By:  Bell of Montgomery (Senate Sponsor - Creighton) H.B. No. 5394

(In the Senate - Received from the House May 10, 2023; May 10, 2023, read first time and referred to Committee on Local Government; May 15, 2023, reported favorably by the following vote: Yeas 7, Nays 0; May 15, 2023, sent to printer.)

COMMITTEE VOTE

                 Yea Nay Absent  PNV

Bettencourt       X

Springer          X

Eckhardt                    X

Gutierrez                   X

Hall              X

Nichols           X

Parker            X

Paxton            X

West              X

A BILL TO BE ENTITLED

AN ACT

relating to the powers, duties, territory, and governance of the Westwood Magnolia Parkway Improvement District.

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 Kimberly Jean Hardick, by an instrument of record in File Number 2021060150, 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 Lots 13, 14 and 15 of Westlite, an unrecorded subdivision, said Lot 13 described as a 0.46 acre tract, and said Lot 14 and 15 described as two (2) 0.45913 acre tracts conveyed to Honea Egypt LLC, by an instrument of record in File Number 2022038805, M.C.O.P.R.R.P., (MCAD ID Nos. R182789, 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 Matthew Allen Flores, by an instrument of record in File Number 2022019532, 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 that certain called 0.44 acre tract conveyed to Birdwell Services, LLC, by an instrument of record in Document Number 2017002856, M.C.O.P.R., (MCAD ID No. R68554);

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. R487031);

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 Ky Carlson, by an instrument of record in File Number 2007-111975, 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 Magnolia Medical Specialists, a subdivision of record in Cabinet Z, Sheets 6689-6690, M.C.M.R., (MCAD ID No. R510026 and R510027);

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. R418250);

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, R510954, R510955, and R510956);

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 James Willbanks and spouse, Erin Willbanks, by an instrument of record in File Number 2006-058074, 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 Vickie Lynn Milano, by an instrument of record in Document Number 2021152732, M.C.O.P.R., (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 P2RK, LLC, by an instrument of record in Document Number 2021172650, 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 2.50 acre tract conveyed to NORM Properties, LLC, by an instrument of record in Document Number 2021169732, M.C.O.P.R., (MCAD ID Nos. R68377);

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 0.69 acre tract conveyed to TWC 1488 Property LLC, by an instrument of record in Document Number 2021042738, M.C.O.P.R., (MCAD ID No. R513376);

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 Unrestricted Reserve "A" of West Serenity Embers, a subdivision of record in Cabinet Z, Sheets 5385-5386, M.C.M.R., (MCAD ID No. R488213);

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 0.8378 acre tract conveyed to Herrera Realty Holdings Incorporated, by an instrument of record in Document Number 2021161932, 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 21.9997 acre tract conveyed to Trustee of the SMJ Living Trust U/T/A 4/7/2021, by an instrument of record in Document Number 2021045811, M.C.O.P.R., (MCAD ID No. R49269);

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 those certain called 3.500 acre tract (Tract I) and 1.500 acre tract (Tract II) conveyed to Huynh-Le & Associates LLC, by an instrument of record in Document Number 2021085516, M.C.O.P.R., (MCAD ID No. R51277 and R299018):

All of that certain called 2.401 acre tract conveyed to Robert M. Coffey and spouse, Patricia A. Coffey, by an instrument of record in File Number 99077178, M.C.O.P.R.R.P., (MCAD ID No. R51287);

All of that certain called 4.4627 acre tract conveyed to Karen Darby, by an instrument of record in File Number 2001-024733, M.C.O.P.R.R.P., (MCAD ID No. R51267);

All of that certain called 5.0 acre tract conveyed to Linda Fay Bratcher Mostyn Haney and spouse, Michael Haney, by an instrument of record in Document Number 2021081849, M.C.O.P.R., (MCAD ID No. R51271);

All of that certain called 2.172 acre tract conveyed to Rebecca Nicole Long and husband, Davis Long, by an instrument of record in Document Number 2018067879, M.C.O.P.R., (MCAD ID No. R51276);

All of that certain called 1.4999 acre tract conveyed to Emilee Butler and Kasey Butler, by an instrument of record in Document Number 2022089237, M.C.O.P.R., (MCAD ID No. R301079);

All of that certain called 3.4956 acre tract conveyed to Autism House, LLC, by an instrument of record in Document Number 2015102565, M.C.O.P.R., (MCAD ID No. R51274);

All of that certain called 5.043 acre tract conveyed to Thomas F. Dyer and spouse, Christine R. Dyer, by an instrument of record in Document Number 2014124470, M.C.O.P.R., (MCAD ID No. R51269);

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 and R523932);

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);

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);

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 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 an 8.629 acre tract described in the Release of Recorded Lien by an instrument of record in Document Number 2011024612, M.C.O.P.R., out 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 No. R366396);

The remainder of that certain called 19.506 acre tract conveyed to Ricky G. Bates and wife, Brenda C. Bates, as defined by an instrument of record in File Number 9824389, M.C.O.P.R.R.P., save and except that certain called 1.5 acre tract conveyed to Ricky G. Bates and wife, Brenda C. Bates Co-Trustees of the Bates Family Revocable Trust, as defined by an instrument of record in Document Number 2021065937, M.C.O.P.R., and save and except that certain called 15.000 acre tract conveyed to Dry Creek Gatherings, LLC, as defined by an instrument of record in Document Number 2018063714, M.C.O.P.R., (MCAD ID No. R263242);

All of that certain called 15.000 acre tract conveyed to Dry Creek Gatherings, LLC, as defined by an instrument of record in Document Number 2018063714, M.C.O.P.R., (MCAD ID No. R490505);

All of that certain called 1.5 acre tract conveyed to Ricky G. Bates and wife, Brenda C. Bates Co-Trustees of the Bates Family Revocable Trust, as defined by an instrument of record in Document Number 2021065937, M.C.O.P.R., (MCAD ID No. R276340);

All of that certain called 4.9995 acre tract conveyed to Salty Test Tackle Investments, LLC, as defined by an instrument of record in Document Number 2022009074, M.C.O.P.R., (MCAD ID No. R490526);

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 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 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 1, Block 1 of Oakwood Acres, Section 1, a Mobile Home Development, a subdivision of record in Cabinet B, Sheet 57, M.C.M.R., conveyed to BrickHaus, LLC by an instrument of record in Document Number 2021066718, M.C.O.P.R., (MCAD ID No. R128737);

All of Lot 11, Block 1 of Oakwood Acres, Section 1, a subdivision of record in Cabinet B, Sheet 57A, M.C.M.R., conveyed to Magnolia Texas Land, LLC, by an instrument of record in Document Number 2022020533, M.C.O.P.R., (MCAD ID No. R128747);

All of Lot 12, Block 1 of Oakwood Acres, Section 1, a subdivision of record in Cabinet B, Sheet 57A, M.C.M.R., conveyed to Martin Chalico and wife, Maria Del Rosario Solache-Montenegro, by an instrument of record in Document Number 2022005966, M.C.O.P.R., (MCAD ID No. R128748);

All of Lot 13, Block 1 of Oakwood Acres, Section 1, a subdivision of record in Cabinet B, Sheet 57A, M.C.M.R., conveyed to Laura Willard Flint, Michael D. Flint and Stephen Flint, by an instrument of record in Document Number 2022002649, M.C.O.P.R., save and except a 0.07 acre tract conveyed to Montgomery County, Texas by an instrument of record in Document Number 2010065386, M.C.O.P.R., (MCAD ID No. R128749);

All of Lot 14, Block 1 of Oakwood Acres, Section 1, a subdivision of record in Cabinet B, Sheet 57A, M.C.M.R., conveyed to Joshua Cropper, by an instrument of record in File Number 2008-046477, M.C.O.P.R.R.P., save and except a 0.33 acre tract conveyed to Montgomery County, Texas by an instrument of record in Document Number 2011104767, M.C.O.P.R., (MCAD ID No. R128750);

All of Lot 15, Block 1 of Oakwood Acres, Section 1, a subdivision of record in Cabinet B, Sheet 57A, M.C.M.R., conveyed to Norman R. Petty, by an instrument of record in File Number 99022249, M.C.O.P.R.R.P., save and except a 0.59 acre tract conveyed to Montgomery County, Texas by an instrument of record in Document Number 2010065383, M.C.O.P.R., (MCAD ID No. R128751);

All of Lot 16, Block 1 of Oakwood Acres, Section 1, a subdivision of record in Cabinet B, Sheet 57A, M.C.M.R., conveyed to Doroteo Martinez and Ofelia Puebla, by an instrument of record in Document Number 2016031390, M.C.O.P.R., save and except a 0.56 acre tract conveyed to Montgomery County, Texas by an instrument of record in Document Number 2010111232, M.C.O.P.R., and save and except a 0.66 acre tract conveyed to Montgomery County, Texas by an instrument of record in Document Number 2011003181, M.C.O.P.R. (MCAD ID No. R128752);

All of Lot 17, Block 1 of Oakwood Acres, Section 1, a subdivision of record in Cabinet B, Sheet 57A, M.C.M.R., conveyed to Norman R. Petty, by an instrument of record in File Number 9111541, M.C.O.P.R.R.P., save and except a 0.68 acre tract conveyed to Montgomery County, Texas by an instrument of record in Document Number 2010060877, M.C.O.P.R., (MCAD ID Nos. R409683 and R128753);

All of Lot 18, Block 1, of Oakwood Acres, a subdivision of record in Cabinet B, Sheet 57A, M.C.M.R., conveyed to Barbara Sue Whitten, by an instrument of record in File Number 9420570, M.C.O.P.R.R.P., 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 that certain called 7.246 acre tract conveyed to 30130 Dobbin Huffsmith Road, L.L.C., by an instrument of record in Document Number 2021113016, M.C.O.P.R., (MCAD ID Nos. R167322 and R167323);

All of that certain called 1.052 acre tract conveyed to 30130 Dobbin Huffsmith Road, L.L.C., by an instrument of record in Document Number 2021130446, M.C.O.P.R., MCAD ID No. R526214);

All of that certain called 2.207 acre tract conveyed to 30130 Dobbin Huffsmith Road, L.L.C., by an instrument of record in Document Number 2021130450, M.C.O.P.R., (MCAD ID No. R526219);

All of that certain called 1.674 acre tract conveyed to 30130 Dobbin Huffsmith Road, L.L.C., by an instrument of record in Document Number 2022126893, M.C.O.P.R., (MCAD ID No. R167320);

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 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 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 Lot 1, Block 1 of Park Place, a Mobile Home Development, a subdivision of record in Cabinet C, Sheet 156A, M.C.M.R., conveyed to Rito Villanueva and Janice Villanueva by an instrument of record in File Number 2000-000486, M.C.O.P.R.R.P., save and except that certain called 0.28 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010060875, M.C.O.P.R., (MCAD ID No. R132895);

All of Lot 2, Block 1 of Park Place, a Mobile Home Development, a subdivision of record in Cabinet C, Sheet 156A, M.C.M.R., conveyed to Rito Villanueva and Janice Villanueva by an instrument of record in File Number 2000-000486, M.C.O.P.R.R.P., save and except that certain called 0.27 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010060876, M.C.O.P.R., (MCAD ID No. R132896);

All of Lot 3, Block 1 of Park Place, a Mobile Home Development, a subdivision of record in Cabinet C, Sheet 156A, M.C.M.R., conveyed to Emigdio I. Carranza and Aleyda Hernandez by an instrument of record in File Number 9420570, M.C.O.P.R.R.P., save and except that certain called 0.06 acre tract conveyed to Montgomery County, Texas, by an instrument of record in Document Number 2010113432, M.C.O.P.R., (MCAD ID No. R132897);

All of Lots 4 and 5, Block 1 of Park Place, a Mobile Home Development, a subdivision of record in Cabinet C, Sheet 156A, M.C.M.R., conveyed to Christopher Montoya by an instrument of record in File Number 2002-123403, M.C.O.P.R.R.P., (MCAD ID Nos. R132898 and R132899);

All of Lot 6, Block 1 of Park Place, a Mobile Home Development, a subdivision of record in Cabinet C, Sheet 156A, M.C.M.R., conveyed to Carolyn Johnson by an instrument of record in File Number 2001-030878, M.C.O.P.R.R.P., (MCAD ID No. R132900);

All of Lot 7, Block 1 of Park Place, a Mobile Home Development, a subdivision of record in Cabinet C, Sheet 156A, M.C.M.R., conveyed to Ronald Wayne McCurdy by an instrument of record in Document Number 2012003677, M.C.O.P.R., (MCAD ID No. R132901);

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 0. 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 3.11 acre tract conveyed to Brenda Araceli Quezada Real, by an instrument of record in Document Number 2021101353, M.C.O.P.R., (MCAD ID No. R37826);

The residue 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., save and except that certain called 1.74 acre tract conveyed to Michael Morrissey and Suzan Morrissey by an instrument of record in Document Number 2022000230, M.C.O.P.R. (MCAD ID No. R526671);

All of that certain called 1.74 acre tract conveyed to Michael Morrissey and Suzan Morrissey by an instrument of record in Document Number 2022000230, M.C.O.P.R. (MCAD ID No. R37814);

All of that certain called 0.100 acre tract conveyed to George Ball, by an instrument of record in Document Number 2022023407, 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 3.669 acre tract conveyed Napoleon Investments, LLC, by an instrument of record in Document Number 2012031505, M.C.O.P.R., (MCAD ID No. R37786);

All of that certain called 4.262 acre tract conveyed Andy Eak Chang c/o P&T Management, Inc, by an instrument of record in Document Number 2020124630, M.C.O.P.R., (MCAD ID No. R37738);

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., (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., being all of those certain 1.09 and 3.67 acre tracts conveyed to TEV Dry Creek, LLC by an instrument of record in Document No. 2015076914, M.C.O.P.R., (MCAD ID No. R477480);

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 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 11.2895 acre tract conveyed to Michael Glenn Garner aka Michael Glynn Garner, Nathan Wynn Garner, Bobbi Gwynn Garner, and David Nelson, personal representative of the Estate of Melissa Nelson, Deceased, by an instrument of record in Document Number 2021048857, M.C.O.P.R., (MCAD ID No. R37721);

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 1.205 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 1.5678 acre tract conveyed to Spring Cypress Holdings, Inc, by an instrument of record in File Number 2008-027026, M.C.O.P.R.R.P., (MCAD ID No. R37719);

All of that certain called 3.19 acre tract conveyed to Spring Cypress Holdings, Inc, by an instrument of record in Document Number 2022080363, M.C.O.P.R., (MCAD ID No. R37730);

All of that certain called 67.660 acre tract conveyed to William Alexander Roper, Donald Eugene Roper, et al, by an instrument of record in File Number 8000662, M.C.O.P.R.R.P., (MCAD ID No. R37704);

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 Tract 11-B of Tomball North, an unrecorded subdivision, said Tract 11-B described as a 3.59 acre tract conveyed to Henry Jack Realty, LLC, by an instrument of record in File Number 2022125824, M.C.O.P.R.R.P., (MCAD ID No. R170390);

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. R101206);

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 4.632 acre tract conveyed to Ortega Real Estate Interests Limited Partnership, by an instrument of record in File Number 2021060069, 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 5.0321 acre tract conveyed to Action Leadership Academy, by an instrument of record in File Number 2021174523, 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 5.00 acre tract conveyed to Sherry Fay Barker, by an instrument of record in Document Number 2017115709, M.C.O.P.R., (MCAD ID No. R89863);

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 Unrestricted Reserve "A" Block One (1) of Alders at Magnolia Circle Addition, a subdivision of record in Cabinet Z, Sheet 5613, M.C.M.R., (MCAD ID No. R496920);

All of Unrestricted Reserve "B", Block One (1) of Alders at Magnolia Circle Addition, a subdivision of record in Cabinet Z, Sheet 5613, M.C.M.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 1.998 acre tract conveyed to Prisa Capital, LLC, by an instrument of record in Document Number 2022125478, M.C.O.P.R., (MCAD ID No. R89874);

All of Unrestricted Reserve "A" of UG Forest West, a subdivision of record in Cabinet Z, Sheets 8922-8923, M.C.M.R., being that certain called 14.981 acre tract conveyed to GVP Woodlands Property Owner, L.P., by an instrument of record in Document Number 2022028301, M.C.O.P.R., (MCAD ID No. R89884, R89885 and R89886);

All of that certain called 15.000 acre tract conveyed to Rima Fallaha, by an instrument of record in File Number 99097061, M.C.O.P.R.R.P., (MCAD ID No. R89858);

All of that certain called 5.000 acre tract conveyed to Yec Sin Lee and wife Un-in Kuan Lee, by an instrument of record in File Number 7831437, M.C.O.P.R.R.P., (MCAD ID No. R89859);

All of that certain called 5.000 acre tract conveyed to Charles H. Lee, by an instrument of record in Document Number 2023014686, M.C.O.P.R, (MCAD ID No. R89860);

All of that certain called 1.1641 acre tract conveyed to The Juede Family Trust, by an instrument of record in Document Number 2021069762, 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, Sheets 156-158, M.C.M.R., (MCAD ID No. R299629);

The 0.215 acre residue 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 Unrestrictive Reserve "A", Parkway Junction Subdivision Section One, a subdivision of record in Cabinet W, Sheets 177-178, M.C.M.R., conveyed to FM 2978 & Research Forest, LLC, by an instrument of record in Document Number 2013059853, M.C.O.P.R., (MCAD ID No. R338916);

All of that certain Unrestrictive Reserve "F", Sendera Lake Estates Section One, a subdivision of record in Cabinet G, Sheets 41A-42B, M.C.M.R., (MCAD ID No. R219932);

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 Reserve "A" of Bear Branch Estates Replat, a subdivision of record in Cabinet C, Sheet 19B, M.C.M.R., (MCAD ID No. R66647);

All of Lot 1, Block 1 of Bear Branch Estates Replat, a subdivision of record in Cabinet C, Sheet 19B, M.C.M.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 GMFITNESS, LLC, by an instrument of record in Document Number 2022033106, M.C.O.P.R., (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 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 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 1.4264 acre tract (Tract One) conveyed to David Park, by an instrument of record in File Number 2010108739, M.C.O.P.R.R.P., (MCAD ID No. R78522);

All of that certain 1.79 acre tract conveyed to AMJ Investments, LLC, by an instrument of record in File Number 2021170808, M.C.O.P.R.R.P., (MCAD ID No. R78524);

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 Reserve "A", Ascot Farms Section 1, a subdivision of record in Cabinet F, Sheets 109B-110A, M.C.M.R., conveyed to RAMARSR Inc., by an instrument of record in Document Number 2021001664, M.C.O.P.R., (MCAD ID No. R211632);

All of Reserve "A", Ascot Farms Section 2, a subdivision of record in Cabinet F, Sheets 119B-120A, M.C.M.R., conveyed to Edelmira Rodriguez, by instruments of record in File Number 9145437, M.C.O.P.R.R.P. and Document Number 2021001660, M.C.O.P.R., (MCAD ID No. R211658);

All of Unrestricted Reserve "B", Champions Glen, Section One, a subdivision of record in Cabinet C, Sheets 93A, M.C.M.R., conveyed to TIBLC, LLC, by an instrument of record in Document Number 2022151553, M.C.O.P.R., (MCAD ID No. R73374);

All of that certain 9.6168 acre tract conveyed to 2978 CLK, LLC, by an instrument of record in File Number 2008-022813, M.C.O.P.R.R.P., save and except that certain called 5.942 acre tract conveyed to the State of Texas, by an instrument of record under Document Number 2017076607, M.C.O.P.R., (MCAD ID No. R270885);

All of that certain 2.0091 acre tract conveyed to J. A. Holding Incorporated, by an instrument of record in File Number 2002-084399, M.C.O.P.R.R.P., (MCAD ID No. R270879);

All of that certain 0.692 acre tract conveyed to Crown Castle GT Company, LLC, by an instrument of record in File Number 2001-044557, M.C.O.P.R.R.P., (MCAD ID No. R264942);

All of that certain 8.798 acre tract conveyed to Diazco Properties, LLC, by an instrument of record in Document Number 2014106520, M.C.O.P.R., (MCAD ID No. R295587);

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);

All of that certain 7.0000 acre tract conveyed to Glen Marcus Kemp and Sharon Kemp, by an instrument of record in Document Number 2019055719, M.C.O.P.R., (MCAD ID No. R267353);

All of that certain 6.255 acre tract conveyed to FM 2987 Property, L.L.C., by an instrument of record in File Number 2007-061672, M.C.O.P.R.R.P., (MCAD ID No. R372880);

All of that certain 4.4090 acre tract conveyed to Process Construction, LLC, by an instrument of record in Document Number 2017072629, M.C.O.P.R., (MCAD ID No. R37525);

All of that certain 1.3647 acre tract (Tract Three) conveyed to Shirley H. Herring, by an instrument of record in Document Number 2022149910, M.C.O.P.R., (MCAD ID No. R218806);

All of that certain 1.2475 acre tract conveyed to Mike D. Burchfield and wife, Lynette Burchfield, by an instrument of record in File Number 2001-029339, M.C.O.P.R.R.P., (MCAD ID No. R37542);

All of that certain 19.829 acre tract conveyed to Classic Storage Station Inc, by an instrument of record in File Number 2008-011768, M.C.O.P.R.R.P., (MCAD ID No. R274738);

All of that certain 2.00 acre tract conveyed to M, B, C & H Management, LLC, by an instrument of record in File Number 2004-139163, M.C.O.P.R.R.P., (MCAD ID No. R241684);

All of that certain 2.241 acre tract conveyed to FM 2978 Series, LLC, by an instrument of record in Document Number 2014113913, M.C.O.P.R., (MCAD ID No. R37684);

All of that certain 2.4541 acre tract conveyed to K&A Interests, LLC, by an instrument of record in Document Number 2015095700, M.C.O.P.R., (MCAD ID No. R37558);

All of that certain 0.344 acre tract conveyed to Ronald McCurdy, by an instrument of record in Document Number 2017059462, M.C.O.P.R., (MCAD ID No. R360995);

All of that certain 1.996 acre tract conveyed to Ronald McCurdy, by an instrument of record in Document Number 2013045686, M.C.O.P.R., (MCAD ID No. R366570);

All of that certain 4.9999 acre tract conveyed to Haarnas Champions, LLC, by an instrument of record in Document Number 2017104366, M.C.O.P.R., (MCAD ID No. R37516);

All of that certain 0.368 acre tract conveyed to Ronald McCurdy and spouse, Sue Ann McCurdy, by an instrument of record in File Number 2004-039744, M.C.O.P.R.R.P., (MCAD ID No. R301478);

All of that certain 1.0000 acre tract conveyed to Muhammed N. Shahzad and Shahnaz N. Shahzad, by an instrument of record in Document Number 2017087073, M.C.O.P.R., (MCAD ID No. R37647);

All of Restricted Reserve "A", Momin Properties, a subdivision of record in Cabinet Z, Sheets 4380-4381, M.C.M.R., (MCAD ID No. R33797);

All of that certain 0.4855 acre tract (Tract One) conveyed to Circle S Endeavors, LLC, by an instrument of record in Document Number 2013044640, M.C.O.P.R., (MCAD ID No. R33802);

All of that certain 1.0928 acre tract (Tract Two) conveyed to Circle S Endeavors, LLC, by an instrument of record in Document Number 2013044640, M.C.O.P.R., (MCAD ID No. R332569);

All of that certain 1.0695 acre tract conveyed to Leader Trading, LLC, by an instrument of record in Document Number 2012004792, M.C.O.P.R., (MCAD ID No. R33799);

All of that certain 1.0014 acre tract conveyed to C&L Properties, LLC, by an instrument of record in Document Number 2014123785, M.C.O.P.R., (MCAD ID No. R33795);

TRACT 6: (MCAD ID No. R41693 and R41695)

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.

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.  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 5.  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 6.  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 7.  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 8.  (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 9.  (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 10.  This Act takes effect September 1, 2023.

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