

By: Fletcher

H.B. No. 4138

A BILL TO BE ENTITLED

AN ACT

relating to the territory included in, the composition of the board of directors of, and the powers of the Harris County Improvement District No. 17.

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

SECTION 1. Subchapter C, Chapter 3891, Special District Local Laws Code, is amended by adding Section 3891.109 to read as follows:

Sec. 3891.109. ENFORCEMENT OF REAL PROPERTY RESTRICTIONS. Section 54.237, Water Code, applies to the district.

SECTION 2. Subchapter D, Chapter 3891, Special District Local Laws Code, is amended by adding Sections 3891.159 and 3891.160 to read as follows:

Sec. 3891.159. POWERS OF MUNICIPAL UTILITY DISTRICT TO ESTABLISH DEFINED AREAS AND DESIGNATED PROPERTY; TAXES; BONDS. The district has the powers of a municipal utility district under Subchapter J, Chapter 54, Water Code, including the power to:

(1) implement a plan;  
(2) issue bonds; and  
(3) impose a tax in a defined area established under that subchapter.

Sec. 3891.160. PETITION REQUIRED FOR CERTAIN ASSESSMENTS. The board may not impose an assessment on territory added to the district by an act of the legislature enacted after May 1, 2015,

1 unless a written petition consenting to the imposition of  
2 assessments in the added territory has been filed with the board.  
3 The petition must be signed by the owners of at least two-thirds of  
4 the assessed value of real property in the added territory subject  
5 to assessment according to the most recent certified tax appraisal  
6 roll for the county or counties in which the real property is  
7 located.

8         SECTION 3. (a) On the later of June 1, 2015, or the  
9 effective date of this Act, the board of directors of the Harris  
10 County Improvement District No. 17 is dissolved.

11         (b) On the effective date of this Act, the board of  
12 directors of the Harris County Improvement District No. 17 is  
13 reconstituted and is composed of the following directors:

Pos. No.	Name of Director
1	James F. Wine
2	Joe Bullard
3	C. Laurence Allen Jr.
4	Daniel Dodson
5	Kendrick A. James

20         (c) The terms of the directors in positions 1, 2, and 3  
21 expire June 1, 2017.

22         (d) The terms of the directors in positions 4 and 5 expire  
23 June 1, 2019.

24         (e) The Harris County Commissioners Court shall appoint  
25 successor directors as provided by Section [3891.052](#), Special  
26 District Local Laws Code.

27         SECTION 4. The following territory is added to the

1 territory of the Harris County Improvement District No. 17:

2 HARRIS COUNTY:

3 Tract 1 (FM 2920 and Telge) is +/- 117 acres in size, within the W.  
4 Hurd Survey (Abstract No. 377) and situated southwest of the  
5 intersection of Farm-to-Market 2920 (Waller-Tomball) and Telge  
6 Roads in northwest Harris County with point of beginning being  
7 northeast corner of 111 tract (ABST 377W HURD TRS 3C 3D 4A & 5A) and  
8 west Right-Of-Way (ROW) of Telge Road;

9 Then south along west ROW of Telge Road and east boundary of 111  
10 tract (ABST 377W HURD TRS 3C 3D 4A & 5A) to southeast corner of said  
11 tract;

12 Then generally west northwest along south boundary of said 111 acre  
13 tract to southwest corner of said tract;

14 Then north along west boundary of said 111 tract, and 4 acre tract  
15 (ABST 377 W HURD TR 4) to northwest corner of said 4 acre tract and  
16 south ROW of FM 2920 Rd.;

17 Then east along north boundary of said 4 acre tract and south ROW of  
18 FM 2920 Rd. to northeast corner of said tract;

19 Then south along east boundary of said 4 acre tract to southeast  
20 corner of said tract and north boundary of 111 acre tract (ABST 377  
21 W HURD TRS 3C 3D 4A & 5A);

22 Then east along north boundary of said 111 acre tract to northeast  
23 corner of said tract, west ROW of Telge Road and point of beginning  
24 of +/-117 acre tract 1;

25 Tract 2 (Decker Prairie-Rosehill) is +/- 99 acres in size, within  
26 the J. H. Edwards Survey (Abstract No. 20) and situated east  
27 southeast of the intersection of Decker Prairie-Rosehill and Nutty

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1 Farms Roads in northwest Harris County with point of beginning  
2 being southwest corner of +/- 99 tract (ABST 20 J H EDWARDS TRS 9 &  
3 10) and east Right-Of-Way (ROW) of Decker Prairie-Rosehill Rd.;  
4 Then north along east ROW of Decker Prairie-Rosehill Rd. and west  
5 boundary of said 99 acre tract to west northwest corner of said  
6 tract and southwest corner of 50 acre tract (ABST 20 J H EDWARDS TR  
7 4);  
8 Then east along north boundary of said 99 acre tract, south boundary  
9 of said 50 acre tract to interior corner of said 99 acre tract and  
10 southeast corner of said 50 acre tract;  
11 Then north along boundary of said 99 tract, and east boundary of  
12 said 50 acre tract to north corner of said 99 acre tract and  
13 southwest corner of 4.4 acre tract (HOLLY CREEK SEC 2 U/R TR 2A-L);  
14 Then east along north boundary of said 99 acre tract, and south  
15 boundary of HOLLY CREEK SEC 2 U/R TRACTS 2A-L, 2AK-2, 2AK-1, 2AJ,  
16 2AA & 2J and 2H to northeast corner of said 99 acre tract;  
17 Then south along east boundary of said 99 acre tract, and west  
18 boundary of HOLLY CREEK U/R TRACTS P, H, PT TR C1 (HOMESITE), C2 and  
19 C3 to southeast corner of said 99 acre tract;  
20 Then west along south boundary of said 99 acre tract, and north  
21 boundary of ESTATES OF HOLLY LAKE and ABST 20 J H EDWARDS PT TR 8B-2B  
22 (AG-USE), TR 8B-2, TR 8F and TR 8B-2D to southwest corner of said 99  
23 acre tract, east ROW of Decker Prairie-Rosehill Road and point of  
24 beginning of +/-99 acre tract 2;  
25 MONTGOMERY COUNTY:  
26 Tract 3 (Colony at Pinehurst) being a 123.100 acres partially out of  
27 (1) a called 15.511 acre tract described in deed recorded under

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County Clerk's File No. 8405898, of the Montgomery County Real Property Records (M.C.R.P.R.), (2) called 50.04 acre tract described in deed recorded under VOL. 610, PG. 33, Montgomery County Deed Records (M.C.D.R.), and (3) a called 76.277 acre residue tract being the residue of that land described in deed recorded under Vol. 1018, Pg. 610, (M.C.D.R.), being out of the Buckman Canfield Survey, A-120, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set in the southwesterly line of that 0.3088 acre tract described in Lis Pendens for right-of-way acquisition to widen S.H. 249 (Variable Width), in Clerk's File No. 2014-020322, M.C.O.P.R.R.P., said point being in the westerly line of said 15.511 acre tract, said point also being in the northeasterly line of Lone Star Road (25 feet wide), and said point having a Grid Coordinate: N=10,057,376.28, E=3,764,298.69;

1) THENCE, SOUTH 47°20'10" EAST, 1.59 feet along the southwesterly line of said 0.3088 acre tract and the southwesterly line of Proposed S.H. 249 to a 1/2 inch Iron Rod set for corner;

2) THENCE, NORTH 80°56'48" EAST, 50.03 feet along the southwesterly line of said 0.3088 acre tract and the southwesterly line of Proposed S.H. 249 to a 1/2 inch Iron Rod set for corner;

3) THENCE, SOUTH 59°19'41" EAST, 569.95 feet along the southwesterly line of said 0.3088 acre tract and the southwesterly line of Proposed S.H. 249 to a point for corner from which a found 1/2 inch iron rod bears NORTH 39°04'07" EAST, 0.51 feet, said point being the beginning of a curve to the left;

4) THENCE, SOUTHEASTERLY, 60.46 feet along the southwesterly

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1 line of said 0.3088 acre tract and the southwesterly line of  
2 Proposed S.H. 249, being along the arc of said curve to the left,  
3 having a radius of 5780.00 feet, a central angle of 00°35'58". and a  
4 chord bearing SOUTH 59°37'40" EAST, 60.46 feet to the most easterly  
5 corner of the herein described tract, from which a found "X" in  
6 concrete bears NORTH 56°42'23" WEST 9.13 feet, said point being in  
7 the northwesterly line of that 12.8767 acre tract described in  
8 Clerk's File No. 2009-098999, M.C.O.P.R.R.P.;

9 5) THENCE, SOUTH 29°42'35" WEST, 660.32 feet along the  
10 northwesterly line of said 12.8767 acre tract to a 1/2 inch iron rod  
11 set for corner from which a found 1/2 inch iron rod bears SOUTH  
12 72°14'28" EAST 23.04 feet;

13 6) THENCE, SOUTH 17°48'22" EAST, 401.89 feet along the  
14 southwesterly line of said 12.8767 acre tract to a 1/2 inch iron rod  
15 set for corner,

16 7) THENCE, SOUTH 42°35'57" EAST, 655.73 feet along the westerly  
17 line of said 12.8767 acre tract to a 1/2 inch iron rod set for corner  
18 at the most southerly corner of said 12.8767 tract, said point being  
19 in the southeasterly line of said 49.953 acre tract;

20 8) THENCE, SOUTH 42°51'42" WEST, 563.49 feet along the  
21 southeasterly line of said 49.953 acre tract to a 1/2 inch Iron rod  
22 set for corner;

23 9) THENCE, SOUTH 41°39'16" WEST, 293.50 feet to a found 1/2" Iron  
24 rod being the most southerly corner of said 49.953 acre tract;

25 10) THENCE, NORTH 47°59'29" WEST, 602.13 feet along the  
26 southwesterly line of said 49.953 acre tract to a set 1/2 inch iron  
27 rod at a reentrant corner of the herein described tract, said point

1 being the most northerly northeast corner of said 76.277 acre  
2 tract;

3 11) THENCE, SOUTH 43°00'34" WEST, 1273.24 feet along the  
4 southeasterly boundary of said 76.277 acre tract to a set 1/2 inch  
5 iron rod for corner;

6 12) THENCE, SOUTH 47°56'16" EAST, 602.03 feet along the  
7 southeasterly boundary of said 76.277 acre tract to a set 1/2 inch  
8 iron rod for corner;

9 13) THENCE, SOUTH 42°59'33" WEST, 316.97 feet along the  
10 southeasterly boundary of said 76.277 acre tract to a Fence Post;

11 14) THENCE, SOUTH 46°30'37" EAST, 896.01 feet along the  
12 southeasterly boundary of said 76.277 acre tract to a Fence Post in  
13 the northwesterly line of Goodson Loop (60 feet wide);

14 15) THENCE, SOUTH 47°32'56" WEST, 976.40 feet along the  
15 southeasterly boundary of said 76.277 acre tract and along the  
16 northwesterly line of Goodson Loop to a Fence Post;

17 16) THENCE, NORTH 46°52'34" WEST, 1050.23 feet along the  
18 southeasterly boundary of said 76.277 acre tract to a 1/2" set for  
19 corner, said point being the most northerly corner of that 9.5 acre  
20 tract described in Volume 449, Page 85, M.C.D.R.;

21 17) THENCE, SOUTH 42°17'45" WEST, 398.79 feet along the  
22 southeasterly boundary of said 76.277 acre tract to 1-1/2" Iron  
23 pipe found for the most westerly corner of said 9.5 acre tract, said  
24 point also being the most northerly corner of that 9.5 acre tract  
25 described in Volume 449, Page 81, M.C.D.R.;

26 18) THENCE, SOUTH 42°09'37" WEST, 395.40 feet along the  
27 southeasterly boundary of said 76.277 acre tract to a Fence Post at

the most westerly corner of last said 9.5 acre tract, said point being in the northeasterly line of that 28.658 acre tract described in Clerk's File No. 9141220, M.C.O.P.R.R.P;

19) THENCE, NORTH 46°45'48" WEST, 484.70 feet along the southwesterly boundary of said 76.277 acre tract and along the northeasterly line of said 28.658 acre tract to a 1/2" Iron rod found in the southerly line of Goodson Loop;

20) THENCE, NORTH 42°12'08" EAST, 374.57 feet along the westerly boundary of said 76.277 acre tract and the southeasterly line of Goodson Loop to a 1/2" iron rod found for corner;

21) THENCE, NORTH 11°48'50" EAST, 49.34 feet along the westerly boundary of said 76.277 acre tract and the southeasterly line of Goodson Loop to a 1/2" iron rod found for corner, said point being the southerly corner of that 6.16 acre tract described in Clerk's File No. 99073596, M.C.O.P.R.R.P;

22) THENCE, NORTH 43°05'09" EAST, 778.21 feet along the westerly boundary of said 76.277 acre tract to the easterly corner of said 6.16 acre tract to a found 1/2" iron rod at the southerly corner of that 12.179 acre tract described in Clerk's File No. 99010255, M.C.O.P.R.R.P;

23) THENCE, NORTH 42°55'37" EAST, 714.64 feet along the westerly boundary of said 76.277 acre tract to an axle found for the easterly corner of said 12.179 acre tract;

24) THENCE, NORTH 47°01'14" WEST, 669.36 feet along the westerly boundary of said 76.277 acre tract and the easterly line of said 12.179 acre tract to a 1/2" iron rod found for corner;

25) THENCE, NORTH 42°12'14" EAST, 1427.72 feet along the westerly



1 boundary of said 76.277 acre tract and partially along the easterly  
2 line of said 12.179 acre tract, and partially along the  
3 southeasterly line of that 25.625 acre tract described in Volume  
4 262, Page 104, M.C.D.R., to an axle found at the easterly corner of  
5 said 25.625 acre tract;

6 26) THENCE, NORTH 47°59'29" WEST, 381.36 feet along the westerly  
7 boundary of said 49.953 acre tract and along the easterly line of  
8 said 25.625 acre tract to a found 6" iron pipe being the southerly  
9 corner of that 3.942 acre tract described in Clerk's File  
10 No. 904000351, M.C.O.P.R.R.P, said point also being in the in the  
11 southeasterly line of Lone Star Road (unrecorded);

12 27) THENCE, NORTH 42°48'13" EAST, 460.34 feet along the  
13 northwesterly line of said 49.953 acre tract and along the  
14 southeasterly line of Lone Star Road to a 1/2 inch iron rod set for  
15 the westerly corner of that called 5.00 acre tract described in  
16 Clerk's File No. 2009-006904, M.C.R.P.R.;

17 28) THENCE, SOUTH 47°59'23" EAST, 420.37 feet along the boundary  
18 of said 5.00 acre tract to a 1/2 inch iron rod set for corner;

19 29) THENCE, NORTH 42°48'13" EAST, 351.20 feet along the boundary  
20 of said 5.00 acre tract to a 1/2 inch iron rod being in the  
21 southwesterly line of a 50 foot wide Tejas Gas Pipeline Easement;

22 30) THENCE, NORTH 09°20'16" WEST, 532.38 feet along the boundary  
23 of said 5.00 acre tract and along the westerly line of said Tejas  
24 Gas Pipeline Easement to a point in the southeasterly line of Lone  
25 Star Road, from which point a found 1/2 inch iron rod bears SOUTH  
26 12°22'40" WEST, 1.86 feet;

27 31) THENCE, NORTH 42°48'13" EAST, 63.33 feet along the westerly

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boundary of said 49.953 acre tract and along the southeasterly line of Lone Star Road to a R.R. Spike, said point having a Grid Coordinate: N=10,057,085.93, E=3,764,030.34, said point being the northerly corner of said 49.953 acre tract, said point also being the westerly corner of said 15.511 acre tract;

32) THENCE, NORTH 42°44'44" EAST, 395.37 feet along the northwesterly line of said 15.511 acre tract and along the southeasterly line of Lone Star Road to the POINT OF BEGINNING of tract 3.

Tract 3 Note: All bearings are based on the Texas Coordinate System, Central Zone, North American 1983 Datum. All coordinates herein are grid. All distances are surface. Coordinates may be converted to "surface" by using a CSF= 0.99996401912.

Tract 4 (Community Estates) being a 133.86 acre tract of land located in and a portion of the Cyrus Wickson Survey, Abstract No. 600, Montgomery County, Texas and being all of that certain called 80 acre tract of land conveyed to E. J. Damuth by deed dated February 17, 1839 of record under Volume 205, Page 206 of the Montgomery County Deed Records (M.C.D.R.), being a portion of that certain residue of a called 394.93 acre tract of land conveyed to E.J. Damuth by deed dated December 26, 1936 and recorded under Volume 191, Page 239 of said Deed Records and being a portion of that certain called 100.49 acre tract of land conveyed to E. J. Damuth by deed dated August 10, 1951 and recorded under Volume 318, Page 351 of said Deed Records; said 133.86 acres of land more particularly described as follows:

BEGINNING at a found 1-inch iron pipe at the northeasterly corner of

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1 Mostyn Manor Section Six, a subdivision of record under File  
2 No. 2014048464 of the Montgomery County Map Records (M.C.M.R.),  
3 being the northwesterly corner of that certain residue of a called  
4 5.3 acre tract of land conveyed to Ralph Steacy and wife, Faye  
5 Steacy by deed dated July 1, 1972 and recorded under Volume 778,  
6 Page 791 of said Deed Records, same being the southwesterly corner  
7 of that certain called 3.3685 acre tract of land conveyed to  
8 Brittany N. Filetti and Jared Filetti by deed dated November 8, 2013  
9 and recorded under Montgomery County Clerk's File (M.C.C.F.)  
10 No. 2013122626 of the Official Public Records of Real Property  
11 Montgomery County Texas (O.P.R.O.R.P.M.C.T.), also being the  
12 southeasterly corner of said 80 acre tract;  
13 THENCE, South 86°49'44" West, 448.77 feet (called North 89°44'26"  
14 East, 448.77 per File No. 2014048464 of said Map Records) along the  
15 northerly line of said Mostyn Manor Section Six, being the  
16 southerly line of said 80 acre tract to the northwesterly corner of  
17 said Mostyn Manor Section Six, from which a found 1-inch iron pipe  
18 bears South 66°01' East, 0.33 feet;  
19 THENCE, South 02°13'29" East, 1,589.13 feet (called North 00°41'13"  
20 East per File No. 2014048464 of said Map Records) along the  
21 westerly line of said Mostyn Manor Section Six and along the  
22 easterly line of said residue of 394.93 acre tract, passing at  
23 1,495.45 feet a found 5/8-inch iron rod with cap at the  
24 southwesterly corner of Mostyn Manor Section Six and continuing to  
25 a point In the southerly line of Community Road (a prescriptive  
26 road) (no recording information found), being the northerly line of  
27 that certain called 8.38 acre tract of land conveyed to Donald E.

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1 Dean and wife, Karol L. Dean by deed dated May 12, 2011 and recorded  
2 under M.C.C.F. No. 2011046796 of said Official Public Records, same  
3 being the southerly line of said residue of 394.93 acre tract, from  
4 which a found 2-inch iron pipe bears North 39°06' East, 2.33 feet and  
5 a found 5/8-inch iron rod with cap for the northwesterly corner of  
6 Mostyn Manor Section Five of record under Cabinet 2, Sheet 2640 of  
7 said Map Records bears South 02°26' East, 5.34 feet;  
8 THENCE, South 39°06'05" West, 418.44 feet (called North 40°37'35"  
9 East, 420.80 feet per M.C.C.F. No. 2011046796 of said Official  
10 Public Records) along the southerly line of Community Road, being  
11 the northerly line of said 8.38 acre tract, same before the  
12 southerly line of said residue of 394.93 acre tract to a found  
13 1-inch iron pipe for an angle point;  
14 THENCE South 40°25'38" West, 539.06 feet (called North 41°57'08"  
15 East, 539.06 feet per M.C.C.F. No. 2011046796 of said Official  
16 Public Records) continuing along the southerly line of Community  
17 Road, being the northerly line of said 8.38 acre tract to a found  
18 3/4-inch iron rod at the northwesterly corner of said 8.38 acre  
19 tract, being the northerly corner of that certain called 3.1470  
20 acre tract of land conveyed to Donald E. Dean and wife, Karol L.  
21 Dean by deed dated June 20, 1979 and recorded under Volume 1140,  
22 Page 596 of said Deed Records;  
23 THENCE, South 40°25'30" West, 244.71 feet (called North 41°57' East  
24 per Volume 1140, Page 596 of said Deed Records) continuing along the  
25 southerly line of Community Road, being the northerly line of said  
26 3.1470 acre tract, passing at 200.00 feet a found 5/8-inch iron rod  
27 with cap at the northwesterly corner of said 3.1470 acre tract and

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1 continuing to a set PK nail with shiner In the centerline of  
2 Community Road, being the easterly line of that certain called  
3 2.000 acre tract of land conveyed to Kenneth R. Smith and wife,  
4 Beverly G. Smith by deed dated September 10, 1986 and recorded under  
5 M.C.C.F. No. 8647682, Film Code No. 430-01-2404 of said Official  
6 Public Records, same being the southerly corner of said residue of  
7 394.93 acre tract, from which a found PK Nail with shiner bears  
8 South 02°50'11" West, 171.62 feet;  
9 THENCE, North 02°50'11" East, 165.68 feet (called South 05°11'50"  
10 West per M.C.C.F. No. 8647682 of said Official Public Records),  
11 along the centerline of an asphalt and gravel road, being the  
12 easterly line of sold 2.000 acre tract, same being the westerly line  
13 of said residue of 394.93 acre tract to a point on the southerly  
14 line of that certain residue of a called 215.381 acre tract of land  
15 conveyed to Randal A. Hendricks by deed dated September 8, 1975 and  
16 recorded under Volume 908, Page 667 of said Deed Records, being the  
17 northeasterly corner of said 2.000 acre tract;  
18 THENCE, North 88°42'15" East, 1.83 feet (called South 88°16'41" East  
19 per M.C.C.F No. 8647682 and called North 88°24'30" West per Volume  
20 908, Page 667 of said Deed Records) along the southerly line of said  
21 residue of 215.381 acre tract, being the westerly line of said  
22 residue of 394.93 acre tract to a found 1/2-inch iron rod at the  
23 southeasterly corner of said residue of 215.381 acre tract, from  
24 which a found 3/8-inch iron rod (bent) bears North 50°28' West, 4.11  
25 feet, a found PK Nail with shiner bears South 18°37' West, 6.99 feet;  
26 THENCE, North 00°57'15" East, 413.94 feet (called South 03°50'30"  
27 West, 414.00 feet) along the easterly line of said residue of

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1 215.381 acre tract, being the westerly line of said residue of  
2 394.93 acre tract to a found 1/2-Inch iron rod;  
3 THENCE, North 04°43'17" West, 2,296.76 feet (called South 01°50'02"  
4 East, 2,297.10 feet per Volume 908, Page 667 of said Deed Records)  
5 continuing along the easterly line of said residue of 215.381 acre  
6 tract, and along the westerly line of said residue of 394.93 acre  
7 tract to a found 1/2-inch iron rod;  
8 THENCE, North 05°19'45" West, 1,365.80 feet (called South 02°26'30"  
9 East, 1,366.00 feet per Volume 908. Page 667 of said Deed Records)  
10 continuing along the easterly line of said residue of 215.381 acre  
11 tract to a set 5/8-inch iron rod with "GS" cap to the southeasterly  
12 corner of sold residue of 215.381 acre tract, being the  
13 southeasterly corner of said 100.49 acre tract;  
14 THENCE, South 87°32'45" West, 650.00 feet (called South 89°34'00"  
15 East per Volume 908, Page 667 of said Deed Records) along the  
16 northerly line of said residue of 215.381 acre tract, being the  
17 southerly line of said 100.49 acre tract to a set 5/8-inch iron rod  
18 with "GS" cap, from which a found U-Joint on a drive shaft for the  
19 northwesterly corner of said residue of 215.381 acre tract, being  
20 the southwesterly corner of said 100.49 acre tract bears South  
21 87°32'45" West, 2,260.03 feet;  
22 THENCE, North 04°14'57" West, 580.00 feet to a set 5/8-inch iron rod  
23 with "GS" cap;  
24 THENCE, North 87°34'27" East, 650.00 feet to a set 5/8-inch iron rod  
25 with "GS" cap;  
26 THENCE, North 04°13'04" West, 440.00 feet to a set 5/8-inch iron rod  
27 with "GS" cap;

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1 THENCE, North 85°46'02" East, 1,419.04 feet along d fence line to a  
2 point in a 36-inch oak tree, from which the center of the 36-inch  
3 oak tree bears South 86°49' West, 1.97 feet, being the called  
4 northwesterly corner of that certain called 38.150 acre tract of  
5 land conveyed to Brian Murphy and wife, Susan Murphy by deed dated  
6 March 10, 2009 and recorded Under M.C.C.F. No. 2009-020009 of said  
7 Official Public Records, from which a found 1-inch iron pipe (bent)  
8 bears North 86°46'40" East, 637.40 feet;

9 THENCE, South 02°21'34" East, 1,728.23 feet along the westerly line  
10 of said 38.150 acre tract, and along the easterly line of said 80  
11 acre tract, passing at 1,064.36 feet a found 5/8-inch iron rod with  
12 cap for reference and continuing to a found 1/2-inch iron rod at the  
13 westernmost southwesterly corner of said 38.150 acre tract, being  
14 the northwesterly corner of that certain called 1 acre tract of land  
15 conveyed to Marian J. Fielder and spouse, Jeffrey L. Fielder by deed  
16 dated July 22, 2005 and recorded under M.C.C.F. No. 2005082134,  
17 Film Code No. 878-10-1679 of said Official Public Records;

18 THENCE, South 02°29'46" East, 144.05 feet along the westerly line of  
19 said Fielder 1 acre tract, being the easterly line of said 80 acre  
20 tract to a found 1/2-inch iron rod at the southwesterly corner of  
21 said Fielder 1 acre tract;

22 THENCE, South 02°26'24" East, 945.97 feet along the westerly line of  
23 that certain called 1.9999 acre tract of land conveyed to Janice L.  
24 Morris by deed dated February 13, 1996 and recorded under M.C.C.F.  
25 No. 9610722, Film Code No. 134-00-1324 of said Official Public  
26 Records, the westerly line of that certain called 1.00 acre tract of  
27 land conveyed to Janice Morris by deed dated November 5, 1998 and

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1 recorded under M.C.C.F. No. 9889160, Film Code No. 458-00-2326 of  
2 said Official Public Records, the westerly line of that certain  
3 residue of a called 6.8 acre tract of land conveyed to John W.  
4 Reeves by deed dated August 13, 1999 and recorded under M.C.C.F.  
5 No. 2002003857, Film Code No. 004-10-1780 of said Official Public  
6 Records and the westerly line of said 3.3685 acre tract, being the  
7 easterly line of said 80 acre tract to the POINT OF BEGINNING and  
8 containing 133.86 acres of land (Tract 4).

9 Tract 5 (Hardin Store Rd.) being a 104.52 acre parcel (called  
10 104.5230 acres) of land situated in the E.R. Hale Survey, Abstract  
11 No. 264 and being the same tract of land as recorded in Volume 72,  
12 Page 290 Deed Records of Montgomery County, Texas said 104.52 acre  
13 parcel being more particularly described by metes and bounds as  
14 follows with the base of bearing being the recorded deed.

15 Beginning at a 5/8" inch iron rod found in the west line of Rimwick  
16 Forest Subdivision (U/R), Section 1, Lot 4 as recorded under  
17 Montgomery County Film Code Number 081-11-0228 for the southeast  
18 corner of a called 0.944 acre tract as recorded under Montgomery  
19 County Clerk's File 2011064873 and the northeast corner of the  
20 herein described parcel of land for the POINT OF BEGINNING;

21 THENCE, South 01° 13' 17" West (called South), along the west line of  
22 the said called Rimwick Forest

23 Subdivision, the west line of Lot 4, the west line of Lot 3 as  
24 recorded under File Number 8848910 Deed

25 Records of Montgomery County, and the east line of the herein  
26 described parcel, passing at a distance of 52.10 feet a 1/2 inch  
27 iron rod found marking the common corner of the said Lot 4 and Lot 3



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1 of the  
2 Rimwick Subdivision, continuing for a distance of 275.58 feet to a  
3 monument for the southwest corner of the said Lot 3 and being in the  
4 northerly line of a called 150 foot Railroad right of way as  
5 recorded in Vol. 26, Pg. 367 D.R.M.C., continuing for a distance of  
6 413.95 feet for the centerline of the I. & G.N. Railroad called 150  
7 feet wide, continuing for a distance 479.55 feet to a point (from  
8 which a 1 inch iron pipe found Bears North 56° 51" 32" West, a  
9 distance of 12.34) in the southerly line of the said railroad right  
10 of way, continuing along the west line of Post Oak Forest  
11 Subdivision (U/R), the west line of Lot 10 as recorded under File  
12 Number 8914750 D.R.M.C. for a total distance of 1050.04 feet to a  
13 5/8 inch iron rod found in the west line of Post Oak Forest  
14 (unrecorded subdivision) for the southwest corner of the said Lot  
15 10, the northwest corner of Lot 11 as recorded under M.C.F.C.  
16 382-11-1756, and marking an angle point in the herein described  
17 parcel of land;

18 THENCE, South 00° 55' 07" East (called South), along the west line of  
19 Post Oak Forest Subdivision, the  
20 west line of Lot 11, and the east line of the herein described  
21 parcel, passing at a distance of 180.04 feet to a 3/8 inch iron rod  
22 found for the southwest corner of said Lot 11, and the northwest  
23 corner of Lot 12, continuing along the west line of the said Post  
24 Oak Forest Subdivision, the west line of the following Lots  
25 12, Lot 13 as recorded in M.C.F.C. 382-11-1756, and Lot 14 for a  
26 distance of 689.39 feet to a 1/2 inch iron rod for the southwest  
27 corner of the said Lot 14 and the northwest corner of Post Oak

1 Forest Drive,  
2 called 60.00 feet of right of way, continuing for a distance of  
3 748.93 feet to a 1/2 inch iron rod for the  
4 northwest corner of Lot 15 as recorded under M.C.F.C. 151-10-1266  
5 and marking the southwest corner of said Post Oak Forest Drive,  
6 continuing along the west line of the said Lot 15 for a total  
7 distance of 969.39 feet to a monument found for the southwest corner  
8 of the said Lot 15, the northwest corner of a called 2.586 acre  
9 tract as recorded under M.C.C.F. 2011064873, and an angle point of  
10 the herein described parcel;  
11 THENCE, South 05° 18"32' West (called South), along the west line of  
12 the said called 2.586 acre tract and the east line of the herein  
13 described parcel, a distance of 413.66 feet to a 1 inch iron rod  
14 found for the southwest corner of the said 2.586 acre tract and the  
15 northwest corner of Hughes Road, called 60.00 feet of right of way,  
16 and an angle point in the herein described parcel of land;  
17 THENCE, South 00° 17' 29" West (called South) along the west line of  
18 the said Hughes Road, a called  
19 1.160 acre tract as recorded under M.C.F.C. 379-00-1589, a 5.420  
20 acre tract as recorded under M.C.F.C.  
21 739-01-1994, a 1.591 acre tract as recorded under M.C.C.F.  
22 2011091306, a 1.00 acre tract as recorded under M.C.C.F.  
23 2011091306, and the east line of the herein described parcel, a  
24 distance of 1643.03 feet to a 3/4 inch iron pipe in the northerly  
25 line of Hardin Store Road (called 60 right of way, Public Road) for  
26 the southwest corner of the said 1.00 acre tract and marking an  
27 angle point of the herein described parcel of land;

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1 THENCE, South 47° 20' 53" West, along the northerly right of way line  
2 of Hardin Store Road and the  
3 southerly line of the herein described parcel, a distance of 424.45  
4 feet to a 1/2 inch iron rod found for the northeast corner of a  
5 called 0.671 acre tract as recorded in Montgomery County Film Code  
6 613-00-0474 marking an angle point of the herein described parcel  
7 of land;  
8 THENCE, South 89° 34' 07" West (called South 89° 31' 00" West) along  
9 the common line of the said  
10 0.671 acre tract and the herein described parcel, passing at a  
11 distance of 263.33 feet to a 5/8 inch iron rod found for the  
12 northwest corner of the said called 0.671 acre tract and the  
13 northeast corner of Logtowne Subdivision as recorded in Book E,  
14 Page 56B M.R.M.C., continuing along the common line of the said  
15 Logtowne Subdivision and the herein described parcel for a total  
16 distance of 722.41 feet to a 1 inch iron pipe found for an angle  
17 point in the said called Log Town Subdivision marking the southwest  
18 corner of the herein described parcel of land;  
19 THENCE, North 00° 03' 36" West (called North), along the common line  
20 of the said Logtowne  
21 Subdivision and the herein described parcel passing at a distance  
22 of 1097.96 feet a 3/4 inch iron pipe for the northeast corner of the  
23 said called Log Towne Subdivision and the southeast corner of  
24 Britwood  
25 Estates as recorded in Book L, Page 118 M.R.M.C, continuing along  
26 the common line of the said  
27 Britwood Estates and the herein described parcel for a distance of

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1 2384.46 feet to a 3/4 inch iron pipe found, continuing for a total  
2 distance of 2736.02 feet to a 1/2 inch iron rod found in the east  
3 line of the called Britwood Estates for an angle point in the herein  
4 described parcel of land;  
5 THENCE, North 00° 06' 02" East (called North) along the east line of  
6 the said called Britwood Estates  
7 Subdivision and the west line of the herein described parcel,  
8 passing at a distance of 876.43 feet to a 5/8 inch iron rod found,  
9 continuing for a distance of 1057.19 feet to a 1/2 inch iron rod  
10 found, continuing for  
11 a distance of 1336.41 to a 1/2 inch iron rod found, continuing for a  
12 total distance of 1631.62 feet to a 3/4 inch iron rod found in the  
13 south line of a called 6.776 acres as recorded in M.C.F.C.  
14 613-00-0474 for the northeast corner of the said called Britwood  
15 Estates Subdivision marking the northwest corner of the herein  
16 described parcel of land;  
17 THENCE, South 89° 57' 51" East, along the common line of the said  
18 called 6.776 acre tract and the  
19 herein described parcel, passing at a distance of 323.94 feet a 1  
20 inch iron pipe found in the southerly right of way line of the said  
21 called 150 foot Railroad Right of way line, passing at a distance of  
22 411.65 feet the centerline of the I & G. N. Railroad, continuing for  
23 a distance of 548.52 feet to a 5/8 inch iron rod found in the  
24 northerly line of the said called 150.00 foot Railroad right of way  
25 line and the southwest corner of a called 0.944 acres, continuing  
26 along the common line of the said 0.944 acre tract and the herein  
27 described parcel for a total distance of 1043.28 feet (called

1 1043.18) to the POINT OF BEGINNING and containing 104.52 acres  
2 (Tract 5);  
3 Tract 6 (adjacent to 66.58 acre Enclave at Dobbin) is 24.17 acres in  
4 size and comprised of the following tract: A0078 BROWN JAMES, TRACT  
5 5-A,5-E,5-G,5-H, ACRES 24.17 (Mont. Co. Property Records Ref. Id.  
6 0078-00-005-1)  
7 The point of beginning of 24.17 acre tract is northwest corner of  
8 said 24.17 acre tract, east Right-Of-Way (ROW) of Clint-Neidigk  
9 Roads and southwest corner of 3.0 acre tract (A0078 BROWN JAMES,  
10 TRACT 4-B ACRES 3.000);  
11 Then east along north boundary of said 24.17 acre tract, and south  
12 boundary of said 3.0 acre tract, and 3.0 acre tract 4B-1, and  
13 Woodforest Estates Block 1, and 9.520 acre tract (A0078 BROWN  
14 JAMES, TRACT 7 ACRES 9.520) to northeast corner of said 24.17 acre  
15 tract and northwest corner of 8.0 acre tract (A0078 BROWN JAMES,  
16 TRACT 5-B, ACRES 8.000);  
17 Then south along east boundary of said 24.17 acre tract and west  
18 boundary of said 8.0 acre tract to north boundary of 2.5 acre tract  
19 (A0078 BROWN JAMES, TRACT 5, ACRES 2.500);  
20 Then west along boundary line of said 24.17 acre tract and north  
21 boundary of said 2.5 acre tract to northwest corner of said 2.5 acre  
22 tract and interior corner of 24.17 acre tract;  
23 Then south along east boundary line of said 24.17 acre tract and  
24 west boundary of said 2.5 acre tract to southwest corner of said 2.5  
25 acre tract and north boundary of 13.113 acre tract (A0078 BROWN  
26 JAMES, TRACT 8, 10-A, ACRES 13.113);  
27 Then west along south boundary line of said 24.17 acre tract and

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1 north boundary of said 13.113 acre tract to northwest corner of said  
2 13.113 acre tract and interior corner of said 24.17 acre tract;  
3 Then south along west boundary of said 13.113 acre tract and  
4 boundary line of said 24.17 acre tract to northeast corner of SPRING  
5 CREEK FOREST 03 (S898203) Subdivision;  
6 Then west along south boundary of said 24.17 acre tract and north  
7 boundary of SPRING CREEK FOREST 03 (S898203) Subdivision to  
8 southeast corner 10.0 acre tract (A0078 BROWN JAMES, TRACT 5-D,  
9 ACRES 10.000);  
10 Then north along east boundary of said 10.0 acre tract to northeast  
11 corner of said tract and interior corner of said 24.17 acre tract;  
12 Then west along north boundary of said 10.0 acre tract and boundary  
13 line of said 24.17 acre tract to northwest corner of said 10.0 acre  
14 tract and west boundary of said 24.17 acre tract and east ROW of  
15 Clint-Neidigk Rd.;  
16 Then north along west boundary of said 24.17 acre tract, east ROW of  
17 Clint-Neidigk Rd. to northwest corner of said tract and point of  
18 beginning of +/- 24.17 acre tract 6;  
19 Tract 7 (Adjacent to Enclave at Dobbin) The Enclave at Dobbin Tract  
20 being a 66.580 acres comprised of the following tracts:  
21 1. a called 22.5814 acre tract, County Clerk's File No. 9368043,  
22 of the Montgomery County Real Property Records (M.C.R.P.R.),  
23 2. a called 13.113 acre tract, Vol. 610, Pg. 33, Montgomery County  
24 Deed Records (M.C.D.R.),  
25 3. a called 2.5 acre tract, County Clerk's File No. 9676748,  
26 M.C.R.P.R.,  
27 4. a called 8.337 acre tract, County Clerk's File No. 9777430,

1 M.C.R.P.R.,  
2 5. a called 5.0733 acres tract, County Clerk's File No. 9368043,  
3 M.C.R.P.R.,  
4 6. a called 5.000 acre tract, County Clerk's File No. 9368043,  
5 M.C.R.P.R.,  
6 7. a called 50733 acre tract, County Clerk's File No. 9368042,  
7 M.C.R.P.R.,  
8 8. a called 2.459 acre tract, County Clerk's File No. 8861841,  
9 M.C.R.P.R.,  
10 9. and a 2.459 acre tract, County Clerk's File No. 8861842,  
11 M.C.R.P.R.,  
12 being out of the James Brown Survey, A-78, Montgomery County,  
13 Texas, and being more particularly described by metes and bounds as  
14 follows:  
15 COMMENCING for reference at a found 1/2 inch iron at the  
16 intersection of the northerly line of Carraway Lane (a called 50  
17 foot wide prescriptive right-of-way) with the southwesterly line of  
18 Dobbin Hufsmith Road (a called 60 foot wide prescriptive  
19 right-of-way), said point being the southeasterly corner of that  
20 6.780 acre tract described in Volume 1146, Page 492, M.C.D.R., and  
21 said point having a State Plane Grid Coordinate (Central Zone):  
22 N=10,052,010.77, E=3,789,968.41;  
23 1) THENCE, NORTH 43°38'19" WEST, 571.56 feet along the  
24 southwesterly line of Dobbin Hufsmith Road to the POINT OF  
25 BEGINNING, from which a found 5/8" iron rod bears N 49°16'24" E, 1.23  
26 feet;  
27 2) THENCE, SOUTH 86°40'08" WEST, 479.63 feet to a point for corner

1 from which a found 5/8" iron rod bears N 67°24'20" E, 1.51 feet;  
2 3) THENCE, SOUTH 86°27'05" WEST, 713.04 feet to a point for corner  
3 from which a found 1/2 inch iron rod bears N 77°59'07" E, 1.14 feet;  
4 4) THENCE, SOUTH 03°21'08" EAST, 465.60 feet to a point for corner  
5 from which a found 5/8" iron rod bears N 89°46'18" E, 1.98 feet;  
6 5) THENCE, SOUTH 86°32'38" WEST, 239.62 feet to a point for corner  
7 from which a found 3/4 inch iron rod bears S 77°56'48" E 1.99 feet;  
8 6) THENCE, SOUTH 87°41'13" WEST, 556.87 feet along to a set 1/2  
9 inch iron rod being in the easterly line of North Creek Road (a  
10 called 60 foot wide prescriptive right-of-way);  
11 7) THENCE, NORTH 03°08'56" WEST, 1568.54 feet along the easterly  
12 line of North Creek Road to a set 1/2 inch iron rod;  
13 8) THENCE, NORTH 86°38'07" EAST, 261.57 feet to a 1/2 inch Iron  
14 rod set for corner;  
15 9) THENCE, NORTH 03°21'33" WEST, 380.73 feet a set 1/2 inch iron  
16 rod;  
17 10) THENCE, NORTH 86°38'27" EAST, 1148.30 feet to ' set 1/2 inch  
18 iron rod being in the southwesterly line of Dobbin Hufsmith Road;  
19 said point being the beginning of a non-tangent curve to the left;  
20 11) THENCE, SOUTHEASTERLY, 163.18 feet along the southwesterly  
21 line of Dobbin Hufsmith Road, being along the arc of said curve to  
22 the left, having a radius of 805.76 feet, a central angle of  
23 11°36'12", and a chord bearing S 27°11'14" E 162.90 feet, to a set 1/2  
24 inch iron rod at the beginning of a non-tangent line;  
25 12) THENCE, SOUTH 32°55'52" EAST, 265.11 feet along the along the  
26 southwesterly line of Dobbin Hufsmith Road to a point for corner  
27 from which a found 5/8" iron rod bears N 32°09'14" W, 0.68 feet;



13) THENCE, SOUTH 31°32'45" EAST, 382.12 feet along the along the  
southwesterly line of Dobbin Hufsmith Road to a point for corner  
from which a found 5/8" iron rod bears N 28°24'59" W, 1.91 feet;

14) THENCE, SOUTH 31°27'04" EAST, 210.95 feet along the along the  
southwesterly line of Dobbin Hufsmith Road to a point for corner  
from which a found 1/2" iron rod bears N 13°52'37" W, 1.87 feet;

15) THENCE, SOUTH 31°20'41" EAST, 60.93 feet along the along the  
southwesterly line of Dobbin Hufsmith Road to a point for corner  
from which a found 5/8" iron rod bears N 10°13'03" W, 1.91 feet; said  
point being the beginning of a non-tangent curve to the right;

16) THENCE, SOUTHEASTERLY, 134.13 feet along the southwesterly  
line of Dobbin Hufsmith Road, being along the arc of said curve to  
the right, having a radius of 264.75 feet, a central angle of  
29°01'40", and a chord bearing S 16°50'29" E 132.70 feet, to a set 1/2  
inch iron rod at the beginning of a non-tangent line, from which  
point a found 1/2" iron rod bears N 02°45'37" E, 2.00 feet;

17) THENCE, SOUTH 02°19'02" EAST, 246.76 feet along the  
southwesterly line of Dobbin Hufsmith Road to a set 1/2 inch iron  
rod at a point for corner from which a found 1/2" iron rod bears N  
25°54'23" E, 2.20 feet;

18) THENCE, SOUTH 18°07'16" EAST, 164.71 feet along the  
southwesterly line of Dobbin Hufsmith Road to the POINT OF  
BEGINNING of tract 7.

Tract 7 Note: All bearings are based on the Texas Coordinate System,  
Central Zone, North American 1983 Datum. All coordinates herein are  
grid. All distances are surface. Coordinates may be converted to  
"surface" by using a CSF= 0.99998559187.

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1 Tract 8 being 162.324 acres comprised of a 158.808 acre tract and a  
2 3.516 acre tract, hereinafter Tract 8.1 and Tract 8.2,  
3 respectively; being out of the James Brown Survey, A-78 and the  
4 Isaac Mansfield Survey, A-344, Montgomery County, Texas, and being  
5 more particularly described by metes and bounds as follows:

6 TRACT 8.1 (158.808 Acres)

7 Beginning at the northwest corner of the herein described tract,  
8 said point having a Grid Coordinate: N=10,059,092.745,  
9 E=3,797,114.190;

10 1) THENCE, NORTH 87°33'26" EAST, 1019.13 feet to a point for  
11 corner having a Grid Coordinate: N=10,059,136.186,  
12 E=3,798,132.485';

13 2) THENCE, NORTH 87°07'38" EAST, 1019.62 feet to a point for the  
14 most northerly northeast corner of the herein described tract;

15 3) THENCE, SOUTH 02°47'31" EAST, 1423.07 feet to a point for  
16 corner;

17 4) THENCE, SOUTH 02°32'16" EAST, 809.63 feet to a point for  
18 reentrant corner;

19 5) THENCE, NORTH 87°07'08" EAST, 783.78 feet to a point for a  
20 northeasterly corner;

21 6) THENCE, SOUTH 03°53'29" EAST, 387.92 feet to a point for  
22 reentrant corner;

23 7) THENCE, NORTH 86°38'45" EAST, 786.72 feet to a point for the  
24 most southerly northeast corner of the herein described tract;

25 8) THENCE, SOUTH 04°49'26" EAST, 700.00 feet to a point for the  
26 southeast corner of the herein described tract;

27 9) THENCE, SOUTH 86°37'53" WEST, 798.12 feet to a point for

1 corner;  
2 10) THENCE, NORTH 03°53'29" WEST, 258.91 feet to a point for  
3 reentrant corner;  
4 11) THENCE, SOUTH 87°06'17" WEST, 795.17 feet to a point for  
5 corner;  
6 12) THENCE, NORTH 04°42'27" WEST, 216.64 feet to a point for  
7 reentrant corner;  
8 13) THENCE, SOUTH 88°25'42" WEST, 1768.72 feet to a the beginning  
9 of a non-tangent curve to the left; said point being in the  
10 northeasterly line of Dry Creek Road (variable width);  
11 14) THENCE, NORTHWESTERLY 169.73 feet along Dry Creek Road and  
12 along the arc of said curve to the left, said curve having a radius  
13 of 174.77 feet, a central angle of 55°38'41", and a chord bearing and  
14 distance of NORTH 49°37'09" WEST, 163.14 feet;  
15 15) THENCE, NORTH 77°24'24" WEST, 132.55 feet along Dry Creek Road  
16 to a point for the southwesterly corner of the herein described  
17 tract;  
18 16) THENCE, NORTH 03°16'29" WEST, 1257.51 feet along the westerly  
19 line of the herein described tract, to a point for corner;  
20 17) THENCE, NORTH 03°03'57" WEST, 1408.11 feet along the westerly  
21 line of the herein described tract, to the POINT OF BEGINNING;

22 TRACT 8.2 (3.516 Acres)

23 COMMENCING for reference at the northwest corner of the above  
24 described tract, said point having a Grid Coordinate:  
25 N=10,059,092.745, E=3,797,114.190;

26 1) THENCE, SOUTH 03°03'57" EAST, 1408.11 feet along the westerly  
27 line of the above described tract to a point for corner;

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- 1 2) THENCE, SOUTH 03°16'29" EAST, 1299.27 feet along the westerly  
2 line of the above described tract, to the POINT OF BEGINNING, said  
3 point being in the southerly line of Dry Creek Road (variable  
4 width);
- 5 3) THENCE, SOUTH 79°02'36" EAST, 120.78 feet, along the southerly  
6 line of Dry Creek Road, to a the beginning of a curve to the right;
- 7 4) THENCE, SOUTHEASTERLY, 178.18 feet along the southerly line of  
8 Dry Creek Road and along the arc of said curve to the right, said  
9 curve having a radius of 134.77 feet, a central angle of 75°45'00",  
10 and a chord bearing and distance of SOUTH 41°09'59" EAST, 165.48  
11 feet;
- 12 5) THENCE, SOUTH 03°16'29" EAST, 225.92 feet, along the westerly  
13 line of Dry Creek Road (call 40 feet wide), to a point for corner;
- 14 6) THENCE, SOUTH 19°46'31" WEST, 354.95 feet, along the westerly  
15 line of Dry Creek Road, to a point for corner;
- 16 7) THENCE, SOUTH 16°26'31" WEST, 295.60 feet, along the westerly  
17 line of Dry Creek Road, to the most southerly corner of the herein  
18 described tract;
- 19 8) THENCE, NORTH 03°16'29" WEST, 990.80 feet, along the westerly  
20 line of the herein described tract, to a point in the southerly line  
21 of Dry Creek Road;
- 22 9) THENCE, NORTH 85°53'56" EAST, 19.99 feet, along the southerly  
23 line of Dry Creek Road; to the POINT OF BEGINNING of Tract 8;
- 24 Tract 8 Note: All bearings are based on the Texas Coordinate  
25 System, Central Zone, North American 1983 Datum. All coordinates  
26 herein are grid and may be converted to surface by dividing by the  
27 Combined Scale Factor of 0.999977037. All distances are surface.

1           SECTION 5. (a) The legal notice of the intention to  
2 introduce this Act, setting forth the general substance of this  
3 Act, has been published as provided by law, and the notice and a  
4 copy of this Act have been furnished to all persons, agencies,  
5 officials, or entities to which they are required to be furnished  
6 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7 Government Code.

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

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

15           (d) The general law relating to consent by political  
16 subdivisions to the creation of districts with conservation,  
17 reclamation, and road powers and the inclusion of land in those  
18 districts has been complied with.

19           (e) All requirements of the constitution and laws of this  
20 state and the rules and procedures of the legislature with respect  
21 to the notice, introduction, and passage of this Act have been  
22 fulfilled and accomplished.

23           SECTION 6. This Act takes effect immediately if it receives  
24 a vote of two-thirds of all the members elected to each house, as  
25 provided by Section 39, Article III, Texas Constitution. If this  
26 Act does not receive the vote necessary for immediate effect, this  
27 Act takes effect September 1, 2015.