve, operate, maintain, or charge
27 a fee for the use of conduits for:

1 (1) fiber-optic cable and supporting facilities;
2 (2) electronic transmission and distribution lines
3 and supporting facilities; or
4 (3) other types of transmission and distribution lines
5 and supporting facilities.

6 (b) The district may not require a person to use a district
7 conduit for a purpose described by Subsection (a)(1) or another
8 telecommunications purpose.

9 Sec. 3951.117. NO EMINENT DOMAIN POWER. The district may
10 not exercise the power of eminent domain.

11 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

12 Sec. 3951.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
13 board by resolution shall establish the number of directors'
14 signatures and the procedure required for a disbursement or
15 transfer of district money.

16 Sec. 3951.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
17 The district may acquire, construct, finance, operate, or maintain
18 any improvement or service authorized under this chapter or Chapter
19 372 or 375, Local Government Code, using any money available to the
20 district.

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

26 (b) A petition filed under Subsection (a) must be signed by
27 the owners of a majority of the assessed value of real property in

1 the district subject to assessment according to the most recent
2 certified tax appraisal roll for the county.

3 Sec. 3951.154. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
4 The board by resolution may impose and collect an assessment for any
5 purpose authorized by this chapter in all or any part of the
6 district.

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

12 (1) are a first and prior lien against the property
13 assessed;

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

17 (3) are the personal liability of and a charge against
18 the owners of the property even if the owners are not named in the
19 assessment proceedings.

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

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

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

4 Sec. 3951.156. RESIDENTIAL PROPERTY NOT EXEMPT. Section
5 375.161, Local Government Code, does not apply to a tax authorized
6 or approved by the voters of the district or a required payment for
7 a service provided by the district.

8 Sec. 3951.157. COMPETITIVE BIDDING. Subchapter I, Chapter
9 49, Water Code, applies to the district. Sections 375.221 and
10 375.223, Local Government Code, do not apply to the district.

11 SUBCHAPTER E. TAXES AND BONDS

12 Sec. 3951.201. ELECTIONS REGARDING TAXES AND BONDS. (a)
13 The district may issue, without an election, bonds, notes, and
14 other obligations secured by:

15 (1) revenue other than ad valorem taxes; or

16 (2) contract payments described by Section 3951.203.

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

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

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

27 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;

(2) construct or acquire improvements; or

(3) provide a service.

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

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

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

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

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

1 (b) The district may issue bonds, notes, or other
2 obligations payable wholly or partly from ad valorem taxes,
3 assessments, impact fees, revenue, contract payments, grants, or
4 other district money, or any combination of those sources of money,
5 to pay for any authorized district purpose.

6 (c) The limitation on the outstanding principal amount of
7 bonds, notes, and other obligations provided by Section [49.4645](#),
8 Water Code, does not apply to the district.

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

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

21 SUBCHAPTER F. SALES AND USE TAX

22 Sec. 3951.251. MEANINGS OF WORDS AND PHRASES. A word or
23 phrase used in this subchapter that is defined by Chapter [151](#) or
24 [321](#), Tax Code, has the meaning assigned by Chapter [151](#) or [321](#), Tax
25 Code.

26 Sec. 3951.252. APPLICABILITY OF CERTAIN TAX CODE
27 PROVISIONS. (a) The provisions of Subchapters C, D, E, and F,

1 Chapter 323, Tax Code, relating to county sales and use taxes apply
2 to the application, collection, and administration of a sales and
3 use tax imposed under this subchapter to the extent consistent with
4 this chapter, as if references in Chapter 323, Tax Code, to a county
5 referred to the district and references to a commissioners court
6 referred to the board.

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

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

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

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

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

23 (1) "Adoption of a ___ percent district sales and use
24 tax in the district";

25 (2) "Reduction of the district sales and use tax in the
26 district from ___ percent to ___ percent"; or

27 (3) "Repeal of the district sales and use tax in the

1 district."

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

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

16 (b) The rate of the excise tax is the same as the rate of the
17 sales tax portion of the tax and is applied to the sales price of the
18 taxable item.

19 Sec. 3951.256. EXAMINATION AND RECEIPT OF
20 INFORMATION. The district may examine and receive information
21 related to the imposition of a sales and use tax to the same extent
22 as if the district were a municipality.

23 Sec. 3951.257. ALTERNATIVE METHOD OF IMPOSITION.
24 Notwithstanding any other provision of this subchapter, the
25 district may impose the sales and use tax as provided by Subchapter
26 F, Chapter 383, Local Government Code, instead of as provided by the
27 other provisions of this subchapter.

SUBCHAPTER G. HOTEL OCCUPANCY TAX

Sec. 3951.301. DEFINITION. In this subchapter, "hotel" has the meaning assigned by Section 156.001, Tax Code.

Sec. 3951.302. APPLICABILITY OF CERTAIN TAX CODE PROVISIONS. (a) In this subchapter:

(1) a reference in Chapter 352, Tax Code, to a county is a reference to the district; and

(2) a reference in Chapter 352, Tax Code, to the commissioners court is a reference to the board.

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

Sec. 3951.303. TAX AUTHORIZED; TAX RATE. (a) The district may impose a hotel occupancy tax for the purposes described by Section 3951.305.

(b) The amount of the tax may not exceed seven percent of the price paid for a room in a hotel.

Sec. 3951.304. INFORMATION. The district may examine and receive information related to the imposition of hotel occupancy taxes to the same extent as if the district were a municipality.

Sec. 3951.305. USE OF HOTEL OCCUPANCY TAX. (a) The district may use the proceeds from a hotel occupancy tax imposed under this subchapter for any of the district's purposes and for the purposes described by Section 352.1015, Tax Code, to the extent the board considers appropriate.

(b) During each interval of three calendar years following the date on which a hotel occupancy tax imposed under this subchapter is initially collected, the board may not apply an annual average of more than 10 percent of the amount of tax collected under that section, excluding any interest earnings or investment profits and after a deduction for the costs of imposing and collecting the taxes, for the administrative expenses of the district or a district purpose other than:

(1) the costs of advertising and promoting tourism; or
(2) the costs of business development and commerce, including the costs of planning, designing, constructing, acquiring, leasing, financing, owning, operating, maintaining, managing, improving, repairing, rehabilitating, or reconstructing improvement projects for:

(A) conferences, conventions, meeting space, and exhibitions;

(B) manufacturer, consumer, or trade shows;

(C) hotels, lodging, and hospitality;

(D) arts and entertainment;

(E) parks and recreation;

(F) economic development; and

(G) civic, community, or institutional events.

SUBCHAPTER H. DEFINED AREAS

Sec. 3951.351. AUTHORITY TO ESTABLISH DEFINED AREAS OR DESIGNATED PROPERTY. The district may define areas or designate certain property of the district to pay for improvements, facilities, or services that primarily benefit that area or

1 property and do not generally and directly benefit the district as a
2 whole.

3 Sec. 3951.352. PROCEDURE FOR ELECTION. (a) Before the
4 district may impose an ad valorem tax or issue bonds payable from ad
5 valorem taxes of the defined area or designated property, the board
6 shall hold an election in the defined area or in the designated
7 property only.

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

10 Sec. 3951.353. DECLARING RESULT AND ISSUING ORDER. (a) If
11 a majority of the voters voting at the election approve the
12 proposition or propositions, the board shall declare the results
13 and, by order, shall establish the defined area and describe it by
14 metes and bounds or designate the specific property.

15 (b) A court may not review the board's order except on the
16 ground of fraud, palpable error, or arbitrary and confiscatory
17 abuse of discretion.

18 Sec. 3951.354. TAXES FOR SERVICES, IMPROVEMENTS, AND
19 FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On voter
20 approval and adoption of the order described by Section 3951.353,
21 the district may apply separately, differently, equitably, and
22 specifically its taxing power and lien authority to the defined
23 area or designated property to provide money to construct,
24 administer, maintain, and operate services, improvements, and
25 facilities that primarily benefit the defined area or designated
26 property.

27 Sec. 3951.355. ISSUANCE OF BONDS FOR DEFINED AREA OR

1 DESIGNATED PROPERTY. After the order under Section 3951.353 is
2 adopted, the district may issue bonds to provide for any land,
3 improvements, facilities, plants, equipment, and appliances for
4 the defined area or designated property.

5 SUBCHAPTER I. DISSOLUTION OF DISTRICT

6 Sec. 3951.401. DISSOLUTION. (a) Except as provided by
7 Subsection (b), the board:

8 (1) may dissolve the district; and

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

12 (b) The board may not dissolve the district until the
13 district's outstanding indebtedness or contractual obligations
14 have been repaid or discharged.

15 (c) After the board dissolves the district, the board shall
16 transfer ownership of all district property and assets to the
17 county.

18 SECTION 2. The Lakewood Improvement District of Harris
19 County initially includes all the territory contained in the
20 following area:

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

25 TRACT I

26 BEGINNING at an iron rod with cap marked 'CENTERPOINT ENERGY' found
27 at the northeast corner of a called 102.152 acre tract recorded in

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1 Document No. C683627, Deed Records of Harris County, Texas and in
2 the west line of the T.& N.O. Rail Road right of way (variable
3 width). Said iron rod has a State Plane coordinate value of N:
4 13895997.02 and E: 3210310.99.
5 THENCE S 47° 04'28" W with the west line of said Rail Road right of
6 way a distance of 926.77 feet to a point for corner.
7 THENCE continuing with the west line of said Rail Road right of way
8 with the arc of a curve to the left having a chord direction of S 35°
9 23' 19 W, and a radius of 2451.30, a distance of 1101.40 feet to a
10 point for corner.
11 THENCE S 23° 06' 25" W with the west line of said Rail Road right of
12 way a distance of 47.01 feet to a 1/2 inch iron rod with cap
13 marked '5502' set from which a 26" pine marked 'X' bears North 6.5
14 feet.
15 THENCE S 88°03'39" W with the north line of a called 304.5696 acre
16 tract recorded in Document No. 20130230098 a distance of 2407.13
17 feet to an iron rod found with cap marked 'RPLS 4615'.
18 THENCE S 87°58'14" W with the north line of the said called 304.5696
19 acre tract and the south line of the herein described tract a
20 distance of 4489.98 feet to a 1/2 inch iron pipe found from which a
21 28" sweet gum marked 'X' bears N58°W 3 feet.
22 THENCE S 88°10'16" W with the north line of the said 304.5696 acre
23 tract a distance of 3159.89 feet to the left bank of the San Jacinto
24 River on the line of mean higher high water.
25 THENCE up the river with its meanders on the line of mean higher
26 high water:
27 N 31°25'35" W 84.67 feet;

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1 N 15°33'56" W 191.85 feet;
2 N 04°38'06" W 258.15 feet;
3 N 14°00'39" W 87.13 feet;
4 N 20°54'29" W 155.32 feet;
5 N 26°38'13" W 215.05 feet;
6 N 39°38'48" W 353.07 feet;
7 N 50°07'18" W 307.76 feet;
8 N 54°25'26" W a distance of 278.56 feet to a point for corner at the
9 southwest corner of said called 102.152 acre tract.
10 THENCE N 88°23'12" E with the south line of the said called 102.152
11 acre tract and the north line of the herein described tract 9551.32
12 feet to an iron rod found with blue cap.
13 THENCE N87°53'38"E with the south line said called 102.152 acre
14 tract a distance of 2593.16 feet to 1/2 inch iron rod set with cap
15 marked '5502'.
16 THENCE S 85°24'11" E with the south line of the said called 102.152
17 acre tract and the north line of the herein described tract a
18 distance of 225.32 feet to the PLACE OF BEGINNING, containing
19 394.12 acres of land.

20 TRACT II

21 BEGINNING at a 1" iron pipe found at the most easterly corner of a
22 called 56.50 acre tract recorded in Volume 1458, Page 1, Deed
23 Records of Harris County, Texas, in the south line of the San
24 Jacinto River Authority East Canal right of way, recorded in Volume
25 1294, Page 256, Deed Records of Harris County, Texas, and at the
26 most northerly northwest corner of this tract, and having a Texas
27 State Plane coordinate value of N: 13902035.22 and E: 3197556.06.

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1 THENCE S 58° 23' 02" E with the south line of said San Jacinto River
2 Authority East Canal right of way, and a north line of this tract, a
3 distance of 1,097.21 feet to a 1/2 inch iron rod set with cap marked
4 "SHINE 5502".

5 THENCE continuing with the south line of said San Jacinto River
6 Authority East Canal right of way, and a north line of this tract,
7 with the arc of a curve to the left having a chord direction of S 84°
8 10' 00" E, a radius of 317.72, a distance of 298.83 feet to a 1/2
9 inch iron rod set with cap marked "SHINE 5502".

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

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

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

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

26 THENCE N 01° 15' 14" W with the east line of said called 2.866 acre
27 tract a distance of 426.18 feet to a 1/2 inch iron rod with cap

1 marked "SHINE 5502" set at the northeast corner of said called 2.866
2 acre tract, in the south line of said San Jacinto River Authority
3 East Canal right of way.
4 THENCE N 72° 28' 26" E continuing with the south line of said San
5 Jacinto River Authority East Canal right of way, and a north line of
6 this tract a distance of 312.52 feet to a 1/2 inch iron rod with cap
7 marked "SHINE 5502" set at a northerly corner of this tract and the
8 northwest corner of Newport Subdivision, Section 4, a subdivision
9 recorded in Volume 206, Page 145, Map Records of Harris County,
10 Texas, from which an iron rod found with cap marked "RUSS AND PARK
11 SURVEYING" bears N 72° 29' 29" E a distance of 167.92 feet.
12 THENCE S 00° 36' 34" E with a west line of said Newport Subdivision,
13 Section 4, and a northerly east line of this tract a distance of
14 1,261.04 feet to a 1/2 inch iron rod found at the most westerly
15 southwest corner of said Newport Subdivision, Section 4.
16 THENCE N 89° 29' 03" E with a south line of said Newport Subdivision,
17 Section 4 and a north line of this tract a distance of 71.96 feet to
18 a 1/2 inch iron rod found at the most southerly northwest corner of
19 a called 9.29 acre tract (Called Tract 6), recorded in Harris County
20 Clerk's File Z432808.
21 THENCE S 18° 57' 14" W with the west line of said called 9.29 acre
22 tract, passing the southwest corner of said called 9.29 acre tract
23 and the northwest corner of a called 4.29 acre tract recorded in
24 File No. T528516, Deed Records of Harris County, Texas, and
25 continuing a total distance of 512.10 feet to 1/2 inch iron rod with
26 cap marked "SHINE 5502" set at the southwest corner of said called
27 4.29 acre tract.

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1 THENCE S 48° 47' 48" E with the southwest line of said called 4.29
2 acre tract a distance of 660.77 feet to a 1/2 inch iron rod found at
3 the southeast corner of said called 4.29 acre tract in the west line
4 of Newport Subdivision, Section 2, a subdivision recorded in Volume
5 195, Page 35, Map Records of Harris County, Texas.

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

11 THENCE with the south right of way line of said Diamondhead
12 Boulevard with the arc of a curve to the left having a chord
13 direction of N 89° 25' 20" E, a radius of 2,049.25, a distance of
14 560.15 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
15 at the northwest corner of a called 175.61 acre tract recorded in
16 T528516, Deed Records of Harris County, Texas.

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

21 THENCE N 88° 30' 12" E with the south line of said called 175.61 acre
22 tract a distance of 2,983.90 feet to a 1/2 inch iron rod with cap
23 marked "SHINE 5502" set at the southeast corner of said called
24 175.61 acre tract.

25 THENCE with the east line of said called 175.61 acre tract with the
26 arc of a curve to the right having a chord direction of N 15° 16' 49"
27 E, a radius of 2,100.00 feet, a distance of 366.97 feet to a 1/2 inch

1 iron rod set with cap marked "SHINE 5502".
2 THENCE N 20° 17' 11" E continuing with the east line of said called
3 175.61 acre tract a distance of 509.92 feet to a 1/2 inch iron rod
4 set with cap marked "SHINE 5502".
5 THENCE continuing with the east line of said called 175.61 acre
6 tract with the arc of a curve to the right having a chord direction
7 of N 26° 19' 31" E, a radius of 2,100.00 feet, a distance of 440.98
8 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
9 THENCE N 32° 20' 27" E continuing with the east line of said called
10 175.61 acre tract a distance of 140.56 feet to a 1/2 inch iron rod
11 set with cap marked "SHINE 5502".
12 THENCE continuing with the east line of said called 175.61 acre
13 tract with the arc of a curve to the left having a chord direction of
14 N 06° 59' 15" E, a radius of 1,200.04 feet, a distance of 949.49 feet
15 to a 1/2 inch iron rod with cap marked "SHINE 5502" set at the
16 northeast corner of said called 175.61 acre tract, in the south
17 right of way of said Diamondhead Boulevard.
18 THENCE N 75° 17' 09" E with the south right of way line of said
19 Diamondhead Boulevard, and a north line of this tract, a distance of
20 769.43 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
21 THENCE continuing with the south right of way line of said
22 Diamondhead Boulevard with the arc of a curve to the right having a
23 chord direction of N 77° 44' 32" E, a radius of 1,951.36 feet, a
24 distance of 167.12 feet to a 1/2 inch iron rod with cap marked
25 "SHINE 5502" set at the northwest corner of Newport Subdivision,
26 Section 8, a subdivision recorded in Volume 288, Page 21, Map
27 Records of Harris County, Texas, and a northeast corner of this

1 tract.

2 THENCE S 08° 03' 08" W with a west line of said Newport Subdivision,
3 Section 8, a distance of 515.74 feet to a 1/2 inch iron rod found.

4 THENCE S 62° 25' 36" E continuing with the west line of said Newport
5 Subdivision, Section 8, a distance of 177.89 feet to a 1/2 inch iron
6 rod found.

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

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

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

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

24 THENCE N 87° 37' 51" E with the south line of said called 14.1645
25 acre tract, passing the
26 southeast corner of said called 14.1645 acre tract and the
27 southwest corner of a called 15.1515 acre tract recorded in File

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1 No. 20070632536, Deed Records of Harris County, Texas, a total
2 distance of 1, 545.45 feet to a 60D Nail found in fence post at the
3 southeast corner of said called 15.1515 acre tract.
4 THENCE N 02° 49' 23" W with the west line of said called 15.1515 acre
5 tract a distance of 326.36 feet to a 1/2 inch iron rod with cap
6 marked "SHINE 5502" set at a southwest corner of said Newport
7 Subdivision, Section 8.
8 THENCE N 88° 16' 59" E with a south line of said Newport Subdivision,
9 Section 8, and a north line of this tract a distance of 125.02 feet
10 to a 1/2 inch iron rod set with cap marked "SHINE 5502".
11 THENCE S 75° 51' 35" E continuing with a south line of said Newport
12 Subdivision, Section 8 and a north line of this tract a distance of
13 83.64 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
14 THENCE with a west line of said Newport Subdivision, Section 8, and
15 an east line of this tract with the arc of a curve to the right
16 having a chord direction of S 10° 15' 26" W, a radius of 250.00 feet,
17 a distance of 162.32 feet to a 1/2 inch iron rod set with cap marked
18 "SHINE 5502".
19 THENCE continuing with a west line of said Newport Subdivision,
20 Section 8, and an east line of this tract with the arc of a curve to
21 the left having a chord direction of S 13° 34' 14" W, a radius of
22 150.00 feet, a distance of 80.05 feet to a 1/2 inch iron rod set with
23 cap marked "SHINE 5502".
24 THENCE S 01° 43' 01" E continuing with an east line of said Harris
25 County Flood Control District drainage easement, a west line of
26 said Newport Subdivision, Section 8, and an east line of this tract
27 a distance of 120.00 feet to a 1/2 inch iron rod set with cap marked

1 "SHINE 5502".
2 THENCE S 09° 20' 38" W continuing with a west line of said Newport
3 Subdivision, Section 8, and an east line of this tract a distance of
4 57.36 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
5 THENCE S 20° 21' 57" W continuing a west line of said Newport
6 Subdivision, Section 8, and an east line of this tract a distance of
7 165.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
8 THENCE S 20° 24' 23" E continuing with a west line of said Newport
9 Subdivision, Section 8, and an east line of this tract a distance of
10 381.48 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
11 THENCE S 32° 47' 17" E continuing with a west line of said Newport
12 Subdivision, Section 8, and an east line of this tract a distance of
13 244.44 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
14 at a southwest corner of said Newport Subdivision, Section 8 and an
15 interior corner of this tract.
16 THENCE S 81° 16' 59" E with a south line of said Newport Subdivision,
17 Section 8 and a north line of this tract a distance of 195.69 feet to
18 a 1/2 inch iron rod set with cap marked "SHINE 5502".
19 THENCE S 04° 41' 04" W continuing with a south line of said Newport
20 Subdivision, Section 8 and a north line of this tract a distance of
21 30.71 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
22 THENCE S 85° 27' 13" E continuing with a south line of said Newport
23 Subdivision, Section 8 and a north line of this tract a distance of
24 27.39 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
25 THENCE N 04° 01' 49" E continuing with a south line of said Newport
26 Subdivision, Section 8 and a north line of this tract a distance of
27 30.29 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".

1 THENCE N 08° 43' 00" E continuing with a south line of said Newport
2 Subdivision, Section 8 and a north line of this tract a distance of
3 207.55 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
4 THENCE S 81° 16' 59" E continuing with a south line of said Newport
5 Subdivision, Section 8 and a north line of this tract a distance of
6 100.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
7 THENCE S 08° 13' 08" W continuing with a south line of said Newport
8 Subdivision, Section 8 and a north line of this tract a distance of
9 282.01 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
10 at a southerly corner of said Newport Subdivision, Section 8.
11 THENCE continuing with a south line of said Newport Subdivision,
12 Section 8, a north line of this tract, with the arc of a curve to the
13 left having a chord direction of N 60° 58' 25" E, a radius of 400.00
14 feet, a distance of 195.69 feet to a 1/2 inch iron rod set with cap
15 marked "SHINE 5502".
16 THENCE N 46° 57' 29" E continuing with a south line of said Newport
17 Subdivision, Section 8, and a north line of this tract a distance of
18 202.17 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".
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 right having a chord direction of N 53° 03' 29" E, a radius of
22 450.00 feet, a distance of 95.82 feet to a point.
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 left having a chord direction of N 45° 33' 29" E, a radius of
26 400.00 feet, a distance of 189.89 feet to a point.
27 THENCE N 31° 57' 29" E continuing with a south line of said Newport

1 Subdivision, Section 8 and a north line of this tract a distance of
2 228.06 feet to a point.

3 THENCE continuing with a south line of said Newport Subdivision,
4 Section 8 and a north line of this tract, with the arc of a curve to
5 the right having a chord direction of N 45° 27' 29" E, a radius of
6 500.00 feet, a distance of 235.62 feet to a 1/2 inch iron rod set
7 with cap marked "SHINE 5502".

8 THENCE continuing with a south line of said Newport Subdivision,
9 Section 8 and a north line of this tract, with the arc of a curve to
10 the left having a chord direction of N 32° 42' 29" E, a radius of
11 300.00 feet, a distance of 274.89 feet to a 1/2 inch iron rod set
12 with cap marked "SHINE 5502".

13 THENCE continuing with a south line of said Newport Subdivision,
14 Section 8 and a north line of this tract with the arc of a curve to
15 the right having a chord direction of N 14° 31' 50" E, a radius of
16 500.00 feet, a distance of 140.89 feet to a 1/2 inch iron rod set
17 with cap marked "SHINE 5502".

18 THENCE N 57° 42' 31" W continuing with a south line of said Newport
19 Subdivision, Section 8, and a north line of this tract a distance of
20 92.28 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".

21 THENCE N 32° 17' 29" E continuing with a south line of said Newport
22 Subdivision, Section 8, and a north line of this tract a distance of
23 60.00 feet to a 1/2 inch iron rod set with cap marked "SHINE 5502".

24 THENCE S 57° 42' 31" E continuing with a south line of said Newport
25 Subdivision, Section 8, and a north line of this tract a distance of
26 85.49 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set.

27 THENCE continuing with a south line of said Newport Subdivision,

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1 Section 8 and a north line of this tract with the arc of a curve to
2 the right having a chord direction of N 36° 29' 38" E, a radius of
3 500.00 feet, a distance of 118.64 feet to a 1/2 inch iron rod set
4 with cap marked "SHINE 5502".

5 THENCE N 43° 17' 29" E continuing with a south line of said Newport
6 Subdivision, Section 8 and a north line of this tract a distance of
7 374.07 feet to a point.

8 THENCE continuing with a south line of said Newport Subdivision,
9 Section 8 and a north line of this tract with the arc of a curve to
10 the right having a chord direction of N 52° 47' 29" E, a radius of
11 600.00 feet, a distance of 198.97 feet to a 1/2 inch iron rod set
12 with cap marked "SHINE 5502".

13 THENCE N 62° 17' 29" E continuing with a south line of said Newport
14 Subdivision, Section 8 and a north line of this tract a distance of
15 68.45 feet to a point.

16 THENCE continuing with a south line of said Newport Subdivision,
17 Section 8 and a north line of this tract with the arc of a curve to
18 the left having a chord direction of N 33° 14' 01" E, a radius of
19 139.25 feet, a distance of 141.24 feet to a 1/2 inch iron rod set
20 with cap marked "SHINE 5502".

21 THENCE continuing with a south line of said Newport Subdivision,
22 Section 8 and a north line of this tract with the arc of a curve to
23 the left having a chord direction of N 00° 55' 12" E, a radius of
24 300.00 feet, a distance of 34.09 feet to a 1/2 inch iron rod with cap
25 marked "SHINE 5502" set at the southerly southeast corner of said
26 Newport Subdivision, Section 8 and in the west line of The City of
27 Crosby Town Site, recorded in Volume 7, Page 26, Deed Records of

1 Harris County, Texas, also being the west line of a tract of land
2 referenced as "Tract 1" and "Tract 2" recorded in File No. W314743,
3 Deed Records of Harris County, Texas.
4 THENCE S 02° 45' 41" E with a west line of said City of Crosby Town
5 Site, the west line of said called "Tract 1" and "Tract 2", and an
6 east line of this tract a distance of 229.20 feet to a point in the
7 centerline of Jackson Bayou.
8 THENCE with a south line of said City of Crosby Town Site, a south
9 line of said called "Tract 1" and "Tract 2", a north line of this
10 tract, along the centerline of said Jackson Bayou the following
11 bearings and distances:
12 N 65° 32' 07" E 30.32 feet
13 N 76° 12' 19" E 10.85 feet
14 N 19° 33' 49" E 41.24 feet
15 N 40° 05' 08" W 34.88 feet
16 N 09° 21' 28" W 46.05 feet
17 N 26° 11' 16" E 45.20 feet
18 N 60° 33' 12" E 80.04 feet
19 N 48° 22' 25" E 110.85 feet
20 N 50° 01' 28" E 64.58 feet
21 N 78° 38' 48" E 76.53 feet
22 N 62° 45' 53" E 42.10 feet
23 N 26° 13' 09" E 43.70 feet
24 S 17° 27' 48" E 44.35 feet
25 THENCE S 04° 37' 07" E continuing with a south line of said City of
26 Crosby Town Site, a south line of said called "Tract 1" and "Tract
27 2", a north line of this tract, along the centerline of said Jackson

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1 Bayou, passing the southerly southeast corner of said called "Tract
2 1" and "Tract 2", and continuing a total distance of 90.52 feet to a
3 point.

4 THENCE continuing with a south line of said City of Crosby Town
5 Site, a north line of this tract, along the centerline of said
6 Jackson Bayou the following bearings and distances:

7 S 31° 33' 28"E 19.00 feet

8 S 89° 42' 03" E 32.70 feet

9 S 65° 08' 41" E 86.19 feet

10 THENCE S 82° 49' 14" E continuing with a south line of said City of
11 Crosby Town Site, a north line of this tract, along the centerline
12 of said Jackson Bayou a distance of 54.91 feet to a point at the most
13 easterly northeast corner of this tract and the northwest corner of
14 a called 7.6429 acre tract recorded in File No. E429933, Deed
15 Records of Harris County, Texas.

16 THENCE S 16° 01' 51" E with the west line of said called 7.6429 acre
17 tract and the most easterly east line of this tract, at a distance
18 of 56.24 feet pass a 1/2 inch iron rod with cap marked "SHINE 5502"
19 set for reference, from which an iron rod with cap marked "PRECISION
20 SURVEYORS" found at the northeast corner of Lot 1, Block 3, said
21 City of Crosby Town Site bears N 19° 38' 01" E a distance of 409.41
22 feet, an iron rod with cap marked "PRECISION SURVEYORS found in the
23 east line of said Lot 1, Block 3, City of Crosby Town Site bears N
24 85° 43' 47" E a distance of 471.48 feet, and continuing a total
25 distance of 781.81 feet to a 1/2 inch iron rod with cap marked
26 "SHINE 5502" set at the southwest corner of said called 7.6429 acre
27 tract, in the north right of way of T. & N. O. Railroad, a variable

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1 width right of way, and at the most easterly southeast corner of
2 this tract.

3 THENCE S 46° 52' 02" W with the most easterly east line of this tract
4 and the west right of way line of said T. & N. O. Railroad, a
5 distance of 1,876.95 feet to a 1" iron pipe found in the north line
6 of a called 102.152 acre tract (Tract 2), recorded in File
7 No. C683627, Deed Records of Harris County, Texas, and at the
8 southeast corner of this tract, from which an iron rod found with
9 cap marked "CENTERPOINT ENERGY" found at the northeast corner of
10 herein described Tract I bears S 46° 45' 17" W, a distance of 556.58
11 feet.

12 THENCE S 87° 53' 52" W with the north line of said called 102.152
13 acre tract and the south line of this tract a distance of 2,233.36
14 feet to a 1/4 inch iron rod found at the southeast corner of a called
15 21.234 acre tract recorded in File No. G553519, Deed Records of
16 Harris County, Texas, and a southwest corner of this tract from
17 which a found 1" iron pipe bears S 87° 53' 43" W, a distance of 999.06
18 feet.

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

26 THENCE N 81° 29' 07" W with the north line of said called 0.116 acre
27 tract recorded in File No. P220412, and a south line of this tract,

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1 at a distance of 100.00 feet pass the northwest corner of said
2 called 0.116 acre tract and the northeast corner of a called 0.116
3 acre tract recorded in File No. R256220, Deed Records of Harris
4 County, Texas, at a distance of 200.00 feet pass the northwest
5 corner of said called 0.116 acre tract recorded in File No. R256220
6 and the northeast corner of a called 0.1164 acre tract recorded in
7 File No. S300312, Deed Records of Harris County, Texas, at a
8 distance of 300.00 feet pass the northwest corner of said called
9 0.1164 acre tract recorded in File No. S300312 and the northeast
10 corner of a called 0.116 acre tract recorded in File No. R304758,
11 Deed Records of Harris County, Texas, at a distance of 400.00 feet,
12 pass the northwest corner of said called 0.116 acre tract recorded
13 in File No. R304758 and the northeast corner of a called 0.116 acre
14 tract recorded in File No. P254365, Deed Records of Harris County,
15 Texas, at a distance of 500.00 feet pass the northwest corner of
16 said called 0.116 acre tract recorded in File No. P254365 and a
17 northeast corner of said called 21.234 acre tract, continuing along
18 a north line of said called 21.234 acre tract and a south line of
19 this tract a total distance of 529.21 feet to a 1/2 inch iron rod set
20 with cap marked "SHINE 5502".

21 THENCE N 51° 33' 28" W a distance of 799.95 feet to a 1/2 inch iron
22 rod with cap marked "SHINE 5502" set at the northwest corner of said
23 called 21.234 acre tract and at an interior corner of this tract.

24 THENCE S 25° 27' 04" W with the west line of said called 21.234 acre
25 tract and an east line of this tract, a distance of 528.15 feet to a
26 1/2 inch iron rod with cap marked "SHINE 5502" set at the northwest
27 corner of a called 2.1614 acre tract recorded in File No. K076581,

1 Deed Records of Harris County, Texas.

2 THENCE N 65° 59' 23" W with a north line of said called 2.1614 acre
3 tract and a northerly south line of this tract, a distance of 929.77
4 feet to a found iron rod with cap marked "RPLS 4615".

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

10 THENCE S 74° 30' 20" W continuing with the north line of said called
11 2.1614 acre tract and a northerly south line of this tract a
12 distance of 417.76 feet to a 1/2 inch iron rod with cap marked
13 "SHINE 5502" set at the northwest corner of said called 2.1614 acre
14 tract and an interior corner of this tract.

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

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

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

27 THENCE S 65° 59' 23" E continuing with the south line of said called

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1 2.164 acre tract and a southerly north line of this tract a distance
2 of 927.30 feet to a 1/2 inch iron rod with cap marked "SHINE 5502"
3 set at the southeast corner of said called 2.1614 acre tract in the
4 west line of said called 21.234 acre tract.

5 THENCE S 25° 16' 50" W with the west line of said called 21.234 acre
6 tract and an east line of this tract, a distance of 441.83 feet to an
7 iron rod with cap marked "RPLS 4615" found at the southwest corner
8 of said called 21.234 acre tract, in the north line of said called
9 102.152 acre tract and at a southeast corner of this tract, from
10 which a found 1" iron pipe bears N 88° 29' 40" E, a distance of 600.63
11 feet.

12 THENCE S 88° 21' 40" W with a south line of this tract and the north
13 line of said called 102.152 acre tract, at a distance of 7,048.87
14 feet, pass a found 3/4" iron rod and continue a total distance of
15 7,133.88 feet to a 1/2 inch iron rod with cap marked "SHINE 5502"
16 set at the southeast corner of a called 1 acre tract recorded in
17 File No. H076771, Deed Records of Harris County, Texas.

18 THENCE N 01° 38' 26" W with a west line of this tract and the east
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 northeast
21 corner of said called 1 acre tract.

22 THENCE S 88° 21' 40" W with a south line of this tract and the north
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 northwest
25 corner of said called 1 acre tract.

26 THENCE S 01° 38' 26" E with an east line of this tract and the west
27 line of said called 1 acre tract, a distance of 208.71 feet to a 1/2

1 inch iron rod with cap marked "SHINE 5502" set at the southwest
2 corner of said called 1 acre tract, in the north line of said called
3 102.152 acre tract.

4 THENCE S 88° 21' 40" W with a south line of this tract and the north
5 line of said called 102.152 acre tract, a distance of 2,021.97 feet
6 to the line of mean higher high water on the San Jacinto River.

7 THENCE meandering the line of mean higher high water along the left
8 bank of the San Jacinto River, the following bearings and
9 distances:

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

1 N 04° 27' 32" E 158.34 feet
2 N 20° 09' 17" E 102.98 feet
3 N 15° 38' 50" E 168.56 feet
4 N 08° 04' 25" W 320.01 feet
5 N 24° 35' 18" W 119.21 feet
6 N 25° 33' 04" W 239.12 feet
7 THENCE N 32° 33' 43" W continuing along the line of mean higher high
8 water on the left bank of the San Jacinto River, a distance of
9 117.10 feet to a point at the southwest corner of said called 56.50
10 acre tract and a southerly northwest corner of this tract.
11 THENCE N 59° 33' 11" E with the south line of said called 56.50 acre
12 tract and a north line of this tract, a distance of 834.87 feet to a
13 1" iron pipe found at the southeast corner of said called 56.50 acre
14 tract and an interior corner of this tract.
15 THENCE N 22° 44' 35" E with the southerly east line of said called
16 56.50 acre tract and a northerly west line of this tract, a distance
17 of 1,342.07 feet to the PLACE OF BEGINNING, containing 991.55
18 acres.
19 TRACT III
20 BEGINNING at a 1" iron pipe found in the south line of the Absalom
21 Reeves Survey, Abstract 60, and the north line of said Abstract 838,
22 in the west line of a called 167.305 acre tract recorded in File
23 No. 2010010605, Deed Records of Harris County, Texas, at the
24 southeast corner of a called 60.0765 acre tract recorded in File
25 No. U922164, Deed Records of Harris County, Texas, and at the
26 northeast corner of this tract. Said 1" iron pipe has a Texas State
27 Plane coordinate value of N: 13910927.97 and E: 3206944.66.

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1 THENCE S 02° 37' 23" E (Called S 02° 37' 21" E) with the west line of
2 said called 167.305 acre tract and the east line of this tract, a
3 distance of 1,434.17 feet to a 1/2 inch iron rod with cap marked
4 "SHINE 5502" set at the southwest corner of said 167.305 acre tract.
5 THENCE S 87° 47' 10" E with the south line of said called 167.305
6 acre tract and a north line of this tract, a distance of 51.63 feet
7 to a 1/2 inch iron rod with cap marked "SHINE 5502" set in the north
8 right of way of Diamondhead Boulevard North, (100 feet wide
9 R.O.W.), at the northwest corner of Newport Subdivision, Section
10 10, a subdivision recorded in Volume 220, Page 76, Map Records of
11 Harris County, Texas.

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

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

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

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

5 THENCE continuing with the west right of way of said Golf Club
6 Drive, the west line of said Section 10 and the east line of this
7 tract, with the arc of a curve to the right having a radius of
8 1,950.00 feet and a central angle of 20° 00' 00", a distance of
9 680.68 feet to a 1/2 inch iron rod with cap set marked "SHINE 5502".

10 THENCE S 22° 12' 50" W continuing with the west right of way of said
11 Golf Club Drive, the west line of said Section 10 and the east line
12 of this tract, a distance of 660.85 feet to a 1/2 inch iron rod with
13 cap set marked "SHINE 5502".

14 THENCE continuing with the west right of way of said Golf Club
15 Drive, the west line of said Section 10 and the east line of this
16 tract, with the arc of a curve to the left having a radius of
17 3,050.00 feet and a central angle of 45° 06' 00", a distance of
18 2,400.79 feet to a 1/2 inch iron rod with cap set marked "SHINE
19 5502".

20 THENCE S 22° 57' 10" E continuing with the west right of way of said
21 Golf Club Drive, the west line of said Section 10 and the east line
22 of this tract, a distance of 714.81 feet to a 1/2 inch iron rod with
23 cap marked "SHINE 5502" set at the northeast corner of a called
24 3.3685 acre tract recorded in File No. N409807, Deed Records of
25 Harris County, Texas, and the most easterly southeast corner of
26 this tract.

27 THENCE S 74° 57' 26" W with the north line of said called 3.3685 acre

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1 tract and a south line of this tract, a distance of 170.16 feet to a
2 1/2 inch iron rod with cap set marked "SHINE 5502".
3 THENCE S 38° 21' 36" W continuing with the north line of said called
4 3.3685 acre tract and a south line of this tract, a distance of
5 375.28 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set
6 at the southerly northeast corner of a called 53.17 acre tract
7 recorded in File No. U652009, Deed Records of Harris County, Texas,
8 and a southeast corner of this tract, from which a 1/2 inch iron rod
9 found at the southeast corner of said called 53.17 acre tract and
10 the southwest corner of said called 3.3685 acre tract bears S 38° 21'
11 38" W, a distance of 10.86 feet.
12 THENCE N 75° 29' 31" W with a southerly north line of said called
13 53.17 acre tract and a south line of this tract, a distance of
14 577.95 feet to an iron rod with cap marked "TERRA SURVEYING" found
15 at a southerly northeast corner of said called 53.17 acre tract, and
16 an interior corner of this tract.
17 THENCE N 05° 37' 30" E with the east line of said called 53.17 acre
18 tract and a west line of this tract, a distance of 480.74 feet to an
19 iron rod found with cap marked "TERRA SURVEYING".
20 THENCE N 08° 08' 01" E continuing with the east line of said called
21 53.17 acre tract and a west line of this tract, a distance of 825.65
22 feet to an iron rod found with cap marked "TERRA SURVEYING".
23 THENCE continuing with the east line of said called 53.17 acre tract
24 and a west line of this tract, with the arc of a curve to the left
25 having a radius of 250.61 feet and a central angle of 98° 17' 48", a
26 distance of 429.95 feet to an iron rod with cap marked "TERRA
27 SURVEYING" found at the northeast corner of said called 53.17 acre

1 tract.

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

5 THENCE S 74° 12' 35" W continuing with the north line of said called
6 53.17 acre tract and a south line of this tract, a distance of
7 412.92 feet to an iron rod found with cap marked "TERRA SURVEYING".

8 THENCE S 71° 17' 47" W continuing with the north line of said called
9 53.17 acre tract and a south line of this tract, a distance of
10 313.23 feet to an iron rod found with cap marked "TERRA SURVEYING".

11 THENCE S 64° 30' 39" W continuing with the north line of said called
12 53.17 acre tract and a south line of this tract, a distance of
13 250.16 feet to an iron rod with cap marked "TERRA SURVEYING" found
14 at the northwest corner of said called 53.17 acre tract and an
15 interior corner of this tract.

16 THENCE S 30° 45' 58" W with the west line of said called 53.17 acre
17 tract and an east line of this tract, a distance of 938.35 feet to an
18 iron rod found with cap marked "TERRA SURVEYING" from which a 1 1/4
19 inch iron pipe found in the south line of said called 53.17 acre
20 tract and the north line of The San Jacinto River Authority East
21 Canal tract, recorded in Volume 1294, Page 256, Deed Records of
22 Harris County, Texas bears S 76° 55' 49" E a distance of 700.71 feet.

23 THENCE S 38° 36' 07" E continuing with the west line of said called
24 53.17 acre tract and an east line of this tract, a distance of
25 330.48 feet to an iron rod found with cap marked "TERRA SURVEYING".

26 THENCE S 50° 28' 00" W continuing with the west line of said called
27 53.17 acre tract and an east line of this tract, a distance of

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1 392.70 feet to an iron rod found with cap marked "TERRA SURVEYING".
2 THENCE S 34° 53' 53" E continuing with the west line of said called
3 53.17 acre tract and an east line of this tract, a distance of 54.47
4 feet to an iron rod with cap marked "TERRA SURVEYING" found at the
5 southwest corner of said called 53.17 acre tract, in a north line of
6 Horizon Drive, a dedicated public road in Newport Subdivision,
7 Section 4, a subdivision recorded in Volume 198, Page 53, Map
8 Records of Harris County, Texas, and at a southeast corner of this
9 tract, from which a 1 1/4 inch iron pipe found in the south line of
10 said called 53.17 acre tract and the north line of said East Canal
11 tract bears N 51° 21' 56" E a distance of 512.15'.
12 THENCE S 51° 21' 08" W along a north line of said Section 4, a north
13 line of said San Jacinto River Authority East Canal Tract, and a
14 south line of this tract, at a distance of 51.71 feet pass a
15 northwest corner of said Horizon Drive and Section 4 and continuing
16 a total distance of 605.52 feet to a 1" iron pipe found.
17 THENCE continuing along a north line of said San Jacinto River
18 Authority East Canal and a south line of this tract, with the arc of
19 a curve to the left having a radius of 415.36 feet and a central
20 angle of 17° 54' 23", a distance of 129.81 feet to a 1 1/2 inch iron
21 pipe found.
22 THENCE S 32° 37' 00 W continuing along a north line of said San
23 Jacinto River Authority East Canal and a south line of this tract a
24 distance of 1,291.52 feet to a 1 1/4 inch iron pipe found.
25 THENCE continuing along a north line of said San Jacinto River
26 Authority East Canal and a south line of this tract, with the arc of
27 a curve to the right having a radius of 174.95 feet and a central

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1 angle of $39^{\circ} 20' 42''$, a distance of 174.95 feet to a 1 inch iron pipe
2 found.

3 THENCE S $72^{\circ} 28' 08''$ W continuing along a north line of said San
4 Jacinto River Authority East Canal and a south line of this tract, a
5 distance of 2,448.06 feet to a 1 1/4 inch iron pipe found.

6 THENCE continuing along a north line of said San Jacinto River
7 Authority East Canal and a south line of this tract, with the arc of
8 a curve to the left having a radius of 333.37 feet and a central
9 angle of $04^{\circ} 24' 34''$, a distance of 25.66 feet to a 1 1/4 inch iron
10 pipe found.

11 THENCE S $68^{\circ} 53' 17''$ W continuing along a north line of said San
12 Jacinto River Authority East Canal and a south line of this tract, a
13 distance of 1,832.09 feet to a 1 1/4 inch iron pipe found.

14 THENCE continuing along a north line of said San Jacinto River
15 Authority East Canal and a south line of this tract, with the arc of
16 a curve to the right having a radius of 144.47 feet and a central
17 angle of $53^{\circ} 20' 45''$, a distance of 134.51 feet to a 1 1/4" iron pipe
18 found.

19 THENCE N $57^{\circ} 13' 44''$ W continuing along a north line of said San
20 Jacinto River Authority East Canal and a south line of this tract, a
21 distance of 1,587.58 feet to a 1/2 inch iron rod set with cap marked
22 "SHINE 5502".

23 THENCE continuing along a north line of said San Jacinto River
24 Authority East Canal and a south line of this tract, with the arc of
25 a curve to the left having a radius of 402.67 feet and a central
26 angle of $30^{\circ} 10' 09''$, a distance of 212.03 feet to a 1/2 inch iron rod
27 set with cap marked "SHINE 5502".

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1 THENCE N 87° 29' 31" W continuing along a north line of said San
2 Jacinto River Authority East Canal and a south line of this tract, a
3 distance of 224.45 feet to a 1/2 inch iron rod found at an interior
4 corner of said San Jacinto River Authority East Canal and an
5 interior corner of this tract.

6 THENCE along an east line of said San Jacinto River Authority East
7 Canal and a west line of this tract, with the arc of a curve to the
8 right having a radius of 133.99 feet and a central angle of 63° 17'
9 53", a distance of 148.03 feet to a 1/2 inch iron rod found in the
10 north line of said Humphrey Jackson Survey, Abstract 37 and the
11 south line of said William Wilson Survey, Abstract 838.

12 THENCE N 24° 23' 35" W along an east line of said San Jacinto River
13 Authority East Canal and a west line of this tract, a distance of
14 375.95 feet to a 1" iron pipe found.

15 THENCE continuing along an east line of said San Jacinto River
16 Authority East Canal and a west line of this tract, with the arc of a
17 curve to the right having a radius of 174.87 feet and a central
18 angle of 37° 53' 54", a distance of 115.67 feet to a 1 "A" iron pipe
19 found.

20 THENCE N 14° 24' 42" E continuing along an east line of said San
21 Jacinto River Authority East Canal and a west line of this tract, a
22 distance of 74.82 feet to a 1 1/4" iron pipe found.

23 THENCE continuing along an east line of said San Jacinto River
24 Authority East Canal and a west line of this tract, with the arc of a
25 curve to the right having a radius of 661.43 feet and a central
26 angle of 07° 01' 58", a distance of 81.19 feet to a 1 1/4" iron pipe
27 found.

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1 THENCE N 12°17' 19" E continuing along the east line of said San
2 Jacinto River Authority East Canal and a west line of this tract, a
3 distance of 436.82 feet to a 5/8" iron rod found at a northeast
4 corner of said San Jacinto River Authority East Canal, in the south
5 line of a called 39.88 acre tract recorded in File No. T525349, Deed
6 Records of Harris County, Texas and at an interior corner of this
7 tract, from which a 1 1/4" iron pipe found in a north line of said
8 San Jacinto River Authority East Canal tract and the south line of
9 said called 39.88 acre tract bears N 77° 36' 49" W, a distance of
10 621.39 feet.

11 THENCE S 77° 42' 29" E with the south line of said called 39.88 acre
12 tract and a north line of this tract, a distance of 294.05 feet to a
13 5/8" iron rod found at the southeast corner of said called 39.88
14 acre tract.

15 THENCE N 09° 46' 40" E with the east line of said called 39.88 acre
16 tract and a west line of this tract, a distance of 950.00 feet to a
17 1/2" iron rod found.

18 THENCE N 10° 53' 20" W continuing with the east line of said called
19 39.88 acre tract, and the west line of this tract, a distance of
20 394.97 feet to a 1/2" iron rod found at the northeast corner of said
21 called 39.88 acre tract.

22 THENCE N 80° 21' 03" W with the north line of said called 39.88 acre
23 tract and a south line of this tract, a distance of 1,359.57 feet to
24 a point in an east line of called 589.27 acre tract (Lake Houston)
25 recorded in Volume 1458, Page 1, and a west line of this tract.
26 Volume 1458, Page 1 describes this point as being the waterline of
27 the proposed reservoir when at normal pool level at elevation 44.5

1 feet above mean sea level.

2 THENCE with the west line of this tract and an east line of said
3 called 589.27 acre tract (Lake Houston), the following bearings and
4 distances:

5	N 30° 53' 29" E	376.74 feet
6	N 21° 32' 39" E	300.00 feet
7	N 06° 45' 39" E	864.00 feet
8	N 19° 56' 19" W	882.88 feet
9	N 07° 44' 21" W	184.00 feet

10 THENCE N 52° 28' 21" W continuing with the west line of this tract
11 and the east line of said called 589.27 acre tract (Lake Houston), a
12 distance of 508.00 feet to a point from which a 12"x12" concrete
13 monument found with Aluminum Disc marked "Corp of Engineers U.S.
14 Boundary Mark SL-1 Y1977" bears N 25° 14' 05" W a distance of 59.32
15 feet. Said concrete monument has a State Plane coordinate value of
16 N: 13907978.68 and E: 3195354.41

17 THENCE continuing with the west line of this tract and an east line
18 of said called 589.27 acre tract (Lake Houston), the following
19 bearings and distances:

20	N 65° 40' 21" W	422.00 feet
21	N 80° 22' 21" W	300.00 feet
22	N 62° 47' 53" W	641.05 feet
23	N 60° 37' 21" W	600.00 feet
24	N 88° 15' 21" W	540.00 feet
25	S 84 ° 47' 39" W	568.00 feet
26	S 69° 42' 54" W	633.02 feet
27	S 83° 28' 39" W	332.00 feet

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1 N 77° 42' 21" W 270.00 feet
2 N 13° 14' 21" W 739.00 feet
3 N 28° 22' 21" W 402.00 feet
4 THENCE N 21° 29' 39" E continuing with the west line of this tract
5 and an east line of said called 589.27 acre tract (Lake Houston), a
6 distance of 394.76 feet to a point in the south line of Lake Shadows
7 Section Four, a subdivision recorded in File No. D620201, Map
8 Records of Harris County, Texas, and at the northwest corner of this
9 tract.
10 THENCE N 86° 32' 15" E with the south line of said Lake Shadows
11 Section Four and the north line of this tract, at a distance of
12 204.97 feet pass a 1/2" iron rod found, and continuing a total
13 distance of 689.12 feet to a point in a concrete slab at the
14 southeast corner of said Lake Shadows Section Four, the southwest
15 corner of a called 447.0498 acre tract recorded in File
16 No. D759681, Deed Records of Harris County, Texas, and an interior
17 corner of this tract from which a 1/2 " iron rod with cap marked
18 "SHINE 5502" set for reference bears S 04° 44' 22" W a distance of
19 1.88 feet, a 1" iron pipe found bears N 79° 27' 48" E a distance of
20 101.22 feet, and a 1/2" iron rod found in the east line of said Lake
21 Shadows Section Four bears N 33° 33' 38" E a distance of 254.84 feet.
22 THENCE N 86° 43' 31" E with the south line of said called 447.0498
23 acre tract and a north line of this tract, a distance of 10,942.13
24 feet to a 1/2 inch iron rod next to a 4"x6" fence post found at the
25 southeast corner of said called 447.0498 acre tract and an interior
26 corner of this tract.
27 THENCE N 02° 07' 50" W with the east line of said called 447.0498

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1 acre tract and a northerly west line of this tract a distance of
2 26.79 feet to a 1/2 inch iron rod with cap marked "SHINE 5502" set at
3 the southwest corner of a called 0.1148 acre tract recorded in File
4 No. T653706, Deed Records of Harris County, Texas and a northwest
5 corner of this tract.

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

25 THENCE N 02° 37' 39" W with the east line of said called 0.1148 acre
26 tract recorded in File No. T526225 and a west line of this tract, a
27 distance of 100.00 feet to a 1/2 inch iron rod with cap marked

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1 "SHINE 5502" set at the northeast corner of said called 0.1148 acre
2 tract recorded in File No. T526225, in the south line of a called
3 5.00 acre tract recorded in File No. T684273, Deed Records of
4 Harris County, Texas, in the South line of the Hannah Nash Survey,
5 Abstract 599, in the north line of said Abstract 838, and at a
6 northwest corner of this tract.

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

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

22 THENCE N 87° 48' 26" E with the south line of said 8.339 acre tract,
23 the south line of said Abstract 60, the north line of said Abstract
24 838 and the north line of this tract, at a distance of 150.00 feet
25 pass the southeast corner of said called 8.39 acre tract and the
26 southwest corner of a called 11.675 acre tract recorded in File
27 No. 20070675831, Deed Records of Harris County, Texas, and

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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.

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

THENCE N 87° 24' 00" E with the south line of said Abstract 60, the north line of said Abstract 838, the south line of said called 29.15 acre tract and the north line of this tract, and at a distance of 525.51 feet pass the southeast corner of said called 29.15 acre tract and the southwest corner of said called 60.0765 acre tract, and continuing with the south line of said Abstract 60, the north line of said Abstract 838, the south line of said called 60.0765 acre tract and the north line of this tract, a total distance of 1648.87 feet to the PLACE OF BEGINNING, containing 1,339.42 acres of land.

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

1 Government Code.

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

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

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

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

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