

1-1 By: Creighton S.B. No. 2171
 1-2 (In the Senate - Filed March 30, 2021; April 1, 2021, read
 1-3 first time and referred to Committee on Local Government;
 1-4 April 23, 2021, reported favorably by the following vote: Yeas 8,
 1-5 Nays 0; April 23, 2021, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Menéndez	X			
1-9 Eckhardt	X			
1-10 Gutierrez	X			
1-11 Hall	X			
1-12 Nichols	X			
1-13 Paxton	X			
1-14 Springer	X			
1-15 Zaffirini			X	

1-17 A BILL TO BE ENTITLED
 1-18 AN ACT

1-19 relating to the creation of the Harris County Municipal Utility
 1-20 District No. 579; granting a limited power of eminent domain;
 1-21 providing authority to issue bonds; providing authority to impose
 1-22 assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-25 Code, is amended by adding Chapter 7927A to read as follows:

1-26 CHAPTER 7927A. HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 579
 1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 7927A.0101. DEFINITIONS. In this chapter:

1-29 (1) "Board" means the district's board of directors.
 1-30 (2) "Commission" means the Texas Commission on
 1-31 Environmental Quality.

1-32 (3) "Director" means a board member.
 1-33 (4) "District" means the Harris County Municipal
 1-34 Utility District No. 579.

1-35 Sec. 7927A.0102. NATURE OF DISTRICT. The district is a
 1-36 municipal utility district created under Section 59, Article XVI,
 1-37 Texas Constitution.

1-38 Sec. 7927A.0103. CONFIRMATION AND DIRECTOR ELECTION
 1-39 REQUIRED. The temporary directors shall hold an election to
 1-40 confirm the creation of the district and to elect five permanent
 1-41 directors as provided by Section 49.102, Water Code.

1-42 Sec. 7927A.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-43 temporary directors may not hold an election under Section
 1-44 7927A.0103 until each municipality in whose corporate limits or
 1-45 extraterritorial jurisdiction the district is located has
 1-46 consented by ordinance or resolution to the creation of the
 1-47 district and to the inclusion of land in the district.

1-48 Sec. 7927A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.
 1-49 (a) The district is created to serve a public purpose and benefit.

1-50 (b) The district is created to accomplish the purposes of:
 1-51 (1) a municipal utility district as provided by
 1-52 general law and Section 59, Article XVI, Texas Constitution; and
 1-53 (2) Section 52, Article III, Texas Constitution, that
 1-54 relate to the construction, acquisition, improvement, operation,
 1-55 or maintenance of macadamized, graveled, or paved roads, or
 1-56 improvements, including storm drainage, in aid of those roads.

1-57 Sec. 7927A.0106. INITIAL DISTRICT TERRITORY. (a) The
 1-58 district is initially composed of the territory described by
 1-59 Section 2 of the Act enacting this chapter.

1-60 (b) The boundaries and field notes contained in Section 2 of
 1-61 the Act enacting this chapter form a closure. A mistake made in the

2-1 field notes or in copying the field notes in the legislative process
 2-2 does not affect the district's:
 2-3 (1) organization, existence, or validity;
 2-4 (2) right to issue any type of bond for the purposes
 2-5 for which the district is created or to pay the principal of and
 2-6 interest on a bond;
 2-7 (3) right to impose a tax; or
 2-8 (4) legality or operation.

2-9 SUBCHAPTER B. BOARD OF DIRECTORS

2-10 Sec. 7927A.0201. GOVERNING BODY; TERMS. (a) The district
 2-11 is governed by a board of five elected directors.

2-12 (b) Except as provided by Section 7927A.0202, directors
 2-13 serve staggered four-year terms.

2-14 Sec. 7927A.0202. TEMPORARY DIRECTORS. (a) On or after the
 2-15 effective date of the Act enacting this chapter, the owner or owners
 2-16 of a majority of the assessed value of the real property in the
 2-17 district may submit a petition to the commission requesting that
 2-18 the commission appoint as temporary directors the five persons
 2-19 named in the petition. The commission shall appoint as temporary
 2-20 directors the five persons named in the petition.

2-21 (b) Temporary directors serve until the earlier of:

2-22 (1) the date permanent directors are elected under
 2-23 Section 7927A.0103; or

2-24 (2) the fourth anniversary of the effective date of
 2-25 the Act enacting this chapter.

2-26 (c) If permanent directors have not been elected under
 2-27 Section 7927A.0103 and the terms of the temporary directors have
 2-28 expired, successor temporary directors shall be appointed or
 2-29 reappointed as provided by Subsection (d) to serve terms that
 2-30 expire on the earlier of:

2-31 (1) the date permanent directors are elected under
 2-32 Section 7927A.0103; or

2-33 (2) the fourth anniversary of the date of the
 2-34 appointment or reappointment.

2-35 (d) If Subsection (c) applies, the owner or owners of a
 2-36 majority of the assessed value of the real property in the district
 2-37 may submit a petition to the commission requesting that the
 2-38 commission appoint as successor temporary directors the five
 2-39 persons named in the petition. The commission shall appoint as
 2-40 successor temporary directors the five persons named in the
 2-41 petition.

2-42 SUBCHAPTER C. POWERS AND DUTIES

2-43 Sec. 7927A.0301. GENERAL POWERS AND DUTIES. The district
 2-44 has the powers and duties necessary to accomplish the purposes for
 2-45 which the district is created.

2-46 Sec. 7927A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-47 DUTIES. The district has the powers and duties provided by the
 2-48 general law of this state, including Chapters 49 and 54, Water Code,
 2-49 applicable to municipal utility districts created under Section 59,
 2-50 Article XVI, Texas Constitution.

2-51 Sec. 7927A.0303. AUTHORITY FOR ROAD PROJECTS. Under
 2-52 Section 52, Article III, Texas Constitution, the district may
 2-53 design, acquire, construct, finance, issue bonds for, improve,
 2-54 operate, maintain, and convey to this state, a county, or a
 2-55 municipality for operation and maintenance macadamized, graveled,
 2-56 or paved roads, or improvements, including storm drainage, in aid
 2-57 of those roads.

2-58 Sec. 7927A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
 2-59 road project must meet all applicable construction standards,
 2-60 zoning and subdivision requirements, and regulations of each
 2-61 municipality in whose corporate limits or extraterritorial
 2-62 jurisdiction the road project is located.

2-63 (b) If a road project is not located in the corporate limits
 2-64 or extraterritorial jurisdiction of a municipality, the road
 2-65 project must meet all applicable construction standards,
 2-66 subdivision requirements, and regulations of each county in which
 2-67 the road project is located.

2-68 (c) If the state will maintain and operate the road, the
 2-69 Texas Transportation Commission must approve the plans and

3-1 specifications of the road project.
3-2 Sec. 7927A.0305. COMPLIANCE WITH MUNICIPAL CONSENT
3-3 ORDINANCE OR RESOLUTION. The district shall comply with all
3-4 applicable requirements of any ordinance or resolution that is
3-5 adopted under Section 54.016 or 54.0165, Water Code, and that
3-6 consents to the creation of the district or to the inclusion of land
3-7 in the district.

3-8 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-9 Sec. 7927A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
3-10 The district may issue, without an election, bonds and other
3-11 obligations secured by:

3-12 (1) revenue other than ad valorem taxes; or
3-13 (2) contract payments described by Section
3-14 7927A.0403.

3-15 (b) The district must hold an election in the manner
3-16 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-17 before the district may impose an ad valorem tax or issue bonds
3-18 payable from ad valorem taxes.

3-19 (c) The district may not issue bonds payable from ad valorem
3-20 taxes to finance a road project unless the issuance is approved by a
3-21 vote of a two-thirds majority of the district voters voting at an
3-22 election held for that purpose.

3-23 Sec. 7927A.0402. OPERATION AND MAINTENANCE TAX. (a) If
3-24 authorized at an election held under Section 7927A.0401, the
3-25 district may impose an operation and maintenance tax on taxable
3-26 property in the district in accordance with Section 49.107, Water
3-27 Code.

3-28 (b) The board shall determine the tax rate. The rate may not
3-29 exceed the rate approved at the election.

3-30 Sec. 7927A.0403. CONTRACT TAXES. (a) In accordance with
3-31 Section 49.108, Water Code, the district may impose a tax other than
3-32 an operation and maintenance tax and use the revenue derived from
3-33 the tax to make payments under a contract after the provisions of
3-34 the contract have been approved by a majority of the district voters
3-35 voting at an election held for that purpose.

3-36 (b) A contract approved by the district voters may contain a
3-37 provision stating that the contract may be modified or amended by
3-38 the board without further voter approval.

3-39 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

3-40 Sec. 7927A.0501. AUTHORITY TO ISSUE BONDS AND OTHER
3-41 OBLIGATIONS. The district may issue bonds or other obligations
3-42 payable wholly or partly from ad valorem taxes, impact fees,
3-43 revenue, contract payments, grants, or other district money, or any
3-44 combination of those sources, to pay for any authorized district
3-45 purpose.

3-46 Sec. 7927A.0502. TAXES FOR BONDS. At the time the district
3-47 issues bonds payable wholly or partly from ad valorem taxes, the
3-48 board shall provide for the annual imposition of a continuing
3-49 direct ad valorem tax, without limit as to rate or amount, while all
3-50 or part of the bonds are outstanding as required and in the manner
3-51 provided by Sections 54.601 and 54.602, Water Code.

3-52 Sec. 7927A.0503. BONDS FOR ROAD PROJECTS. At the time of
3-53 issuance, the total principal amount of bonds or other obligations
3-54 issued or incurred to finance road projects and payable from ad
3-55 valorem taxes may not exceed one-fourth of the assessed value of the
3-56 real property in the district.

3-57 SECTION 2. The Harris County Municipal Utility District No.
3-58 579 initially includes all the territory contained in the following
3-59 area:

3-60 TRACT 1

3-61 Fieldnotes for a 28.8628 acre tract of land out of the John
3-62 Jones Survey, Abstract No. 481, in Harris County, Texas and being
3-63 that same called 32.33 acre tract of land conveyed to Holly M. Sears
3-64 as described in Correction Special Warranty Deed filed under
3-65 County Clerk's File No. 20110064472 of the Real Property Records of
3-66 Harris County, and being further that same tract of land conveyed to
3-67 Wm. Kothmann as described in deed recorded in Volume 121 Page 146
3-68 of the Deed Records of Harris County, said 28.8628 acres of land
3-69 being more particularly described by metes and bounds as follows:

4-1 COMMENCING at a 3/4 inch steel rod with cap found in the East
 4-2 line of the said Jones Survey and the West line of the Frederick
 4-3 Linsky Survey, Abstract No. 512, said point being the Southeast
 4-4 corner of that certain 35.268 acres tract of land conveyed to
 4-5 Crockett National Bank, as described in Substitute Trustee's Deed
 4-6 recorded under County Clerk's File No. 20110135 623 of the said
 4-7 Real Property Records, said point also being the most Easterly
 4-8 Northeast corner of that certain 256.0563 acre tract of land
 4-9 conveyed to Springwoods Realty Company, as described in deed
 4-10 recorded under County Clerk's File No. 20090229625 of the said
 4-11 Real Property Records;

4-12 Thence, South 88°26' 19" West, 1365.50 feet with the South
 4-13 line of the said 35.268 acre tract and a Northerly line of the said
 4-14 256.0563 acre tract to a point for an interior ell corner of the
 4-15 said 256.0563 acre tract, said point also being the most Westerly
 4-16 Southwest corner of the said 35.268 acre tract;

4-17 Thence, North 01°52'42" West, 87.01 feet with a Westerly line
 4-18 of the said 35.268 acre tract and an Easterly line of the said
 4-19 256.0563 acre tract to a 3/4 inch steel rod with cap set for the
 4-20 Southwest corner and PLACE OF BEGINNING for the herein described
 4-21 tract of land, said point also being an exterior ell corner of the
 4-22 said 35.268 acre tract;

4-23 Thence, continuing with the Easterly line of the said
 4-24 256.0523 acre tract, North 01°52' 42" West, at 400.31 feet
 4-25 passing an exterior ell corner of the said 256.0523 acre tract and
 4-26 the Southeast corner of that certain 10.568 acre tract of land
 4-27 conveyed to White Oak Equities, LLC, as described in deed recorded
 4-28 under County Clerk's File No. 20110086533 of the said Real
 4-29 Property Records, and continuing with the East line of the said 1
 4-30 0.568 acre tract, at 1499.25 feet passing a 3/4 inch steel rod with
 4-31 cap set for reference, and continuing in all, a total distance of
 4-32 1599.25 feet to a point in the centerline of Spring Creek for the
 4-33 Northwest corner of the here in described tract, said point also
 4-34 being the Northeast corner of the said 10.568 acre tract;

4-35 Thence, with the centerline of said Spring Creek and in a
 4-36 general Easterly direction, the following courses and distances:

4-37 South 60°38'52" East, 57.42 feet;
 4-38 South 83°28'57" East, 35.22 feet;
 4-39 South 84°44'53" East, 16.72 feet;
 4-40 North 79° 19' 04" East, 99.73 feet;
 4-41 North 61°35'46" East, 172.4 2 feet;
 4-42 North 48°25' 11" East, 148. 23 feet ;
 4-43 North 24°27' 26" East, 121.31 feet;
 4-44 North 16°53'57" East, 64.08 feet;
 4-45 North 20°58'58" West, 175.85 feet;
 4-46 North 27°11' 00" West, 70.20 feet;
 4-47 North 07°20'07" West, 96.62 feet;
 4-48 North 13°26'38" East, 59.77 feet;
 4-49 North 49°06'55" East, 48.34 feet;
 4-50 South 89°10' 04" East, 121.99 feet; and,

4-51 South 41°47' 29" East, 112.17 feet to the Northeast corner of
 4-52 the herein described tract, said point also being the called most
 4-53 Northerly Northwest corner of the aforesaid 35.268 acre tract;

4-54 Thence, South 01° 40' 18" East with the West line of the
 4-55 said 35.268 acre tract, at 100.00 feet passing a 3/4 inch steel rod
 4-56 with cap set for reference, and continuing in all, a total distance
 4-57 of 2245.35 feet (called 2192.27 feet in 35.268 acre deed) to a 1
 4-58 inch steel pipe found marking the Southeast corner of the herein
 4-59 described tract, said point being an interior ell corner of the said
 4-60 35.268 acre tract;

4-61 Thence, South 88°30'4 4" West, 684.19 feet with a lower
 4-62 Northerly line of the said 35.268 acre tract to the PLACE OF
 4-63 BEGINNING and containing 28.8628 acres or 1,257,264 square feet of
 4-64 land, more or less.

4-65 TRACT 2

4-66 Field notes for 35.301 acres of land situated in the J. Jones
 4-67 Survey, Abstract No. 481, Harris County, Texas, described in deed
 4-68 dated April 5, 2011 conveyed to Crockett National Bank as recorded
 4-69 in File No. 20110135623 of the Official Public Records of Real

5-1 Property of Harris County, Texas (O.P.R.R.P.H.C., TX.), said tract
 5-2 is being more particularly described by metes and bounds as
 5-3 follows: (bearings are referenced to the East line of the 30 Feet
 5-4 Access Easement being North 01° 53' 56" West as recorded under File
 5-5 No. 20120202269, O.P.R.R.P.H.C., TX.):

5-6 BEGINNING at a 5/8-inch iron rod with cap "Rainwater" found
 5-7 at the northeast corner of a certain tract conveyed to Amber Hill,
 5-8 LLC as recorded in File No. 20080619683, O.P.R.R.P.H.C., TX. and
 5-9 the southeast corner of said Crockett National Bank tract and the
 5-10 herein described tract;

5-11 THENCE South 88° 24' 14" West, along the north line of said
 5-12 Amber Hill, LLC tract, a distance of 1365.50 feet to a 5/8-inch iron
 5-13 rod with cap "Rainwater" (from which a found 5/8-inch iron rod with
 5-14 cap "Frontier" bears South 01° 53' 56" East, 9.06 feet) found at an
 5-15 interior line of a certain tract conveyed to Springwoods Realty
 5-16 Company as recorded in File No. 20090229625, O.P.R.R.P.H.C., TX for
 5-17 the northwest corner of said Amber Hill, LLC tract and the southwest
 5-18 corner of said Crockett National Bank tract and the herein
 5-19 described tract;

5-20 THENCE North 01° 53' 56" West, along the interior line of said
 5-21 Springwoods Realty Company tract and the east line of the above
 5-22 referenced 30 feet Access Easement, a distance of 87.01 feet to a
 5-23 5/8-inch iron rod with cap "Frontier 2053" (from which a found
 5-24 5/8-inch iron rod bears North 85° 35' 25" East, 0.89 feet) found for
 5-25 the southwest corner of a certain tract conveyed to The Fern J. Lacy
 5-26 Revocable Living Trust as recorded in File No. T984330,
 5-27 20100195009, 20100195010, and 20110064472, O.P.R.R.P.H.C., TX and
 5-28 a corner of the herein described tract;

5-29 THENCE North 88° 28' 44" East, along the south line of said The
 5-30 Fern J. Lacy Revocable Living Trust tract, a distance of 684.32 feet
 5-31 to an 1-inch iron pipe found for the southeast corner of said The
 5-32 Fern J. Lacy Revocable Living Trust tract and an ell corner of the
 5-33 herein described tract;

5-34 THENCE North 01° 42' 03" West, along the east line of said The
 5-35 Fern J. Lacy Revocable Living Trust tract, at a distance of 2047.68
 5-36 feet pass a 3/4-inch iron rod with cap "Frontier" at 0.39 feet east,
 5-37 in all a distance of 2241.45 feet to the centerline of Spring Creek
 5-38 for the northeast corner of said The Fern J. Lacy Revocable Living
 5-39 Trust tract and the northwest corner of said Crockett National Bank
 5-40 tract and the herein described tract;

5-41 THENCE downstream with the meanders of said Spring Creek as
 5-42 follows:

- 5-43 1. South 41° 43' 35" East, a distance of 82.16 feet
- 5-44 2. South 73° 23' 41" East, a distance of 88.39 feet
- 5-45 3. North 80° 02' 45" East, a distance of 104.58 feet
- 5-46 4. South 63° 54' 10" East, a distance of 176.37 feet
- 5-47 5. South 02° 48' 03" East, a distance of 144.62 feet
- 5-48 6. South 69° 13' 34" East, a distance of 121.26 feet
- 5-49 7. North 30° 10' 20" East, a distance of 322.74 feet to a

5-50 point for the northwest corner of a certain tract conveyed to
 5-51 Chrymirene Properties Co., Inc. and Springwoods Realty Company as
 5-52 recorded in File No. T146401, O.P.R.R.P.H.C., TX and the northeast
 5-53 corner of said Crockett National Bank tract and the herein
 5-54 described tract;

5-55 THENCE South 01° 42' 03" East, along the west line of said
 5-56 Chrymirene Properties Co., Inc. and Springwoods Realty Company
 5-57 tract, at a distance of 213.91 feet pass a 3/4-inch iron rod with
 5-58 cap "Frontier", in all a distance of 2253.99 feet to the POINT OF
 5-59 BEGINNING and containing 35.301 acres.

5-60 TRACT 3

5-61 BEING 48.315 ACRES (2,104,590 SQUARE FEET) OF LAND SITUATED
 5-62 IN THE JOHN JONES SURVEY, ABSTRACT NO. 481, HARRIS COUNTY, TEXAS;
 5-63 SAID 48.315 ACRES OF LAND BEING ALL OF A CERTAIN TRACT OF LAND
 5-64 CONVEYED TO D. M. BEST COMPANY, INC., AS RECORDED IN FILE NO.
 5-65 20090321484 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF
 5-66 HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C., TX.), A CERTAIN TRACT OF LAND
 5-67 CONVEYED TO VICTORIA BEST, AS RECORDED IN FILE NO. T058355,
 5-68 O.P.R.R.P.H.C., TX. AND A CERTAIN TRACT OF LAND CONVEYED TO MARK
 5-69 BRISTOL RUSSELL, AS RECORDED IN FILE NO. 20140367068,

6-1 O.P.R.R.P.H.C., TX.; SAID 48.315 ACRES OF LAND BEING MORE
6-2 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

6-3 BEGINNING at a 5/8-inch iron rod with "Davis 4464" cap found
6-4 in the end of Juniper Lane [width varies per Volume 5136, Page 396
6-5 of the Harris County Deed Records (H.C.D.R.) and Harris County Road
6-6 Log No. 4209001] for the northwest corner of a certain tract of land
6-7 conveyed to Springwoods Realty, Inc., as recorded in File
6-8 No. 20140581329, O.P.R.R.P.H.C., TX. and the southwest corner of
6-9 said D. M. Best Company, Inc. tract and the herein described parcel
6-10 (from which a found 3/4-inch iron rod with cap bears North 55°20'
6-11 West, 0.1 feet);

6-12 1) THENCE, North 01°06'30" West, along the west line of said
6-13 D. M. Best Company, Inc. tract and the east line of said Juniper
6-14 Lane, at a distance of 33.40 feet to the southeast corner of Lot 84,
6-15 Mossy Oaks Section Two (unrecorded subdivision) and a certain tract
6-16 of land conveyed to Patsy Marie Courtney, as recorded in File
6-17 No. T655668, O.P.R.R.P.H.C., TX. and the northeast corner of said
6-18 Juniper Lane, continuing along the west line of said D. M. Best
6-19 Company, Inc. tract and the east line of said Lot 84 and said Patsy
6-20 Marie Courtney tract, in all a distance of 315.08 feet to a 3/8-inch
6-21 iron rod with "Landtech" cap set for the south corner of a boundary
6-22 line agreement, as recorded in File No. 20140029653,
6-23 O.P.R.R.P.H.C., TX. and a corner of the herein described parcel;

6-24 2) THENCE, North 01°39'45" East, continuing along the east
6-25 line of said boundary line agreement, a distance of 123.47 feet to a
6-26 3/8-inch iron rod with "Landtech" cap set for the east corner of
6-27 said boundary line agreement and a corner of the herein described
6-28 parcel;

6-29 3) THENCE, North 02°45'25" West, continuing along the east
6-30 line of said boundary line agreement, a distance of 207.47 feet to a
6-31 magnetic nail set in the west line of said Victoria Best tract and
6-32 in the east right-of-way line of Mossy Oaks East Road (60.0 feet
6-33 wide per Volume 3902, Page 54, H.C.D.R.) for the north corner of
6-34 said boundary line agreement and a corner of the herein described
6-35 parcel;

6-36 4) THENCE, North 01°06'30" West, along the west line of said
6-37 Victoria Best tract and the east right-of-way line of said Mossy
6-38 Oaks East Road, a distance of 85.81 feet to a 3/8-inch iron rod with
6-39 "Landtech" cap set in a curve to the right, the southeast corner of
6-40 Lot 10, Mossy Oaks Section One (unrecorded subdivision) and said
6-41 Mark Bristol Russell tract, the northeast corner of said Mossy Oaks
6-42 East Road and an ell corner of the herein described parcel;

6-43 5) THENCE, along the south line of said Lot 10 and said Mark
6-44 Bristol Russell tract and the north right-of-way line of said Mossy
6-45 Oaks East Road with said curve to the right, having a radius of
6-46 759.02 feet, an arc length of 188.51 feet, a central angle of
6-47 14°13'47", and a chord which bears South 46°14'33" West, 188.02 feet
6-48 to a 3/8-inch iron rod with "Landtech" cap set for the southwest
6-49 corner of said Mark Bristol Russell tract, the southeast corner of a
6-50 certain tract of land conveyed to Gaines M. Watkins, and wife, Nancy
6-51 B. Watkins, as recorded in File No. U517546, O.P.R.R.P.H.C., TX.
6-52 and the most westerly southwest corner of the herein described
6-53 parcel (from which a found 5/8-inch iron rod bears North 25°28'
6-54 East, 3.0 feet, a found 3/8-inch iron rod bears South 79°09' West,
6-55 3.8 feet and a found 1-1/4-inch iron pipe bears South 80°24' West,
6-56 4.4 feet);

6-57 6) THENCE, North 12°27'19" East, along the west line of said
6-58 Mark Bristol Russell tract and the east line of said Gaines M.
6-59 Watkins and wife, Nancy B. Watkins tract, a distance of 213.15 feet
6-60 to a 1/2-inch iron rod found for a corner of the herein described
6-61 parcel;

6-62 7) THENCE, North 06°16'48" West, continuing along the west
6-63 line of said Mark Bristol Russell tract and the east line of said
6-64 Gaines M. Watkins and wife, Nancy B. Watkins tract, at a distance of
6-65 542.68 feet to a 3/8-inch iron rod with "Landtech" cap set for a
6-66 reference corner, continuing with a total distance of 667.49 feet
6-67 to a point in the centerline of Spring Creek and in the south line of
6-68 a certain tract of land conveyed to Montgomery County, Texas, as
6-69 recorded in Document Nos. 201204859 and 2012050748 of the Official

7-1 Public Records of Montgomery County, Texas (O.P.R.M.C., TX.) for
7-2 the northwest corner of the herein described parcel;
7-3 8) THENCE, meander along the centerline of said Spring Creek
7-4 with the following courses:
7-5 With said curve to the left, having a radius of 150.00 feet,
7-6 an arc length of 8.25 feet, a central angle of 03°09'04", and a chord
7-7 which bears North 45°09'08" East, 8.25 feet to a point;
7-8 North 43°34'36" East, a distance of 99.60 feet to a point of
7-9 curvature;
7-10 With said curve to the left, having a radius of 100.00 feet,
7-11 an arc length of 53.41 feet, a central angle of 30°35'55", and a
7-12 chord which bears North 28°16'39" East, 52.77 feet to a point of
7-13 curvature;
7-14 With said curve to the right, having a radius of 150.00 feet,
7-15 an arc length of 90.74 feet, a central angle of 34°39'32", and a
7-16 chord which bears North 30°18'27" East, 89.36 feet to a point of
7-17 curve for the northeast corner of said Mark Bristol Russell tract
7-18 and the northwest corner of said Victoria Best tract;
7-19 With said curve to the right, having a radius of 150.00 feet,
7-20 an arc length of 26.98 feet, a central angle of 10°18'25", and a
7-21 chord which bears North 52°47'29" East, 26.95 feet to a point;
7-22 North 57°56'43" East, a distance of 109.91 feet to a point of
7-23 curvature;
7-24 With said curve to the left, having a radius of 100.00 feet,
7-25 an arc length of 31.92 feet, a central angle of 18°17'21", and a
7-26 chord which bears North 48°48'03" East, 31.79 feet to a point;
7-27 North 39°25'06" East, a distance of 162.78 feet to a point for
7-28 the northeast corner of said Victoria Best tract and the northwest
7-29 corner of said D. M. Best Company, Inc. tract;
7-30 North 39°40'08" East, a distance of 67.81 feet to a point of
7-31 curvature;
7-32 With said curve to the right, having a radius of 110.00 feet,
7-33 an arc length of 321.17 feet, a central angle of 167°17'20", and a
7-34 chord which bears South 56°41'37" East, 218.65 feet to a point;
7-35 South 26°57'03" West, a distance of 110.00 feet to a point of
7-36 curvature;
7-37 With said curve to the left, having a radius of 100.00 feet,
7-38 an arc length of 88.82 feet, a central angle of 50°53'27", and a
7-39 chord which bears South 01°30'19" West, 85.93 feet to a point;
7-40 South 23°56'24" East, a distance of 93.07 feet to a point of
7-41 curvature;
7-42 With said curve to the left, having a radius of 125.00 feet,
7-43 an arc length of 218.38 feet, a central angle of 100°05'58", and a
7-44 chord which bears South 73°59'23" East, 191.65 feet to a point;
7-45 North 55°57'39" East, a distance of 105.14 feet to a point of
7-46 curvature;
7-47 With said curve to the left, having a radius of 100.00 feet,
7-48 an arc length of 63.18 feet, a central angle of 36°11'59", and a
7-49 chord which bears North 37°51'39" East, 62.14 feet to a point;
7-50 North 19°45'41" East, a distance of 127.78 feet to a point of
7-51 curvature;
7-52 With said curve to the right, having a radius of 100.00 feet,
7-53 an arc length of 108.70 feet, a central angle of 62°16'56", and a
7-54 chord which bears North 50°54'09" East, 103.43 feet to a point;
7-55 North 82°02'35" East, a distance of 128.31 feet to a point of
7-56 curvature;
7-57 With said curve to the left, having a radius of 200.00 feet,
7-58 an arc length of 29.95 feet, a central angle of 08°34'47", and a
7-59 chord which bears North 77°45'11" East, 29.92 feet to a point;
7-60 North 71°53'11" East, a distance of 91.52 feet to a point of
7-61 curvature;
7-62 With said curve to the left, having a radius of 300.00 feet,
7-63 an arc length of 97.62 feet, a central angle of 18°38'35", and a
7-64 chord which bears North 62°33'53" East, 97.19 feet to a point;
7-65 North 52°43'16" East, a distance of 75.08 feet to a point for
7-66 the northwest corner of a certain tract of land conveyed to White
7-67 Oak Equities, LLC, as recorded in File No. 20090587861,
7-68 O.P.R.R.P.H.C., TX. and the northeast corner of said D. M. Best
7-69 Company, Inc. tract and the herein described parcel;

8-1 9) THENCE, South 01°52'51" East, along the west line of said
 8-2 White Oak Equities, LLC tract and the east line of said D. M. Best
 8-3 Company, Inc. tract, at a distance of 188.13 feet to a 3/4-inch iron
 8-4 rod with "Landtech" cap set for a reference corner, continuing at a
 8-5 distance of 797.60 feet to a 3/4-inch iron pipe found for the
 8-6 southwest corner of said White Oak Equities, LLC tract and the most
 8-7 easterly northwest corner of said Springwoods Realty, Inc. tract,
 8-8 continuing along the east line of said D. M. Best Company, Inc.
 8-9 tract and the west line of said Springwoods Realty, Inc. tract, in
 8-10 all a distance of 1514.20 feet to a 1/2-inch iron pipe found for an
 8-11 ell corner of said Springwoods Realty, Inc. tract and the southeast
 8-12 corner of said D. M. Best Company, Inc. tract and the herein
 8-13 described parcel (from which another found 1/2-inch iron rod with
 8-14 cap bears South 70°03' West, 3.8 feet);

8-15 10) THENCE, South 71°40'18" West, along the north line of
 8-16 said Springwoods Realty, Inc. tract and the south line of said D. M.
 8-17 Best Company, Inc. tract, a distance of 1361.79 feet to the POINT OF
 8-18 BEGINNING and containing 48.315 acres (2,104,590 square feet) of
 8-19 land.

8-20 Bearings are referenced to the 30 feet access easement being
 8-21 South 71°40'18" West, as recorded in File No 20120202269,
 8-22 O.P.R.R.P.H.C., TX.

8-23 TRACT 4

8-24 BEING 8.331 ACRES (362,877 SQUARE FEET) OF LAND SITUATED IN
 8-25 THE JOHN JONES SURVEY, ABSTRACT NO. 481, HARRIS COUNTY, TEXAS; SAID
 8-26 8.331 ACRES OF LAND BEING THE RESIDUE OF A CERTAIN TRACT OF LAND
 8-27 CONVEYED TO WHITE OAK EQUITIES, LLC, AS RECORDED IN FILE NOS.
 8-28 20090587861 AND 20110086533 OF THE OFFICIAL PUBLIC RECORDS OF REAL
 8-29 PROPERTY OF HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C., TX.); SAID 8.331
 8-30 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
 8-31 AS FOLLOWS:

8-32 BEGINNING at a 5/8-inch iron rod with cap stamped "Rainwater"
 8-33 found in the west line of a certain tract of land conveyed to KAPA
 8-34 Spring 35 Series, LLC, as recorded in File No. 20140356975,
 8-35 O.P.R.R.P.H.C., TX. for a corner of a certain tract of land conveyed
 8-36 to Springwoods Realty, Inc., as recorded in File No. 20140581329,
 8-37 O.P.R.R.P.H.C., TX. and the southeast corner of said White Oak
 8-38 Equities, LLC tract and the herein described parcel (from which a
 8-39 found 1/2-inch iron pipe bears South 22° East, 2.1 feet);

8-40 1) THENCE, South 87°57'48" West, along the north line of said
 8-41 Springwoods Realty, Inc. tract and the south line of said White Oak
 8-42 Equities, LLC tract, a distance of 320.48 feet to a 1/2-inch iron
 8-43 pipe found for an ell corner of said Springwoods Realty, Inc. tract
 8-44 and the most southerly southwest corner of said White Oak Equities,
 8-45 LLC tract and the herein described parcel;

8-46 2) THENCE, North 01°49'06" West, along the east line of said
 8-47 Springwoods Realty, Inc. tract and the west line of said White Oak
 8-48 Equities, LLC tract, a distance of 715.66 feet to a 1/2-inch iron
 8-49 pipe found for a corner of said Springwoods Realty, Inc. tract and
 8-50 an ell corner of said White Oak Equities, LLC tract and the herein
 8-51 described parcel;

8-52 3) THENCE, South 88°08'26" West, along the north line of said
 8-53 Springwoods Realty, Inc. tract and the south line of said White Oak
 8-54 Equities, LLC tract, a distance of 321.11 feet to a 3/4-inch iron
 8-55 pipe found in the east line of a certain tract of land conveyed to D.
 8-56 M. Best Company, Inc., as recorded in File No. 20090321484,
 8-57 O.P.R.R.P.H.C., TX. for a corner of said Springwoods Realty, Inc.
 8-58 tract and the most westerly southwest corner of said White Oak
 8-59 Equities, LLC tract and the herein described parcel;

8-60 4) THENCE, North 01°52'51" West, along the east line of said
 8-61 D. M. Best Company, Inc. tract and the west line of said White Oak
 8-62 Equities, LLC tract, a distance of 189.73 feet to a 5/8-inch iron
 8-63 rod with cap stamped "LJA" found for the southwest corner of a
 8-64 certain tract of land conveyed to Harris County, Texas, as recorded
 8-65 in File No. RP-2016-334636, O.P.R.R.P.H.C., TX. and the northwest
 8-66 corner of the herein described parcel;

8-67 5) THENCE, North 84°39'01" East, along the south line of said
 8-68 Harris County, Texas tract, a distance of 641.69 feet to a 3/8-inch
 8-69 iron rod with cap stamped "Landtech" set in the west line of said

9-1 KAPA Spring 35 Series, LLC tract and in the east line of said White
9-2 Oak Equities, LLC tract for the northeast corner of the herein
9-3 described parcel (from which a found 5/8-inch iron rod with cap
9-4 stamped "LJA" bears North 86° East, 2.0 feet);

9-5 6) THENCE, South 01°53'56" East, along the west line of said
9-6 KAPA Spring 35 Series, LLC tract and the east line of said White Oak
9-7 Equities, LLC tract, a distance of 943.46 feet to the POINT OF
9-8 BEGINNING and containing 8.331 acres (362,877 square feet) of land.

9-9 Bearings are referenced to the 30 feet access easement being
9-10 South 88°08'26" West, as recorded in File No 20120202269,
9-11 O.P.R.R.P.H.C., TX.

9-12 SECTION 3. (a) The legal notice of the intention to
9-13 introduce this Act, setting forth the general substance of this
9-14 Act, has been published as provided by law, and the notice and a
9-15 copy of this Act have been furnished to all persons, agencies,
9-16 officials, or entities to which they are required to be furnished
9-17 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
9-18 Government Code.

9-19 (b) The governor, one of the required recipients, has
9-20 submitted the notice and Act to the Texas Commission on
9-21 Environmental Quality.

9-22 (c) The Texas Commission on Environmental Quality has filed
9-23 its recommendations relating to this Act with the governor, the
9-24 lieutenant governor, and the speaker of the house of
9-25 representatives within the required time.

9-26 (d) All requirements of the constitution and laws of this
9-27 state and the rules and procedures of the legislature with respect
9-28 to the notice, introduction, and passage of this Act are fulfilled
9-29 and accomplished.

9-30 SECTION 4. (a) If this Act does not receive a two-thirds
9-31 vote of all the members elected to each house, Subchapter C, Chapter
9-32 7927A, Special District Local Laws Code, as added by Section 1 of
9-33 this Act, is amended by adding Section 7927A.0306 to read as
9-34 follows:

9-35 Sec. 7927A.0306. NO EMINENT DOMAIN POWER. The district may
9-36 not exercise the power of eminent domain.

9-37 (b) This section is not intended to be an expression of a
9-38 legislative interpretation of the requirements of Section 17(c),
9-39 Article I, Texas Constitution.

9-40 SECTION 5. This Act takes effect immediately if it receives
9-41 a vote of two-thirds of all the members elected to each house, as
9-42 provided by Section 39, Article III, Texas Constitution. If this
9-43 Act does not receive the vote necessary for immediate effect, this
9-44 Act takes effect September 1, 2021.

9-45 * * * * *