

City of Houston, Texas, Ordinance No. 2025 - _____

AN ORDINANCE CONSENTING TO THE CREATION OF 117.142 ACRES OF LAND TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 612, FOR INCLUSION IN ITS DISTRICT; AUTHORIZING THE DISTRICT TO ISSUE BONDS, SUBJECT TO CERTAIN CONDITION; MAKING FINDINGS AND CONTAINING OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, CG 7600 L.P., a Texas limited partnership, and owner of the land described herein, and L1 Acquisitions LLC, a Texas limited liability company, who has entered into an earnest money contract to purchase all or a portion of the land described herein, have petitioned the City of Houston (the "City") to consent to the creation of Harris County Municipal District No. 612 (the "District"), containing approximately 117.142 acres of land, consisting of one (1) tract as described in Exhibit "A" to the Petition for Consent to the Creation of a Municipal Utility District, and located within the City's extraterritorial jurisdiction ("ETJ"); and

WHEREAS, the District will be created and organized under the terms and provisions of Article XVI, Section 59 and Article III, Section 52 of the Constitution of Texas, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended; and

WHEREAS, Ordinance No. 2006-160, passed and adopted by the City Council on February 21, 2006, sets forth certain conditions for the creation or inclusion of the land within a conservation and reclamation district in the City's ETJ and permitting such district to issue bonds for certain recreational, road, and fire-fighting facilities; and

WHEREAS, the District is located in Harris County, Texas ("County"), and one or more drainage plans for grading, fill, construction of buildings or infrastructure within the

proposed area of the District, will be required to be submitted to, and approved by, the County; and

WHEREAS, components of the drainage plan may include a variety of engineering solutions to manage and mitigate flooding based on the County's floodplain management rules and regulations; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings and recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That attached to this ordinance and made a part hereof is the Petition requesting the consent of the City to the creation of the District containing 117.142 acres of land, consisting of one (1) tract as described in **Exhibit "A"** to the Petition and within the City's ETJ. The Petition is hereby granted, subject to the terms and conditions set forth in **Exhibit "B"** to the Petition.

Section 3. That the City Council further hereby notifies the referenced District, its residents and property owners of the provisions of applicable law allowing the City to create a district and annex land of the district located within the City's ETJ, including without limitation, the creation of this District and annexation of the land authorized to be included in this District. The City requires that the District include a statement in its form required under Section 49.455, Texas Water Code, reflecting such creation and annexation by the City.

Section 4. That a public emergency exists requiring that this ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this

ordinance shall take effect immediately upon its passage and approval by the Mayor; provided, however, that if the Mayor fails to sign this ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED ON _____

APPROVED ON _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is: _____.

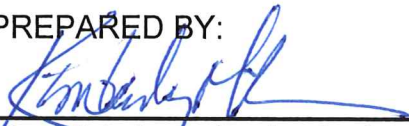
ATTEST:

CITY OF HOUSTON, TEXAS
Signed by:

City Secretary of the City of Houston

Mayor of the City of Houston

PREPARED BY:



Kim Mickelson, Senior Assistant City Attorney
KM/gb 08/25/2025
Requested by Randall V. Macchi
Director – Houston Public Works Department

PETITION FOR CONSENT TO THE CREATION
OF A MUNICIPAL UTILITY DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF HOUSTON,
TEXAS:

CG 7600 L.P., a Texas limited partnership (herein the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, as amended, respectfully petitions the City Council of the City of Houston (the "City"), for its written consent to the creation of a municipal utility district and would show the following:

I.

The name of the proposed District shall be HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 612 (the "District").

II.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 and Article III, Section 52 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto.

III.

The District shall contain an area of 117.142 acres of land, more or less, situated in Harris County, Texas. All of the land proposed to be included in the District is within the extraterritorial jurisdiction (as such term is defined in Local Government Code Section 42.021 *et. seq.*, as amended) of the City. All of the land proposed to be included may properly be included in the District. The land proposed to be included within the District is described by metes and bounds in Exhibit A, which is attached hereto and incorporated herein for all purposes (the "Land").

IV.

The Petitioner holds fee simple title to the Land. The Petitioner hereby represents that it owns a majority in value of the Land, as indicated by the certificate of ownership provided by the Harris Central Appraisal District and supplemented, as needed, by certified deeds recorded in the Official Public Records of Harris County, Texas.

V.

The Petitioner represents that there are no lienholders on the Land.

VI.

LI ACQUISITIONS, LLC, a Texas limited liability company, has entered into an earnest money contract to purchase all or a portion of the Land and desires to be considered as a Petitioner for the consent to creation of the District.

VII.

The general nature of the work to be done by the District at the present time is the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of a waterworks and sanitary sewer system for residential and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other purchase, construction, acquisition, maintenance, ownership, operation, repair, improvement, and extension of such additional facilities, including parks and recreational facilities, and road facilities, systems, plants and enterprises as shall be consistent with all of the purposes for which the District is created.

VIII.

There is, for the following reasons, a necessity for the above-described work. The Land is urban in nature, is within the growing environs of the City, and is in close proximity to populous and developed sections of Harris County, Texas. There is not now available within the area, which will be developed for residential and commercial uses, an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, adequate road facilities, or parks and recreational facilities. The health and welfare of the present and future inhabitants of the area and of the territories adjacent thereto require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, road facilities, and parks and recreational facilities. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such waterworks system, sanitary sewer system, drainage and storm sewer system, road facilities, and parks and recreational facilities, to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

IX.

Petitioner, by submission of this Petition, requests the City's consent to the creation of the District containing the Land under the same conditions as set forth in Exhibit B attached hereto and incorporated herein for all purposes. Petitioner hereby

covenants that if the requested consent to creation of the District is given, Petitioner will adopt and abide by said conditions.

X.

A preliminary investigation has been made to determine the cost of the proposed District's waterworks system, sanitary sewer system, and drainage and storm sewer system projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$16,950,000.

XI.

A preliminary investigation has been made to determine the cost of the proposed District's road projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$8,730,000.

XII.

A preliminary investigation has been made to determine the cost of the proposed District's park and recreational facilities, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$4,460,000.

XIII.

The total cost of the proposed District's projects is estimated by the Petitioner to be approximately \$30,140,000.

WHEREFORE, the Petitioner prays that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the Land within the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED this 17 day of February, 2025.

CG 7600 L.P., a Texas limited partnership

By: CG 233 Inc., a Texas corporation,
its General Partner

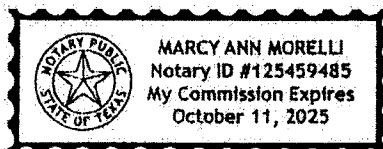
By: C. Michael Garver
C. Michael Garver, President

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on February 17, 2025, by C. Michael Garver, as President of CG 233 Inc., a Texas corporation, General Partner of CG 7600 L.P., a Texas limited partnership, on behalf of said corporation and said limited partnership.


Marcy Ann Morelli
Notary Public, State of Texas

(NOTARY SEAL)




Earnest Money Contract Holder:

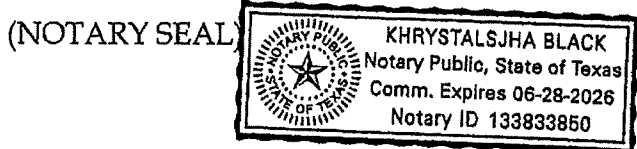
LI ACQUISITIONS, LLC,
a Texas limited liability company

By: 
Name: Kenneth Chang
Title: Authorized Signatory

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

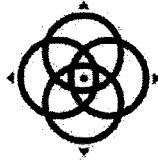
This instrument was acknowledged before me on February 21, 2025,
by Kenneth Chang, as Authorize Signatory of LI ACQUISITIONS, LLC, a Texas limited
liability company, on behalf of said limited liability company.


Notary Public, State of Texas



- Attachments:**
Exhibit A: Description of the Land
Exhibit B: Conditions of City of Houston

Exhibit A
(Metes and Bounds Description of the Land)



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 117.142 ACRES OR 5,102,693 SQ. FT.

A TRACT OR PARCEL CONTAINING 117.142 ACRES OR 5,102,693 SQUARE FEET OF LAND SITUATED IN THE N. B. WATERS SURVEY, ABSTRACT NO. 872, THE H. SANDERS SURVEY, ABSTRACT NO. 753 AND THE R. T. BLACKBURN SURVEY, ABSTRACT NO. 160, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 143.1 ACRE TRACT OF LAND CONVEYED TO CG 7600 L.P. AS RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. U568714, WITH SAID 117.142 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "HOVIS" FOUND ON THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF SUMMERLYN DRIVE (60' WIDTH) AS DEPICTED ON HIRAM CLARKE ROAD AND SUMMERLYN DRIVE STREET DEDICATION, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 581159 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) MARKING THE NORTHEASTERLY CORNER OF A CALLED 3.3486 ACRE TRACT OF LAND CONVEYED TO AKES INVESTMENTS INC. AS RECORDED UNDER H.C.C.F. NO. RP-2018-501138, FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID SOUTHERLY R.O.W. LINE OF SUMMERLYN DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

NORTH 87 DEG. 33 MIN. 55 SEC. EAST, A DISTANCE OF 1,208.11 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

NORTH 87 DEG. 27 MIN. 23 SEC. EAST, A DISTANCE OF 465.69 FEET TO A CAPPED 5/8 INCH IRON ROD (ILLEGIBLE) FOUND MARKING THE SOUTHEASTERLY END OF SAID HIRAM CLARKE ROAD AND SUMMERLYN DRIVE STREET DEDICATION;

THENCE, NORTH 02 DEG. 32 MIN. 37 SEC. WEST WITH THE EASTERLY LINE OF SAID HIRAM CLARKE ROAD AND SUMMERLYN DRIVE STREET DEDICATION, A DISTANCE OF 60.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE NORTHERLY R.O.W. LINE OF SAID SUMMERLYN DRIVE, THE EASTERLY R.O.W. LINE OF CHEVERY DRIVE (60' WIDTH) AS DEPICTED ON SUMMERLYN SEC 1, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 581163, H.C.M.R. AND A NORTHERLY LINE OF SAID 143.1 ACRE TRACT;

THENCE, NORTH 87 DEG. 27 MIN. 23 SEC. EAST WITH THE COMMON LINE OF SAID 143.1 ACRE TRACT AND SAID SUMMERLYN SEC 1, PASSING AT A DISTANCE OF 883.56 FEET A 5/8 INCH IRON ROD FOUND MARKING THE EASTERLY R.O.W. LINE OF BRIGHT GLEN DRIVE (60' WIDTH, FILM DOE NO. 581163, H.C.M.R.), CONTINUING WITH THE COMMON LINE OF SAID 143.1 ACRE TRACT, SAID SUMMERLYN SEC 1 AND A CALLED 13 ACRE TRACT OF LAND CONVEYED TO B.F. PIZZITOLA, JR. AS RECORDED UNDER H.C.C.F. NO. U753883, CONTINUING FOR A TOTAL DISTANCE OF 1,658.32 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON SOUTHERLY CORNER OF SAID 143.1 ACRE TRACT AND SAID 13 ACRE TRACT;

THENCE, NORTH 02 DEG. 28 MIN. 27 SEC. WEST WITH THE COMMON LINE OF SAID 143.1 ACRE TRACT AND SAID 13 ACRE TRACT, A DISTANCE OF 1,607.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON CORNER OF SAID 143.1 ACRE TRACT, SAID 13 ACRE TRACT AND A CALLED 0.7690 ACRE TRACT OF LAND CONVEYED TO JOE M. KEYWORTH AS RECORDED UNDER H.C.C.F. NO. RP-2019-2585;

THENCE, NORTH 87 DEG. 30 MIN. 37 SEC. EAST WITH THE COMMON LINE OF SAID 143.1 ACRE TRACT, SAID 0.7690 ACRE TRACT AND A CALLED 1 ACRE TRACT OF LAND CONVEYED TO ROSE LYNN KEYWORTH AND ROBERT CARL ANDREWS AS RECORDED UNDER VOLUME 3456, PAGE 738 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), A

DISTANCE OF 218.09 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON SOUTHERLY CORNER OF SAID 143.1 ACRE TRACT AND SAID 1 ACRE TRACT;

THENCE, NORTH 02 DEG. 20 MIN. 43 SEC. WEST WITH THE COMMON LINE OF SAID 143.1 ACRE TRACT, SAID 1 ACRE TRACT AND A CALLED 1.2236 ACRE TRACT OF LAND CONVEYED TO HIEP PHAM AND DUNG P. NGUYEN AS RECORDED UNDER H.C.C.F. NO. RP-2021-224903, A DISTANCE OF 1,003.66 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHERLY R.O.W. LINE OF ANDERSON ROAD (60' WIDTH, VOLUME 78, PAGE 628, H.C.D.R.) MARKING THE COMMON NORTHERLY CORNER OF SAID 143.1 ACRE TRACT AND SAID 1.2236 ACRE TRACT FOR THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1 INCH IRON PINCHED TOP PIPE FOUND FOR REFERENCE BEARS SOUTH 02 DEG. 20 MIN. 43 SEC. EAST, 0.52 FEET AND A 2 INCH IRON PIPE FOUND FOR REFERENCE BEARS NORTH 30 DEG. 59 MIN. WEST, 1.30 FEET;

THENCE, NORTH 87 DEG. 30 MIN. 20 SEC. EAST WITH SAID SOUTHERLY R.O.W. LINE OF ANDERSON ROAD, A DISTANCE OF 642.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE NORTHWESTERLY CORNER OF A CALLED 12.777 ACRE TRACT OF LAND AS DESCRIBED IN A LIS PENDENS NOTICE RECORDED UNDER H.C.C.F. NO. RP-2020-601569;

THENCE, SOUTH 02 DEG. 18 MIN. 14 SEC. EAST WITH THE WESTERLY LINE OF SAID 12.777 ACRE TRACT, A DISTANCE OF 2,600.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHWESTERLY CORNER OF SAID 12.777 ACRE TRACT;

THENCE, NORTH 87 DEG. 30 MIN. 20 SEC. EAST WITH THE SOUTHERLY LINE OF SAID 12.777 ACRE TRACT, A DISTANCE OF 213.00 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "LANDTECH" FOUND MARKING THE SOUTHEASTERLY CORNER OF SAID 12.777 ACRE TRACT;

THENCE, WITH THE EASTERLY LINE OF SAID 12.777 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

NORTH 02 DEG. 18 MIN. 14 SEC. WEST, A DISTANCE OF 2,390.95 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

NORTH 04 DEG. 57 MIN. 35 SEC. EAST, A DISTANCE OF 210.83 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON SAID SOUTHERLY R.O.W. LINE OF ANDERSON ROAD MARKING THE NORTHEASTERLY CORNER OF SAID 12.777 ACRE TRACT;

THENCE, NORTH 87 DEG. 30 MIN. 20 SEC. EAST WITH SAID SOUTHERLY R.O.W. LINE OF ANDERSON ROAD, A DISTANCE OF 73.34 FEET TO A POINT LOCATED IN A DRAINAGE DITCH, FOR THE NORTHEASTERLY CORNER OF SAID 143.1 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF SAID 143.1 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 02 DEG. 18 MIN. 14 SEC. EAST, A DISTANCE OF 2,607.68 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR CORNER;

SOUTH 85 DEG. 42 MIN. 57 SEC. EAST, A DISTANCE OF 26.68 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR CORNER;

SOUTH 02 DEG. 11 MIN. 17 SEC. EAST, A DISTANCE OF 7.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR CORNER;

SOUTH 87 DEG. 36 MIN. 42 SEC. WEST, A DISTANCE OF 28.51 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR CORNER;

SOUTH 02 DEG. 43 MIN. 40 SEC. EAST, A DISTANCE OF 33.66 FEET TO A POINT LOCATED IN A DRAINAGE DITCH ON THE NORTHERLY R.O.W. LINE OF BELTWAY 8 (WIDTH VARIES, H.C.C.F. NOS. B382604, M458199, M538663 AND R193695), FOR A SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID NORTHERLY R.O.W. LINE OF BELTWAY 8, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

SOUTH 68 DEG. 50 MIN. 59 SEC. WEST, A DISTANCE OF 327.22 FEET TO A "TXDOT" DISK IN CONCRETE FOUND MARKING AN ANGLE POINT;

SOUTH 02 DEG. 26 MIN. 26 SEC. EAST, A DISTANCE OF 94.97 FEET TO A CONCRETE MONUMENT FOUND MARKING AN ANGLE POINT;

SOUTH 22 DEG. 50 MIN. 38 SEC. WEST, A DISTANCE OF 313.72 FEET TO A "TXDOT" DISK IN CONCRETE FOUND MARKING AN ANGLE POINT;

SOUTH 71 DEG. 23 MIN. 56 SEC. WEST, A DISTANCE OF 439.97 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF CURVATURE;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,864.79 FEET, A CENTRAL ANGLE OF 17 DEG. 07 MIN. 05 SEC., AN ARC LENGTH OF 855.90 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEG. 57 MIN. 28 SEC. WEST, - 852.72 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF COMPOUND CURVATURE;


WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,309.16 FEET, A CENTRAL ANGLE OF 00 DEG. 55 MIN. 01 SEC., AN ARC LENGTH OF 180.98 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 88 DEG. 58 MIN. 31 SEC. WEST, - 180.98 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A POINT OF TANGENCY;

SOUTH 89 DEG. 26 MIN. 02 SEC. WEST, A DISTANCE OF 2,004.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT, FROM WHICH A CAPPED 5/8 INCH IRON ROD (ILLEGIBLE) FOUND FOR REFERENCE BEARS NORTH 04 DEG. 32 MIN. EAST, 3.66 FEET;

NORTH 89 DEG. 13 MIN. 31 SEC. WEST, A DISTANCE OF 291.28 FEET TO A "TXDOT" DISK IN CONCRETE FOUND MARKING AN ANGLE POINT;

NORTH 86 DEG. 46 MIN. 27 SEC. WEST, A DISTANCE OF 313.49 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEASTERLY CORNER OF UNRESTRICTED RESERVE "A", BLOCK 1 OF SINGH MART, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 678528, H.C.M.R., FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A "TXDOT" DISK IN CONCRETE FOUND FOR REFERENCE BEARS SOUTH 86 DEG. 46 MIN. 27 SEC. EAST, 2.45 FEET;

THENCE, NORTH 02 DEG. 26 MIN. 05 SEC. WEST WITH THE EASTERLY LINE OF SAID UNRESTRICTED RESERVE "A" AND SAID 3.3486 ACRE TRACT, A DISTANCE OF 578.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 117.142 ACRES OR 5,102,693 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59967, PREPARED BY WINDROSE.


MATTHEW CARPENTER
R.P.L.S. NO. 6942
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



12-31-2024
DATE:

Exhibit B
(Conditions of City of Houston)



EXHIBIT "B"

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing under contract with the City of Houston, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, recreational facilities, road facilities, or facilities for fire-fighting services, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Dally Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's water and sewer and/or drainage system to the payment of the District's bonds will terminate when and if the City of Houston, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Houston will be added or annexed to the District until the City of Houston has given its written consent by resolution or ordinance of the City Council to such addition or annexation.

(b) (1) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the Director of the Department of Public Works and Engineering of the City of Houston, or to his designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage, and road facilities and related improvements to serve the District and obtain the approval of such plans and specifications therefrom. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform exactly to the specifications of the City of Houston. All water service lines and sewer service lines, lift stations, sewage treatment facilities, and road facilities, and appurtenances thereto, installed or used within the District will comply with the City of Houston's standard plans and specifications as amended from time to time. Prior to the construction of any water, sanitary sewer, drainage or road facilities within or by the District, the District or its engineer will give written notice by registered or certified mail to the Director of Public Works and Engineering, stating the date that such construction will be commenced. The construction of the District's water, sanitary sewer, drainage and road facilities will be in accordance with the approved plans and specifications, and with applicable standards and specifications of the City of Houston; and during the progress of the construction and installation of such facilities, the Director of Public Works and

Engineering of the City of Houston, or an employee thereof, may make periodic on-the-ground inspections.

(2) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Houston's Department of Parks and Recreation and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the Director of the City of Houston Parks and Recreation Department.

(3) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for fire-fighting services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility design and construction, a certification that the facilities for fire-fighting services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Houston's Fire Department and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire-fighting services to the Chief of the City of Houston Fire Department.

(c) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the Department of Public Works and Engineering, City of Houston, as well as to the TCEQ. The District will agree that representatives of the City of Houston may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the Planning Commission of the City of Houston of a plat which will be duly recorded in the Real Property Records of Harris County, Texas, and otherwise comply with the rules and regulations of the Department of Planning and Development and the Department of Public Works and Engineering of the City of Houston.