

By: Creighton

S.B. No. 2293

A BILL TO BE ENTITLED

AN ACT

relating to the creation of Montgomery County Improvement District No. 1; 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 3955 to read as follows:

CHAPTER 3955. MONTGOMERY COUNTY IMPROVEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3955.001. DEFINITIONS. In this chapter:

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

(2) "County" means Montgomery County.

(3) "Director" means a board member.

(4) "District" means the Montgomery County Improvement District No. 1.

Sec. 3955.002. CREATION AND NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3955.003. 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 county and other political subdivisions to contract with the district, the

1 legislature has established a program to accomplish the public
2 purposes set out in Section 52-a, Article III, Texas Constitution.

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

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

14 Sec. 3955.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

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

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

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

23 (1) developing and diversifying the economy of the
24 state;

25 (2) eliminating unemployment and underemployment; and

26 (3) developing or expanding transportation and
27 commerce.

1 (d) The district will:

2 (1) promote the health, safety, and general welfare of
3 residents, employers, potential employees, employees, visitors,
4 and consumers in the district, and of the public;

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

8 (3) promote the health, safety, welfare, and enjoyment
9 of the public by providing pedestrian ways and by landscaping and
10 developing certain areas in the district, which are necessary for
11 the restoration, preservation, and enhancement of scenic beauty;
12 and

13 (4) provide for water, wastewater, drainage, road,
14 rail, and recreational facilities for the district.

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

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

23 Sec. 3955.005. INITIAL DISTRICT TERRITORY. (a) The
24 district is initially composed of the territory described by
25 Section 2 of the Act enacting this chapter.

26 (b) The boundaries and field notes contained in Section 2 of
27 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 the bonds;

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

(4) legality or operation.

Sec. 3955.006. APPLICABILITY OF MUNICIPAL MANAGEMENT DISTRICTS LAW. Except as otherwise provided by this chapter, Chapter 375, Local Government Code, applies to the district.

Sec. 3955.007. 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. 3955.051. 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 5 or more than 15 directors.

(c) Section 49.052, Water Code, does not apply to the directors.

Sec. 3955.052. APPOINTMENT OF VOTING DIRECTORS. The Texas Commission on Environmental Quality shall appoint voting directors

from persons recommended by the board.

Sec. 3955.053. NONVOTING DIRECTORS. The board may appoint nonvoting directors to serve at the pleasure of the voting directors.

Sec. 3955.054. 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. 3955.055. 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. 3955.056. INITIAL VOTING DIRECTORS. (a) The initial board consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1.</u>	<u>Tony Comer</u>
<u>2.</u>	<u>Nichole Comer</u>
<u>3.</u>	<u>Vicky Cutroneo</u>
<u>4.</u>	<u>Ryan Quigley</u>
<u>5.</u>	<u>Jerry Hayley</u>

(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 3955.052 does not apply to this section.

(d) This section expires September 1, 2021.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 3955.101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 3955.102. 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.

Sec. 3955.103. DEVELOPMENT CORPORATION POWERS. The district, using money available to the district, may exercise the powers given to a development corporation under Chapter 505, Local Government Code, including the power to own, operate, acquire, construct, lease, improve, or maintain a project under that chapter.

Sec. 3955.104. NONPROFIT CORPORATION. (a) The board by resolution may authorize the creation of a nonprofit corporation to assist and act for the district in implementing a project or providing a service authorized by this chapter.

(b) The nonprofit corporation:

(1) has each power of and is considered to be a local

government corporation created under Subchapter D, Chapter 431, Transportation Code; and

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

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

Sec. 3955.105. PUBLIC FACILITY CORPORATIONS. As provided by Chapter 303, Local Government Code, the board by resolution may authorize the creation of a public facility corporation in the district to finance or to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing, or placement in service of public facilities in an orderly, planned manner and at the lowest possible borrowing costs.

Sec. 3955.106. AGREEMENTS; GRANTS. (a) As provided by 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. 3955.107. LAW ENFORCEMENT SERVICES. To protect the public interest, the district may contract with a qualified party, including the county, to provide law enforcement services in the district for a fee.

1 Sec. 3955.108. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
2 district may join and pay dues to a charitable or nonprofit
3 organization that performs a service or provides an activity
4 consistent with the furtherance of a district purpose.

5 Sec. 3955.109. ECONOMIC DEVELOPMENT. (a) The district may
6 engage in activities that accomplish the economic development
7 purposes of the district.

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

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

13 (2) provide district personnel and services.

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

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

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

19 Sec. 3955.110. PARKING FACILITIES. (a) The district may
20 acquire, lease as lessor or lessee, construct, develop, own,
21 operate, and maintain parking facilities or a system of parking
22 facilities, including lots, garages, parking terminals, or other
23 structures or accommodations for parking motor vehicles off the
24 streets and related appurtenances.

25 (b) The district's parking facilities serve the public
26 purposes of the district and are owned, used, and held for a public
27 purpose even if leased or operated by a private entity for a term of

1 years.

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

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

7 Sec. 3955.111. ROAD UTILITY DISTRICT POWERS. The district
8 has the powers provided by the general laws relating to road utility
9 districts created under Section 52(b), Article III, Texas
10 Constitution and Chapter 441, Transportation Code.

11 Sec. 3955.112. STRATEGIC PARTNERSHIP AGREEMENT. The
12 district may negotiate and enter into a written strategic
13 partnership agreement under Section 43.0751, Local Government
14 Code, with a municipality in whose extraterritorial jurisdiction
15 the district is located.

16 Sec. 3955.113. ANNEXATION OR EXCLUSION OF LAND. (a) The
17 district may annex land as provided by Subchapter J, Chapter 49,
18 Water Code.

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

22 Sec. 3955.114. NO EMINENT DOMAIN POWER. The district may
23 not exercise the power of eminent domain.

24 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

25 Sec. 3955.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
26 board by resolution shall establish the number of directors'
27 signatures and the procedure required for a disbursement or

1 transfer of district money.

2 Sec. 3955.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
3 The district may acquire, construct, finance, operate, or maintain
4 any improvement or service authorized under this chapter or Chapter
5 375, Local Government Code, using any money available to the
6 district.

7 Sec. 3955.153. PETITION REQUIRED FOR FINANCING SERVICES AND
8 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
9 service or improvement project with assessments under this chapter
10 unless a written petition requesting that service or improvement
11 has been filed with the board.

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

16 Sec. 3955.154. METHOD OF NOTICE FOR HEARING. The district
17 may mail the notice required by Section 375.115(c), Local
18 Government Code, by certified or first-class United States mail.
19 The board shall determine the method of notice.

20 Sec. 3955.155. ASSESSMENTS; LIENS FOR ASSESSMENTS.
21 (a) The board by resolution may impose and collect an assessment
22 for any purpose authorized by this chapter in all or any part of the
23 district.

24 (b) An assessment, a reassessment, or an assessment
25 resulting from an addition to or correction of the assessment roll
26 by the district, penalties and interest on an assessment or
27 reassessment, an expense of collection, and reasonable attorney's

fees incurred by the district:

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

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

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

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

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

Sec. 3955.156. 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.

Sec. 3955.157. TAX AND ASSESSMENT ABATEMENTS. The district may designate reinvestment zones and may grant abatements of district taxes or assessments on property in the zones.

SUBCHAPTER E. TAXES AND BONDS

Sec. 3955.201. ELECTIONS REGARDING TAXES AND BONDS.

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

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

2 (2) contract payments described by Section 3955.203.

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

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

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

13 Sec. 3955.202. OPERATION AND MAINTENANCE TAX. (a) If
14 authorized by a majority of the district voters voting at an
15 election held in accordance with Section 3955.201, the district may
16 impose an operation and maintenance tax on taxable property in the
17 district in accordance with Section 49.107, Water Code, for any
18 district purpose, including to:

19 (1) maintain and operate the district;

20 (2) construct or acquire improvements; or

21 (3) provide a service.

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

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

26 Sec. 3955.203. CONTRACT TAXES. (a) In accordance with
27 Section 49.108, Water Code, the district may impose a tax other than

1 an operation and maintenance tax and use the revenue derived from
2 the tax to make payments under a contract after the provisions of
3 the contract have been approved by a majority of the district voters
4 voting at an election held for that purpose.

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

8 Sec. 3955.204. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
9 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
10 determined by the board. Section 375.205, Local Government Code,
11 does not apply to a loan, line of credit, or other borrowing from a
12 bank or financial institution secured by revenue other than ad
13 valorem taxes.

14 (b) The district may issue bonds, notes, or other
15 obligations payable wholly or partly from ad valorem taxes,
16 assessments, impact fees, revenue, contract payments, grants, or
17 other district money, or any combination of those sources of money,
18 to pay for any authorized district purpose.

19 Sec. 3955.205. TAXES FOR BONDS. At the time the district
20 issues bonds payable wholly or partly from ad valorem taxes, the
21 board shall provide for the annual imposition of a continuing
22 direct annual ad valorem tax, without limit as to rate or amount,
23 for each year that all or part of the bonds are outstanding as
24 required and in the manner provided by Sections 54.601 and 54.602,
25 Water Code.

26 Sec. 3955.206. BONDS FOR RECREATIONAL FACILITIES. The
27 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.

SUBCHAPTER F. DEFINED AREAS

Sec. 3955.251. 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 property and do not generally and directly benefit the district as a whole.

Sec. 3955.252. PROCEDURE FOR ELECTION. (a) Before the district may impose an ad valorem tax or issue bonds payable from ad valorem taxes of the defined area or designated property, the board shall hold an election in the defined area or in the designated property only.

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

Sec. 3955.253. DECLARING RESULT AND ISSUING ORDER. (a) If a majority of the voters voting at the election approve the proposition or propositions, the board shall declare the results and, by order, shall establish the defined area and describe it by metes and bounds or designate the specific property.

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

Sec. 3955.254. TAXES FOR SERVICES, IMPROVEMENTS, AND FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On voter approval and adoption of the order described by Section 3955.253,

the district may apply separately, differently, equitably, and specifically its taxing power and lien authority to the defined area or designated property to provide money to construct, administer, maintain, and operate services, improvements, and facilities that primarily benefit the defined area or designated property.

Sec. 3955.255. ISSUANCE OF BONDS FOR DEFINED AREA OR DESIGNATED PROPERTY. After the order under Section 3955.253 is adopted, the district may issue bonds to provide for any land, improvements, facilities, plants, equipment, and appliances for the defined area or designated property.

SUBCHAPTER G. SALES AND USE TAX

Sec. 3955.301. MEANINGS OF WORDS AND PHRASES. A word or phrase used in this subchapter that is defined by Chapters 151 and 321, Tax Code, has the meaning assigned by Chapters 151 and 321, Tax Code.

Sec. 3955.302. APPLICABILITY OF CERTAIN TAX CODE PROVISIONS. (a) Except as otherwise provided by this subchapter, Subtitles A and B, Title 2, Tax Code, and Chapter 151, Tax Code, apply to taxes imposed under this subchapter and to the administration and enforcement of those taxes in the same manner that those laws apply to state taxes.

(b) Chapter 321, Tax Code, relating to municipal sales and use taxes, applies to the application, collection, change, and administration of a sales and use tax imposed under this subchapter to the extent consistent with this chapter, as if references in Chapter 321, Tax Code, to a municipality referred to the district

1 and references to a governing body referred to the board.

2 (c) Sections 321.106, 321.401, 321.402, 321.403, 321.404,
3 321.406, 321.409, 321.506, 321.507, and 321.508, Tax Code, do not
4 apply to a tax imposed under this subchapter.

5 Sec. 3955.303. AUTHORIZATION; ELECTION. (a) The district
6 may adopt a sales and use tax to serve the purposes of the district
7 after an election in which a majority of the voters of the district
8 voting in the election authorize the adoption of the tax.

9 (b) The board by order may call an election to authorize a
10 sales and use tax. The election may be held with any other district
11 election.

12 (c) The district shall provide notice of the election and
13 shall hold the election in the manner prescribed by Section
14 3955.201.

15 (d) The ballots shall be printed to provide for voting for
16 or against the proposition: "Authorization of a sales and use tax
17 in the Montgomery County Improvement District No. 1 at a rate not to
18 exceed ____ percent."

19 Sec. 3955.304. ABOLISHING SALES AND USE TAX. (a) Except
20 as provided by Subsection (b), the board may abolish the sales and
21 use tax without an election.

22 (b) The board may not abolish the sales and use tax if the
23 district has outstanding debt secured by the tax.

24 Sec. 3955.305. SALES AND USE TAX RATE. (a) On adoption of
25 the tax authorized by this subchapter, a tax is imposed on the
26 receipts from the sale at retail of taxable items in the district
27 and an excise tax is imposed on the use, storage, or other

consumption in the district of taxable items purchased, leased, or rented from a retailer during the period that the tax is in effect.

(b) The board shall determine the rate of the tax, which may be in one-eighth of one percent increments not to exceed the maximum rate authorized by the district voters at the election. The board may lower the tax rate to the extent the rate does not impair any outstanding debt or obligations payable from the tax.

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

SUBCHAPTER H. DISSOLUTION AND MUNICIPAL ANNEXATION

Sec. 3955.351. MUNICIPAL ANNEXATION; DISSOLUTION.

(a) The district is a "water or sewer district" under Section 43.071, Local Government Code.

(b) Section 43.075, Local Government Code, applies to the district.

(c) Section 375.264, Local Government Code, does not apply to the dissolution of the district by a municipality.

SECTION 2. The Montgomery County Improvement District No. 1 initially includes all territory contained in the following area:

TRACT ONE: A PARCEL OF LAND CONTAINING 0.1411 OF AN ACRE (6,146 SQUARE FEET) MORE OR LESS, BEING OUT OF THAT CERTAIN 3.3601 ACRE TRACT, CONVEYED FROM EAGLES NEST CHRISTIAN FELLOWSHIP TO R.L. WADE MANAGEMENT, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2005-126335, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MONTGOMERY COUNTY, TEXAS, (O.P.R.R.P.M.C.T.), SAID 0.1411 ACRE TRACT BEING SITUATED IN THE E.R. HALE SURVEY, ABSTRACT NO. 264 IN MONTGOMERY

S.B. No. 2293

COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

COMMENCING, AT A FOUND 3/4 INCH IRON ROD WITH TXDOT ALUMINUM CAP, IN
THE SOUTH LINE OF STAGECOACH ROAD, RIGHT OF WAY VARIES, AS SHOWN ON
REPLAT OF DECKER OAKS ESTATES, SECTION ONE, AS RECORDED IN CABINET
L, SHEETS 50-52, MAP RECORDS, MONTGOMERY COUNTY, TEXAS, SAME BEING
IN THE EAST LINE OF STATE HIGHWAY 249, RIGHT OF WAY VARIES, FOR AN
ANGLE POINT IN THE EAST LINE OF THAT CERTAIN 1.942 ACRE PARCEL
NO. 97A, CONVEYED FROM GATEWAY BAPTIST CHURCH OF DECKER'S PRAIRIE
TO THE STATE OF TEXAS, AS RECORDED IN COUNTY CLERK'S FILE NO.
9416527, O.P.R.R.P.M.C.T., SAME BEING THE MOST NORTHERLY WEST
CORNER OF THE SAID 3.3601 ACRE TRACT;

THENCE, WITH THE SAID SOUTH LINE OF STAGECOACH ROAD, SAME BEING THE
NORTH LINE OF THE SAID 3.3601 ACRE TRACT, THE FOLLOWING THREE (3)
COURSES AND DISTANCE:

1. N 61° 56' 38" E, A DISTANCE OF 165.95 FEET TO A FOUND 5/8
INCH IRON ROD, FOR A POINT OF CURVATURE, NON TANGENT,

2. A DISTANCE OF 77.68 FEET ALONG THE ARC OF A CURVE TO THE
LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 14°
50' 07", AND A CHORD WHICH BEARS, N 54° 13' 13" E, A DISTANCE
OF 77.46 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR A POINT OF
REVERSE CURVATURE, AND

3. A DISTANCE OF 17.98 FEET, ALONG THE ARC OF A CURVE TO THE
RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 03°
26' 04", AND A CHORD WHICH BEARS, N 48° 31' 13" E, A DISTANCCE
OF 17.98 FEET, TO A FOUND 5/8 INCH IRON ROD, FOR THE MOST
WESTERLY CORNER OF RESERVE "A", AS SHOWN ON SAID REPLAT OF

1 DECKER OAKS ESTATES, SECTION ONE, AND THE MOST WESTERLY
2 CORNER OF THAT CERTAIN 0.145 ACRE TRACT, CONVEYED FROM DECKER
3 OAKS LAND COMPANY, LTD., ET AL TO HHJ, INC., AS RECORDED IN
4 COUNTY CLERK'S FILE NO. 9814147, O.P.R.R.P.M.C.T., SAME
5 BEING THE MOST WESTERLY NORTH CORNER OF THE SAID 3.3601 ACRE
6 TRACT:

7 THENCE, N 88° 56' 24" E, WITH THE SOUTH LINE OF SAID RESERVE "A", AND
8 THE SOUTH LINE OF SAID 0.145 ACRE TRACT, SAME BEING THE NORTH LINE
9 OF THE SAID 3.3601 ACRE TRACT, A DISTANCE OF 70.89 FEET, TO A SET 5/8
10 INCH IRON ROD WITH CAP STAMPED CIVIL-SURV, FOR THE POINT OF
11 BEGINNING;

12 THENCE, N 88° 56' 24" E, WITH THE SAID SOUTH LINE OF RESERVE "A", AND
13 THE SAID SOUTH LINE OF 0.145 ACRE TRACT, SAME BEING THE SAID NORTH
14 LINE OF THE 3.3601 ACRE TRACT, A DISTANCE OF 74.75 FEET, TO A FOUND
15 5/8 INCH IRON ROD WITH CAP STAMPED CIVIL-SURV, IN THE WEST LINE OF A
16 REMAINDER PORTION OF THAT CERTAIN 45.877 ACRE TRACT, CONVEYED FROM
17 ROBERT R. WEEDN TO DECKER OAKS LAND COMPANY, LTD., AS RECORDED IN
18 COUNTY CLERK'S FILE NO. 9679270, O.P.R.R.P.M.C.T., FOR THE
19 SOUTHEAST CORNER OF SAID RESERVE "A", AND THE SOUTHEAST CORNER OF
20 THE SAID 0.145 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE
21 SAID 3.3601 ACRE TRACT, FROM WHICH A FOUND 5/8 INCH IRON ROD, IN THE
22 SAID SOUTH LINE OF STAGECOACH ROAD, FOR THE NORTHWEST CORNER OF
23 REPLAT OF VILLAGE OF DECKER OAKS, SECTION ONE, AS RECORDED IN
24 CABINET T. SHEETS 144-148, MAP RECORDS, MONTGOMERY COUNTY, TEXAS,
25 SAME BEING THE NORTHEAST CORNER OF SAID RESERVE "A", AND THE
26 NORTHEAST CORNER OF THE SAID 0.145 ACRE TRACT, BEARS, N 01° 06' 07"
27 W, 81.80 FEET;

1 THENCE, S 00° 48' 51" E, WITH THE SAID WEST LINE OF A REMAINDER
2 PORTION OF THE 45.877 ACRE TRACT, SAME BEING THE EAST LINE OF THE
3 SAID 3.3601 ACRE TRACT, A DISTANCE OF 96.38 FEET. TO A SET 5/8 INCH
4 IRON ROD WITH CAP STAMPED CIVIL-SURV, FROM WHICH A FOUND 1/2 INCH
5 IRON ROD FOR AN ANGLE POINT, BEARS, S 00° 48' 51" E, 138.44 FEET;
6 THENCE, CROSSING THE SAID 3.3601 ACRE TRACT THE FOLLOWING (3) THREE
7 COURSES AND DISTANCES:

- 8 1. S 90° 00' 00" W, A DISTANCE OF 40.00 FEET TO A SET 5/8 INCH
9 IRON ROD WITH CAP STAMPED CIVIL-SURV,
- 10 2. N 28° 03' 22" W, A DISTANCE OF 100.61 FEET TO A SET 5/8
11 INCH IRON ROD WITH CAP STAMPED CIVIL-SURV, AND
- 12 3. N 61° 04' 05" E, A DISTANCE OF 12.81 FEET, TO THE POINT OF
13 BEGINNING, AND CONTAINING 0.1411 OF AN ACRE (6,146 SQUARE
14 FEET) OF LAND, MORE OR LESS.

15 TRACT TWO: BEING A 104.52 ACRE PARCEL (CALLED 104.5230 ACRES) OF
16 LAND SITUATED IN THE E.R. HALE SURVEY, ABSTRACT NO. 264 AND BEING
17 THE SAME TRACT OF LAND AS RECORDED IN VOLUME 72, PAGE 290 DEED
18 RECORDS OF MONTGOMERY COUNTY, TEXAS SAID 104.52 ACRE PARCEL BEING
19 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH THE
20 BASE OF BEARING BEING THE RECORDED DEED.

21 BEGINNING AT A 5/8" INCH IRON ROD FOUND IN THE WEST LINE OF RIMWICK
22 FOREST SUBDIVISION LOT 4, SECTION 1, FOR THE NORTHEAST CORNER OF A
23 CALLED 0.944 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN
24 DESCRIBED PARCEL OF LAND FOR THE POINT OF BEGINNING;

25 THENCE, SOUTH 01° 13' 17" WEST (CALLED SOUTH), ALONG THE WEST LINE OF
26 THE SAID CALLED RIMWICK FOREST SUBDIVISION AND THE EAST LINE OF THE
27 HEREIN DESCRIBED PARCEL, PASSING AT A DISTANCE OF 52.10 FEET A 1/2

1 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF THE SAID LOT 4 AND
2 LOT 3 OF THE RIMWICK SUBDIVISION, CONTINUING FOR A DISTANCE OF
3 275.58 FEET TO A MONUMENT, CONTINUING FOR A DISTANCE OF 413.95 FEET
4 FOR THE CENTERLINE OF THE I. & G.N. RAILROAD CALLED 150 FEET WIDE,
5 CONTINUING FOR A DISTANCE 479.55 FEET TO A POINT FROM WHICH A 1 INCH
6 IRON PIPE FOUND BEARS NORTH 56° 51" 32" WEST, A DISTANCE OF 12.34,
7 CONTINUING FOR A TOTAL DISTANCE OF 1050.04 FEET TO A 5/8 INCH IRON
8 ROD FOUND IN THE WEST LINE OF POST OAK FOREST (UNRECORDED
9 SUBDIVISION) MARKING AN ANGLE POINT IN THE HEREIN DESCRIBED PARCEL
10 OF LAND;
11 THENCE, SOUTH 00° 55' 07" EAST (CALLED SOUTH), ALONG THE WEST LINE OF
12 POST OAK FOREST SUBDIVISION AND THE EAST LINE OF THE HEREIN
13 DESCRIBED PARCEL, PASSING AT A DISTANCE OF 180.04 FEET TO A 3/8 INCH
14 IRON ROD FOUND, CONTINUING FOR A DISTANCE OF 689.39 FEET TO A 1/2
15 INCH IRON ROD FOR THE NORTHWEST CORNER OF POST OAK FOREST DRIVE,
16 CONTINUING FOR A DISTANCE OF 748.93 FEET TO A 1/2 INCH IRON ROD
17 MARKING THE SOUTHWEST CORNER OF SAID POST OAK FOREST DRIVE,
18 CONTINUING FOR A TOTAL DISTANCE OF 969.39 FEET TO A MONUMENT FOUND
19 FOR AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL;
20 THENCE, SOUTH 05° 18' 32" WEST (CALLED SOUTH), ALONG THE EAST LINE
21 OF THE HEREIN DESCRIBED PARCEL, A DISTANCE OF 413 .66 FEET TO A 1
22 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF HUGHES ROAD AND AN
23 ANGLE POINT IN THE HEREIN DESCRIBED PARCEL OF LAND;
24 THENCE, SOUTH 00° 17' 29" WEST (CALLED SOUTH) ALONG THE EAST LINE OF
25 THE HEREIN DESCRIBED PARCEL, A DISTANCE OF 1643.03 FEET TO A 3/4
26 INCH IRON PIPE IN THE NORTHERLY LINE OF HARDIN STORE ROAD (UNKNOWN
27 RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT AND

1 MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL OF LAND;
2 THENCE, SOUTH 47° 20' 53" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE
3 OF HARDIN STORE ROAD AND THE SOUTHERLY LINE OF THE HEREIN DESCRIBED
4 PARCEL, A DISTANCE OF 424.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR
5 THE NORTHEAST CORNER OF A CALLED 0.671 ACRE TRACT MARKING AN ANGLE
6 POINT OF THE HEREIN DESCRIBED PARCEL OF LAND;
7 THENCE, SOUTH 89° 34' 07" WEST (CALLED SOUTH 89° 31 ' 00" WEST) ALONG
8 THE SOUTHERLY LINE OF THE HEREIN DESCRIBED PARCEL, PASSING AT A
9 DISTANCE OF 263.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE
10 NORTHWEST CORNER OF THE SAID CALLED 0.671 ACRE TRACT AND THE
11 NORTHEAST CORNER OF LOG TOWNE SUBDIVISION, CONTINUING FOR A
12 DISTANCE OF 722.41 FEET TO A 1 INCH IRON FOUND FOR AN ANGLE POINT IN
13 THE SAID CALLED LOG TOWN SUBDIVISION MARKING THE SOUTHWEST CORNER
14 OF THE HEREIN DESCRIBED PARCEL OF LAND;
15 THENCE, NORTH 00° 03' 36" WEST (CALLED NORTH), PASSING AT A DISTANCE
16 OF 1097.96 FEET TO A 3/4 INCH IRON PIPE FOR THE NORTHEAST CORNER OF
17 THE SAID CALLED LOG TOWNE SUBDIVISION, CONTINUING FOR A DISTANCE OF
18 2384.46 FEET TO A 3/4 INCH IRON PIPE FOUND, CONTINUING FOR A TOTAL
19 DISTANCE OF 2736.02 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST
20 LINE OF THE CALLED BRITWOOD ESTATES FOR AN ANGLE POINT IN THE HEREIN
21 DESCRIBED PARCEL OF LAND;
22 THENCE, NORTH 00° 06' 02" EAST (CALLED NORTH) ALONG THE EAST LINE OF
23 THE SAID CALLED BRITWOOD ESTATES SUBDIVISION AND THE WEST LINE OF
24 THE HEREIN DESCRIBED PARCEL, PASSING AT A DISTANCE OF 876.43 FEET TO
25 A 5/8 INCH IRON ROD FOUND, CONTINUING FOR A DISTANCE OF 1057.19 FEET
26 TO A 1/2 INCH IRON ROD FOUND, CONTINUING FOR A DISTANCE OF 1336.41
27 TO A L/2 INCH IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF

1 1631.62 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER
2 OF THE SAID CALLED BRITWOOD ESTATES SUBDIVISION MARKING THE
3 NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND;
4 THENCE, SOUTH 89° 57' 51" EAST, ALONG THE NORTH LINE OF THE HEREIN
5 DESCRIBED PARCEL, PASSING AT A DISTANCE OF 323 .94 FEET A 1 INCH
6 IRON PIPE FOUND, PASSING AT A DISTANCE OF 411.65 FEET THE CENTERLINE
7 OF THE I. & G. N. RAILROAD CONTINUING FOR A DISTANCE OF 548.52,
8 CONTINUING FOR A TOTAL DISTANCE OF 1043.28 FEET (CALLED 1043.18) TO
9 THE POINT OF BEGINNING AND CONTAINING 104.52 ACRES.

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

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

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

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

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

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