

1 AN ACT

2 relating to the creation of the Montgomery County Municipal Utility
3 District No. 202; granting a limited power of eminent domain;
4 providing authority to issue bonds; providing authority to impose
5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws
8 Code, is amended by adding Chapter 8051 to read as follows:

9 CHAPTER 8051. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT

10 NO. 202

11 SUBCHAPTER A. GENERAL PROVISIONS

12 Sec. 8051.0101. DEFINITIONS. In this chapter:

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

14 (2) "Commission" means the Texas Commission on
15 Environmental Quality.

16 (3) "Director" means a board member.

17 (4) "District" means the Montgomery County Municipal
18 Utility District No. 202.

19 Sec. 8051.0102. NATURE OF DISTRICT. The district is a
20 municipal utility district created under Section 59, Article XVI,
21 Texas Constitution.

22 Sec. 8051.0103. CONFIRMATION AND DIRECTOR ELECTION
23 REQUIRED. The temporary directors shall hold an election to
24 confirm the creation of the district and to elect five permanent

1 directors as provided by Section 49.102, Water Code.

2 Sec. 8051.0104. CONSENT OF MUNICIPALITY REQUIRED. The
3 temporary directors may not hold an election under Section
4 8051.0103 until each municipality in whose corporate limits or
5 extraterritorial jurisdiction the district is located has
6 consented by ordinance or resolution to the creation of the
7 district and to the inclusion of land in the district.

8 Sec. 8051.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

9 (a) The district is created to serve a public purpose and benefit.

10 (b) The district is created to accomplish the purposes of:

11 (1) a municipal utility district as provided by
12 general law and Section 59, Article XVI, Texas Constitution; and

13 (2) Section 52, Article III, Texas Constitution, that
14 relate to the construction, acquisition, improvement, operation,
15 or maintenance of macadamized, graveled, or paved roads, or
16 improvements, including storm drainage, in aid of those roads.

17 Sec. 8051.0106. INITIAL DISTRICT TERRITORY. (a) The
18 district is initially composed of the territory described by
19 Section 2 of the Act enacting this chapter.

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

24 (1) organization, existence, or validity;

25 (2) right to issue any type of bond for the purposes
26 for which the district is created or to pay the principal of and
27 interest on a bond;

1 (3) right to impose a tax; or

2 (4) legality or operation.

3 SUBCHAPTER B. BOARD OF DIRECTORS

4 Sec. 8051.0201. GOVERNING BODY; TERMS. (a) The district is
5 governed by a board of five elected directors.

6 (b) Except as provided by Section 8051.0202, directors
7 serve staggered four-year terms.

8 Sec. 8051.0202. TEMPORARY DIRECTORS. (a) On or after
9 September 1, 2021, the owner or owners of a majority of the assessed
10 value of the real property in the district may submit a petition to
11 the commission requesting that the commission appoint as temporary
12 directors the five persons named in the petition. The commission
13 shall appoint as temporary directors the five persons named in the
14 petition.

15 (b) Temporary directors serve until the earlier of:

16 (1) the date permanent directors are elected under
17 Section 8051.0103; or

18 (2) September 1, 2025.

19 (c) If permanent directors have not been elected under
20 Section 8051.0103 and the terms of the temporary directors have
21 expired, successor temporary directors shall be appointed or
22 reappointed as provided by Subsection (d) to serve terms that
23 expire on the earlier of:

24 (1) the date permanent directors are elected under
25 Section 8051.0103; or

26 (2) the fourth anniversary of the date of the
27 appointment or reappointment.

1 (d) If Subsection (c) applies, the owner or owners of a
2 majority of the assessed value of the real property in the district
3 may submit a petition to the commission requesting that the
4 commission appoint as successor temporary directors the five
5 persons named in the petition. The commission shall appoint as
6 successor temporary directors the five persons named in the
7 petition.

8 SUBCHAPTER C. POWERS AND DUTIES

9 Sec. 8051.0301. GENERAL POWERS AND DUTIES. The district
10 has the powers and duties necessary to accomplish the purposes for
11 which the district is created.

12 Sec. 8051.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
13 DUTIES. The district has the powers and duties provided by the
14 general law of this state, including Chapters 49 and 54, Water Code,
15 applicable to municipal utility districts created under Section 59,
16 Article XVI, Texas Constitution.

17 Sec. 8051.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
18 52, Article III, Texas Constitution, the district may design,
19 acquire, construct, finance, issue bonds for, improve, operate,
20 maintain, and convey to this state, a county, or a municipality for
21 operation and maintenance macadamized, graveled, or paved roads, or
22 improvements, including storm drainage, in aid of those roads.

23 Sec. 8051.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
24 road project must meet all applicable construction standards,
25 zoning and subdivision requirements, and regulations of each
26 municipality in whose corporate limits or extraterritorial
27 jurisdiction the road project is located.

1 (b) If a road project is not located in the corporate limits
2 or extraterritorial jurisdiction of a municipality, the road
3 project must meet all applicable construction standards,
4 subdivision requirements, and regulations of each county in which
5 the road project is located.

6 (c) If the state will maintain and operate the road, the
7 Texas Transportation Commission must approve the plans and
8 specifications of the road project.

9 Sec. 8051.0305. COMPLIANCE WITH MUNICIPAL CONSENT
10 ORDINANCE OR RESOLUTION. The district shall comply with all
11 applicable requirements of any ordinance or resolution that is
12 adopted under Section 54.016 or 54.0165, Water Code, and that
13 consents to the creation of the district or to the inclusion of land
14 in the district.

15 Sec. 8051.0306. DIVISION OF DISTRICT. (a) The district may
16 be divided into two or more new districts only if the district:

17 (1) has no outstanding bonded debt; and

18 (2) is not imposing ad valorem taxes.

19 (b) This chapter applies to any new district created by the
20 division of the district, and a new district has all the powers and
21 duties of the district.

22 (c) Any new district created by the division of the district
23 may not, at the time the new district is created, contain any land
24 outside the area described by Section 2 of the Act enacting this
25 chapter.

26 (d) The board, on its own motion or on receipt of a petition
27 signed by the owner or owners of a majority of the assessed value of

1 the real property in the district, may adopt an order dividing the
2 district.

3 (e) The board may adopt an order dividing the district
4 before or after the date the board holds an election under Section
5 8051.0103 to confirm the district's creation.

6 (f) An order dividing the district shall:

7 (1) name each new district;

8 (2) include the metes and bounds description of the
9 territory of each new district;

10 (3) appoint temporary directors for each new district;

11 and

12 (4) provide for the division of assets and liabilities
13 between or among the new districts.

14 (g) On or before the 30th day after the date of adoption of
15 an order dividing the district, the district shall file the order
16 with the commission and record the order in the real property
17 records of each county in which the district is located.

18 (h) Any new district created by the division of the district
19 shall hold a confirmation and directors' election as required by
20 Section 8051.0103. If the voters of a new district do not confirm
21 the creation of the new district, the assets, obligations,
22 territory, and governance of the new district revert to the
23 original district.

24 (i) Municipal consent to the creation of the district and to
25 the inclusion of land in the district granted under Section
26 8051.0104 acts as municipal consent to the creation of any new
27 district created by the division of the district and to the

1 inclusion of land in the new district.

2 (j) Any new district created by the division of the district
3 must hold an election as required by this chapter to obtain voter
4 approval before the district may impose a maintenance tax or issue
5 bonds payable wholly or partly from ad valorem taxes.

6 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

7 Sec. 8051.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)

8 The district may issue, without an election, bonds and other
9 obligations secured by:

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

11 (2) contract payments described by Section 8051.0403.

12 (b) The district must hold an election in the manner
13 provided by Chapters 49 and 54, Water Code, to obtain voter approval
14 before the district may impose an ad valorem tax or issue bonds
15 payable from ad valorem taxes.

16 (c) The district may not issue bonds payable from ad valorem
17 taxes to finance a road project unless the issuance is approved by a
18 vote of a two-thirds majority of the district voters voting at an
19 election held for that purpose.

20 Sec. 8051.0402. OPERATION AND MAINTENANCE TAX. (a) If
21 authorized at an election held under Section 8051.0401, the
22 district may impose an operation and maintenance tax on taxable
23 property in the district in accordance with Section 49.107, Water
24 Code.

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

27 Sec. 8051.0403. CONTRACT TAXES. (a) In accordance with

1 Section 49.108, Water Code, the district may impose a tax other than
2 an operation and maintenance tax and use the revenue derived from
3 the tax to make payments under a contract after the provisions of
4 the contract have been approved by a majority of the district voters
5 voting at an election held for that purpose.

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

9 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

10 Sec. 8051.0501. AUTHORITY TO ISSUE BONDS AND OTHER
11 OBLIGATIONS. The district may issue bonds or other obligations
12 payable wholly or partly from ad valorem taxes, impact fees,
13 revenue, contract payments, grants, or other district money, or any
14 combination of those sources, to pay for any authorized district
15 purpose.

16 Sec. 8051.0502. TAXES FOR BONDS. At the time the district
17 issues bonds payable wholly or partly from ad valorem taxes, the
18 board shall provide for the annual imposition of a continuing
19 direct ad valorem tax, without limit as to rate or amount, while all
20 or part of the bonds are outstanding as required and in the manner
21 provided by Sections 54.601 and 54.602, Water Code.

22 Sec. 8051.0503. BONDS FOR ROAD PROJECTS. At the time of
23 issuance, the total principal amount of bonds or other obligations
24 issued or incurred to finance road projects and payable from ad
25 valorem taxes may not exceed one-fourth of the assessed value of the
26 real property in the district.

27 SECTION 2. The Montgomery County Municipal Utility District

1 No. 202 initially includes all the territory contained in the
2 following area:

3 Fieldnotes for 106.040 acre tract in the William Starrock Survey,
4 A-486

5 Being 106.040 acres out of the William Starrock Survey, A-486,
6 Montgomery County, Texas, and being out of and a part of that
7 certain called 1,932.293 acre tract described in deed from Judy C.
8 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
9 dated December 15, 2011, as recorded in Montgomery County Clerk's
10 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
11 Texas, and being more particularly described by metes and bounds as
12 follows:

13 The bearings in this description are based on The Texas State Plane
14 Coordinate System, NAD 83, Central Zone.

15 COMMENCING at the easternmost corner of the William Starrock
16 Survey, A-486, said point being a 3/4" iron pipe found in the west
17 line of the Jonathan C. Pitts Survey, A-28, and the northwesterly
18 line of the John Montgomery Survey, A-349;

19 THENCE S42°17'06"W along the south line of the Starrock Survey a
20 distance of 767.10 feet to a disturbed iron pipe found for the
21 BEGINNING corner of the tract herein described;

22 THENCE S42°17'06"W continuing along the common line to the Starrock
23 and Montgomery surveys a distance of 2,546.55 feet to a 5/8" iron
24 rod stamped "JNS ENGINEERS" was found in the east line of that
25 certain called 32.4713 acre tract conveyed to Montgomery County in
26 MCCF 8842541;

27 THENCE along the east line of the called 32.4713 acre tract

1 N48°22'15"W a distance of 666.24 feet to the southeastern corner of
2 that certain called 29.4157 acre tract conveyed to Montgomery
3 County as recorded in MCCF 2009109715 and a 5/8" iron rod with cap
4 stamped "W E SMITH 1982" found for corner;
5 THENCE N28°31'44"W along the east line of the called 29.4157 acre
6 tract 705.32 feet to a 5/8" iron rod stamped "W E SMITH 1982" was
7 found for corner at the northeast corner of the called 29.4157 acre
8 tract and the southeast line of that certain called 20.0872 acre
9 tract conveyed to Montgomery County as recorded in MCCF 2009109716;
10 THENCE N37°02'56"W along the east line of the called 20.0872 acre
11 tract, at a distance of 500.03 feet pass the northeast corner of the
12 called 20.0872 acre tract, same being the southeast corner of that
13 certain called 20.0872 acre tract conveyed to Montgomery County in
14 MCCF 2010003943, and continuing along the east line of the second
15 called 20.0872 acre tract at a distance of 1,000.06 feet pass the
16 northeast corner of said second called 20.0872 acre tract and
17 continuing for a total distance of 1,163.71 feet to a 5/8" iron rod
18 with plastic cap stamped "W E SMITH 1982" found for corner in the
19 south line of FM 1484, a variable width right of way;
20 THENCE along the southeastern right of way of FM 1484 as follows:
21 THENCE N60°14'59"E a distance of 23.87 feet to a TXDOT Monument
22 found for corner;
23 THENCE N33°56'50"E a distance of 81.35 feet to a 5/8" iron rod with
24 plastic cap stamped "PAPE-DAWSON" set for corner;
25 THENCE along a curve to the right, said curve having a radius of
26 1,829.86 feet, a central angle of 26°18'42", an arc length of 840.32
27 feet, and a chord bearing N76°26'04"E a distance of 832.96 feet to a

1 5/8" iron rod with plastic cap stamped "PAPE-DAWSON" set for
2 corner;
3 THENCE N89°37'22"E a distance of 251.48 feet to a 5/8" iron rod with
4 plastic cap stamped "PAPE-DAWSON" set for corner;
5 THENCE S60°22'35"E a distance of 160.00 feet to a 5/8" iron rod with
6 plastic cap stamped "PAPE-DAWSON" set for corner;
7 THENCE N89°37'22"E a distance of 182.87 feet to a TXDOT Monument
8 found for corner;
9 THENCE N59°37'19"E a distance of 160.00 feet to a 5/8" iron rod found
10 for corner;
11 THENCE N89°37'22"E a distance of 140.98 feet to a 5/8" iron rod with
12 plastic cap stamped "PAPE-DAWSON" found for corner;
13 THENCE along a curve to the left, said curve having a radius of
14 1,989.00 feet, a central angle of 21°34'42", an arc length of 749.08
15 feet, and a chord bearing N78°50'01"E a distance of 744.66 feet to a
16 5/8" iron rod found for corner;
17 THENCE S81°57'27"E along the south right of way line a distance of
18 96.57 feet to a 5/8" iron rod with plastic cap stamped "PAPE-DAWSON"
19 found for corner;
20 THENCE along a curve to the left, said curve having a radius of
21 2,039.00, a central angle of 3°24'08", an arc distance of 121.08'
22 and a chord bearing N63°59'33"E a distance of 121.06 feet to a TXDOT
23 Monument found for corner;
24 THENCE N29°56'31"E a distance of 96.57 feet to a TXDOT Monument
25 found for corner;
26 THENCE along a curve to the left, said curve having a radius of
27 1,989.00 feet, a central angle of 20°23'02", an arc length of 707.62

1 feet, and a chord bearing N49°44'56"E a distance of 703.89 feet to a
2 5/8" iron rod with plastic cap stamped "PAPE-DAWSON" set for
3 corner;
4 THENCE N87°26'42"E a distance of 52.98 feet to a 5/8" iron rod with
5 plastic cap stamped "PAPE-DAWSON" set for corner;
6 THENCE along a curve to the right, said curve having a radius of
7 170.00 feet, a central angle of 43°38'56", an arc length of 129.51
8 feet, and a chord which bears S15°27'26"E a distance of 126.40 feet
9 to a TXDOT Disk for corner;
10 THENCE S83°33'23"E a distance of 20.05 feet to a TXDOT Disk for
11 corner;
12 THENCE S06°08'31"W a distance of 993.19 feet to the place of
13 BEGINNING, containing 106.040 acres of land, more or less.
14 Fieldnotes for 92.255 acre tract in the William Starrock Survey,
15 A-486
16 Being 92.255 acres out of the William Starrock Survey, A-486,
17 Montgomery County, Texas, and being out of and a part of that
18 certain called 1,932.293 acre tract described in deed from Judy C.
19 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
20 dated December 15, 2011, as recorded in Montgomery County Clerk's
21 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
22 Texas, and being more particularly described by metes and bounds as
23 follows:
24 The bearings in this description are based on The Texas State Plane
25 Coordinate System, NAD 83, Central Zone.
26 BEGINNING at a 5/8" iron rod with cap stamped "PAPE-DAWSON" set for
27 the northernmost corner of Restricted Reserve "A", Block 3, of R A

1 Deison Technology Park, the map of which is recorded in Cabinet Z,
2 Sheets 2332-2336 of the Map Records of Montgomery County, Texas,
3 said point falling in the southwest line of Technology Park Drive,
4 based on a width of 120 feet;

5 THENCE S37°42'35"W along the northwesterly line of said Restricted
6 Reserve "A" a distance of 354.47 feet to a 1/2" iron rod with cap
7 found for corner;

8 THENCE S03°25'17"W continuing along the northwesterly line of said
9 Restricted Reserve "A" a distance of 1,319.73 feet to a 1/2" iron
10 rod with cap stamped "JONES & CARTER" found for corner at the
11 southwest corner of said Restricted Reserve "A", said point also
12 being in the north line of that certain called 60.000 acre tract
13 conveyed Montgomery County as recorded in MCCF 99012455;

14 THENCE S75°22'50"W along the north line of said called 60.000 acre
15 tract a distance of 1,431.77 feet to a 5/8" iron rod with plastic
16 cap stamped "PAPE-DAWSON" set for corner in the easterly line of FM
17 1484, a variable width right of way;

18 THENCE along the easterly line of said FM 1484 as follows:

19 N03°26'27"E a distance of 61.50 feet to a 5/8" iron rod
20 with plastic cap stamped "PAPEDAWSON";

21 N33°26'32"E a distance of 60.61 feet to a TXDOT
22 Monument;

23 N03°29'58"E a distance of 56.09 feet to a TXDOT
24 Monument;

25 N26°33'35"W a distance of 60.72 feet to a 5/8" iron rod
26 with plastic cap stamped "PAPEDAWSON";

27 N03°26'27"E a distance of 479.16 feet a 5/8" iron rod

1 with plastic cap stamped "PAPEDAWSON";
2 N33°26'32"E a distance of 40.26 feet to a TXDO
3 Monument;
4 N03°26'27"E a distance of 180.92 feet to a 5/8" iron rod
5 with plastic cap stamped "PAPEDAWSON";
6 N26°41'45"W a distance of 40.10 feet to a 5/8" iron rod;
7 N03°26'27"E a distance of 1,416.78 feet to a TXDOT
8 Monument marking a point of curve of a curve to the
9 right;
10 THENCE along said curve to the right, a radius of 2,920.00 feet, a
11 central angle of 26°42'33", an arc length of 1,361.20 feet, and a
12 chord bearing N16°47'43"E a distance of 1,348.91 feet to a 5/8" iron
13 rod found for corner at a cutback corner to the intersection with
14 the southwesterly line of Technology Park Drive;
15 THENCE along said cutback N76°07'24"E a distance of 34.90 feet to a
16 5/8" iron rod with plastic cap stamped "PAPE-DAWSON" set for
17 corner;
18 THENCE continuing along the southwesterly line of Technology Park
19 Drive S58°08'54"E a distance of 124.35 feet to a 1/2" iron rod with
20 cap stamped "MOON" set at the point of curve of a curve to the right;
21 THENCE along said curve to the right, having a radius of 930.00
22 feet, a central angle of 36°23'11", an arc length of 590.61 feet, and
23 a chord bearing S39°57'19"E a distance of 580.73 feet to a 1/2" iron
24 rod with cap stamped "MOON" found at the point of tangency of said
25 curve;
26 THENCE continuing along the southwesterly line of Technology Park
27 Drive S21°45'43"E a distance of 801.94 feet to a 5/8" iron rod with

1 plastic cap stamped "PAPE-DAWSON" set at the point of curve of a
2 curve to the left;
3 THENCE along the southwesterly line of Technology Park Drive, along
4 a curve to the left, said curve having a radius of 1,070.00 feet, a
5 central angle of 30°31'41", an arc length of 570.11 feet, and a chord
6 bearing S37°01'34"E a distance of 563.39 feet to the place of
7 BEGINNING, containing 92.255 acres of land, more or less.
8 Fieldnotes for 311.056 acre tract in the William Starrock Survey,
9 A-486
10 Being 311.056 acres out of the William Starrock Survey, A-486,
11 Montgomery County, Texas, and being out of and a part of that
12 certain called 1,932.293 acre tract described in deed from Judy C.
13 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
14 dated December 15, 2011, as recorded in Montgomery County Clerk's
15 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
16 Texas, and being more particularly described by metes and bounds as
17 follows:
18 The bearings in this description are based on The Texas State Plane
19 Coordinate System, NAD 83, Central Zone.
20 BEGINNING at a 5/8" iron rod stamped "Moyer", said point being the
21 intersection of the southwesterly line of the Starrock Survey and
22 the northeasterly line of the Lewis Neal Survey, A395, with the east
23 line of Conroe Park North, Section 6, the map of which is recorded
24 in Cabinet Z, sheets 1691 to 1705 of the map records of Montgomery
25 County, Texas, and being the southwest corner of the called
26 1,932.293 acre tract;
27 THENCE N05°42'06"W along the east line of Conroe Park North, Section

1 6, a distance of 3,592.66 feet to a 5/8" iron rod with cap stamped
2 "Arborleaf" found for corner at the intersection of said line and
3 the southerly line of Proposed League Line Road Extension;

4 THENCE along the southerly line of Proposed League Line Road
5 Extension as follows:

6 N84°34'39"E a distance of 285.69 feet to a 5/8" iron rod with plastic
7 cap stamped "Arborleaf found for corner at the point of curve of a
8 curve to the right:

9 THENCE along said curve to the right, having a radius of 4,935.00
10 feet, a central angle of 9°51'51", an arc length of 849.62 feet, and a
11 chord bearing N89°30'34"E 848.57 feet to a 5/8" iron rod with
12 plastic cap stamped "Arborleaf" found for corner;

13 THENCE S87°53'02"E a distance of 98.88 feet to a 5/8" iron rod with
14 plastic cap stamped "Arborleaf" found for corner;

15 THENCE along a curve to the right, said curve having a radius of
16 4,940.00 feet, central angle of 5°43'47", an arc length of 494.00
17 feet, and a chord bearing S81°32'52"E 493.80 feet to a 5/8" iron rod
18 with plastic cap stamped "Arborleaf" found for corner;

19 THENCE S75°12'41"E a distance of 98.87 feet to a 5/8" iron rod with
20 plastic cap stamped "Arborleaf" found for corner;

21 THENCE along a curve to the right, said curve having a radius of
22 4,935.00 feet, central angle of 10°18'48", an arc length of 888.30
23 feet, and a chord bearing S72°22'49"E 887.10 feet to a 5/8" iron rod
24 with plastic cap stamped "Arborleaf" found for corner;

25 THENCE S69°32'57"E a distance of 98.87 feet to a 5/8" iron rod with
26 plastic cap stamped "Arborleaf" found for corner;

27 THENCE along a curve to the right, said curve having a radius of

1 4,940.00 feet, a central angle of 7°53'38", an arc length of 680.61
2 feet and a chord bearing S62°07'51"E 680.07 feet to a 5/8" iron rod
3 with plastic cap stamped "Arborleaf" found for corner;
4 THENCE S58°11'02"E a distance of 227.95 feet to a 5/8" iron rod with
5 plastic cap stamped "Arborleaf" found for corner at the cutback
6 with the intersection of the southerly line of the Proposed
7 Extension of League Line Road and the westerly line of FM 1484;
8 THENCE along said cutback S13°51'27"E a distance of 35.77 feet to a
9 5/8" iron rod with plastic cap stamped "Arborleaf" found in the
10 westerly line of FM 1484;
11 THENCE along the westerly line of FM 1484 along a curve to the left,
12 said curve having a radius of 3,080.00 feet, an central angle of
13 26°47'39", an arc length of 1,440.35 feet and a chord bearing
14 S16°50'16"W a distance of 1,427.26 feet to a TxDOT Aluminum Disk
15 found for corner;
16 THENCE continuing along the west line of FM 1484 as follows:
17 S03°25'57"W a distance of 1436.77 feet to a to a 5/8"
18 iron rod found for corner;
19 S33°20'39"W a distance of 40.06 feet to a TxDOT
20 Aluminum Disk found for corner;
21 S03°25'25"W a distance of 110.86 feet to a TxDOT
22 Aluminum Disk found for corner;
23 S26°43'05"E a distance of 39.84 feet to a TxDOT
24 Aluminum Disk found for corner;
25 S03°26'27"W a distance of 570.00 feet to 5/8" iron rod
26 found for corner;
27 S33°26'31"W a distance of 60.00 feet to a TxDOT

1 Aluminum Disk found for corner;
2 S03°26'28"W a distance of 91.44 feet to a TxDOT
3 Aluminum Disk found for corner;
4 S26°33'35"E a distance of 99.43 feet to a TxDOT
5 Aluminum Disk found for corner;
6 S03°26'27"W a distance of 183.03 feet to a 5/8" iron rod
7 with plastic cap stamped "PAPEDAWSON" set for corner;
8 THENCE continuing along the west line of FM 1484, along a curve to
9 the right, said curve having a radius of 1,940.00 feet, a central
10 angle of 23°50'05", an arc length of 807.03 feet, and a chord bearing
11 S15°21'29"W a distance of 801.22 feet to a TxDOT Aluminum Disk found
12 for corner;
13 THENCE S55°51'13"W a distance of 63.92 feet to a TxDOT Aluminum Disk
14 found for corner;
15 THENCE along a curve to the right, said curve having a radius of
16 1,910.00 feet, a central angle of 01°45'17", an arc length of 58.50
17 feet, and a chord bearing S29°47'27"W a distance of 58.50 feet to a
18 5/8" iron rod with plastic cap stamped "PAPE-DAWSON" set for
19 corner;
20 THENCE S02°09'03"W a distance of 48.99 feet to a 5/8" iron rod with
21 plastic cap stamped "PAPE-DAWSON" set for corner in the
22 southwesterly line of the called 1,932.293 acre tract and the
23 common line to the William Starrock Surey and the Lewis Neal Survey;
24 THENCE N47°45'37"W along said common line a distance of 3,180.95
25 feet to the place of BEGINNING, containing 311.056 acres of land,
26 more or less.
27 Fieldnotes for 192.043 acre tract in the William Starrock Survey,

1 A-486

2 Being 192.043 acres out of the William Starrock Survey, A-486,
3 Montgomery County, Texas, and being out of and a part of that
4 certain called 1,932.293 acre tract described in deed from Judy C.
5 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
6 dated December 15, 2011, as recorded in Montgomery County Clerk's
7 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
8 Texas, and being more particularly described by metes and bounds as
9 follows:

10 The bearings in this description are based on The Texas State Plane
11 Coordinate System, NAD 83, Central Zone.

12 BEGINNING at a railroad rail marking the southernmost corner of
13 that certain called 347.029 acre tract conveyed to Dameon M. Doyle
14 by Donald Dosedlo as recorded in MCCF 2013 012364, said point being
15 an interior corner of the above said called 1,932.293 acre tract;

16 THENCE N43°06'54"E along the southeasterly line of said Doyle tract
17 a distance of 1,994.22 feet (called N43°06'29"E 1,992.88 feet) to an
18 axle found for corner at an easterly corner of said Doyle tract,
19 same being an interior corner of the called 1,932.293 acre tract;

20 THENCE N46°56'45"W (called N46°53'41"W) along the interior line of
21 the called 1,932.292 acre tract and an easterly line of the Doyle
22 Tract, a distance of 936.83 feet (called 937.04 feet) to a 5/8" iron
23 rod with cap stamped "1535 4035" to a point for corner at an angle
24 point in the called 1,932.292 acre tract and the Doyle tract;

25 THENCE N42°54'27"E (called N42°54'43"E) along the south line of the
26 Doyle tract a distance of 1,398.90 feet (called 1,397.59 feet) to a
27 5/8" iron rod with cap stamped "1535 4035" found at the easternmost

1 corner of the Doyle tract and being in the common line to the
2 William Starrock Survey, A-486, and the Jonathan C. Pitts Survey,
3 A-28;
4 THENCE S48°41'56"E (called S48°43'41"E) along the common line to the
5 Starrock and Pitts Surveys, along the west line of an unrecorded
6 subdivision known as Northridge a distance of 2,948.84 feet to a
7 5/8" iron rod marked "JNS ENGINEERS" for corner;
8 THENCE a jog in said common line N62°21'02"E (called N63°26'58"E
9 16.59 feet) a distance of 16.99 feet to a 5/8" iron rod marked "JNS
10 ENGINEERS";
11 THENCE S48°47'46"E (called S48°43'41"E) along the common line to the
12 Starrock and Pitts Surveys, and along the northeasterly line of the
13 called 1,932.293 acre tract a distance of 816.33 feet to a Bent 5/8"
14 Iron Rod found for corner in the northerly line of FM 1484;
15 THENCE along the northerly line of FM 1484 the following:
16 THENCE along a curve to the right, said curve having a radius of
17 1,829.00 feet, a central angle of 17°10'58", an arc length of 548.51
18 feet, and a chord which bears S43°32'27"W 546.45 feet to a 5/8" Iron
19 Rod with Plastic Cap Marked "PAPE-DAWSON" set for corner;
20 THENCE S82°08'06"W a distance of 61.58 feet to a 5/8" Iron Rod with
21 Plastic Cap Marked "PAPE-DAWSON" set for corner;
22 THENCE along a curve to the right, said curve having a radius of
23 1,799.00 feet, a central angle of 4°24'21", an arc length of 138.33
24 feet, and a chord bearing S56°02'01"W a distance of 138.30 feet to a
25 5/8" Iron Rod with Plastic Cap Marked "PAPE-DAWSON" set for corner;
26 THENCE S29°56'32"W a distance of 61.59 feet to a 5/8" Iron Rod with
27 Plastic Cap Marked "PAPE-DAWSON" set for corner;

1 THENCE along a curve to the right, said curve having a radius of
2 1,829.00 feet, a central angle of $24^{\circ}36'38''$, an arc length of 785.62
3 feet, and a chord which bears $S72^{\circ}14'28''W$ 779.59 feet to a TxDOT
4 Aluminum Disk found for corner;

5 THENCE $N65^{\circ}29'19''W$ a distance of 173.06 feet to a TxDOT Aluminum
6 Disk found for corner;

7 THENCE along a curve to the right, said curve having a radius of
8 1,749.00 feet, a central angle of $00^{\circ}09'14''$, an arc length of 4.70'
9 and a chord bearing $S89^{\circ}32'27''W$ 4.70' feet to a TxDOT Aluminum disk
10 found for corner;

11 THENCE $S89^{\circ}30'43''W$ a distance of 132.46 feet to a TxDOT Aluminum
12 disk found for corner;

13 THENCE $S59^{\circ}44'14''W$ a distance of 160.04 feet to a 5/8" iron rod with
14 plastic cap stamped "PAPE-DAWSON" set for corner;

15 THENCE $S89^{\circ}37'22''W$ a distance of 581.48 feet to a 5/8" iron rod found
16 for corner;

17 THENCE along a curve to the left, said curve having a central angle
18 of $28^{\circ}34'16''$, a radius of 1,989.86 feet, an arc length of 992.26
19 feet, and a chord bearing $S75^{\circ}18'17''W$ 982.01 feet to a TxDOT
20 Aluminum disk found for corner;

21 THENCE $S61^{\circ}03'31''W$ a distance of 46.39 feet to a 5/8" iron rod found
22 for corner;

23 THENCE $N88^{\circ}35'54''W$ a distance of 79.77 feet to a 5/8" iron rod with
24 plastic cap stamped "PAPE-DAWSON" set for corner;

25 THENCE $S61^{\circ}03'31''W$ a distance of 161.43 feet to a TxDOT Aluminum
26 Disk found for corner;

27 THENCE $S31^{\circ}16'32''W$ a distance of 79.86 feet to a 5/8" iron rod with

1 plastic cap stamped "PAPE-DAWSON" found for corner;
2 THENCE S61°03'31"W a distance of 502.02 feet to a 5/8" iron rod with
3 cap stamped "ARBORLEAF" found for corner
4 THENCE N28°56'29"W a distance of 916.40 feet to the place of
5 BEGINNING, containing 192.043 acres, more or less.
6 Fieldnotes for 577.557 acre tract in the William Starrock Survey,
7 A-486
8 Being 577.557 acres out of the William Starrock Survey, A-486,
9 Montgomery County, Texas, and being out of and a part of that
10 certain called 1,932.293 acre tract described in deed from Judy C.
11 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
12 dated December 15, 2011, as recorded in Montgomery County Clerk's
13 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
14 Texas, and being more particularly described by metes and bounds as
15 follows:
16 The bearings in this description are based on The Texas State Plane
17 Coordinate System, NAD 83, Central Zone.
18 BEGINNING at the most westerly corner of that certain called
19 347.029 acre tract conveyed to Dameon M. Doyle as recorded in MCCF
20 2013012364, said point being a corner of that certain called
21 610.2467 acre tract conveyed to Conroe Industrial Development
22 Corporation as recorded in MCCF 2018035428;
23 THENCE S10°25'27"E (called S10°18'59"E) along the southwesterly line
24 of the called 347.029 acre tract a distance of 146.95 feet (called
25 147.20 feet) to a 5/8" iron rod with plastic cap stamped "JNS
26 ENGINEERS" found for an angle point;
27 THENCE S02°42'53"W (called S02°41'01"W) along the southwesterly line

1 of said called 347.029 acre tract a distance of 388.94 (called
2 388.90 feet) to a 5/8" iron rod with plastic cap stamped
3 "PAPE-DAWSON" set for an angle point;
4 THENCE S47°04'56"E (called S47°13'51"E along the southwesterly line
5 of the called 347.029 acre tract a distance of 3,614.37 feet (called
6 4,541.87 feet) to a railroad iron found for angle point in said
7 line;
8 THENCE S47°34'35"E continuing along the southwesterly line of the
9 called 347.029 acre tract a distance of 927.08 feet to a railroad
10 iron found for the most southerly corner of the called 347.029 acre
11 tract;
12 THENCE S28°56'29"E a distance of 916.40 feet to a 5/8" iron rod found
13 for corner in the northwesterly line of FM 1484 a variable width
14 right of way;
15 THENCE along the northwesterly line of FM 1484 as follows:
16 THENCE S61°03'31"W a distance of 557.98 feet to a TxDOT Aluminum
17 disk found for corner;
18 THENCE N89°15'07"W a distance of 39.98 feet to a 5/8" iron rod found
19 for corner;
20 THENCE S61°18'07"W a distance of 70.63 feet to a 5/8" iron rod found
21 for corner:
22 THENCE S30°45'56"W a distance of 40.11 feet to a 5/8" iron rod found
23 for corner; THENCE S61°07'54"W a distance of 609.29 feet to a 5/8"
24 iron rod found for corner;
25 THENCE N88°56'26"W a distance of 60.00 feet to a 5/8" iron rod with
26 plastic cap stamped "PAPE-DAWSON" found for corner;
27 THENCE S61°03'31"W a distance of 96.08 feet to a 5/8" iron rod found

1 for corner;
2 THENCE S31°18'57"W a distance of 61.14 feet to a 5/8" iron rod found
3 for corner;
4 THENCE S61°02'09"W a distance of 816.02 feet to a 5/8" iron rod with
5 plastic cap stamped "PAPE-DAWSON" set for the point of curve of a
6 curve to the left:
7 THENCE along said curve to the left, a radius of 3,080.00 feet, a
8 central angle of 27°40'15", an arc length of 1,487.47 feet, and a
9 chord bearing S47°13'58"W 1,473.06 feet to a 5/8" iron rod with
10 plastic cap stamped "Arborleaf found for corner at a cutback corner
11 at the intersection of the northwesterly line of FM 1484 and the
12 extension of League Line Road;
13 THENCE along the northerly line of the extension of League Line Road
14 S77°29'29"W a distance of 35.77 feet to a 5/8" iron rod found for
15 corner;
16 THENCE N58°11'02"W a distance of 227.95 feet to a 5/8" iron rod found
17 for corner at the point of curve of a curve to the left;
18 THENCE along said curve, a radius of 5,060.00 feet, a central angle
19 of 07°53'38", an arc length of 697.14 feet, and a chord which bears
20 N62°07'51"W a distance of 696.59 feet to a 5/8" iron rod found for
21 corner;
22 THENCE N63°49'26"W a distance of 101.37 feet to a 5/8" iron rod found
23 for corner;
24 THENCE along a curve to the left, said curve having a radius of
25 5,065.00 feet, a central angle of 10°18'48", an arc length of 911.70
26 feet, and a chord bearing N72°22'49"W a distance of 910.47 feet to a
27 5/8" iron rod found for corner;

1 THENCE N80°56'13"W a distance of 101.37 feet to a 5/8" iron rod found
2 for corner;
3 THENCE along a curve to the left, said curve having a radius of
4 5,060.00 feet, a central angle of 05°43'46", an arc length of 506.00
5 feet, and a chord bearing N81°32'52"W a distance of 505.79 feet to a
6 5/8" iron rod found for corner;
7 THENCE N82°09'30"W a distance of 101.37 feet to a 5/8" iron rod found
8 for corner;
9 THENCE along a curve to the left, said curve having a radius of
10 5,065.00 feet, a central angle of 09°51'51", an arc length of 872.00
11 feet and a chord bearing S89°30'34"W a distance of 870.92 feet to a
12 5/8" iron rod found for corner;
13 THENCE S84°34'39"W a distance of 286.32 feet to a 5/8" iron rod found
14 for corner in the east line of Conroe Park North, Section 6, the map
15 of which is recorded in Cab Z, Sheets 1691 to 1705 of the Map Records
16 of Montgomery County, Texas;
17 THENCE N05°42'06"W along the east line of Conroe Park North, Section
18 6, at a distance of 2,386.07 feet to a 5/8" iron rod with plastic cap
19 stamped "Moyer" found for the northeast corner of Conroe Park
20 North, Section 6, said point marking the southernmost corner of the
21 previously referenced called 610.2467 acre tract conveyed to Conroe
22 Industrial Development Corporation as recorded in MCCF 2018035428;
23 THENCE N43°59'58"E along the southeasterly line of said called
24 610.2467 acre tract a distance of 4,649.21 feet to the place of
25 BEGINNING, containing 577.557 acres of land, more or less.
26 Fieldnotes for 12.979 acre tract in the William Starrock Survey,
27 A-486

H.B. No. 4580

1 Being 12.979 acres out of the William Starrock Survey, A-486,
2 Montgomery County, Texas, and being out of and a part of that
3 certain called 1,932.293 acre tract described in deed from Judy C.
4 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
5 dated December 15, 2011, as recorded in Montgomery County Clerk's
6 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
7 Texas, and being more particularly described by metes and bounds as
8 follows:

9 The bearings in this description are based on The Texas State Plane
10 Coordinate System, NAD 83, Central Zone.

11 BEGINNING at a 5/8" iron rod with plastic cap marked "W E SMITH
12 1982" found at the northeasterly corner of that certain called
13 20.0872 acre tract conveyed to Montgomery County in deed recorded
14 in MCCF 2010-003943 of the deed records of Montgomery County,
15 Texas;

16 THENCE S52°57'04"W along the northwesterly line of said called
17 20.0872 acre tract a distance of 1,750.11 feet to a 5/8" iron rod
18 with plastic cap marked "W E SMITH 1982" found for corner at the
19 northwesterly corner of said called 20.0872 acre tract, same being
20 in the northeasterly line of that called 284.006 acre tract
21 conveyed to Conroe Industrial Development Corporation by Judy C.
22 Campbell as recorded in MCCF 2010111233;

23 THENCE along the northeasterly line of said called 284.006 acre
24 tract N37°02'56"W a distance of 451.88 feet to a 1/2" iron rod with
25 plastic cap marked "JEFF MOON RPLS 4936" found for corner in the
26 southeasterly line of FM 1484, a variable width right of way;

27 THENCE along the southeasterly line of FM 1484 as follows:

1 N61°09'07"E a distance of 180.52 feet to a 1/2" iron rod
2 found for corner;
3 S88°56'26"E a distance of 40.00 feet to a TxDOT
4 Aluminum Disc found for corner;
5 N61°09'07"E a distance of 70.72 feet to a TxDOT
6 Aluminum Disc found for corner;
7 N31°03'28"E a distance of 40.00 feet to a 5/8" iron rod
8 with plastic cap marked "PAPEDAWSON" set for corner;
9 N61°03'31"E a distance of 1,300.00 feet to a 5/8" iron
10 rod with plastic cap marked "PAPEDAWSON" set for
11 corner;
12 S89°08'33"E a distance of 80.27 feet to a 5/8" iron rod
13 with plastic cap marked "PAPE-DAWSON" set for corner;
14 N60°14'59"E a distance of 83.18 feet to a 5/8" iron rod
15 with plastic cap marked "ARBORLEAF RPLS 1982";
16 THENCE S37°02'56"E a distance of 163.05 feet to the place of
17 BEGINNING, containing 12.979 acres of land, more or less.
18 Fieldnotes for 18.933 acre tract in the William Starrock Survey,
19 A-486
20 Being 18.933 acres out of the William Starrock Survey, A-486,
21 Montgomery County, Texas, and being out of and a part of that
22 certain called 1,932.293 acre tract described in deed from Judy C.
23 Campbell to Judy Carol Campbell, as Trustee of the JCC Living Trust
24 dated December 15, 2011, as recorded in Montgomery County Clerk's
25 File (MCCF) 2012031320 of the Deed Records of Montgomery County,
26 Texas, and being more particularly described by metes and bounds as
27 follows:

1 The bearings in this description are based on The Texas State Plane
2 Coordinate System, NAD 83, Central Zone.
3 BEGINNING at a 5/8" iron rod found at the northern end of a cutback
4 corner for the intersection of the southeasterly line of FM 1484, a
5 variable width right of way, and the northeasterly line of
6 Technology Parkway (League Line Road), the donation deed of which
7 is recorded in MCCF 2011017945;
8 THENCE along the southeasterly line of FM 1484 along a curve to the
9 right, said curve having a radius of 2,920.00, a central angle of
10 27°34'56", an arc length of 1,405.69 feet, and a chord bearing
11 N47°16'37"E a distance of 1,392.16 feet to a 5/8" iron rod with cap
12 stamped "PAPEDAWSON" set for corner;
13 THENCE N60°59'31"E a distance of 390.88 feet to a 5/8" iron rod with
14 cap stamped "MOON" found for corner at the most northerly northwest
15 corner of Restricted Reserve "C", Block 1 of R A Deison Technology
16 Park, the map of which is recorded in Cabinet Z, Sheets 2332-2336 of
17 the Map Records of Montgomery County, Texas;
18 THENCE S28°54'30"E along the southwesterly line of said Restricted
19 Reserve "C" a distance of 350.00 feet to a 1/2" iron rod with cap
20 found for corner;
21 THENCE S61°05'30"W continuing along the northwest line of
22 Restricted Reserve "C" a distance of 816.24 feet to a 1/2" iron rod
23 with cap found for corner;
24 THENCE S04°28'01" continuing along the northwesterly line of
25 Restricted Reserve "C" a distance of 418.29 feet to a 1/2" iron rod
26 with cap found for corner;
27 THENCE S37°54'03"W continuing along the northwesterly line of

1 Restricted Reserve "C" a distance of 618.87 feet to a 5/8" iron rod
2 with cap stamped "PAPE-DAWSON" set corner in the northeasterly line
3 of Technology Parkway;

4 THENCE along the northeasterly line of Technology Parkway, along a
5 curve to the left, said curve having a radius of 1,050.00 feet, a
6 central angle of 28°30'04", an arc length of 522.31 feet, and a chord
7 bearing N43°53'52"W a distance of 516.94 feet to a 5/8" iron rod with
8 cap stamped "PAPE-DAWSON" set for corner;

9 THENCE N58°08'54"W along the northeasterly line of Technology
10 Parkway a distance of 124.42 feet to a 5/8" iron rod found for the
11 beginning of a cutback corner to FM 1484;

12 THENCE N12°27'14"W along said cutback a distance of 34.92 feet to
13 the place of BEGINNING, containing 18.933 acres of land, more or
14 less.

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

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

25 (c) The Texas Commission on Environmental Quality has filed
26 its recommendations relating to this Act with the governor, the
27 lieutenant governor, and the speaker of the house of

1 representatives within the required time.

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

6 SECTION 4. (a) If this Act does not receive a two-thirds
7 vote of all the members elected to each house, Subchapter C, Chapter
8 8051, Special District Local Laws Code, as added by Section 1 of
9 this Act, is amended by adding Section 8051.0307 to read as follows:

10 Sec. 8051.0307. NO EMINENT DOMAIN POWER. The district may
11 not exercise the power of eminent domain.

12 (b) This section is not intended to be an expression of a
13 legislative interpretation of the requirements of Section 17(c),
14 Article I, Texas Constitution.

15 SECTION 5. This Act takes effect September 1, 2021.

President of the Senate

Speaker of the House

I certify that H.B. No. 4580 was passed by the House on May 14, 2021, by the following vote: Yeas 106, Nays 39, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 4580 on May 28, 2021, by the following vote: Yeas 93, Nays 51, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 4580 was passed by the Senate, with amendments, on May 27, 2021, by the following vote: Yeas 30, Nays 1.

Secretary of the Senate

APPROVED: _____

Date

Governor