87R14271 SMT-F

By:  Bell of Montgomery H.B. No. 4648

A BILL TO BE ENTITLED

AN ACT

relating to the powers, duties, territory, and governance of the Westwood Magnolia Parkway Improvement District; creating a criminal offense.

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

SECTION 1.  Chapter 323, Acts of the 78th Legislature, Regular Session, 2003, is amended by adding Section 4D to read as follows:

Sec. 4D.  ADDITIONAL DISTRICT TERRITORY. In addition to the territory described by Sections 4A and 4B of this Act, the district's territory includes the following described territory:

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

All of that certain 0.91826 acre tract conveyed to Wha Dong Kim, by an instrument of record in File Number 8027415, M.C.O.P.R.R.P., (MCAD ID Nos. R182782 and R182783);

All of that certain 0.45913 acre tract conveyed to Vieta Wang and wife, Juney Wang, by an instrument of record in File Number 8757236, M.C.O.P.R.R.P., (MCAD ID No. R182785);

All of that certain 0.45913 acre tract conveyed to Vieta Wang and wife, Juney Wang, by an instrument of record in File Number 8757234, M.C.O.P.R.R.P., (MCAD ID No. R182786);

All of Lot 11 of Westlite, an unrecorded subdivision, said Lot 11 described as a 0.459 acre tract conveyed to Axe Em Investments, L.P., by an instrument of record in File Number 2005-066100, M.C.O.P.R.R.P., (MCAD ID No. R182787);

All of Lot 12 of Westlite, an unrecorded subdivision, said Lot 12 described as a 0.459 acre tract conveyed to Evan Brian Pulver and Cara Elizabeth Pulver, by an instrument of record in Document Number 2019097199, M.C.O.P.R., (MCAD ID No. R182788);

All of Lot 13 of Westlite, an unrecorded subdivision, said Lot 13 described as a 0.45913 acre tract conveyed to Hae Oh Choe, by an instrument of record in File Number 9224873, M.C.O.P.R.R.P., (MCAD ID No. R182789);

All of Lots 14 and 15 of Westlite, an unrecorded subdivision, said Lot 14 and 15 described as two (2) 0.45913 acre tracts conveyed to Mohammad H. Samana, by an instrument of record in File Number 8112945, M.C.O.P.R.R.P., (MCAD ID Nos. R182790 and R182791);

All of that certain called 0.45913 acre tract conveyed to Michael L. Doyle and Madelyn A. Doyle, husband and wife, by an instrument of record in Document Number 2020028438, M.C.O.P.R., (MCAD ID No. R182792);

All of Lot 17, Block 1 of Westlite, an unrecorded subdivision, said Lot 17 described as a 0.46 acre tract conveyed to Greg Flores, by an instrument of record in File Number 2009-075947, M.C.O.P.R.R.P., (MCAD ID No. R182793);

All of that certain called 0.4591 acre tract conveyed to Denton RPH, LLC, by an instrument of record in Document Number 2016045909, M.C.O.P.R., (MCAD ID No. R182794);

All of Lot 19, Block 1 of Westlite, an unrecorded subdivision, said Lot 19 described as a 0.795 acre tract conveyed to Denton RPH, LLC, by an instrument of record in Document Number 2016017320, M.C.O.P.R., (MCAD ID No. R182795);

All of Reserves "A", "B", "C", "D", and all of Lot 12, Block 1 of Woodland Oaks, a subdivision of record in Cabinet E, Sheets 25B-26B, M.C.M.R., (MCAD ID Nos. R200015, R200016, R200017, R200018, R199435);

All of that certain called 0.67 acre tract conveyed to Birdwell Services, LLC, by an instrument of record in Document Number 2015088561, M.C.O.P.R., (MCAD ID No. R460828);

All of Unrestricted Reserve "A" of Big Tree Commercial Plaza, Partial Replat No 1, a subdivision of record in Cabinet Z, Sheets 5294-5295, M.C.M.R., (MCAD ID No. R487831);

All of Restricted Reserve "A" of Big Tree Commercial Plaza, a subdivision of record in Cabinet Z, Sheet 3426, M.C.M.R., (MCAD ID No. R463027);

All of that certain called 0.740 acre tract conveyed to KM Town Plaza III, LLC, by an instrument of record in Document Number 2015104147, M.C.O.P.R., (MCAD ID No. R418737);

All of that certain called 2.652 acre tract (Tract 1) conveyed to KM Town Plaza, LLC, by an instrument of record in Document Number 2014040690, M.C.O.P.R.,(MCAD ID No. R444354);

All of Restricted Reserve "A" of KM 1488 RESERVE, a subdivision of record in Cabinet Z, Sheets 2077-2078, M.C.M.R., (MCAD ID No. R418736);

All of that certain called 1.498 acre tract conveyed to AMTSOP, LLC, by an instrument of record in Document Number 2010095794, M.C.O.P.R., (MCAD ID No. R68552);

All of that certain Restrictive Reserve 'A' of Metro Mini Storage, a subdivision of record in Cabinet Z, Sheet 1385, M.C.M.R., (MCAD ID No. R370466);

All of Lot 2, Big Tree Estates, Section 3, an unrecorded subdivision, said Lot 2 described as a 1.080 acre tract conveyed to Henry Quigley and wife, Mary M. Quigley, by an instrument of record in File Number 2007-144270, M.C.O.P.R.R.P., (MCAD ID No. R306247);

All of that certain called 2.0535 acre tract conveyed to Daniel D. Kainer, Jr., D.V.M., by an instrument of record in File Number 2001-076889, M.C.O.P.R.R.P., save and except that certain called 0.0025 acre tract conveyed to State of Texas, by an instrument of record in File Number 2005-096539, M.C.O.P.R.R.P., (MCAD ID No. R68514);

All of that certain called 0.9991 acre tract conveyed to Deming Family Partnership, by an instrument of record in File Number 2003-076875, M.C.O.P.R.R.P., save and except that certain called 0.0025 acre tract conveyed to State of Texas, by an instrument of record in File Number 2005-083293, M.C.O.P.R.R.P., (MCAD ID No. R68513);

All of that certain Unrestrictive Reserve "A" of ASI Holley Woods, Section One, a subdivision of record in Cabinet Z, Sheets 2041-2042, M.C.M.R., (MCAD ID No. R68512);

All of that certain called 0.975 acre tract conveyed to Jerry David, LLC, by an instrument of record in Document Number 2013128065, M.C.O.P.R. (MCAD ID No. R68511);

All of that certain called 2.793 acre tract conveyed to Jerry David L.L.C., by an instrument of record in Document Number 2018076306, M.C.O.P.R., (MCAD ID No. R418258);

All of that certain called 1.000 acre tract conveyed to Norman Gary Hobbs and wife, Gaye Ann Hobbs, by an instrument of record in File Number 2007-089101, M.C.O.P.R.R.P., (MCAD ID No. R371049);

All of that certain called 1.3400 acre tract conveyed to Robert Menasche, as trustee of the Menasche Family Trust, by an instrument of record in Document Number 2012077399, M.C.O.P.R., (MCAD ID No. R68504);

All of Unrestricted Reserve "A" of Pin Oaks Plaza, a subdivision of record in Cabinet Z, Sheets 6007-6008, M.C.M.R., (MCAD ID No. R497943);

All of that certain called 5.008 acre tract conveyed to Irwin A Tang, as his/her separate property, and Irene Tang Ko, as her separate property, by an instrument of record in Document Number 2017010723, M.C.O.P.R., (MCAD ID No. R68487);

All of that certain called 2.498 acre tract conveyed to WHB Storage, LLC., by an instrument of record in Document Number 2014018594, M.C.O.P.R., (MCAD ID No. R68484);

All of that certain called 2.900 acre tract conveyed to George V. Sowers, Jr., Trustee, by an instrument of record in File Number 2009-019887, M.C.O.P.R.R.P., (MCAD ID No. R68432);

All of that certain called 2.108 acre tract conveyed to Tenney Interests, LLC, by an instrument of record in Document Number 2011068312, M.C.O.P.R., (MCAD ID No. R331910);

All of that certain called 2.04 acre tract conveyed to The Right to Keep and Bear Arms, Limited Liability Company, by an instrument of record in Document Number 2014087943, M.C.O.P.R., (MCAD ID No. R68505);

All of that certain called 0.919 acre tract conveyed to Reddy Realty Group, Limited Liability Company (RRG LLC), by an instrument of record in Document Number 2019022326, M.C.O.P.R., (MCAD ID No. R68422);

All of that certain called 1.8382 acre tract conveyed to Jim Corkill, by an instrument of record in File Number 9810038, M.C.O.P.R.R.P., (MCAD ID No. R68426);

All of that certain called 1.5904 acre tract conveyed to HAARNAS, LLC, by an instrument of record in Document Number 2015046610, M.C.O.P.R., (MCAD ID Nos. R68423 and R68425);

All of that certain called 2.38 acre tract conveyed to Muhammad Nasim Shazad, Shahnaz N. Shahzad pursuant to revenue procedure 90-34, and HAARNAS, LLC, by an instrument of record in Document Number 2015046609, M.C.O.P.R., (MCAD ID No. R68380);

All of that certain called 2.500 acre tract conveyed to Nagraj & Shila Eleswarapu Living Trust Agreement Number One (1), AKA Eleswarapu Trust #1, AKA "Trust", Dated December 26, 2006, Nagraj Rao Eleswarapu and Shila Rani Eleswarapu, Trustees, by an instrument of record in File Number 2007-005489, M.C.O.P.R.R.P. and described in Volume 961, Page 552, M.C.D.R., (MCAD ID No. R68379);

All of that certain called 0.9996 acre tract conveyed to Bill Benson, LLC, by an instrument of record in Document Number 2012073231, M.C.O.P.R., (MCAD ID No. R68416);

All of that certain called 2.50 acre tract conveyed to Domingo G. Canlas, Jr., et ux, Susie P. Canlas, by an instrument of record in Volume 961, Page 643, M.C.D.R., (MCAD ID No. R68337);

All of that certain called 1.005 acre tract conveyed to M&H Texas Investments, Inc., by an instrument of record in Document Number 2016117599, M.C.O.P.R., (MCAD ID No. R68421);

All of that certain called 2.50 acre tract (Tract One) and that certain called 0.9182 acre tract (Tract Two) conveyed to NORM Properties, LLC - Series A, by an instrument of record in Document Number 2018023929, M.C.O.P.R., (MCAD ID Nos. R68420 and R68378);

All of that certain called 3.991 acre tract conveyed to Kieffer Ventures LLC, by an instrument of record in Document Number 2018009074, M.C.O.P.R., (MCAD ID Nos. R68376 and R68419);

All of that certain called 2.500 acre tract conveyed to The Park at 1488, LLC, by an instrument of record in Document Number 2014104771, M.C.O.P.R., (MCAD ID No. R68375);

All of that certain called 1.0720 acre tract (Tract 1) and that certain called 2.500 acre tract (Tract 2) conveyed to The Park @ 1488 LLC, by an instrument of record in Document Number 2013123400, M.C.O.P.R., (MCAD ID No. R477531);

All of that certain called 0.459 acre tract conveyed to Kristen K. Dennis, F/K/A Kristen K. Dennis-Wootton, by an instrument of record in Document Number 2017050999, M.C.O.P.R., (MCAD ID No. R68418);

All of that certain called 8.1751 acre tract conveyed to Woodlands X, LLC, by an instrument of record in Document Number 2017065040, M.C.O.P.R., (MCAD ID Nos. R68372 and R68417);

All of that certain called 4.375 acre tract conveyed to James J. Austin and wife, Dorothy M. Austin, by an instrument of record in Volume 729, Page 7, M.C.D.R., (MCAD ID No. R68415);

All of that certain called 0.727 acre tract conveyed to Moon Agro Enterprises, Inc., by an instrument of record in File Number 2008-034809, M.C.O.P.R.R.P., (MCAD ID No. R387616);

All of Unrestricted Reserve 2 of Mostyn Manor Section One Replat, a subdivision of record in Cabinet C, Sheet 130A, M.C.M.R., save and except a 0.7362 acre tract, described as "Parcel 3", conveyed to Montgomery County, by an instrument of record in File Number 2008-001954, M.C.O.P.R.R.P., save and except that certain called 0.8385 acre tract conveyed to ABT 1488, LLC, by an instrument of record in Document Number 2016094330, M.C.O.P.R., and save and except a 0.2227 acre tract, described as "Parcel 4", conveyed to Montgomery County, by an instrument of record in File Number 2008-046679, M.C.O.P.R.R.P., (MCAD ID No. R124446);

All of that certain called 0.8385 acre tract conveyed to ABT 1488, LLC, by an instrument of record in Document Number 2016094330, M.C.O.P.R., (MCAD ID No. R251807);

All of Unrestricted Reserve of Mostyn Manor Section Two Amending Plat, a subdivision of record in Cabinet P, Sheets 190-192, M.C.M.R., save and except a 0.8308 acre tract, described as "Parcel 5", conveyed to Montgomery County, by an instrument of record in File Number 2008-001951, M.C.O.P.R.R.P., and save and except that certain called 1.6089 acre tract conveyed to ZMS Enterprises, Inc., by instrument of record in File Number 2008-120832, M.C.O.P.R.R.P., (MCAD ID No. R124514);

All of that certain called 1.6089 acre tract conveyed to ZMS Enterprises, Inc., by instrument of record in File Number 2008-120832, M.C.O.P.R.R.P., (MCAD ID No. R395005);

All of that certain called 1.97 acre tract conveyed to Charles Gholar and Laura Gholar, by an instrument of record in Document 2015004175, M.C.O.P.R., (MCAD ID No. R78440);

All of that certain called 3.352 acre tract conveyed to Gageco, Inc, by an instrument of record in Document Number 2017021928, M.C.O.P.R., (MCAD ID No. R124112);

All of that certain called 5.019 acre tract conveyed to Dale J. McLean and wife, Mollie A. McLean, by an instrument of record in File Number 99107633, M.C.O.P.R.R.P., (MCAD ID No. R51286);

All of that certain called 4.8026 acre tract conveyed to Yunshan Liu and Weining Chen and Jinju Zhang and Fangling Hu, by an instrument of record in Document Number 2011044805, M.C.O.P.R., (MCAD ID No. R51284);

All that certain called 5 acre tract conveyed to Thomas W. Lllewellyn and wife, Barbara Jean Llewellyn, by an instrument of record in Volume 819, Page 180, M.C.D.R., (MCAD ID No. R51277):

All of that certain called 3.364 acre tract conveyed to E.H. Trucking, Inc., by an instrument of record in Document Number 2020074508, M.C.O.P.R., (MCAD ID No. R409067);

All of that certain called 3.890 acre tract conveyed to West Woodland Business Park, LLC, by an instrument of record in Document Number 2018092999, M.C.O.P.R., (MCAD ID No. R51268);

All of that certain called 2.765 acre tract conveyed to Steven H. Toth and Babette J. Toth, husband and wife, by an instrument of record in Document Number 2011078707, M.C.O.P.R., (MCAD ID No. R51282);

All that certain called 2.120 acre tract conveyed to Shridevi Kotta, by an instrument of record in Document Number 2010076794, M.C.O.P.R., (MCAD ID No. R51283);

All of that certain called 4.827 acre tract conveyed to Boliyo, L.L.C., by an instrument of record in File Number 2006-037567, M.C.O.P.R.R.P., (MCAD ID No. R51280);

All of that certain called 41.61 acre tract conveyed to Patrick Broadcasting, LP, by an instrument of record in File Number 2009-116032, M.C.O.P.R.R.P., (MCAD ID No. R51264);

Lots 18, 19, and 20 of Woodlane Forest Subdivision, Section One, a subdivision of record in Cabinet B, Sheets 169A-171B, M.C.M.R., (MCAD ID Nos. R200040, R200041, and R200042);

All of that certain called 6.500 acre tract conveyed to Michael Anthony Gonzalez, by an instrument of record in Document Number 2012096682, M.C.O.P.R., (MCAD ID No. R200130);

Lots 61, 62, 63, and 64 of Woodlane Forest Subdivision, Section Two, a subdivision of record in Cabinet B, Sheets 172A-174B, M.C.M.R., (MCAD ID Nos. R200178, R200179, R200180, R200181);

Lots 59 and 60 of Woodlane Forest Subdivision, Section Two, a subdivision of record in Cabinet B, Sheet 172A-174B, M.C.M.R., (MCAD ID No. R200176);

All of that certain called 112.11 acre tract conveyed to Congall, LLC, by an instrument of record in Document Number 2011039514, M.C.O.P.R. described in File Number 2009-048425, M.C.O.P.R.R.P., save and except that certain called 37.75 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010082200, M.C.O.P.R., (MCAD ID No. R50879);

All of Reserve "F" and "G" of Replat Inverness Crossing, Section Two, a subdivision of record in Cabinet J, Sheets 17-20, M.C.M.R., save and except that certain called 2.07 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2011034950, M.C.O.P.R., (MCAD ID Nos. R247248 and R247249);

All of that certain called 80.878 acre tract conveyed to Hil & Don Properties, L.P., by an instrument of record in File Number 2005-141333, M.C.O.P.R.R.P., (MCAD ID No. R51349);

All of that certain called 18.5 acre tract conveyed to Tyme Lynn Martin, Trustee, or her successors in Trust, under the Tyme Martin Revocable Trust, by an instrument of record in Document Number 2016004771, M.C.O.P.R., (MCAD ID No. R51346);

All of that certain called 73.704 acre tract conveyed to Hil & Don Properties, L.P., by an instrument of record in File Number 2004-039948, M.C.O.P.R.R.P., (MCAD ID Nos. R51353 and R366396);

All of that certain called 7.8697 acre tract conveyed to Hollis Marlow, by an instrument of record in File Number 8133571, M.C.O.P.R.R.P., (MCAD ID No. R53317);

All of that certain called 3.00 acre tract conveyed to Joseph James Barrett, by an instrument of record in File Number 7934839, M.C.D.R., and that certain called 2.1352 acre tract conveyed to Joseph J. Barrett, by an instrument of record in File Number 9865837, M.C.O.P.R.R.P., save and except that certain called 0.54 acre tract conveyed to Robert Martin Schweiss, II, by an instrument of record in Document Number 2020041113, M.C.O.P.R., and that certain called 0.521 acre tract conveyed to Tony Dong and Thu Van Dong, by an instrument of record in Document Number 2020146116, M.C.O.P.R. (MCAD ID No. R53319);

All of that certain called 0.54 acre tract conveyed to Robert Martin Schweiss, II, by an instrument of record in Document Number 2020041113, M.C.O.P.R., (MCAD ID No. R359970);

All of that certain called 0.521 acre tract conveyed to Tony Dong and Thu Van Dong, by an instrument of record in Document Number 2020146116, M.C.O.P.R., (MCAD ID No. R286870);

All of that certain called 7.82 acre tract conveyed to Outback Ventures, LLC, by an instrument of record in File Number 2006-086282, M.C.O.P.R.R.P., (MCAD ID No. R53318);

All of that certain called 1.751 acre tract (Exhibit E) conveyed to Ralph M. Prince and wife, Patricia A. Prince, as defined by an instrument of record in File Number 2007-136686, M.C.O.P.R.R.P., (MCAD ID No. R240245);

All of that certain called 0.88 acre tract conveyed to Lucas E. Dartford, by an instrument of record in Document Number 2015072266, M.C.O.P.R., (MCAD ID No. R353998);

All of that certain called 0.94 acre tract conveyed to Perry M. Prince, by an instrument of record in File Number 2006-124377, M.C.O.P.R.R.P., (MCAD ID No. R41696);

All of that certain called 1.7658 acre tract conveyed to Ralph M. Prince et ux., Patricia A. Prince, by an instrument of record in File Number 8903895, M.C.O.P.R.R.P., (MCAD ID No. R41692);

All of Lot 2 of The Acreage, Section One (1), an unrecorded subdivision, said Lot 2 described as a 1.94289 acre tract conveyed to Jerry W. Williamson and wife, Peggy L. Williamson, by an instrument of record in File Number 9324653, M.C.O.P.R.R.P., (MCAD ID No. R167316);

All of that certain called 1.72698 acre tract conveyed to Terry L. Colburn and wife, Patricia Lynn Colburn, by an instrument of record in File Number 7745114, M.C.O.P.R.R.P., and that all of that certain called 1 acre tract conveyed to Patricia Lynn Colburn, by an instrument of record in File Number 9246254, M.C.O.P.R.R.P., (MCAD ID No. R167317);

All of that certain called 2.45696 acre tract conveyed to John G. Singletary and wife, Opal F. Singletary, by an instrument of record in File Number 7745134, M.C.D.R., and all of that certain called 1 acre tract conveyed to John G. Singletary and wife, Opal F. Singletary, by an instrument of record in File Number 7739550, M.C.D.R., and all of that certain called 2.31566 acre tract conveyed to John G. Singletary and wife, Opal F. Singletary, by an instrument of record in File No. 8332270, M.C.O.P.R.R.P., and all of that certain called 1.05 acre tract conveyed to John G. Singletary and wife, Opal F. Singletary, by an instrument of record in File Number 9106619, M.C.O.P.R.R.P., save and except that certain called 0.82 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010040018, M.C.O.P.R., and save and except that certain called 0.97 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010040017, M.C.O.P.R., (MCAD ID No. R167319);

All of that certain called 7.246 acre tract conveyed to C J Bayer, LLC, by an instrument of record in Document Number 2020064135, M.C.O.P.R., (MCAD ID Nos. R167322 and R167323);

All of that certain called 3.954 acre tract conveyed to Magnolia TR Inc., by an instrument of record in Document Number 2012083690, M.C.O.P.R., (MCAD ID No. R167327);

All of that certain Lot 1, Block 1-C of Decker Hills Sections 1, 2 & 3, a subdivision of record in Cabinet D, Sheet 116-B and 117-A, M.C.M.R., (MCAD ID No. R83106);

All of that certain called 2.0849 acre tract conveyed to HLBLVD, Investment, LLC, by an instrument of record in Document Number 2019021771, M.C.O.P.R., (MCAD ID No. R167333);

All of that certain called 1.0288 acre tract (Tract 1) and all of that certain called 0.0089 acre tract (Tract 2) conveyed to Polo Garcia Properties LLC, by an instrument of record in Document Number 2016068668, M.C.O.P.R., (MCAD ID No. R167334);

All of that certain called 1.02234 acre tract conveyed to Nayyar Properties, LLC, by an instrument of record in File Number 2007-068605, M.C.O.P.R.R.P., (MCAD ID No. R167335);

All of that certain tract of land conveyed to Norman R. Petty, and defined as a called 0.11 acre tract by an instrument of record in File Number 2010065383, M.C.O.P.R., a 0.56 acre tract by an instrument of record in File Number 2011003181, M.C.O.P.R., and a 1.17 acre tract by an instrument of record in File Number 2010060877, M.C.O.P.R., (MCAD ID No. R128753);

All of Lot 18, Block 1, of Oakwood Acres, a subdivision of record in Cabinet B, Sheet 57-A, M.C.M.R., save and except that certain called 0.32 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010070075, M.C.O.P.R., (MCAD ID No. R128754);

All of Lot 15, Block 2, of Oakwood Acres, a subdivision of record in Cabinet B, Sheet 57-A, M.C.M.R., save and except that certain called 0.55 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010053714, M.C.O.P.R., (MCAD ID No. R128769);

All of Lot 16, Block 2, of Oakwood Acres, a subdivision of record in Cabinet B, Sheet 57-A, M.C.M.R., save and except that certain called 0.05 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010101964, M.C.O.P.R., (MCAD ID No. R128771);

All of that certain called 2.473 acre tract conveyed to Jose Luis Marquez, Jr., by an instrument of record in Document Number 2017029988, M.C.O.P.R., save and except that certain called 0.14 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010109590, M.C.O.P.R., (MCAD ID No. R185338);

All of that certain called 5.3001 acre tract conveyed to Pedro Portillo and Theresa Portillo, by an instrument of record in File Number 2006-012326, M.C.O.P.R.R.P., save and except that certain called 1.78 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010065384, M.C.O.P.R., (MCAD ID No. R94617);

All of that certain called 2.3000 acre tract conveyed to Frances Jane Maritt-Sackett, by an instrument of record in File Number 2006-018054, M.C.O.P.R.R.P., save and except that certain called 0.60 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010095874, M.C.O.P.R., (MCAD ID No. R94618);

All of that certain called 9.877 acre tract conveyed to Clarence O. Sanders, by an instrument of record in File Number 2003-015629, M.C.O.P.R.R.P., save and except that certain called 1.06 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010040016, M.C.O.P.R., (MCAD ID No. R128556);

All of that certain called 3.986 acre tract conveyed to Linda Sue Shirley, by an instrument of record in File Number 9802353, M.C.O.P.R.R.P., save and except that certain called 1.51 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010109890, M.C.O.P.R., (MCAD ID No. R37817);

All of that certain called 1.6316 acre tract conveyed to Destiny Garcia, by an instrument of record in Document Number 2018106485, M.C.O.P.R., (MCAD ID No. R37820);

All of that certain called 4.19 acre tract conveyed to Salvador Rodriguez and Villa M. Yendyni, by an instrument of record in Document Number 2020103854, M.C.O.P.R., (described in File Number 2009-085470 M.C.O.P.R.R.P.), save and except that certain called 1.11 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010065387, M.C.O.P.R., (MCAD ID No. R37826);

All of that certain called 8.972 acre tract conveyed to JT Management Company, by an instrument of record in Document Number 2018038922, M.C.O.P.R., said 8.972 acre tract described as that certain called 9.142 acre tract in File Number 9839538, M.C.O.P.R.R.P. and that certain called 2.00 acre tract in File Number 9874907, M.C.O.P.R.R.P., save and except that certain called 2.17 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010095875, M.C.O.P.R., (MCAD ID No. R37814);

All of that certain called 0.100 acre tract conveyed to Jose Antonio Casares Falconi, by an instrument of record in Document Number 2014106172, M.C.O.P.R., (MCAD ID No. R37838);

All of that certain called 0.9999 acre tract conveyed to Jeanette Smart as custodian for Zachary Smart, by an instrument of record in File Number 2002-085029, M.C.O.P.R., save and except that certain called 0.60 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010060874, M.C.O.P.R., (MCAD ID No. R37837);

All of that certain 24.177 acre tract, save and except a 10.0000 acre tract conveyed to Dominador D. Fuentes and wife, Adelina O. Fuentes, by an instrument of record in File Number 9311307, M.C.O.P.R.R.P., and a 10.0000 acre tract conveyed to Dominador D. Fuentes and wife, Adelina O. Fuentes, by an instrument of record in File Number 8747799, M.C.O.P.R.R.P., save and except that certain called 1.89 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2012047027, M.C.O.P.R., and save and except that certain called 1.076 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2019042683, M.C.O.P.R., (MCAD ID No. R37771);

All of that certain called 0.848 acre tract conveyed to Anton Lyapunov, by an instrument of record in Document Number 2020090604, M.C.O.P.R., (MCAD ID No. R37796);

All of that certain called 4.96 acre tract conveyed to Lester Dotson, by an instrument of record in File Number 2000-075065, M.C.O.P.R.R.P., save and except that certain called 1.496 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2019065738, M.C.O.P.R., (MCAD ID No. R37797);

All of that certain called 2.250 acre tract conveyed to Darwin Reid Herring and Kay Marie Herring, by an instrument of record in File Number 9775236, M.C.O.P.R.R.P., save and except that certain called 0.005 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2019020499, M.C.O.P.R., (MCAD ID No. R37799);

All of that certain called 2.72 acre tract conveyed to Darwin Reid Herring and Kay M. Herring, by an instrument of record in Document Number 2015062408, M.C.O.P.R., (MCAD ID No. R37800);

All of that certain called 2.5 acre tract conveyed to Michael Schurmann and wife, Loretta Schurmann, by an instrument of record in File Number 8546153, M.C.O.P.R.R.P., (MCAD ID No. R37761);

All of that certain called 7.092 acre tract conveyed to Felix Castillo and spouse, Pamela Castillo, by an instrument of record in File Number 2003-009161, M.C.O.P.R.R.P., save and except that certain called 1.092 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2019069178, M.C.O.P.R., (MCAD ID No. R270884);

All of that certain called 2.3890 acre tract conveyed to Felix A. Castillo and spouse, Pamela J. Castillo, by an instrument of record in File Number 99028657, M.C.O.P.R.R.P., save and except that certain called 0.792 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2019069181, M.C.O.P.R., (MCAD ID No. R270468);

All of that certain called 8.6995 acre tract conveyed to Frank J. Genovese, husband and Catherine Genovese, wife, by an instrument of record in File Number 9720673, M.C.O.P.R.R.P., (MCAD ID No. R37839);

All of that certain called 4.000 acre tract conveyed to Frank J. Genovese and spouse, Cathy S. Genovese, by an instrument of record in File Number 2003-066870 M.C.O.P.R.R.P., (MCAD ID No. R313962);

All of that certain called 1.00 acre tract conveyed to Julie A. McParlane, by an instrument of record in File Number 8511327, M.C.O.P.R.R.P. (MCAD ID No. R37858);

All of that certain called 20.6713 acre tract conveyed to Moparty Family Limited Partnership, by an instrument of record in Document Number 2018023200, M.C.O.P.R., and all of that certain called 0.7827 acre tract conveyed to Michael Wiseman, by an instrument of record in Document Number 2008106147, M.C.O.P.R.R.P., (MCAD ID No. R37809);

All of that certain called 17.142 acre tract conveyed Moparty Family Limited Partnership, by an instrument of record in Document Number 2020026628, M.C.O.P.R., (MCAD ID No. R37767);

All of that certain called 48.4356 acre tract conveyed Ravikumar Moparty, Dayakar Moparty, Suhasini Moparty Kalpala and Roy Moparty, by an instrument of record in Document Number 2012102794, M.C.O.P.R., (MCAD ID Nos. R37850 and R37853);

All of that certain called 19.722 acre tract conveyed to 2978 Properties, LLC - Series B, by an instrument of record in Document Number 2017029244, M.C.O.P.R., (MCAD ID No. R37696);

All of Restricted Reserve "B" of Dry Creek, Block 2, a subdivision of record in Cabinet Z, Sheets 3894-3895, M.C.M.R., (MCAD ID No. R470237);

All of Restricted Reserve "A" of Dry Creek, Block 1, a subdivision of record in Cabinet Z, Sheets 3894-3895, M.C.M.R., (MCAD ID No. R477480);

All of that certain called 5.090 acre tract conveyed to Hardin Store Marketplace, LLC, by an instrument of record in Document Number 2016066478, M.C.O.P.R., (described in Document Number 2018005599, M.C.O.P.R.), (MCAD ID No. R37713);

All of that certain called 0.9904 acre tract conveyed to Billy Mueller, by an instrument of record in File Number 2006-099313, M.C.O.P.R.R.P., (MCAD ID No. R37711);

All of that certain called 0.543 acre tract conveyed to WCP 2016 Development LLC, by an instrument of record in Document Number 2018107491, M.C.O.P.R., (MCAD ID No. R37712);

All of that certain called 1.205 acre tract conveyed to KADIWL Investment, LLP, by an instrument of record in Document Number 2014027737, M.C.O.P.R., (MCAD ID No. R37727);

All of that certain called 6.796 acre tract conveyed to Good Hope Properties, LLC, by an instrument of record in Document Number 2012123143, M.C.O.P.R., and all of that certain called 2.763 acre tract conveyed to Good Hope Properties, LLC, by an instrument of record in Document Number 2015074823, M.C.O.P.R., (MCAD ID No. R37722);

All of that certain called 1.437 acre tract conveyed to LMI Realty, Inc., by an instrument of record in Document Number 2013135267, M.C.O.P.R., (MCAD ID No. R170376);

All of that certain called 3.2956 acre tract conveyed to PSP Distributorship/Warehouse LLC, by an instrument of record in Document Number 2017034701, M.C.O.P.R., (MCAD ID No. R170393);

All of Lot 7, Block 7, Westwood Two, a subdivision of record in Cabinet B, Sheet 103A-107A, M.C.M.R., (MCAD ID No. R181206);

All of Lot 6, Block 7, Westwood Two, a subdivision of record in Cabinet B, Sheet 103A-107A, M.C.M.R., (MCAD ID No. R181205);

All of that certain called 28.2 acre tract (Tract 2), (described in Volume 229, Page 85, M.C.D.R.) and 9.513 acre tract (Tract 3) (described in File Number 9337845, M.C.O.P.R.R.P.), conveyed to Ball Park Energy, by an instrument of record in Document Number 2018005436 M.C.O.P.R., (MCAD ID No. R42411);

All of that certain called 5.0659 acre tract conveyed to Charles H. Lee, by an instrument of record in File Number 2007-124227, M.C.O.P.R.R.P., save and except that certain called 0.8755 acre tract conveyed to Montgomery, County, Texas, by an instrument of record in File No. 2009-015031, M.C.O.P.R.R.P., (MCAD ID No. R230630);

All of that certain called 4.6557 acre tract conveyed to Roderic W. Abram and Angela E. Abram, by an instrument of record in File Number 9252177, M.C.O.P.R.R.P., save and except that certain called 0.5962 acre tract conveyed to Montgomery County, by an instrument of record in File Number 2007-126919, M.C.O.P.R.R.P., (MCAD ID No. R225594);

All of that certain called 5.0390 acre tract conveyed to John L.F. Powers and Verna R. Powers, by an instrument of record in File Number 9310602, M.C.O.P.R.R.P., save and except that certain called 0.4064 acre tract conveyed to Montgomery County, by an instrument of record in File Number 2008-049403, M.C.O.P.R.R.P., (MCAD ID No. R230631);

All of that certain called 5.0390 acre tract conveyed to Bryan L. Herbert and Linda B. Herbert, by an instrument of record in File Number 9243336, M.C.O.P.R.R.P., save and except that certain called 0.4062 acre tract conveyed to Montgomery County, by an instrument of record in File Number 2008-042749, M.C.O.P.R.R.P., (MCAD ID No. R230632);

All of that certain called 5.0390 acre tract conveyed to Ali Saadat, Trustee, or his successors in interest, of the Ali K. Saadat Living Trust, by an instrument of record in Document Number 2019118526, M.C.O.P.R., save and except that certain called 0.3638 acre tract conveyed to Montgomery County, Texas, by an instrument of record in File Number 2010-000274, M.C.O.P.R.R.P., (MCAD ID No. R230633);

All of that certain called 5.04 acre tract conveyed to CSB Properties, LTD., by an instrument of record in File Number 2004-073556, M.C.O.P.R.R.P., (MCAD ID No. R89881);

All of that certain called 2.746 acre tract conveyed to Platinum Grass Services, LTD, by an instrument of record in Document Number 2011025716, M.C.O.P.R., (MCAD ID No. R286785);

All of that certain called 2.09 acre tract conveyed to SWDV Holdings LLC, by an instrument of record in Document Number 2015008537, M.C.O.P.R., (MCAD ID No. R89880);

All of that certain called 0.496 acre tract (Tract 1), 0.453 acre tract (Tract 2), 0.553 acre tract (Tract 3), and 0.498 acre tract (Tract 4) conveyed to Russell Vahrenkamp, by an instrument of record in File Number 2002-033694, M.C.O.P.R.R.P., (MCAD ID No. R89915);

All of that certain called 2.50 acre tract conveyed to CSB Properties, LTD., by an instrument of record in Document Number 2014106265, M.C.O.P.R., (MCAD ID No. R237110);

All of that certain called 2.500 acre tract conveyed to Connard Barker and wife, Sherry Barker, by an instrument of record in File Number 2004-032126, M.C.O.P.R.R.P., (MCAD ID No. R89878);

All of that certain called 3.845 acre tract conveyed to Woodlands Revolution Sports Facility, Inc., by an instrument of record in Document Number 2014069296, M.C.O.P.R., (MCAD ID No. R89865);

All of that certain called 2.501 acre tract (Tract 1) and all of the certain called 2.501 acre tract (Tract 2) conveyed to Magnolia Technology Park, LLC, by an instrument of record in Document Number 2015057993, M.C.O.P.R., (MCAD ID Nos. R89868 and R354261);

All of that certain called 8.027 acre tract conveyed to Alders at Magnolia Property, LLC, by an instrument of record in Document Number 2019010415, M.C.O.P.R., (MCAD ID No. R496920);

All of that certain called 2.497 acre tract conveyed to Alders at Magnolia Land, LLC, by an instrument of record in Document Number 2019010412, M.C.O.P.R., (MCAD ID No. R496921);

All of that certain called 3.4493 acre tract conveyed to Philip J. Chen, Allan H. Chen, Gordon Y. Lau, Samson Y. Lau, and Mary Anna Toy Soo, by an instrument of record in Document Number 2010008511, M.C.O.P.R., (MCAD ID No. R89873);

All of that certain called 1.1641 acre tract conveyed to Alejandro Mario Vargas Palacio, by an instrument of record in Document Number 2015082886, M.C.O.P.R., (MCAD ID No. R89888);

All of that certain called 3.4709 acre tract conveyed to Medical Village of Cypress Creek LP, by an instrument of record in Document Number 2016116224, M.C.O.P.R., save and except that certain called 1.433 acre tract conveyed to Dinney Wah, et ux, Lan P. Wah, by an instrument of record in File Number 7810621, M.C.O.P.R.R.P., (MCAD ID No. R484036);

All of that certain Unrestrictive Reserve "C", Forest West, Section One, a subdivision of record in Cabinet P, Sheet 156-158, M.C.M.R., (MCAD ID No. R299629);

All of that certain called 0.482 acre tract conveyed to One Honea Egypt, L.P., by an instrument of record in File Number 2010-003577, M.C.O.P.R.R.P., (MCAD ID No. R371287);

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

All of that certain called 0.230 acre tract conveyed to Houston TKCCP Holdings, LLC, by an instrument of record in File Number 2007-001897, M.C.O.P.R.R.P., (MCAD ID No. R280002);

All of that certain called 0.230 acre tract (Tract 6) conveyed to Aqua Texas, Inc., by an instrument of record in Document Number 2013074043, M.C.O.P.R., (MCAD ID No. R287410);

All of that certain called 0.69 acre tract (Tract 5) conveyed to Aqua Texas, Inc., by an instrument of record in Document Number 2013074043, M.C.O.P.R., (MCAD ID No. R293239);

All of Reserve "A" of Hunt Commercial Development Subdivision, Amending Plat No. 1, a subdivision of record in Cabinet Y, Sheets 64-65, M.C.M.R., (MCAD ID No. R338632);

All of that certain called 0.962 acre tract conveyed to Westwood Center, LLC, by an instrument of record in Document Number 2013136252, M.C.O.P.R., (MCAD ID No. R66605);

All of Lot 27, Sweetgum Forest Subdivision (unrecorded), conveyed to Victor Osoro, by an instrument of record in File Number 2009-046995, M.C.O.P.R.R.P., said Lot 27 described as all of that certain called 0.496 acre tract, by an instrument of record in File Number 2001-096914, M.C.O.P.R.R.P., (MCAD ID No. R164546);

All of Lot 21, Sweetgum Forest Subdivision (unrecorded), said Lot 21 being all of that certain called 0.500 acre tract conveyed to James O. Pullen, by an instrument of record in File Number 2003-098202, M.C.O.P.R.R.P., (MCAD ID No. R164540);

All of Lot 6, Sweetgum Forest Subdivision (unrecorded), said Lot 6 being all of that certain called 0.455 acre tract conveyed to Lois Lane Developers, LTD, by an instrument of record in File Number 2004-115326 M.C.O.P.R.R.P., (MCAD ID No. R164525);

All of Erin's Isle, Section One, a subdivision of record in Cabinet Z, Sheet 1171, M.C.M.R., (MCAD ID No. R53997);

All of that certain called 2.000 acre tract conveyed to Robert Patrick Smith, by an instrument of record in File Number 9469163, M.C.O.P.R.R.P., save and except that certain called 0.1941 acre tract conveyed to Montgomery County, by an instrument of record in File Number 2008-097882, M.C.O.P.R.R.P., (MCAD ID No. R53984);

All of Unrestrictive Reserve "A", Big Tree Center, a subdivision of record in Cabinet Z, Sheets 5332-5333, M.C.M.R., (MCAD ID No. R488374);

All of that certain called 8.8721 acre tract (Tract One) and 1.6388 acre tract (Tract Two) conveyed to The Pentecostals of The Woodlands, Inc., by an instrument of record in Document Number 2017071765, M.C.O.P.R., (MCAD ID No. R68414);

All of that certain 1.67 acre tract conveyed to TECPAC Ventures, LLC, by an instrument of record in Document Number 2016097076, M.C.O.P.R., (MCAD ID No. R51122);

All of that certain 1.520 acre tract conveyed to Azure AGE, LLC - Series G, by an instrument of record in Document Number 2019022995, M.C.O.P.R., (MCAD ID No. R372032);

All of that certain 11.392 acre tract conveyed to Howard W. Cole, by an instrument of record in File Number 9650897, M.C.O.P.R.R.P., and described as a 4.254 acre tract by an instrument of record in File Number 8506912, M.C.O.P.R.R.P., a 2.000 acre tract by an instrument of record in Volume 1061, Page 379, M.C.D.R., and a 5.138 acre tract by an instrument of record in Volume 1115, Page 829, M.C.D.R., (MCAD ID No. R51382);

All of that certain 18.001 acre tract conveyed to Magnolia Meadows, LLC, by an instrument of record in Document Number 2016092871, M.C.O.P.R., (MCAD ID No. R51321);

All of that certain 17.97 acre tract conveyed to Wage Jones and Tracey Jones, husband and wife, by an instrument of record in Document Number 2016089036, M.C.O.P.R., (MCAD ID No. R51317);

All of that certain 3.9041 acre tract conveyed to Kendra Hallmark and spouse, John Hallmark a/k/a John T. Hallmark, by an instrument of record in Document Number 2014103758, M.C.O.P.R., (MCAD ID No. R51314);

All of that certain 20.987 acre tract (Tract One) conveyed to David A. Barta and spouse, Lisa L. Barta, by an instrument of record in Document Number 20104027905, M.C.O.P.R., (MCAD ID No. R387902);

All of that certain 8.0177 acre tract conveyed to Signal Measurement Company, by an instrument of record in File Number 8925622, M.C.O.P.R.R.P., (MCAD ID No. R51339);

All of that certain 4 acre tract conveyed to Aubrey L. Hillman and wife, Judity A. Hillman, by an instrument of record in File Number 9310952, M.C.O.P.R.R.P., (MCAD ID No. 51330);

All of that certain 4.042 acre tract conveyed to Billie M. Kennedy, by an instrument of record in File Number 2005-142883, M.C.O.P.R.R.P., (MCAD ID No. R354118);

All of that certain 19.973 acre tract conveyed to Arthur Louis Leman, Jr., and wife, Sandra S. Leman, by an instrument of record in Volume 848, Page 648, M.C.D.R, (MCAD ID No. R51350);

All of that certain 4.9029 acre tract conveyed to Barry Wayne Barrett and wife, Lou Ellen Barrett, by an instrument of record in File Number 8616035, M.C.O.P.R.R.P., (MCAD ID No. R51365);

All of that certain 4.3089 acre tract conveyed to Patricia Ann LaRoche, by an instrument of record in File Number 9446843, M.C.O.P.R.R.P., (MCAD ID No. R51367);

All of that certain called 2.5005 acre tract conveyed to Tom S. Turner and wife Betty Lou Turner, by an instrument of record in File Number 8410354, M.C.O.P.R.R.P., and that certain called 2.5005 acre tract conveyed to Tom S. Turner and wife, Betty Lou Turner, by an instrument of record in File Number 9150405, M.C.O.P.R.R.P., (MCAD ID No. R51368)

All of that certain 24.9150 acre tract conveyed to Benjamin Henry Leman, Trustee, or his successors in trust, under The Sandra S. Leman Family Trust, by an instrument of record in Document Number 2012126675, M.C.O.P.R., (MCAD ID No. R51369);

All of that certain called 1.985 acre tract conveyed to James Allan Peterson and wife, Shelley Elanie Peterson, by an instrument of record in Document Number 2019116557, M.C.O.P.R., (MCAD ID Nos. R78438 and R78439);

All of that certain 5.0369 acre tract conveyed to James B. Walker and wife Margaret S. Walker, by an instrument of record in File Number 9239161, M.C.O.P.R.R.P., (MCAD ID No. R230629);

All of that certain 2.2271 acre tract conveyed to RAMARSR Inc., by an instrument of record in Document Number 2016061405, M.C.O.P.R., (MCAD ID No. R211634);

All of Tract 11-B of Tomball North, an unrecorded subdivision, said Tract 11-B described as a 3.589 acre tract conveyed to David Cunnington and wife, Patricia Cunnington, by an instrument of record in File Number 2001-114385, M.C.O.P.R.R.P., (MCAD ID No. R170390);

All of that certain 0.4570 acre tract conveyed to Eugene C. Levy and Wallace H. Craft, by an instrument of record in File Number 9820253, M.C.O.P.R.R.P., (MCAD ID No. R68424);

TRACT 6:

All of that certain tract of land located in the John H. Smith Survey, A-533, and the John Foster Survey, A-205 and being all of that certain called 8.521 acre tract (Exhibit A), all of that certain called 0.275 acre tract (Exhibit B), all of that certain called 3.000 acre tract (Exhibit C), all of that certain called 3.000 acre tract (Exhibit D), all conveyed to Ralph M. Prince and wife, Patricia A. Prince, by an instrument of record in File Number 2007-136686, M.C.O.P.R.R.P., and a portion of that certain called 17.000 acre tract conveyed to R.M. Prince, Inc., by an instrument of record in File Number 9107218, M.C.O.P.R.R.P., and being more particularly described by metes and bounds as follows (basis of bearing is the southeast line of said 8.521 acre tract);

BEGINNING at the northeast corner of said 3.000 acre tract (Exhibit D);

Thence, South 23° 51' 40" West, for a distance of 1061.84 feet, along the southeast line of said 3.000 acre tract (Exhibit D) to the southeast corner of said 3.000 acre tract (Exhibit D);

Thence, North 88° 36' 43" West, for a distance of 268.52 feet, along the south line of said 3.000 acre tract (Exhibit D), to the southwest corner of said 3.000 acre tract (Exhibit D);

Thence, North 01° 23' 17" East, for a distance of 566.96 feet, along the west line of said 3.000 acre tract (Exhibit D), and along the west line of aforementioned 3.000 acre tract (Exhibit C), to the most westerly southwest corner said 3.000 acre tract (Exhibit C), in the south line of the aforementioned 17.000 acre tract;

Thence, North 88° 36' 43" West, for a distance of 352.35 feet, along said south line, to a point for corner;

Thence, North 01° 23' 17" East, for a distance of 381.16 feet, partially along the west line of aforesaid 8.521 acre tract, and partially along the east line of that certain called 7.82 acre tract conveyed to Outback Ventures, LLC., by an instrument of record in File Number 2006-086282, M.C.O.P.R.R.P. to an interior corner of said 7.82 acre tract;

Thence, along the east line of said 7.82 acre tract, the following eight (8) courses and distances:

South 89° 17' 35" East, for a distance of 114.72 feet;

North 00° 42' 25" East, for a distance of 152.15 feet;

South 87° 19' 51" East, for a distance of 27.04 feet;

North 01° 22' 40" East, for a distance of 17.78 feet;

North 49° 28' 30" East, for a distance of 37.14 feet;

South 87° 15' 14" East, for a distance of 34.44 feet;

North 03° 49' 49" East, for a distance of 36.75 feet;

South 85° 33' 51" East, for a distance of 113.50' to a point in the west line of that certain called 0.88 acre tract conveyed to Lucas E. Dartford, by an instrument of record in Document Number 2015072266, M.C.O.P.R.;

Thence, South 02° 17' 56" West, for a distance of 43.04 feet, along the west line of said 0.88 acre tract, to the southwest corner of said 0.88 acre tract;

Thence, South 69° 25' 07" East, for a distance of 123.97 feet, along the south line of said 0.88 acre tract, to the southeast corner of said 0.88 acre tract, common to the west corner of that certain called 0.94 acre tract conveyed to Perry M. Prince, by an instrument of record in File Number 2006-124377, M.C.O.P.R.R.P.;

Thence, South 69° 23' 59" East, for a distance of 219.68 feet, along the southwest line of said 0.94 acre tract, to the south corner of said 0.94 acre tract;

Thence, North 31° 34' 38" East, for a distance of 165.79 feet, along the southeast line of said 0.94 acre tract, to the east corner of said 0.94 acre tract, in the northeast line of the aforementioned 8.521 acre tract;

Thence, South 58° 07' 32" East, for a distance of 138.53 feet, along said northeast line, to the east corner of said 8.521 acre tract, common to the north corner of that certain called 1.7658 acre tract conveyed to Ralph M. Prince, et ux, Patricia A. Prince, by an instrument of record in File Number 8903895, M.C.O.P.R.R.P.;

Thence, South 31° 52' 33" West, for a distance of 607.44 feet, along the southeast line of said 8.521 acre tract, common to the northwest line of said 1.7658 acre tract, to the west corner of said 1.7658 acre tract, in the north line of the aforementioned 3.000 acre tract (Exhibit C);

Thence, South 88° 36' 43" East, for a distance of 196.94 feet, along the south line of said 1.7658 acre tract, common to the north line of said 3.000 acre tract (Exhibit C), to the southeast corner of said 1.7658 acre tract, common to the west corner of the aforementioned 0.275 acre tract;

Thence, North 24° 03' 18" East, for a distance of 512.29 feet, along the southeast line of said 1.7658 acre tract, common to the northwest line of said 0.275 acre tract, to the east corner of said 1.7658 acre tract, common to the north corner of said 0.275 acre tract, and the north corner of the aforementioned 3.000 acre tract (Exhibit C);

Thence, South 57° 32' 59" East, for a distance of 113.34 feet, along the north line of said 3.000 acre tract (Exhibit C), and the north line of the aforementioned 3.000 acre tract (Exhibit D), to the POINT OF BEGINNING of the herein described tract and containing 14.451 acres of land.

TRACT 7:

All of that certain tract of land located in the J.D. Cochran Survey, A-123, and being a portion of the residue of that certain called 2253.2253 acre tract conveyed to Terra Investments, LP, by an instrument of record in File Number 2004-023496, M.C.O.P.R.R.P., and being more particularly described by metes and bounds as follows (basis of bearing is the east right-of-way line of the Burlington Northern Santa Fe Railroad (Formerly the C.R.I. & P. & F.W. & D.R.K. and the T. & D.V.R.R.), described as Tenth Tract by an instrument of record in File Number 2004-023496, M.C.O.P.R.R.P.);

BEGINNING at the south corner of the herein described tract at the intersection of the southeast line of said 2253.2253 acre tract and the east right-of-way line of the Burlington Northern Santa Fe Railroad;

Thence, along the east right-of-way line, the following fifteen (15) courses and distances:

North 24° 12' 25" West, for a distance of 863.49 feet;

North 65° 47' 35" East, for a distance of 50.00 feet;

North 24° 12' 25" West, for a distance of 1700.00 feet;

South 65° 47' 35" West, for a distance of 50.00 feet;

North 24° 12' 25" West, for a distance of 1001.00 feet;

North 65° 47' 35" East, for a distance of 50.00 feet;

North 24° 12' 25" West, for a distance of 1501.00 feet;

South 65° 47' 35" West, for a distance of 50.00 feet;

North 24° 12' 25" West, for a distance of 1000.00 feet;

North 65° 47' 35" East, for a distance of 25.00 feet;

North 24° 12' 25" West, for a distance of 300.00 feet;

South 65° 47' 35" West, for a distance of 25.00 feet;

North 24° 12' 25" West, for a distance of 400.00 feet;

North 65° 47' 35" East, for a distance of 100.00 feet;

North 24° 37' 32" West, for a distance of 262.03 feet, to a point for the intersection of aforesaid east right-of-way line and the centerline of Mill Creek;

Thence, along the centerline of said creek with the following meanders:

North 86° 05' 01" East, for a distance of 19.16 feet;

North 65° 03' 06" East, for a distance of 35.22 feet;

North 28° 51' 31" East, for a distance of 24.61 feet;

North 38° 48' 42" East, for a distance of 22.80 feet;

North 55° 36' 13" East, for a distance of 32.36 feet;

North 78° 50' 25" East, for a distance of 74.30 feet;

North 50° 08' 54" East, for a distance of 28.09 feet;

North 26° 11' 13" East, for a distance of 22.71 feet;

North 19° 28' 17" East, for a distance of 26.11 feet;

North 14° 06' 25" West, for a distance of 20.13 feet;

North 42° 38' 46" West, for a distance of 43.42 feet;

North 12° 00' 05" West, for a distance of 113.03 feet;

North 39° 02' 17" East, for a distance of 34.22 feet;

South 69° 43' 50" East, for a distance of 27.69 feet;

South 30° 14' 18" East, for a distance of 56.66 feet;

North 36° 24' 53" East, for a distance of 29.94 feet;

North 44° 53' 54" East, for a distance of 37.03 feet;

North 03° 15' 42" West, for a distance of 51.37 feet;

North 49° 56' 32" East, for a distance of 29.20 feet;

South 82° 03' 05" East, for a distance of 102.24 feet to its intersection with the centerline of a gully;

Thence, northerly and easterly along and with the centerline of said gully with its meanders upstream as follows:

North 14° 15' 56" East, for a distance of 47.43 feet;

North 70° 36' 01" East, for a distance of 52.42 feet;

North 61° 12' 25" East, for a distance of 104.30 feet;

North 20° 17' 28" West, for a distance of 166.23 feet;

North 62° 49' 54" West, for a distance of 40.61 feet;

North 32° 41' 01" East, for a distance of 40.55 feet;

North 60° 40' 18" West, for a distance of 46.50 feet;

North 30° 09' 24" East, for a distance of 37.94 feet;

North 43° 46' 37" West, for a distance of 42.24 feet;

North 45° 55' 50" East, for a distance of 37.07 feet;

North 08° 17' 58" East, for a distance of 142.81 feet;

North 33° 29' 34" East, for a distance of 100.25 feet;

North 64° 02' 14" West, for a distance of 59.00 feet;

North 71° 17' 47" East, for a distance of 133.57 feet;

North 64° 02' 14" West, for a distance of 100.00 feet;

North 68° 32' 18" East, for a distance of 140.42 feet;

North 64° 02' 14" West, for a distance of 104.80 feet;

North 72° 14' 34" East, for a distance of 151.92 feet;

North 07° 44' 37" East, for a distance of 67.17 feet;

North 57° 14' 54" West, for a distance of 42.30 feet;

North 12° 46' 20" East, for a distance of 26.29 feet;

North 13° 07' 58" East, for a distance of 99.07 feet;

North 26° 58' 13" East, for a distance of 45.08 feet to the intersection of said gully and the northeast line of aforementioned Cochran Survey;

Thence, South 47° 56' 17" East, for a distance of 2140.82 feet to an east corner of aforementioned 2253.2253 acre tract;

Thence, South 42° 29' 43" West, for a distance of 1727.49 feet, along an interior line of said 2253.2253 acre tract, to its intersection with the centerline of Mill Creek;

Thence, along and with the centerline of Mill Creeek with its meanders as follows:

South 64° 41' 47" East, for a distance of 52.72 feet;

South 21° 48' 18" East, for a distance of 52.81 feet;

South 64° 41' 36" East, for a distance of 54.96 feet;

South 83° 18' 32" East, for a distance of 61.10 feet;

South 54° 20' 49" East, for a distance of 27.20 feet;

South 11° 07' 49" East, for a distance of 113.60 feet;

South 27° 00' 49" East, for a distance of 45.71 feet;

South 07° 58' 28" East, for a distance of 42.29 feet;

South 17° 45' 44" West, for a distance of 32.30 feet;

South 21° 41' 48" West, for a distance of 61.06 feet;

South 44° 44' 07" East, for a distance of 56.04 feet;

South 34° 40' 32" East, for a distance of 30.79 feet;

South 55° 36' 46" East, for a distance of 90.41 feet;

South 73° 54' 21" East, for a distance of 118.48 feet;

South 85° 59' 57" East, for a distance of 83.51 feet;

North 84° 57' 13" East, for a distance of 116.43 feet;

North 57° 37' 43" East, for a distance of 140.93 feet;

South 57° 05' 09" East, for a distance of 84.24 feet;

South 17° 30' 52" West, for a distance of 51.67 feet;

South 04° 55' 00" East, for a distance of 10.08 feet;

South 31° 47' 41" East, for a distance of 55.23 feet;

North 89° 15' 06" East, for a distance of 224.42 feet;

South 48° 47' 25" East, for a distance of 107.54 feet;

North 74° 55' 17" East, for a distance of 61.27 feet;

South 78° 55' 54" East, for a distance of 121.00 feet;

North 71° 52' 15" East, for a distance of 77.90 feet;

North 49° 58' 05" East, for a distance of 278.38 feet;

North 26° 38' 59" East, for a distance of 43.39 feet;

North 09° 39' 19" East, for a distance of 135.91 feet;

North 73° 14' 43" East, for a distance of 110.43 feet;

North 72° 44' 00" East, for a distance of 130.57 feet;

South 61° 47' 52" East, for a distance of 31.32 feet;

South 14° 45' 20" East, for a distance of 47.51 feet;

South 37° 46' 20" East, for a distance of 70.58 feet;

South 79° 12' 47" East, for a distance of 37.44 feet;

South 47° 23' 10" East, for a distance of 6.47 feet to the intersection of said Mill Creek and a north line of aforementioned 2253.2253 acre tract;

Thence, North 42° 36' 51" East, for a distance of 557.62 feet, along said north line toa north corner of said 2253.2253 acre tract, in the northeast line of aforementioned Cochran Survey;

Thence, South 47° 32' 00" East, for a distance of 2965.05 feet, along a northeast line of said 2253.2253 acre tract, same being the northeast line of said Cochran Survey, to the east corner of said 2253.2253 acre tract, same being the east corner of said Cochran Survey;

Thence, South 41° 31' 41" West, for a distance of 3998.52 feet, along a southeast line of said 2253.2253 acre tract, same being the southeast line of said Cochran Survey, to an angle corner of said 2253.2253 acre tract, same being an angle corner of said Cochran Survey;

Thence, South 41° 32' 47" West, for a distance of 446.10 feet, continuing along a southeast line of said 2253.2253 acre tract, same being the southeast line of said Cochran Survey to the POINT OF BEGINNING of the herein described tract and containing 393.888 acres of land.

SECTION 2.  Section 5, Chapter 323, Acts of the 78th Legislature, Regular Session, 2003, is amended to read as follows:

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

(1)  organization, existence, or validity;

(2)  right to enter any type of contract for a purpose for which the district is created;

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

(4)  legality or operation.

SECTION 3.  Section 10, Chapter 323, Acts of the 78th Legislature, Regular Session, 2003, is amended by adding Subsection (b) to read as follows:

(b)  If the board recommends at least three persons to fill a board vacancy and the vacancy remains on the 90th day after the date the board recommends the third person, the board may appoint a qualified person to fill the position for the remainder of the unexpired term without the consent of the appointing entity.

SECTION 4.  Section 20, Chapter 323, Acts of the 78th Legislature, Regular Session, 2003, is amended by adding Subsections (c), (d), (e), (f), and (g) to read as follows:

(c)  A police officer, constable, sheriff, or other law enforcement officer with jurisdiction in the county may arrest a person violating rules of the board and carry out the prosecution of the person in the proper court.

(d)  A person commits an offense if the person violates a rule adopted under this section. An offense under this section is a Class C misdemeanor.

(e)  The county attorney, district attorney, or criminal district attorney or an attorney retained by the board for this purpose may bring an action to enjoin a violation of board rules.

(f)  The board shall, once a week for two consecutive weeks, publish a substantive statement of the rules and the penalty for violating the rules in one or more newspapers with general circulation in the area in which the district is located. The substantive statement must be condensed as much as possible to explain the purpose to be accomplished or the act forbidden by the rules. The notice must advise that a person who violates a rule is subject to a penalty and that the full text of the rules is on file in the principal office of the district or on the district's website.

(g)  Notwithstanding another provision of this section, a person may not be arrested or prosecuted for an offense under this section before the date of the second publication required by Subsection (f) of this section.

SECTION 5.  Chapter 323, Acts of the 78th Legislature, Regular Session, 2003, is amended by adding Section 23F to read as follows:

Sec. 23F.  TRAFFIC IMPROVEMENTS. (a) The district may enter into an agreement with the Texas Department of Transportation in the same manner as a municipality under Section 221.002, Transportation Code.

(b)  The district may exercise the powers of a local authority under Chapter 544, Transportation Code.

SECTION 6.  Section 25, Chapter 323, Acts of the 78th Legislature, Regular Session, 2003, is amended by adding Subsection (a-1) to read as follows:

(a-1)  The board may select the municipality that may exercise authority in the district in the same manner that a municipal utility district may select a municipality under Section 54.0163, Water Code.

SECTION 7.  Section 29, Chapter 323, Acts of the 78th Legislature, Regular Session, 2003, is amended by amending Subsection (b) and adding Subsection (c) to read as follows:

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

(c)  An interlocal agreement of the district may not conflict with Chapter 43, Local Government Code.

SECTION 8.  Chapter 323, Acts of the 78th Legislature, Regular Session, 2003, is amended by adding Section 29A to read as follows:

Sec. 29A.  STRATEGIC PARTNERSHIP AGREEMENTS. (a) The district may enter into a strategic partnership agreement as provided by Section 43.0751, Local Government Code, with a district defined by that section.

(b)  For the purposes of this section, a reference in Section 43.0751, Local Government Code, to a municipality means the district.

(c)  If the district enters into an agreement under this section to annex territory for a limited purpose, the district shall annex the territory in the manner provided by Section 25 of this Act.

(d)  Section 375.282, Local Government Code, does not apply to the district.

SECTION 9.  (a)  The changes in law made by this Act do not affect the entitlement of a member serving on the board of directors of the Westwood Magnolia Parkway Improvement District immediately before the effective date of this Act to continue to serve for the remainder of the member's term.

(b)  The changes in law made by this Act apply only to a strategic partnership agreement entered into or renewed by the Westwood Magnolia Parkway Improvement District on or after the effective date of this Act. A strategic partnership agreement entered into or renewed by the Westwood Magnolia Parkway Improvement District before the effective date of this Act is governed by the law as it existed immediately before the effective date of this Act, and that law is continued in effect for that purpose.

SECTION 10.  (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, Government Code.

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

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

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

SECTION 11.  This Act takes effect September 1, 2021.