

SENATE AMENDMENTS

2nd Printing

By: Bell of Montgomery

H.B. No. 4714

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the powers, duties, and governance of the Westwood
3 Magnolia Parkway Improvement District; providing authority to
4 impose taxes and issue bonds.

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

6 SECTION 1. Sections 9(e) and (f), Chapter 323, Acts of the
7 78th Legislature, Regular Session, 2003, are amended to read as
8 follows:

9 (e) To be eligible to serve as a director, a person must be
10 at least 18 years old and:

11 (1) an owner of real property in the district;

12 (2) an owner, whether beneficial or otherwise, of at
13 least 10 percent of the outstanding stock of a corporate owner of
14 real property in the district or of a corporate lessee of real
15 property in the district with a lease term of five years or more
16 measured from the date of appointment or election, excluding
17 options;

18 (3) an owner of at least 10 percent of the beneficial
19 interest in a trust that:

20 (A) owns real property in the district; or

21 (B) leases real property in the district under an
22 original lease term of five years or more measured from the date of
23 appointment or election, excluding options;

24 (4) a lessee of real property in the district under an

1 original lease term of five years or more, excluding options;

2 (5) an owner of at least 10 percent of the outstanding
3 interest in a general or limited partnership that:

4 (A) owns real property in the district; or

5 (B) leases real property in the district under an
6 original lease term of five years or more measured from the date of
7 appointment or election, excluding options; or

8 (6) an appointee [~~agent~~], employee, officer, or
9 director of any individual, corporation, trust, or partnership that
10 owns or leases real property described by Subdivision (1), (2),
11 (3), (4), or (5) of this subsection who is designated by the owner
12 or lessee to serve as a director.

13 (f) A person may not be appointed as a director under
14 Subsection (b) of this section and may not serve as a director if:

15 (1) the appointment would cause more than two
16 directors [~~members of the board~~] to be appointees, employees,
17 officers, or directors [~~an agent, employee, officer, or director~~]
18 of the same individual, corporation, trust, or partnership that
19 owns or leases property in the district; [~~or~~]

20 (2) the person serves on the board of directors of the
21 same nonprofit organization as another district director; or

22 (3) the person [~~proposed director~~] serves on the board
23 of directors of a [~~nonprofit organization, such as a~~] homeowners or
24 property owners association or chamber of commerce [~~, that serves~~
25 ~~any purpose similar to those of the district, including economic~~
26 ~~development, and serves a geographic territory that encompasses any~~
27 ~~part of the district~~].

1 SECTION 2. Section 12, Chapter 323, Acts of the 78th
2 Legislature, Regular Session, 2003, is amended to read as follows:

3 Sec. 12. SWORN STATEMENT, BOND, AND OATH OF OFFICE [~~NOT~~
4 ~~REQUIRED~~]. Each [A] director is [~~not~~] required to make a sworn
5 statement, take the oath of office, and execute a bond as provided
6 [~~required~~] by Section 49.055, Water [~~375.067, Local Government~~]
7 Code.

8 SECTION 3. Section 22, Chapter 323, Acts of the 78th
9 Legislature, Regular Session, 2003, is amended to read as follows:

10 Sec. 22. PUBLIC SECURITY. Section 49.216, Water Code,
11 applies to the district [~~The district may not employ peace~~
12 ~~officers, but may contract for off-duty peace officers to provide~~
13 ~~public safety and security services in connection with security~~
14 ~~needs in commercial office, retail, or industrial areas and in~~
15 ~~connection with a special event, holiday, or other period with high~~
16 ~~traffic congestion, or similar circumstance].~~

17 SECTION 4. Sections 25(a) and (b), Chapter 323, Acts of the
18 78th Legislature, Regular Session, 2003, are amended to read as
19 follows:

20 (a) The board may add or exclude territory in the manner
21 provided by Subchapter J, Chapter 49, and Section 54.0165 [~~54.016~~],
22 Water Code, except that:

23 (1) a reference in those laws to a tax means an ad
24 valorem tax only;

25 (2) Section 42.0425 [~~42.042~~], Local Government Code,
26 and Section 54.0165 [~~54.016~~], Water Code, apply only with respect
27 to the consent of a municipality with a population of 25,000 or less

1 and do not apply to the annexation of land restricted primarily to
2 commercial or business use; and

3 (3) territory located in a planned community may not
4 be added to the district.

5 (b) Territory of the district that is annexed by a
6 municipality for full purposes is no longer a part of the district
7 effective on the date the municipality imposes [~~may impose~~] a sales
8 and use tax in the territory.

9 SECTION 5. Section 29, Chapter 323, Acts of the 78th
10 Legislature, Regular Session, 2003, is amended to read as follows:

11 Sec. 29. INTERLOCAL AGREEMENTS. (a) The district and a
12 local government as defined by Chapter 791, Government Code
13 [~~municipality, any part of which is located in the boundaries of the~~
14 ~~district or impact area defined as provided by Section 17 of this~~
15 ~~Act~~], may enter into an interlocal agreement to:

16 (1) accomplish an improvement project; or
17 (2) provide for a facility, service, or equipment from
18 the district for the benefit of the local government
19 [~~municipality~~].

20 (b) Payment for an [~~the~~] improvement project, facility,
21 service, or equipment agreed to under this section may be made or
22 pledged by a [~~the~~] municipality to the district out of any money the
23 municipality collects under Chapter 351, Tax Code, or out of any
24 other available money.

25 SECTION 6. Chapter 323, Acts of the 78th Legislature,
26 Regular Session, 2003, is amended by adding Section 4B to read as
27 follows:

1 Sec. 4B. ADDITIONAL DISTRICT TERRITORY. In addition to the
2 territory described by Section 4A of this Act, the district's
3 territory includes the following described territory:

4 Being all of the following tract of land described as
5 follows:

6 All of Restricted Commercial Reserve "A" in Block 1, of
7 Timber Ridge Office Condos, a subdivision of record in Cabinet Z,
8 Sheets 2976-2977, Montgomery County Map Records (M.C.M.R.),
9 portions of Restricted Commercial Reserve "A" conveyed to HSC
10 Resources, LLC by Document Number 2014089182, Montgomery County
11 Official Public Records (M.C.O.P.R.), Saldur Properties, LC by
12 Document Numbers 2014093643 and 2014093644, M.C.O.P.R., ESP
13 Measure, LLC by Document Number 2014093757, M.C.O.P.R., MEREQ LLC
14 by Document Number 2014094713, M.C.O.P.R., Prime Green Advisors,
15 LLC, The Ghezzi Law Firm PLLC, and Law Offices of Patrick M.
16 Primavera, LLC by Document Number 2014097175, M.C.O.P.R., CMMC
17 Properties Series, LLC - Series A by Document Number 2014097913,
18 M.C.O.P.R., Veritas Ventures, LLC by Document Number 2014111741,
19 M.C.O.P.R., J. Thompson Consulting, LLC by Document Number
20 2014116490, M.C.O.P.R., GR Properties, LLC by Document Number
21 2015027647, M.C.O.P.R., Novo Capital, LLC by Document Number
22 2016031526, M.C.O.P.R., DIIEM Group LLC by Document Number
23 2016065868, M.C.O.P.R., Vianney Holdings, LLC by Document Number
24 2016070037, M.C.O.P.R., Francisco A. Guzman by Document Number
25 2016074266, M.C.O.P.R., ADDR IT LLC by Document Number 2016082728,
26 M.C.O.P.R., Racca Holdings, LLC by Document Number 2016089413,
27 M.C.O.P.R. (MCAD ID Nos. R446250-R446285);

1 All of Restricted Commercial Reserve "A" in Block 1, of
2 Magnolia Storage, a subdivision of record in Cabinet Z, Sheets
3 3553-3554, M.C.M.R. (MCAD ID No. R41986);

4 All of Reserves "A" and "B" of Woodlane Forest Subdivision,
5 Section One, a subdivision of record in Cabinet B, Sheet 169A,
6 M.C.M.R. (MCAD ID No. R200128)

7 All of Restricted Reserve "A", Block 1 of Estates Woodland
8 II, a subdivision of record in Cabinet Z, Sheets 2448-2449,
9 M.C.M.R. (MCAD ID No. R433780);

10 All of Restricted Reserves "A" and "B" of Grand Estates
11 Woodland & Mansions Woodland IV, a subdivision of record in Cabinet
12 Z, Sheets 2667-2668, M.C.M.R. (MCAD ID No. R437787);

13 All of Restricted Reserve "A" of FM 2978 Private Mini
14 Storage, a subdivision of record in Cabinet Z, Sheets 325-326,
15 M.C.M.R. (MCAD ID No. R37699);

16 All of Unrestricted Reserves "A" and "B" of Tripple B
17 Storage, a subdivision of record in Cabinet R, Sheet 50, M.C.M.R.
18 (MCAD ID Nos. R308145 and R54037);

19 All of that certain called 1.981 acre tract conveyed to Ace
20 Manor Property Management 1, Ltd by an instrument of record under
21 Document Number 2014038539, M.C.O.P.R., (MCAD ID No. R53961);

22 All of Restricted Reserves "A" and "B" of DMA Magnolia
23 Crossing, a subdivision of record in Cabinet W, Sheet 76, M.C.M.R.
24 (MCAD ID Nos. R372967, R337170, R337171, and R411617);

25 All of that certain called 1.535 acre tract conveyed to KA
26 Associates, L.P. by an instrument of record under File Number
27 2003-103615, Montgomery County Official Public Records of Real

1 Property (M.C.O.P.R.R.P.), (MCAD ID No. R316018);

2 All of that certain called 1.464 acre tract conveyed to NTI
3 Drop Down One, LLC by an instrument of record under Document Number
4 2015058457, M.C.O.P.R., (MCAD ID No. R269090)

5 All of Lot One (1) of Tomball North, an unrecorded
6 subdivision, called 2.230 acres conveyed to Northside I A
7 Investment, LLC by an instrument of record under File Number
8 2009-099250, M.C.O.P.R.R.P., (MCAD ID No. R170368);

9 All of Lot Two (2) of Tomball North, an unrecorded
10 subdivision, called 4.592 acres conveyed to Carlos Ramirez and
11 Graciela Ramirez by an instrument of record under Document Number
12 2010071305, M.C.O.P.R., (MCAD ID No. R170370);

13 All of Lot Four (4) of Tomball North, an unrecorded
14 subdivision, conveyed to Omni Realty by an instrument of record
15 under File Number 2003-141214, M.C.O.P.R.R.P., (MCAD ID No.
16 R170372);

17 All of Lot Five (5) and Six (6) of Tomball North, an
18 unrecorded subdivision, conveyed to Omni Realty Company by an
19 instrument of record under File Number 9804522, M.C.O.P.R.R.P.,
20 (MCAD ID No. R170373);

21 All of that certain called 2.563 acre tract, (a portion of Lot
22 Seven (7) of Tomball North, an unrecorded subdivision, and a
23 portion of the abandoned Miller Road (File Number 2005-061385,
24 M.C.O.P.R.R.P.)), conveyed to SEZ Holding LLC by an instrument of
25 record under Document Number 2016015052, M.C.O.P.R., (described in
26 Document Number 2013019060, M.C.O.P.R.), (MCAD ID No. R170375);

27 All of that certain called 1.426 acres (Tract 3), (a portion

1 of Lot Eight (8) of Tomball North, an unrecorded subdivision),
2 conveyed to LMI Realty, Inc. by an instrument of record under
3 Document Number 2013135266, M.C.O.P.R., (MCAD ID No. R170376);

4 All of that certain called 1.40 acres, (referenced as Tract 6
5 out of Lot Nine (9) of Tomball North, an unrecorded subdivision),
6 conveyed to Omni Realty Co. by an instrument of record under File
7 Number 2006-004800, M.C.O.P.R.R.P., (MCAD ID No. R170383);

8 All of that certain called 0.0665 acres (a portion of Lot
9 Seventeen (17) of Tomball North, an unrecorded subdivision (Tract
10 1), and all of that certain called 0.1107 acre tract (Tract 2)),
11 conveyed to Prestige Custom Homes Co. by an instrument of record
12 under Document Number 2014112042, M.C.O.P.R., (MCAD ID No.
13 R343245);

14 All of that certain called 1.438 acres (a portion of Lot
15 Seventeen (17) of Tomball North, an unrecorded subdivision),
16 conveyed to The AWM Resource Management, Ltd. by an instrument of
17 record under File Number 2005-012671, M.C.O.P.R.R.P., (MCAD ID No.
18 R170407);

19 All of that certain called 1.8337 acres (a portion of Lot
20 Eighteen (18) of Tomball North, an unrecorded subdivision),
21 conveyed to Amadeo Valadez, Jr. and wife Marinela Valadez by an
22 instrument of record under File Number 2003-135679,
23 M.C.O.P.R.R.P., (MCAD ID No. R170408);

24 All of that certain called 2.388 acres (a portion of Lot
25 Nineteen (19) of Tomball North, an unrecorded subdivision) conveyed
26 to Steven Janssen by an instrument of record under Document Number
27 2013111609, M.C.O.P.R., (MCAD ID No. R170409);

1 All of that certain called 9.709 acres (a portion of Lots
2 Fifteen (15), Sixteen (16) and Twenty (20) of Tomball North, an
3 unrecorded subdivision) conveyed to Greenspoint Investors, Ltd. by
4 an instrument of record under Document Number 2017009286,
5 M.C.O.P.R., (MCAD ID No. R170394);

6 All of that certain called 2.210 acres (a portion of Lot
7 Twenty (20) of Tomball North, an unrecorded subdivision) acres
8 conveyed to Ali R. Attayi by an instrument of record under Document
9 Number 2014048907, M.C.O.P.R., (MCAD ID No. R242161);

10 All of that certain called 3.00 acre tract conveyed to Jegal
11 Corporation by an instrument of record under Document Number
12 2010084813, M.C.O.P.R. (MCAD ID No. R51261);

13 All of that certain called 1.5216 acre tract conveyed to
14 Lamerie 2978, LLC by an instrument of record under Document Number
15 2015005507, M.C.O.P.R., (MCAD ID No. R51272);

16 All of that certain called 16.577 acre tract conveyed to
17 Combs Enterprises, Inc by an instrument of record under Document
18 Number 2017034777, M.C.O.P.R., (MCAD ID No. R256383);

19 All of that certain called 2.048 acre tract conveyed to Queen
20 B, L.L.C. by an instrument of record under Document Number
21 2014065145, M.C.O.P.R., (MCAD ID No. R37764);

22 All of that certain called 1.945 acre tract conveyed to Queen
23 B, LLC by an instrument of record under Document Number 2014065144,
24 M.C.O.P.R., (MCAD ID No. R358228);

25 All of that certain called 1.578 acre tract conveyed to Queen
26 B, L.L.C. by an instrument of record under Document Number
27 2014065143, M.C.O.P.R., (MCAD ID No. R358227);

1 All of that certain called 2.8311 acre tract conveyed to M D
2 Wiseman, LLC by an instrument of record under File Number
3 2008-111454, M.C.O.P.R.R.P., (MCAD ID No. R37765);

4 All of that certain called 2.1256 acre tract conveyed to
5 Michael Wiseman by an instrument of record under File Number
6 9820022, M.C.O.P.R.R.P., (MCAD ID No. R37857);

7 All of that certain called 1.910 acre tract conveyed to
8 William R. Johnson and Scott B. Havers by an instrument of record
9 under File Number 99092334, M.C.O.P.R.R.P., (MCAD ID No. R37806);

10 All of that certain called 2.063 acre tract conveyed to
11 Napoleon Investments, LLC by an instrument of record under Document
12 Number 2015105273, M.C.O.P.R., (MCAD ID No. R330330);

13 All of that certain called 7.9058 acre tract conveyed to
14 Napoleon Investments, LLC by an instrument of record under Document
15 Number 2015105274, M.C.O.P.R., (MCAD ID No. R37791);

16 All of that certain called 14.672 acre tract conveyed to
17 Napoleon Investments, LLC by an instrument of record under Document
18 Number 2015105275, M.C.O.P.R., (MCAD ID No. R37740);

19 All of that certain called 2.7375 acre tract conveyed to
20 Ronnie Doyle Westmoreland by an instrument of record under File
21 Number 9892117, M.C.O.P.R.R.P. corrected under File Number
22 9892118, M.C.O.P.R.R.P., (MCAD ID No. R37688);

23 All of that certain called 2.0579 acre tract conveyed to
24 MSDDH Holdings, LLC by an instrument of record under Document
25 Number 2014012847, M.C.O.P.R., (MCAD ID No. R270794);

26 All of that certain called 0.97 acre tract conveyed to 2978
27 Properties, LLC - Series A by an instrument of record under Document

1 Number 2017029243, M.C.O.P.R., (MCAD ID No. R37701);

2 All of that certain called 99.8690 acre tract conveyed to
3 Rayford DW Investments, Ltd by an instrument of record under File
4 Number 2000-099472, M.C.O.P.R.R.P., (MCAD ID No. R37700);

5 A portion of Reserve "A" of Lake Creek Ranchettes Section
6 Seven, an unrecorded subdivision, being all of that certain called
7 1.6349 acre tract conveyed to Richard M. Morehead and Terryl
8 Morehead by an instrument of record under File Number 2004-032817,
9 M.C.O.P.R.R.P. (MCAD ID No. R115417), save and except a 0.2217 acre
10 parcel, described as "Parcel 6", conveyed to Montgomery County,
11 Texas, by an instrument of record in File Number 2007-083117,
12 (M.C.O.P.R.R.P.), and all of that certain called 1.406 acre tract
13 conveyed to Steven Logan Crews and Diane Renee Crews, Michael D.
14 Holland and Lori Carol Holland by an instrument of record under
15 Document Number 2016095494, M.C.O.P.R. (MCAD ID No. R115416);

16 A portion of Reserve "B" of said Lake Creek Ranchettes
17 Section Seven, being all of that certain called 5.000 acre tract
18 (Exhibit "A") conveyed to Trang D. Quach Living Trust by an
19 instrument of record in Document Number 2016014524, M.C.O.P.R.
20 (MCAD ID No. R115418), save and except a 0.6557 acre parcel,
21 described as "Parcel 8", conveyed to Montgomery County, Texas, by
22 an instrument of record in File Number 2007-093342, M.C.O.P.R.R.P.;

23 A portion of Reserve "A" of Country Forest West Section 1, a
24 subdivision of record in Cabinet B, Sheet 70 M.C.M.R., being all of
25 that certain called 1.073 acre tract ("Exhibit A") conveyed to
26 Delta River Investments, LLC, by an instrument of record under
27 Document Number 2011019476, M.C.O.P.R. (MCAD ID No. R78705), save

1 and except a 0.1787 acre parcel described as "Parcel 9" conveyed to
2 Montgomery County, Texas, by an instrument of record in File Number
3 2007-064241, M.C.O.P.R.R.P., all of that certain called 0.8978 acre
4 tract conveyed to Salazar Veterinary Properties, LLC by an
5 instrument of record under Document Number 2017093695, M.C.O.P.R.,
6 (MCAD ID No. R78704), all of that certain called 1.783 acre tract
7 conveyed to David Wofford and Saudra T. Wofford by an instrument of
8 record under Document Number 2017036328, M.C.O.P.R. (MCAD ID No.
9 R349862 and R78703), all of that certain called 1.010 acre tract
10 conveyed to Jim Perez Properties, LLC by an instrument of record
11 under Document Number 2011033278, M.C.O.P.R. (MCAD ID No. R78702),
12 save and except a 0.1722 acre parcel, described as "Parcel 12",
13 conveyed to Montgomery County, Texas, by an instrument of record in
14 File Number 2007-083106, M.C.O.P.R.R.P., all of that certain called
15 1.010 acre tract conveyed to Linda F. Bryson, Executrix by probate
16 in Probate Number 04-21,966-P, and described by an instrument of
17 record in File Number 2000-23287, M.C.O.P.R.R.P., (MCAD ID No.
18 R281353), save and except a 0.1722 acre tract conveyed to
19 Montgomery County, Texas, by an instrument of record in File Number
20 2009-011132, M.C.O.P.R.R.P., all of that certain called 1.6409 acre
21 tract conveyed to Stanley Kane Dunbar by an instrument of record
22 under Document Number 2015029704, M.C.O.P.R. (MCAD ID No. R78701);

23 A portion of Reserve "B" of said Country Forest West Section
24 1, being all of that certain called 1.67 acre tract conveyed to
25 Akashi Enterprise LLC by an instrument of record under Document
26 Number 2016090653, M.C.O.P.R. (MCAD ID No R78706);

27 A portion of the residue of that certain called 46.087 acre

1 tract conveyed to A Song Real Properties-Tx, LLC by an instrument of
2 record under File Number 2004-022310, M.C.O.P.R.R.P. (MCAD ID No.
3 R78707), save and except a 1.468 acre parcel, described as "Parcel
4 17", conveyed to Montgomery County, Texas, by an instrument of
5 record in File Number 2009-063811, M.C.O.P.R.R.P.;

6 All of that certain called 45.610 acre tract conveyed to
7 Project 1488 West Partners LLC by an instrument of record under
8 Document Number 2015062737, M.C.O.P.R. (MCAD ID No. R49169);

9 A portion of Reserve "A" of Country Forest West Section 2, an
10 unrecorded subdivision, being all of that certain called 1.5073
11 acre tract conveyed to Rios Real Investments, LLC by an instrument
12 of record under Document Number 2016063914, M.C.O.P.R. (MCAD ID No.
13 R343142 and R78523), all of that certain called 2.92 acre tract
14 conveyed to Nicholas Boone by an instrument of record under
15 Document Number 2015124567, M.C.O.P.R. (MCAD ID No. R78525, R78526
16 and R78527), all of that certain called 0.9510 acre tract conveyed
17 to Chester Bradley, Jr. by an instrument of record under File Number
18 99057191, M.C.O.P.R.R.P. (MCAD ID No. R78528), save and except a
19 0.0629 acre parcel, described as "Parcel 25", conveyed to
20 Montgomery County, Texas, by an instrument of record in File Number
21 2009-010461, M.C.O.P.R.R.P.;

22 All of that certain called 3.2606 acre tract conveyed to
23 Aquealth, LLC by an instrument of record under Document Number
24 2011026594, M.C.O.P.R. (MCAD ID No. R78480;

25 A portion of Lot 9A of Country Forest Section 1, an unrecorded
26 subdivision, being all of that certain called 1.500 acre tract
27 conveyed to Midway Petroleum Group, LP by an instrument of record

1 under Document Number 2017013222, M.C.O.P.R., (MCAD ID No.
2 R290678), and the residual of that 2.187 acre tract described as
3 Tract One (1) conveyed to 1488/4.374, LLC by an instrument of record
4 under Document Number 2010017837, M.C.O.P.R. (MCAD ID No. R78479);

5 A portion of Lot Twenty-Three-A (23A) of Country Forest
6 Section 1, an unrecorded subdivision, being all of that certain
7 called 2.187 acre tract (Tract Two (2)) conveyed to 1488/4.374, LLC
8 by an instrument of record under Document Number 2010017837,
9 M.C.O.P.R. (MCAD ID No. R78478), save and except a 0.0046 acre
10 parcel, described as "Parcel 52", conveyed to Montgomery County,
11 Texas, by an instrument of record in File Number 2009-094340,
12 M.C.O.P.R.R.P.;

13 A portion of Lot 35A of Country Forest Section 1, an
14 unrecorded subdivision, being all of that certain called 2.439 acre
15 tract conveyed to Khoury Land Holdings, LLC - FM 1488 Series by an
16 instrument of record under Document Number 2016045599, M.C.O.P.R.
17 (MCAD ID No. R78477), save and except a 0.0046 acre parcel,
18 described as "Parcel 53", conveyed to Montgomery County, Texas, by
19 an instrument of record in File Number 2008-032142, M.C.O.P.R.R.P,
20 and all of that certain called 2.44 acre tract conveyed to
21 Sashamarie, LLC by an instrument of record under File Number
22 2005-009345, M.C.O.P.R.R.P. (MCAD ID No. R339765), save and except
23 a 0.0397 acre parcel, described as "Parcel 42", conveyed to
24 Montgomery County, Texas, by an instrument of record in File Number
25 2007-083119, M.C.O.P.R.R.P.;

26 A portion of Lot 36A of Country Forest Section 1, an
27 unrecorded subdivision, being all that certain called 1.0 acre

1 tract conveyed to Richard Dunaway and wife, Vien T. Dunaway by an
2 instrument of record in File Number 2000-000024, M.C.O.P.R.R.P. and
3 that certain called 0.9777 acre tract conveyed to Richard Dunaway
4 and wife, Vien T. Dunaway by an instrument of record in File Number
5 2000-015919, M.C.O.P.R.R.P. (MCAD ID No. R78476), save and except a
6 0.1907 acre parcel, described as "Parcel 43", conveyed to
7 Montgomery County, Texas, by an instrument of record in File Number
8 2007-144960, M.C.O.P.R.R.P.;

9 A portion of Lot 4 of Morrison & Morrison, an unrecorded
10 subdivision, being all of that certain called 1.855 acre tract
11 conveyed to Third Coast Industries, LLC - 1488a Series, by an
12 instrument of record in Document Number 2016116475, M.C.O.P.R.
13 (MCAD ID No. R253432), and all of that certain called 2.726 acre
14 tract conveyed to Third Coast Industries, LLC - 1488b Series, by an
15 instrument of record in Document Number 2016116474, M.C.O.P.R.
16 (MCAD ID No. 124102);

17 A portion of Lot 3 of Morrison & Morrison, an unrecorded
18 subdivision, being all of that certain called 3.164 acre tract
19 conveyed to Peter S. Terpstra by an instrument of record in File
20 Number 2007-057204, M.C.O.P.R.R.P. (MCAD ID No. R372978), save and
21 except a 0.6822 acre parcel described as "Parcel 46" conveyed to
22 Montgomery County, Texas by an instrument of record in File Number
23 2009-063189, M.C.O.P.R.R.P.;

24 All of that certain called 3.319 acre tract conveyed to R & L
25 Sullivan Enterprises, LP, by an instrument of record in Document
26 Number 2015103474, M.C.O.P.R. (MCAD ID No. R462929);

27 All of the residue of that certain called 8.6789 acre tract

1 conveyed to James D. Gras and wife, Janice L. Gras by an instrument
2 of record in File Number 9715808, M.C.O.P.R.R.P. (MCAD ID No.
3 R124099), save and except a 0.20 acre parcel conveyed to Montgomery
4 County by an instrument of record in File Number 2009-116019,
5 M.C.O.P.R.R.P., and save and except a 0.9725 acre parcel described
6 as "Parcel 48" conveyed to Montgomery County, Texas by an
7 instrument of record in File Number 2009-013288, M.C.O.P.R.R.P.;

8 All of that certain called 2.200 acre tract conveyed to
9 Superior Lane Development, LLC, by an instrument of record in
10 Document Number 2016053028, M.C.O.P.R. (MCAD ID No. R472143);

11 All of the remainder of that certain called 17.495 acre tract
12 conveyed to Janita Ruth Gee by an instrument of record in Volume
13 695, Page 505 of the Deed Records of Montgomery County Texas
14 (M.C.D.R.), save and except a 0.6561 parcel, described as "Parcel
15 201", conveyed to Montgomery County, Texas, by an instrument of
16 record in File Number 2007-084704, M.C.O.P.R.R.P.;

17 All of that certain called 24.933 acre tract conveyed to Dean
18 Brothers Dirt Yard, Inc, by an instrument of record in File Number
19 99090953, M.C.O.P.R.R.P. (MCAD ID No. R49183), and all of that
20 residue of that certain called 24.943 acre tract conveyed to Dean
21 Brothers Dirt Yard, Inc, by an instrument of record in File Number
22 99090952, M.C.O.P.R.R.P. (MCAD ID No. R49184), save and except a
23 1.667 acre parcel, described as "Parcel 202", taken out of both
24 tracts, conveyed to Montgomery County, Texas, by an instrument of
25 record in File Number 2008-102409, M.C.O.P.R.R.P.;

26 All of that certain called 16.000 acre tract conveyed to Ted
27 Lewis and John Dale by an instrument of record in Document Number

1 2018039110, M.C.O.P.R. (HCAD ID No. R215438);

2 A portion of Lot 4 of Sierra Woods, a subdivision of record in
3 Cabinet J, Sheet 53, M.C.M.R. conveyed to Robert S. Barnwell, III,
4 by an instrument of record in File Number 9761534, M.C.O.P.R.R.P.
5 (MCAD ID No. R254666), save and except a 0.1760 acre parcel,
6 described as "Parcel 205", conveyed to Montgomery County, Texas, by
7 an instrument of record in File Number 2007-089257, M.C.O.P.R.R.P.;

8 All of that certain called 1.328 acre tract (a portion of Lot
9 3 of said Sierra Woods) conveyed to Gecko Holdings, LP, by an
10 instrument of record in Document Number 2018046099, M.C.O.P.R.
11 (MCAD ID No. R254665);

12 All of that certain called 4.500 acre tract (a portion of Lot
13 2 and all of Lot 5 of said Sierra Woods) conveyed to PS LPT
14 Properties Investors by an instrument of record in Document Number
15 2013110430, M.C.O.P.R. (MCAD ID No. R254664), save and except a
16 0.0905 acre parcel, described as "Parcel 207", conveyed to
17 Montgomery County, Texas, by an instrument of record in File Number
18 2009-095871, M.C.O.P.R.R.P.;

19 All of that certain called 1.419 acre tract (a portion of Lot
20 1 of said Sierra Woods) conveyed to Chien-Wei Lo and Tsay-Jung Lo by
21 an instrument of record in Document Number 2011101218, M.C.O.P.R.
22 (MCAD ID No. R254663);

23 All of that certain called 2.723 acre tract (a portion of Lots
24 22 and 23 of said Sierra Woods) conveyed to Arnold & Norma Rodriguez
25 Family Limited Partnership by an instrument of record in Document
26 Number 2018111412, M.C.O.P.R. (MCAD ID No. R254682 and R254683);

27 All of that certain called 2.684 acre tract (a portion of Lots

1 20 and 21 of said Sierra Woods) conveyed to Arnold & Norma Rodriguez
2 Family Limited Partnership, by an instrument of record in Document
3 Number 2018111411, M.C.O.P.R. (MCAD ID No. R254684 and R254685);

4 All of Lot 6 of said Sierra Woods conveyed to Lamerie
5 Investments Sub 2920, LLC by an instrument of record in Document
6 Number 2018079298, M.C.O.P.R. (MCAD ID No. R254668);

7 All of Lot 7 of said Sierra Woods conveyed to Work Hub
8 Development, LLC by an instrument of record in Document Number
9 2019003955, M.C.O.P.R. (MCAD ID No. R254669);

10 All of Lot 8 of said Sierra Woods conveyed to Work Hub
11 Development, LLC, -WorkHub Corporate Woods Series by an instrument
12 of record in Document Number 2016112245, M.C.O.P.R. (MCAD ID No.
13 R254670);

14 All of Lot 9 of said Sierra Woods conveyed to Fortis Biopharma
15 Holding, LLC, by an instrument of record in Document Number
16 2016117545, M.C.O.P.R. (MCAD ID No. R254671);

17 All of Lot 13 of said Sierra Woods ("Tract One"), and all of
18 that certain called 1.223 acre tract, ("Tract Two") conveyed to
19 Jema Investments, LLC, by an instrument of record in Document
20 Number 2013099668, M.C.O.P.R. (MCAD ID No. R254675),

21 All of Lot 14 of said Sierra Woods conveyed to Derek T. Morgan
22 and Jaie E. Walter, by an instrument of record in Document Number
23 2006069261, M.C.O.P.R. (MCAD ID No. 254676),

24 All of Lot 15 of said Sierra Woods, conveyed to Evans Magnolia
25 Properties, L.L.C., by an instrument of record in Document Number
26 2016006712, M.C.O.P.R. (MCAD ID No. R254677);

27 All of Lot 16 of said Sierra Woods, all of that certain called

1 1.108 acre tract, and all of that certain called 1.088 acre tract,
2 conveyed to IBE SMT.COM, LLC, by an instrument of record in Document
3 Number 2017115154, M.C.O.P.R. (MCAD ID Nos. R254678, R340484, and
4 R302639),

5 All of Lots 17 and 18 of said Sierra Woods, and all of that
6 certain called 2.279 acre tract conveyed to Corporate Woods
7 Holdings, LLC, by an instrument of record in Document Number
8 2017115178, M.C.O.P.R. (MCAD ID Numbers R254679, R254680, and
9 R403282);

10 All of that certain called 3.00 acre tract (Lot 19 of said
11 Sierra Woods) conveyed to STOR4LESS, LLC, by an instrument of
12 record in File Number 2003-151673, M.C.O.P.R.R.P. (MCAD ID No.
13 R254681);

14 All of that certain called 3.323 acre tract conveyed to IBE
15 SMT Equipment, LLC, by an instrument of record in Document Number
16 2016008965, M.C.O.P.R. (MCAD ID No. R463705);

17 All of that certain called 1.000 acre tract conveyed to Derek
18 T. Morgan and Jaie E. Walter by an instrument of record in File
19 Number 2006-084340, M.C.O.P.R.R.P. (MCAD ID No. R362313);

20 All of Reserve "E" of Thousand Oaks, Section 1, a subdivision
21 of record in Cabinet M, Sheet 67, M.C.M.R., being all of that
22 certain called 2.00 acre tract conveyed to Siavosh Showghi (37.5%
23 interest), Farhad Roozbeh (37.5% interest) and Ali Davoudi (25%
24 interest) by an instrument of record in File Number 2003-144301,
25 M.C.O.P.R.R.P. (HCAD ID No. R323938), all of that certain called
26 2.00 acre tract conveyed to Ezam Ghodsi and wife, Yegane Ghodsie and
27 Alireza Ghodsi and wife, Joanna B. Ghodsi, by an instrument of

1 record in File Number 2003-126528, M.C.O.P.R.R.P. (MCAD ID No.
2 R322180), all of that certain called 2.00 acre tract conveyed to LA
3 Magnolia, LLC, by an instrument of record in File Number
4 2004-038954, M.C.O.P.R.R.P. (MCAD ID No. R273581), all of that
5 certain called 2.00 acres conveyed to Ghodsi & Shayan Land
6 Developers, LLC, by an instrument of record in File Number
7 2003-129912, M.C.O.P.R.R.P. (MCAD ID No. R322440), all that certain
8 called 2.00 acre tract conveyed to Jayanthi Properties, LLC, by in
9 instrument of record in Document Number 2016112543, M.C.O.P.R.
10 (MCAD ID No. R322446), and all of that certain called 1.01 acre
11 tract conveyed to Black Oak Industries, LLC, by an instrument of
12 record in Document Number 2018022448, M.C.O.P.R. (MCAD ID No.
13 R319901);

14 All of that certain called 5.846 acre tract conveyed to RRRP,
15 LLP, by an instrument of record in File Number 2004-103491,
16 M.C.O.P.R.R.P. (MCAD ID No. R338616);

17 All of that certain called 4.915 acre tract conveyed to RND
18 Rustics, Inc., by an instrument of record in Document Number
19 2013031621, M.C.O.P.R. (MCAD ID No. R336880);

20 All of Lot 1, Section 1 of Royal Oaks on 1488, a subdivision
21 of record in Volume 7, Page 415, M.C.M.R., said Lot 1 conveyed to
22 Walter Aguilar and Teresa Aguilar by an instrument of record in File
23 Number 99033641, M.C.O.P.R.R.P. (MCAD ID No. R155677);

24 All of Lot 2, Section 1 of said Royal Oaks on 1488, said Lot 2
25 conveyed to Noel H. Bonilla by an instrument of record in Document
26 Number 2013109362, M.C.O.P.R. (MCAD ID No. R155678);

27 All of that certain called 1.318 acre tract (a portion of Lots

1 5, 6 and 7, Section 1 of said Royal Oaks on 1488) conveyed to Fatima
2 Group, Inc, by an instrument of record under File Number
3 2006-093310, M.C.O.P.R.R.P. (MCAD ID No. R155682);

4 A portion of Lots 8 and 9, Section 1, of said Royal Oaks on
5 1488, conveyed to Gary R. Kana and spouse, Barbara K. Kana by an
6 instrument of record in File Number 2002-104330, M.C.O.P.R.R.P.
7 (MCAD ID No. R155685), save and except a 0.0046 acre parcel
8 described as "Parcel 49" conveyed to Montgomery County, Texas by an
9 instrument of record in File Number 2008-089096, M.C.O.P.R.R.P.;

10 A portion of Lots 10 and 11, Section 1, of Royal Oaks on 1488,
11 conveyed to L. Kevin Braziel, by an instrument of record in File
12 Number 2000-023286, M.C.O.P.R.R.P. (MCAD ID No. R155686), save and
13 except a 0.0068 acre parcel described as "Parcel 20" conveyed to
14 Montgomery County, Texas by an instrument of record in File Number
15 2007-066564, M.C.O.P.R.R.P.;

16 All of that certain called 0.875 acre tract (a portion of
17 Restricted Reserve "E" of Lake Windcrest Section Five, a
18 subdivision of record in Cabinet M, Sheets 42-45, M.C.M.R.)
19 conveyed to Quadvest, Inc. by an instrument of record in File Number
20 2003-030003, M.C.O.P.R.R.P. (MCAD ID No. R277598), save and except
21 a 0.0610 acre parcel described as "Parcel 213" conveyed to
22 Montgomery County, Texas by an instrument of record in File Number
23 2008-0431914, M.C.O.P.R.R.P.;

24 A portion of Restricted Reserve "F" of said Lake Windcrest
25 Section Five, being all of that certain called 4.000 acre tract
26 conveyed to HDS Properties, LLC, by an instrument of record in
27 Document Number 2016055462, M.C.O.P.R. (MCAD ID No. R319544), all

1 of that certain called remainder of a called 5.433 acre tract
2 conveyed to Woodlands-Spanish Oaks, LTD., by an instrument of
3 record in Document Number 2016006880, M.C.O.P.R. (MCAD ID No.
4 R463662), all of that certain called 2.500 acre tract conveyed to
5 Windcrest FM 1488 Village Square, LLC, by an instrument of record in
6 Document Number 2018057108, M.C.O.P.R. (MCAD ID No. R308487), all
7 of that certain called 2.500 acre tract conveyed to Windcrest FM
8 1488 Village Square, LLC, by an instrument of record in Document
9 Number 2018057113, M.C.O.P.R. (MCAD ID No. R308487), all of that
10 certain called 2.570 acre tract conveyed to Jones Court, LTD, by an
11 instrument of record in File Number 2003-094163, M.C.O.P.R.R.P.
12 (MCAD ID No. R319542), save and except a 0.2172 acre parcel,
13 described as "Parcel 223" conveyed to Montgomery County, Texas, by
14 an instrument of record in File Number 2008-021906, M.C.O.P.R.R.P.,
15 all of that certain called 1.8428 acre tract conveyed to Max Alley
16 LTV, LLC, by an instrument of record in Document Number 2016105556,
17 M.C.O.P.R. (MCAD ID No. R319543);

18 A portion of Restricted Reserve "G" of said Lake Windcrest
19 Section Five, being all of that certain called 0.963 acre tract
20 conveyed to Wellington Development West Woodlands LTD, by an
21 instrument of record in Document Number 2016007462, M.C.O.P.R.
22 (MCAD ID No. R463671), all of that certain called 0.880 acre tract
23 conveyed to Rhodes Plaza - Phase II, LTD, by an instrument of record
24 in Document Number 2016006881, M.C.O.P.R. (MCAD ID No. R463663),
25 all of that certain called 2.48 acre tract conveyed to 9201 Lake
26 Windcrest Center, LLC, by an instrument of record in File Number
27 2005-119230, M.C.O.P.R.R.P. (MCAD ID No. R302661), save and except

1 a 0.1934 acre parcel, described as "Parcel 285", conveyed to
2 Montgomery County, Texas, by an instrument of record in File Number
3 2009-010875, M.C.O.P.R.R.P.;

4 All of that certain called 2.00 acre tract conveyed to YTH
5 Investments, Inc., by an instrument of record in Document Number
6 2018027964, M.C.O.P.R. (MCAD ID No. R301320), save and except a
7 0.1143 acre parcel, described as "Parcel 242", conveyed to
8 Montgomery County, Texas, by an instrument of record in File Number
9 2007-114305, M.C.O.P.R.R.P.;

10 The residue of that certain called 34.830 acre tract conveyed
11 to Lindsey Interest, by an instrument of record in Document Number
12 2010070232, M.C.O.P.R.R.P. (MCAD ID No. R41994)

13 All of that certain called 9.1610 acre tract conveyed to
14 TP1488, LLC, by an instrument of record in Document Number
15 2017104181, M.C.O.P.R. (MCAD ID No. R479752)

16 A portion of Restricted Reserve "A" of El Lago Vista, a
17 subdivision of record in Cabinet "C", Sheet 197A, M.C.M.R., being
18 that certain called "Tract One" conveyed to Hollis Partners, LTD,
19 by an instrument of record in Document Number 2017001117,
20 M.C.O.P.R. (MCAD ID No. R88140), save and except a 0.1143 acre
21 parcel, described as "Parcel 64", conveyed to Montgomery County,
22 Texas, by an instrument of record in File Number 2006-112745,
23 M.C.O.P.R.R.P.;

24 A portion of Restricted Reserve "B" of said El Lago Vista,
25 being that certain called "Tract Two" conveyed to Hollis Partners,
26 LTD, by an instrument of record in Document Number 2017001117,
27 M.C.O.P.R. (MCAD ID No. R88141), save and except a portion of that

1 certain called 0.0859 acre parcel, described as "Parcel 61",
2 conveyed to Montgomery County, Texas, by an instrument of record in
3 File Number 2006-112745, M.C.O.P.R.R.P.;

4 All of that certain called 0.324 acre tract conveyed to Jill
5 J. Foxworth by an instrument of record in Document Number
6 2011096795, M.C.O.P.R. (MCAD ID No. R420091), save and except a
7 portion of that certain called 0.0859 acre parcel, described as
8 "Parcel 61", conveyed to Montgomery County, Texas, by an instrument
9 of record in File Number 2006-112745, M.C.O.P.R.R.P.;

10 All of that certain called 1.44 acre tract conveyed to Spring
11 Horizon Properties, LLC, by an instrument of record in Document
12 Number 2017057813, M.C.O.P.R. (MCAD ID No. R265207);

13 All of that certain called 1.39 acre tract conveyed to SVSONS
14 Properties 1488, LLC, by an instrument of record in Document Number
15 2018038411, M.C.O.P.R. (MCAD ID No. R309561);

16 All of that certain called 0.9675 acre tract conveyed to
17 Humphrey Family Properties II LLC, by an instrument of record in
18 Document Number 2015003584, M.C.O.P.R (MCAD ID No. R164517);

19 All of that certain tract described as "Tract B" and "Tract
20 14", of Sweetgum Forest, an unrecorded subdivision, conveyed to
21 Hieu N. Dang, by an instrument of record in Document Number
22 2018041666, M.C.O.P.R. (MCAD ID No. R164518), save and except a
23 0.0754 acre parcel, described as "Parcel 54", by an instrument of
24 record in File Number 2006-015319, M.C.O.P.R.R.P.;

25 All of that certain called 0.934 acre tract (a portion of "Lot
26 C" of said Sweetgum Forest) conveyed to Hawaiian Rainbow Holdings
27 LLC, by an instrument of record in Document Number 2016089215,

1 M.C.O.P.R. (MCAD ID No. R164519);

2 A portion of Restricted Reserve "A" of said Greenfield Forest
3 Estates, a subdivision of record in Cabinet P, Sheets 12-15,
4 M.C.M.R., being all of that certain called 0.0551 acre tract
5 conveyed to Big Eastex #1, LTD., by an instrument of record in File
6 Number 2002-112172, M.C.O.P.R.R.P. (MCAD ID No. R307970), save and
7 except a 0.007 acre parcel, described as "Parcel 51 C", conveyed to
8 Montgomery County, Texas, by an instrument of record in File Number
9 2007-039121, M.C.O.P.R.R.P., all of that certain called 1.375 acre
10 tract conveyed to OHL 3 Generations III, LLC, by an instrument of
11 record in Document Number 2016061017, M.C.O.P.R. (MCAD ID No.
12 R313991), save and except a 0.038 acre parcel, described as "Parcel
13 51 B", conveyed to Montgomery County, Texas, by an instrument of
14 record in File Number 2006-142678, M.C.O.P.R.R.P., and all of that
15 certain called 2.1802 acre tract conveyed to Magnolia Commerce Park
16 LLC by an instrument of record in Document Number 2016011291,
17 M.C.O.P.R. (MCAD ID No. R286143);

18 All of Lot 1, Block 1 of Greenfield Forest Estates, conveyed
19 to Greenfield Forest Estates Property Owners Association by an
20 instrument of record in File Number 2006-042608, M.C.O.P.R.R.P.
21 (MCAD ID No. R286049);

22 All of that certain called 2.207 acre tract conveyed to TTW
23 Investment, LLC, by an instrument of record in File Number
24 2008-032931, M.C.O.P.R.R.P. (MCAD ID No. R53964);

25 All of the residue of that certain called 7.545 acre tract
26 conveyed to Anthony P. Vasser E Trust and William C. Vasser, III E
27 Trust by an instrument of record in File Number 2000-084069,

1 M.C.O.P.R.R.P. (MCAD ID No. R53965), save and except a 0.4008 acre
2 parcel, described as "Parcel 45", conveyed to Montgomery County,
3 Texas, by an instrument of record in File Number 2008-058246,
4 M.C.O.P.R.R.P.;

5 All of that Reserve "D" of Bear Branch Estates Replat, a
6 subdivision of record in Cabinet C, Sheet 19B, as conveyed to
7 Anthony P. Vasser E Trust, and William C. Vasser, III E Trust, by an
8 instrument of record in File Number 2005-092321, M.C.O.P.R.R.P.
9 (MCAD ID No. R66650), save and except a 0.0116 acre parcel,
10 described as "Parcel 44", conveyed to Montgomery County, Texas, by
11 an instrument of record in File Number 2008-058246, M.C.O.P.R.R.P.;

12 All of that certain called 0.961 acre tract conveyed to
13 Broford, LTD., by an instrument of record in Document Number
14 2016002883, M.C.O.P.R. (MCAD ID No. R470384);

15 All of the residue of that certain called 6.354 acre tract
16 conveyed to Stuff Hotel Montgomery County 1, LLC, by an instrument
17 of record in Document Number 2015061963, M.C.O.P.R. (MCAD ID No.
18 R470383);

19 All of that certain called 1.969 acre tract conveyed to Stuff
20 Hotel Magnolia Retail LLC, by an instrument of record in Document
21 Number 2017046714, M.C.O.P.R. (MCAD ID No. R474930);

22 A portion of Reserve "A" of Williamsburg 1488, a subdivision
23 of record in Cabinet Z, Sheets 3926-3927, M.C.M.R., being all that
24 certain called 4.406 acre tract conveyed to LIDL US Operations,
25 LLC, by an instrument of record in Document Number 2017084472,
26 M.C.O.P.R. (MCAD ID No. R477224), and all of the residue of that
27 certain called 15.603 tract conveyed to FM 1488 Katy Lee LLC, by an

1 instrument of record in Document Number 2015061531, M.C.O.P.R.
2 (MCAD ID No. R53992);

3 All of that certain called 0.987 acre tract described in the
4 deed dated September 17, 2003, conveyed to Forest Shadows Pet
5 Resort LLC, by an instrument of record under File Number
6 2003-116482, in the Official Public Records of Real Property of
7 Montgomery County, Texas (M.C.O.P.R.R.P.) and corrected in File
8 Number 2007-091951, M.C.O.P.R.R.P. (MCAD ID No. R94165), all of
9 that certain called 0.9894 acre tract described in the deed dated
10 October 24, 2005, conveyed to Forest Shadows Pet Resort LLC, by an
11 instrument of record under File Number 2005-119887, M.C.O.P.R.R.P.
12 (MCAD ID No. R225246), and all of that certain called 2.4428 acre
13 tract described in the deed dated July 19, 2010, conveyed to Forest
14 Shadows Pet Resort LLC, by an instrument of record under Document
15 Number 2010063937, M.C.O.P.R.R.P. (MCAD ID No. R94167);

16 All of Reserves "B", "C", "D", "E", "F", "G", "H", and "I" of
17 Hunt Commercial Development Subdivision Amending Plat No. 1, a
18 subdivision of record in Cabinet "Y", Sheets 64-65, M.C.M.R. (MCAD
19 ID Nos. R338633-R338640)

20 All of that certain called 0.4367 acre tract conveyed to
21 Midsouth Bank, N.A., by an instrument of record in Document Number
22 2012086682, M.C.O.P.R. (MCAD ID No. R282391);

23 A portion of that certain called 3.00 acre tract conveyed to
24 PS LPT Properties Investors, by an instrument of record in Document
25 Number 2016052265, M.C.O.P.R. (MCAD ID No. R53951), save and except
26 a 0.0510 acre parcel, described as "Parcel 9", conveyed to
27 Montgomery County, Texas, by an instrument of record in Document

1 Number 2017039751, M.C.O.P.R.;

2 All of that certain called 1.00 acre tract conveyed to
3 Charles Brain Arceneaux and spouse, Tina Maureen Arceneaux, by an
4 instrument of record in File Number 2002-048564, M.C.O.P.R.R.P.
5 (MCAD ID No. R54005);

6 All of Block 1, Lots 1-24, Block 2, Lots 1-17, Block 3, Lots
7 1-22, Block 4, Lots 1-14, and all of Reserves A, B, C, and D of Alden
8 Heights, a subdivision of record in Cabinet "Z", Sheets 3623-3624,
9 M.C.M.R. (MCAD ID Nos. R458834-R458914)

10 All of that certain called 1.211 acre tract conveyed to Wells
11 Fargo Bank, National Association, by an instrument of record in
12 File Number 2006-008013, M.C.O.P.R.R.P. (MCAD ID No. R42011);

13 All of that certain called 1.2636 acre tract (Unrestricted
14 Reserve "A", Block 1 of Parkway Junction Subdivision, Section One,
15 a subdivision of record in Cabinet "W", Sheet 177, M.C.M.R.)
16 conveyed to FM 2978 & Research Forest, LLC, by an instrument of
17 record in Document Number 2013059853, M.C.O.P.R. (MCAD ID No.
18 R338916);

19 All of Restricted Reserves "A", "D", "E", "F", "G", "H", "I"
20 and "J" of Watermere Woodland Lakes, a subdivision of record in
21 Cabinet "Z", Sheets 4371-4374, M.C.M.R (MCAD ID Nos. R475113,
22 R475116-R475122);

23 All of Restricted Reserves "B" and "C" of Watermere Woodlands
24 Lakes Replat No 1, a subdivision of record in Cabinet "Z", Sheets
25 5174-5175, M.C.M.R. (MCAD ID Nos. R480469, R475114, and R475115);

26 All of that certain called 32.2233 acre tract conveyed
27 Gekabi, LTD., by an instrument of record in Document Number

1 2014101926, M.C.O.P.R. (MCAD ID No. R54026), save and except a
2 0.2345 acre parcel, described as "Parcel 57", conveyed to
3 Montgomery County, Texas, by an instrument of record in File Number
4 2005-098168, M.C.O.P.R.R.P. (MCAD ID No. R54026)

5 All of that certain called 19.347 acre tract conveyed to
6 Magnolia Apartments of Texas, LLC, by an instrument of record in
7 Document Number 2015008592, M.C.O.P.R. (MCAD ID No. R54015);

8 All of that certain called 5.000 acre tract conveyed to First
9 Bank of Conroe, N.A. by an instrument of record in File Number
10 2004-013068, M.C.O.P.R.R.P. (MCAD ID No. R311501);

11 All of that certain called 0.920 acre tract conveyed to Woo,
12 Inc, by an instrument of record in Document Number 2014028139,
13 M.C.O.P.R. (MCAD ID No. R53980);

14 All of that certain called 6.255 acre tract conveyed to
15 Matwalk Investments, LLC, by an instrument of record in Document
16 Number 2017093665, M.C.O.P.R. (MCAD ID No. R271532);

17 All of that certain called 9.276 acre tract conveyed to
18 Leopard Properties, Ltd, by an instrument of record in Document
19 Number 2012020413, M.C.O.P.R. (MCAD ID No. R263835);

20 All of that certain called 8.7707 acre tract, described as
21 "Tract 1" conveyed to Leopard Properties LTD by an instrument of
22 record in Document Number 2016050029, M.C.O.P.R. (MCAD ID No.
23 R471285), save and except a 0.0805 acre parcel, described as
24 "Parcel 46", conveyed to Montgomery County, Texas, by an instrument
25 of record in File Number 2006-017646, M.C.O.P.R.R.P.;

26 The 0.5506 acre calculated residue of that certain called
27 9.431 acre tract conveyed to Silverstein Enterprises of Magnolia,

1 LLC, by an instrument of record in Document Number 2005-024704,
2 M.C.O.P.R.R.P. (MCAD ID No. R53978);

3 All of that certain called 103.0101 acre tract "Tract 1" and
4 218.2370 acre tract "Tract 2" conveyed to Woodforest Golf Club,
5 L.L.C., by an instrument of record in File Number 2003-075729,
6 M.C.O.P.R.R.P. (MCAD ID No. R281459)

7 SECTION 7. Section 5, Chapter 323, Acts of the 78th
8 Legislature, Regular Session, 2003, is amended to read as follows:

9 Sec. 5. FINDINGS RELATING TO BOUNDARIES. The boundaries
10 and field notes of the district as described by Sections [~~Section~~]
11 4A and 4B of this Act form a closure. A mistake in the field notes
12 or in copying the field notes in the legislative process does not in
13 any way affect the district's:

- 14 (1) organization, existence, or validity;
15 (2) right to enter any type of contract for a purpose
16 for which the district is created;
17 (3) right to impose or collect an assessment or tax; or
18 (4) legality or operation.

19 SECTION 8. The changes in law made by this Act do not affect
20 the entitlement of a member serving on the board of directors of the
21 Westwood Magnolia Parkway Improvement District immediately before
22 the effective date of this Act to continue to serve as a member of
23 the board for the remainder of the member's term.

24 SECTION 9. (a) The legal notice of the intention to
25 introduce this Act, setting forth the general substance of this
26 Act, has been published as provided by law, and the notice and a
27 copy of this Act have been furnished to all persons, agencies,

1 officials, or entities to which they are required to be furnished
2 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
3 Government Code.

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

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

11 (d) All requirements of the constitution and laws of this
12 state and the rules and procedures of the legislature with respect
13 to the notice, introduction, and passage of this Act are fulfilled
14 and accomplished.

15 SECTION 10. This Act takes effect September 1, 2019.

ADOPTED

FLOOR AMENDMENT NO. 1

MAY 29 2019

BY:

Leta Spaw
Secretary of the Senate

Brandon Cegerton

1 Amend H.B. No. 4714 (senate committee printing) by adding the
2 following appropriately numbered SECTION to the bill and
3 renumbering the subsequent SECTIONS of the bill accordingly:

4 SECTION _____. Chapter 323, Acts of the 78th Legislature,
5 Regular Session, 2003, is amended by adding Section 4C to read as
6 follows:

7 Sec. 4C. CONFIRMATION ELECTION. (a) Notwithstanding any other
8 provision of this Act, if the addition of territory to the district
9 under Section 4B of this Act is not confirmed at an election under
10 this section, the territory is not added to the district.

11 (b) The district shall hold an election in the additional
12 territory described by Section 4B of this Act on a uniform election
13 date provided by Section 41.001, Election Code, to confirm the
14 addition of the territory to the district.

15 (c) Notice of the confirmation election shall state the day
16 and place or places for holding the election and the proposition
17 to be voted on.

18 (d) The ballots for the confirmation election shall be printed
19 to provide for voting "For New District Boundaries" and "Against
20 New District Boundaries."

21 (e) Immediately after the confirmation election, the
22 presiding judge shall take returns of the results to the board.
23 The board shall canvass the returns and issue an order declaring
24 the results at the earliest practicable time. The order must
25 include a description of the district's boundaries according to
26 the results of the election.

27 (f) If a majority of the votes cast in the election favor the
28 addition of the territory to the district, the board shall issue
29 an order declaring that the additional territory is added to the

1 district and enter the result in its minutes. If a majority of the
2 votes cast in the election are against the addition of the
3 territory to the district, the board shall issue an order declaring
4 that the addition was defeated and enter the result in its minutes.

5 (g) A copy of each order issued under this section must be
6 filed:

7 (1) in the deed records of the county or counties in
8 which the district is located; and

9 (2) with the commission.

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 86TH LEGISLATIVE REGULAR SESSION

May 21, 2019

TO: Honorable Dennis Bonnen, Speaker of the House, House of Representatives

FROM: John McGeady, Assistant Director Sarah Keyton, Assistant Director
Legislative Budget Board

IN RE: HB4714 by Bell, Cecil (Relating to the powers, duties, and governance of the Westwood Magnolia Parkway Improvement District; providing authority to impose taxes and issue bonds.), **As Passed 2nd House**

No significant fiscal implication to the State is anticipated.

The bill would amend the Acts of the 78th Legislature, Regular Session, 2003, to modify the powers, duties, and governance of certain improvement districts.

Local Government Impact

No significant fiscal implication to units of local government is anticipated.

Source Agencies:

LBB Staff: WP, AF, GP

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 86TH LEGISLATIVE REGULAR SESSION

May 16, 2019

TO: Honorable Eddie Lucio, Jr., Chair, Senate Committee on Intergovernmental Relations

FROM: John McGeady, Assistant Director Sarah Keyton, Assistant Director
Legislative Budget Board

IN RE: **HB4714** by Bell, Cecil (Relating to the powers, duties, and governance of the Westwood Magnolia Parkway Improvement District; providing authority to impose taxes and issue bonds.), **As Engrossed**

No significant fiscal implication to the State is anticipated.

The bill would amend the Acts of the 78th Legislature, Regular Session, 2003, to modify the powers, duties, and governance of certain improvement districts.

Local Government Impact

No significant fiscal implication to units of local government is anticipated.

Source Agencies:

LBB Staff: WP, AF, GP

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 86TH LEGISLATIVE REGULAR SESSION

April 11, 2019

TO: Honorable Garnet Coleman, Chair, House Committee on County Affairs

FROM: John McGeady, Assistant Director Sarah Keyton, Assistant Director
Legislative Budget Board

IN RE: HB4714 by Bell, Cecil (Relating to the powers, duties, and governance of the Westwood Magnolia Parkway Improvement District; providing authority to impose taxes and issue bonds.), **As Introduced**

No significant fiscal implication to the State is anticipated.

The bill would amend the Acts of the 78th Legislature, Regular Session, 2003, to modify the powers, duties, and governance of certain improvement districts.

Local Government Impact

No significant fiscal implication to units of local government is anticipated.

Source Agencies:

LBB Staff: WP, AF, GP

LEGISLATIVE BUDGET BOARD
Austin, Texas

WATER DEVELOPMENT POLICY IMPACT STATEMENT

86TH LEGISLATIVE REGULAR SESSION

April 23, 2019

TO: Honorable Garnet Coleman, Chair, House Committee on County Affairs

FROM: John McGeady, Assistant Director Sarah Keyton, Assistant Director
Legislative Budget Board

IN RE: HB4714 by Bell, Cecil (Relating to the powers, duties, and governance of the Westwood Magnolia Parkway Improvement District; providing authority to impose taxes and issue bonds.), **As Introduced**

The Legislative Budget Board, in cooperation with the Texas Water Development Board (TWDB) and the Texas Commission on Environmental Quality (TCEQ) has determined that:

No Water Development Policy Impact Statement will be prepared for this bill under the provisions of Texas Constitution, Article 16, Section 59(d) as this bill does not create a conservation and reclamation district.

Source Agencies: 582 Commission on Environmental Quality, 580 Water Development Board

LBB Staff: WP, SZ