

CHAPTER 603

H.B. No. 2594

AN ACT

relating to the alteration and redefinition of the boundaries of Harris County Municipal Utility District No. 77.

*Be it enacted by the Legislature of the State of Texas:*

SECTION 1. DEFINITION. In this Act, "district" means the Harris County Municipal Utility District No. 77.

SECTION 2. EXCLUSION OF TERRITORY. The boundaries of the district are adjusted to exclude the following described area:

COMMENCING at  $\frac{3}{4}$  inch pipe for the northwest corner of Postwood Section Three as shown on the plat filed for record in Volume 238, Page 116 of the Harris County Map Records and being the southwest corner of said George Fisher Survey;

THENCE N.30°43'36"W. 365.17 feet along the westerly line of said George Fisher Survey, same being the easterly line of the Ambrose Mays Survey, Abstract No. 543, to a  $\frac{3}{4}$  inch iron pipe;

THENCE N.32°02'01"W. 299.98 feet continuing along said Survey line to a  $\frac{5}{8}$  inch iron rod;

- THENCE N.32°47'25"W. 489.42 feet continuing along said Survey line to a ¾ inch iron pipe;
- THENCE N.31°49'09"W. 500.20 feet continuing along said Survey line to a ¾ inch iron pipe;
- THENCE N.31°50'01"W. 526.93 feet to a point in the center line of a proposed 35 foot wide drainage easement for the PLACE OF BEGINNING of the herein described tract;
- THENCE N.31°50'01"W. 17.50 feet continuing along said Survey line to a ¾ inch iron pipe;
- THENCE N.30°05'17"W. 400.93 feet continuing along said Survey line to the existing northwest corner of Harris County Municipal Utility District No. 77;
- THENCE N.58°57'49"E. 96.15 feet along the northerly line of said District to a point of curvature;
- THENCE 127.25 feet in a northeasterly direction following the northerly line of said District along a curve to the left having a radius of 600.00 feet, a central angle of 12°09'07" and a long chord which bears N.52°53'16"E. 127.02 feet to a point of tangency;
- THENCE N.46°48'42"E. 1142.88 feet continuing along the northerly line of said District to a point of curvature;
- THENCE 1660.45 feet in a northeasterly direction following the northerly line of said District along a curve to the right having a radius of 3650.00 feet, a central angle of 26°03'54" and a long chord which bears N.59°50'39"E. 1646.17 feet to the non-tangent end of said curve;
- THENCE S.86°58'44"E. 142.11 feet to a point in the west line of a 100 acre tract described in deed filed for record in Volume 242, Page 131 of the Harris County Deed Records;
- THENCE S.3°01'16"W. 139.33 feet along the west line of said 100 acre tract, same being the northerly line of said District, to a 1 ½ inch iron bar for the southwest corner of said 100 acre tract;
- THENCE S.88°15'00"E. 1393.01 feet along the south line of said 100 acre tract, same being the northerly line of said District to a point for the northeast corner of said District;
- THENCE S.1°46'26"W. 1427.06 feet along the easterly line of said District;
- THENCE N.88°13'34"W. 350.00 feet leaving the easterly line of said District, to a point of curvature;
- THENCE 1478.96 feet in a southwesterly direction along a curve to the left having a radius of 1885.00 feet, a central angle of 44°57'14" and a long chord which bears S.69°17'49"W. 1441.31 feet to a point of tangency;
- THENCE S.46°49'12"W. 368.01 feet to a point in the northerly line of a 104.597 acres tract described in deed filed for record under Harris County Clerk's File Nos. F375781 and F375798;
- THENCE N.43°10'48"W. 205.00 feet along the northerly line of said 104.597 acre tract to an angle point therein;
- THENCE S.46°49'12"W. 168.84 feet continuing along the northerly line of said 104.597 acre tract to a point on a curve in the southwesterly right-of-way line of Cypresswood Drive, 100 feet wide;
- THENCE 282.80 feet in a northwesterly direction following the southwesterly right-of-way line of said Cypresswood Drive along a curve to the left having a radius of 1950.00 feet, a central angle of 8°18'34" and a long chord which bears N.39°14'18"W. 282.55 feet to a point of tangency;
- THENCE N.43°23'35"W. 733.56 feet continuing along the southwesterly line of said Cypresswood Drive to a point on the center line of a proposed 35 foot wide drainage easement;
- THENCE S.46°36'25"W. 51.71 feet along the center line of said proposed drainage easement to an angle point therein;

THENCE S.57°44'39"W. 901.97 feet continuing along the center line of said proposed drainage easement to the PLACE OF BEGINNING and containing 122.5484 acres of land.

SECTION 3. ANNEXATION OF TERRITORY. The boundaries of the district are adjusted to include the following described area:

COMMENCING at a ¼ inch iron pipe at the northwest corner of Postwood Section Three as shown on the plat filed for record in Volume 238, Page 116, of the Harris County Map Records, same being the southwest corner of said George Fisher Survey and being the northwest corner of the Robert Giles Survey, Abstract No. 282;

THENCE N.89°45'13"E. 1568.67 feet along the line between said Fisher and said Giles Surveys to a ⅝ inch iron rod for an angle point therein;

THENCE S.88°00'50"E. 86.82 feet continuing along said Survey line to a 1 inch iron pipe for an angle point therein;

THENCE N.89°21'35"E. 505.20 feet continuing along said Survey line to a ¾ inch iron rod for an angle point therein;

THENCE N.89°45'04"E. 328.07 feet continuing along said Survey line to the PLACE OF BEGINNING of the herein described tract, same being the existing southeast corner of Harris County Municipal Utility District No. 77;

THENCE N.36°30'05"E. 799.29 feet along the easterly line of said District to an angle point therein;

THENCE N.53°31'15"W. 554.06 feet continuing along the easterly line of said District to an angle point therein;

THENCE N.1°46'26"E. 1351.87 feet continuing along the easterly line of said District;

THENCE S.88°13'34"E. 2.33 feet leaving the easterly line of said District, to a point of curvature;

THENCE 4433.95 feet in a southeasterly direction along a curve to the right having a radius of 5350.00 feet, a central angle of 47°29'07"; and a long chord which bears S.64°29'00"E. 4308.14 feet to the end of said curve;

THENCE S.0°14'56"E. 450.00 feet to a point in the south line of said George Fisher Survey, same being the north line of said Robert Giles Survey;

THENCE S.89°45'04"W. 3964.04 feet along said Survey line to the PLACE OF BEGINNING and containing 150.8253 acres of land.

SECTION 4. BOUNDARIES. The district shall include all of the territory contained within the following described area:

BEGINNING at a ¼ inch pipe for the northwest corner of Postwood Section Three as shown on the plat filed for record in Volume 238, Page 116 of the Harris County Map Records and being the southwest corner of said George Fisher Survey;

THENCE N.30°43'36"W. 365.17 feet along the westerly line of said George Fisher Survey, same being the easterly line of the Ambrose Mays Survey, Abstract No. 543, to a ¼ inch iron pipe;

THENCE N.32°02'01"W. 299.98 feet continuing along said Survey line to a ⅝ inch iron rod;

THENCE N.32°47'25"W. 489.42 feet continuing along said Survey line to a ¼ inch iron pipe;

THENCE N.31°49'09"W. 500.20 feet continuing along said Survey line to a ¼ inch iron pipe;

THENCE N.31°50'01"W. 526.93 feet continuing along said Survey line to a point for a corner in the center line of a proposed 35 foot wide drainage easement;

THENCE N.57°44'39"E. 901.97 feet continuing along the center line of said proposed 35 foot wide drainage easement to an angle point therein;

THENCE N.46°36'25"E. 51.71 feet continuing along the center line of said drainage easement to a point on the southwesterly right-of-way line of Cypresswood Drive, 100 feet wide;

THENCE S.43°23'35"E. 733.56 feet along the southwesterly right-of-way line of said Cypresswood Drive to a point of curvature;

THENCE 282.80 feet in a southeasterly direction along the southwesterly right-of-way line of said Cypresswood Drive following a curve to the right having a radius of 1950.00 feet, a central angle of 8°18'34" and a long chord which bears S.39°14'18"E. 282.55 feet to the end of said curve and being in the northerly line of a 104.597 acre tract described in deed filed for record under Harris County Clerk's File Nos. F375781 and F375798;

THENCE N.46°49'12"E. 168.84 feet, leaving the southwesterly right-of-way line of said Cypresswood Drive and following the northerly line of said 104.597 acre tract to an angle point therein;

THENCE S.43°10'48"E. 205.00 feet continuing along the northerly line of said 104.597 acre tract to a point for a corner;

THENCE N.46°49'12"E. 368.01 feet, leaving the northerly line of said 104.597 acre tract, to a point of curvature;

THENCE 1478.96 feet in a northeasterly direction along a curve to the right having a radius of 1885.00 feet, a central angle of 44° 57' 14" and a long chord which bears N.69° 17' 49" E. 1441.31 feet to a point of tangency;

THENCE S.88°13'34"E. 352.33 feet to a point of curvature;

THENCE 4433.95 feet in a southeasterly direction along a curve to the right having a radius of 5350.00 feet, a central angle of 47°29'07" and a long chord which bears S.64° 29'00" E. 4308.14 feet to the end of said curve;

THENCE S.0°14'56"E. 450.00 feet to a point in the south line of said George Fisher Survey, same being the north line of the Robert Giles Survey, Abstract No. 282;

THENCE S.89°45'04"W. 4292.11 feet along said Survey line to a ½ inch iron rod for an angle point therein;

THENCE S.89°21'35"W. 505.20 feet continuing along said Survey line to a 1 inch iron pipe for an angle point therein;

THENCE S.88°00'50"W. 86.82 feet continuing along said Survey line to a ½ inch iron rod for an angle point therein;

THENCE S.89°45'13"W. 1568.67 feet continuing along said Survey line to the PLACE OF BEGINNING and containing 306.4670 acres of land.

SECTION 5. FINDINGS RELATING TO BOUNDARIES. The legislature finds that the boundaries of the excluded land, the boundaries of the added land, and the boundaries of the district as redefined by Section 4 of this Act form a closure, and if any mistake is made in copying the field notes in the legislative process, or otherwise a mistake is made in the field notes, the mistake does not affect the existence or validity of the exclusion or addition of territory and does not affect the validity of the original proceedings providing for the creation and organization of the district, the confirmation of the establishment of the district and the election of its initial directors, the existence or validity of the district as redefined, or any of the powers granted to the district by Chapter 54, Water Code, or the general law of this state including the district's right to issue bonds or refunding bonds, to pay the principal of and interest on the bonds, or to levy and collect taxes or the legality or operation of the district or its governing body.

SECTION 6. FINDING A BENEFIT. The legislature finds that the exclusion and annexation of territory are advantageous to the district and the water, sewer, and drainage system and other improvements of the district are sufficient or will be sufficient to supply the added land without injuring land already in the district. The legislature finds that the exclusion and annexation of territory are feasible and practicable, and all of the land and other property included within the area and boundaries of the district will be benefited by the works and projects that are to be accomplished by the district pursuant to the powers conferred by Article XVI, Section 59, of the Texas Constitution, and that the district was created to serve a public use and benefit.

SECTION 7. NOTICE AND CONSENT. The legislature finds that proper and 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 by the constitution and laws of this state, including the governor of Texas, who has submitted the notice and Act to the Texas Water Commission. Also, the legislature finds that the Texas Water Commission has filed its recommendations relating to this Act with the governor, lieutenant governor, and speaker of the house of representatives within the required time. The general law relating to consent by political subdivisions to the inclusion of land in conservation and reclamation districts has been complied with, and 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 have been fulfilled and accomplished.

SECTION 8. EMERGENCY. The importance of this legislation and the crowded condition of the calendars in both houses create an emergency and an imperative public necessity that the constitutional rule requiring bills to be read on three several days in each house be suspended, and this rule is hereby suspended, and that this Act take effect and be in force from and after its passage, and it is so enacted.

Passed by the House on May 22, 1987, by the following vote: Yeas 148, Nays 0, 1 present, not voting; and, pursuant to the provisions of Article XVI, Section 59(d) of the Constitution of Texas, a copy of H.B. No. 2594 was transmitted to the Governor on May 4, 1987, and the recommendation of the Texas Water Commission was filed with the Speaker of the House on June 1, 1987. Passed by the Senate on May 29, 1987, by the following vote: Yeas 30, Nays 0.

Approved June 18, 1987.

Effective June 18, 1987.