

ORDINANCE NO. 2016-26

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TOMBALL, TEXAS CONSENTING TO THE CREATION OF HARRIS
COUNTY IMPROVEMENT DISTRICT NO. 17 AND CONSENTING TO
THE ANNEXATION OF LAND INTO SAID DISTRICT**

* * * * *

WHEREAS, Harris County Improvement District No. 17 (the "District") was created by special law of the Legislature of the State of Texas in the 81st Regular Session, as codified at Chapter 8391, Special District Local Laws Code, and described on **Exhibit "A"** attached hereto (the "District Legislation"); and

WHEREAS, the Board of Directors of the District (the "Board") submitted to the City of Tomball, Texas (the "City") a Petition for Consent to Creation, attached hereto as **Exhibit "B"** and made a part hereof for all purposes, requesting that the City give its consent to the creation of the District;

WHEREAS, the District and the owner of a tract of land containing 3.2526 acres submitted to the City a Petition for Consent to Annex Land into an Improvement District, attached hereto as **Exhibit "C"** and made a part hereof for all purposes, requesting that the City give its consent to the annexation of the land described said petition into the boundaries of the District; and

WHEREAS, the City Council of the City desires to adopt Ordinance No. 2016-26 as set forth herein for the purpose of consenting to the creation of the District and consenting to the annexation of the land described in Exhibit "C" attached hereto into the boundaries of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. Incorporation of Recitals. The above and foregoing recitals to this Ordinance are true and correct and are incorporated herein and made a part hereof.

Section 2. Consent to Creation of District. The City hereby consents to the creation of Harris County Improvement District No. 17 as described in the District Legislation.

Section 3. Consent to District Annexation of Land. The City hereby consents to the District's annexation of the land described in Exhibit C attached hereto into the boundaries of the District.

Section 4. Consents Effective. The consents granted in this Ordinance are given by the City in full satisfaction of any requirements for district consents contained in any statute or otherwise required by law, rule, regulation or policy including, but not limited to, consents required by the District Legislation, the Texas Water Code, as amended, the Texas Local Government Code, as amended, any rules, regulations, or policies of the Texas Commission on Environmental Quality, or any rules, regulations, or policies of the Texas Attorney General. The consents granted and the provisions set forth in this Ordinance shall supersede any prior consents.

Section 5. Exhibits. All exhibits to this Ordinance are attached hereto and incorporated herein for all purposes.

Section 6. That the City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting was open to the public as required by law at all times during which this ordinance and the subject matter thereof was discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 7. Effective Date. This Ordinance shall take effect immediately from and after its passage and is accordingly so ordained.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 3RD DAY OF OCTOBER 2016.

| | |
|------------------------|------------|
| COUNCILMAN HUDGENS | <u>AYE</u> |
| COUNCILMAN STOLL | <u>AYE</u> |
| COUNCILMAN DEGGES | <u>AYE</u> |
| COUNCILMAN TOWNSEND | <u>AYE</u> |
| COUNCILMAN KLEIN QUINN | <u>AYE</u> |

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT A SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 17TH DAY OF OCTOBER 2016.

| | |
|------------------------|------------|
| COUNCILMAN HUDGENS | <u>AYE</u> |
| COUNCILMAN STOLL | <u>AYE</u> |
| COUNCILMAN DEGGES | <u>AYE</u> |
| COUNCILMAN TOWNSEND | <u>AYE</u> |
| COUNCILMAN KLEIN QUINN | <u>AYE</u> |

Gretchen Fagan
GRETCHEN FAGAN, MAYOR
City of Tomball

ATTEST:

APPROVED AS TO FORM:

Doris Speer
Doris Speer
City Secretary

Loren Smith
Loren Smith
City Attorney

1 directors' terms expire June 1, 2013.

2 (c) Section 3891.052 does not apply to this section.

3 (d) This section expires September 1, 2014.

4 [Sections 3891.055-3891.100 reserved for expansion]

5 SUBCHAPTER C. POWERS AND DUTIES

6 Sec. 3891.101. GENERAL POWERS AND DUTIES. The district has
7 the powers and duties necessary to accomplish the purposes for
8 which the district is created.

9 Sec. 3891.102. MUNICIPAL MANAGEMENT POWERS AND DUTIES. The
10 district has the powers and duties provided by the general laws of
11 this state, including Chapter 375, Local Government Code,
12 applicable to a municipal management district created under
13 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
14 Texas Constitution.

15 Sec. 3891.103. DEVELOPMENT CORPORATION POWERS. The
16 district may exercise the powers given to a development corporation
17 under Chapter 505, Local Government Code.

18 Sec. 3891.104. SPORTS VENUE. The district may construct,
19 acquire, improve, maintain, and operate a sports venue, including
20 an arena, coliseum, stadium, or other type of area or facility used
21 for one or more professional or amateur sports or athletic events.

22 Sec. 3891.105. AGREEMENTS; GRANTS. The district may make
23 an agreement with or accept a gift, grant, or loan from any person.

24 Sec. 3891.106. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
25 district may join and pay dues to a charitable or nonprofit
26 organization that performs a service or provides an activity
27 consistent with the furtherance of a district purpose.

1 Sec. 3891.107. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
2 district may establish and provide for the administration of one or
3 more programs to promote state or local economic development and to
4 stimulate business and commercial activity in the district.

5 (b) The district has all of the economic development
6 authority that:

7 (1) Chapter 380, Local Government Code, grants to a
8 municipality with a population of more than 100,000; and

9 (2) Chapter 1509, Government Code, grants to a
10 municipality.

11 Sec. 3891.108. NO EMINENT DOMAIN. The district may not
12 exercise the power of eminent domain.

13 [Sections 3891.109-3891.150 reserved for expansion]

14 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

15 Sec. 3891.151. OPERATION AND MAINTENANCE TAX. (a) If
16 authorized at an election held in accordance with Section 3891.158,
17 the district may impose an annual operation and maintenance tax on
18 taxable property in the district in accordance with Section 49.107,
19 Water Code, for any district purpose, including to:

20 (1) maintain and operate the district;

21 (2) construct or acquire improvements; or

22 (3) provide a service.

23 (b) The board shall determine the tax rate. The rate may not
24 exceed the rate approved at the election.

25 Sec. 3891.152. CONTRACT TAXES. (a) In accordance with
26 Section 49.108, Water Code, the district may impose a tax other than
27 an operation and maintenance tax and use the revenue derived from

1 the tax to make payments under a contract after the provisions of
2 the contract have been approved by a majority of the district voters
3 voting at an election held for that purpose.

4 (b) A contract approved by the district voters may contain a
5 provision stating that the contract may be modified or amended by
6 the board without further voter approval.

7 Sec. 3891.153. AUTHORITY TO ISSUE BONDS AND OTHER
8 OBLIGATIONS. The district may issue bonds, notes, or other
9 obligations payable wholly or partly from ad valorem taxes, sales
10 and use taxes, assessments, impact fees, revenue, contract
11 payments, grants, or other district money, or any combination of
12 those sources of money, to pay for any authorized district purpose.

13 Sec. 3891.154. HOTEL OCCUPANCY TAX. (a) The district may
14 impose a hotel occupancy tax in the manner that Chapter 351, Tax
15 Code, provides for a municipality.

16 (b) A tax imposed under this section may not exceed the
17 maximum rate under Section 351.003(a), Tax Code.

18 Sec. 3891.155. SALES AND USE TAX. (a) The district may
19 impose a sales and use tax if authorized by a majority of the voters
20 of the district voting at an election held for that purpose.
21 Revenue from the tax may be used for any district purpose for which
22 ad valorem tax revenue is used.

23 (b) The district may not impose a sales and use tax if as a
24 result of the imposition of the tax the combined rate of all sales
25 and use taxes imposed by the district and other political
26 subdivisions of this state having territory in the district would
27 exceed the amount allowable by law at any location in the district.

1 (c) If the voters of the district approve the adoption of
2 the tax at an election held on the same election date on which
3 another political subdivision adopts a sales and use tax or
4 approves an increase in the rate of its sales and use tax and as a
5 result the combined rate of all sales and use taxes imposed by the
6 district and other political subdivisions of this state having
7 territory in the district would exceed the amount allowable by law
8 at any location in the district, the election to adopt a sales and
9 use tax under this chapter has no effect.

10 (d) Except as otherwise provided by this chapter, Chapter
11 321, Tax Code, applies to the imposition, computation,
12 administration, enforcement, and collection of the sales and use
13 tax imposed by this section.

14 Sec. 3891.156. TAXES FOR BONDS. At the time the district
15 issues bonds payable wholly or partly from ad valorem taxes, the
16 board shall provide for the annual imposition of an ad valorem tax,
17 without limit as to rate or amount, while all or part of the bonds
18 are outstanding as required and in the manner provided by Sections
19 54.601 and 54.602, Water Code.

20 Sec. 3891.157. BONDS FOR ROAD PROJECTS. At the time of
21 issuance the total principal amount of bonds or other obligations
22 incurred to finance a road project may not exceed one-fourth of the
23 assessed value of real property in the district.

24 Sec. 3891.158. ELECTIONS REGARDING TAXES AND BONDS. (a)
25 The district may issue, without an election, bonds, notes, and
26 other obligations secured by revenue or contract payments from any
27 source other than ad valorem taxes.

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

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

9 SECTION 2. The Harris County Improvement District No. 17
10 initially includes all the territory contained in the following
11 area:

12 BEING 606.1394 acres of land out of a 644.0794 acre tract, that same
13 tract described in a deed filed for record July 06, 1933 in Volume
14 932, Page 98, Deed Records, Harris County, Texas, from John D. Reid,
15 et al, to Humble Oil and Refining Company, all of the Chauncy
16 Goodrich Survey Number 776, Patent 466, Volume 1, Abstract 305,
17 containing 640 acres more or less in Harris County, Texas; said
18 606.1394 acres more fully described as follows: BEGINNING at a 12
19 inch diameter wood fence post found in the West line of the Sam
20 Lewis Survey, Abstract 1704, the Southeast corner of the J. M.
21 Hooper Survey, Abstract 375 and the Northeast corner of the Chauncy
22 Goodrich Survey; THENCE South 00° 19' 00" East, with the West line of
23 the Lewis Survey, a distance of 1005.00 feet to a point for the most
24 Easterly Northeast corner of that certain 9.26 acre tract, conveyed
25 to Humble Oil and Refining Company from Magnolia Petroleum Company,
26 by deed filed for record in Volume 1063, Page 557, Deed Records,
27 Harris County, Texas; THENCE North 29° 36' 00" West, a distance of

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1 206.4 feet to a point for corner in the North line of said 9.26 acres
2 ;THENCE South 89° 41' 00" West, a distance of 449.00 feet to a point
3 in the East line of that certain 28.68 acre tract conveyed to Humble
4 Oil and Refining Company from Socony Mobil Oil Company,
5 Incorporation, by deed filed for record in Volume 6028, Page 80 or
6 Harris County Clerk's File Number C139334, Harris County Deed
7 Records, said point being the Northwest corner of said 9.26 acre
8 tract; THENCE with the perimeter lines of said 28.68 acres the
9 following calls:

10 (1) North 00° 19' 00" West, a distance of 586.4 feet to corner;
11 (2) South 89° 36' 00" West, a distance of 597.9 feet to corner;
12 (3) South 00° 31' 00" East, a distance of 434.1 feet to corner;
13 (4) South 88° 43' 00" West, a distance of 418.6 feet to corner;
14 (5) North 01° 00' 00" West, a distance of 211.2 feet to corner;
15 (6) South 89° 00' 00" West, a distance of 394.5 feet to corner;
16 (7) South 00° 54' 00" East, a distance of 500.00 feet to corner;
17 (8) South 89° 13' 00" East, a distance of 508.4 feet to corner;
18 (9) South 00° 54' 00" East, a distance of 411.6 feet to corner;
19 (10) North 89° 38' 00" East, a distance of 289.7 feet to corner;
20 (11) South 00° 36' 00" East, a distance of 180.8 feet to corner;
21 (12) North 89° 38' 00" East, passing at 603.6 feet the Southeast
22 corner of said 28.68 acres, the Southwest corner of said 9.26 acres,
23 continuing with the South line of said 9.26 acres, in all, a
24 distance of 1153.6 feet to a point for the Southeast corner of said
25 9.26 acres in the West line of the Lewis Survey, the East line of the
26 Goodrich Survey and said 644.0794 acre tract: THENCE South 00° 19'
27 00" East, with the West line of the Lewis Survey, a distance of

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1 3706.59 feet to a 1 inch iron pipe found in the North line of the
2 August Senechal Survey, Abstract 722 and Lot 53 of Boudreaux
3 Estates, unrecorded subdivision; THENCE South 89° 19' 23" West, with
4 the North line of the Senechal Survey, Lots 50, 51, 52 and 53 of said
5 Boudreaux Estates, a 16.349 acre tract conveyed to John E. Kolb,
6 Trustee of Harris County, recorded under Harris County Clerk's File
7 Number F196319, passing it's Northwest corner and the common North
8 corner of said Senechal Survey and I & G. N. R. R. Company Survey,
9 Abstract 952 at 2385 feet more or less, continuing in the North line
10 of said I & G. N. R. R. Company Survey and a 6.470 acre tract
11 recorded under Harris County Clerk's File Number R716867 and along
12 a wire fence, in all, a distance of 5279.26 feet to a 3/4 inch iron
13 pipe found at the base of a fence corner post, said pipe marking the
14 Southeast corner of the John M. Hooper Survey, Abstract 372, the
15 Southeast corner of the William Kobs, 323 acre tract, recorded in
16 Volume 16, Page 188, Deed Records, Harris County, Texas and the
17 Southwest corner of the Chauncy Goodrich Survey and the tract
18 herein described; THENCE North 00° 13' 42" West, with the East line
19 of the Kobs Tract, the East line of the Hooper Survey, the West line
20 of the Goodrich Survey and along a wire fence, a distance of 5355.75
21 feet to a fence corner post found in the South line of the Hooper
22 Survey, Abstract 375, marking the Northwest corner of the tract
23 herein described from which a 5/8 inch iron rod found bears North
24 86° 01'14" West, 4.65 feet; THENCE South 89° 52' 17" East, with the
25 South line of the Hooper Survey, Abstract 375, the North line of the
26 Goodrich Survey, the tract herein described and along a wire fence,
27 a distance of 5271.05 feet to the PLACE OF BEGINNING containing

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1 606.1394 acres. Together with the following: (1) a 60 foot wide road
2 easement extending from the Southwest right-of-way of State Highway
3 249 West to the common line between the Sam Lewis Survey, Abstract
4 1704, and the C. N. Pillot Survey, Abstract 632, recorded under
5 Harris County Clerk's File Number S283266, Official Public Records
6 of Real Property, Harris County, Texas; (2) a 100 foot wide road
7 easement extending from the common line between the Lewis Survey
8 and the Pillot Survey, West, to the East line of the Chauncy
9 Goodrich Survey, Abstract 305, recorded in Volume 934, Page 27,
10 Deed Records, Harris County, Texas; (3) a 100 foot wide road
11 easement, extending West from the Goodrich Survey East line and
12 being more fully described as follows: BEGINNING at a 1/2 inch iron
13 rod found for the Northwest corner of that certain 100 foot wide
14 road easement recorded in Volume 934, Page 27, Deed Records, Harris
15 County, Texas, in the West line of the Sam Lewis Survey, Abstract
16 1704, the East line of the Chauncy Goodrich Survey, Abstract 305;
17 THENCE South 00° 19' 00" East, with the East line of the Goodrich
18 Survey, a distance of 100.00 feet; THENCE South 89° 18' 37" West, a
19 distance of 1118.84 feet to a 1/2 inch iron rod found for corner;
20 THENCE North 00° 54' 00" West, a distance of 100.00 feet to a 1/2
21 inch iron rod found in the South line of that certain 28.68 acre
22 tract recorded in Volume 6028, Page 80, Deed Records, Harris
23 County, Texas, the Northwest corner of the tract herein described;
24 THENCE North 89° 18' 37" East, with the South line of said 28.68 acre
25 tract and a 9.26 acre Tomball Gas Plant Tract recorded in Volume
26 1063, Page 557, Deed Records, Harris County, Texas, a distance of
27 1119.86 feet to the PLACE OF BEGINNING, containing 2.56 acres more

1 or less.

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

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

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

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

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

24 SECTION 4. This Act takes effect immediately if it receives
25 a vote of two-thirds of all the members elected to each house, as
26 provided by Section 39, Article III, Texas Constitution. If this
27 Act does not receive the vote necessary for immediate effect, this

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1 Act takes effect September 1, 2009.

President of the Senate

Speaker of the House

I certify that H.B. No. 4829 was passed by the House on May 15, 2009, by the following vote: Yeas 144, Nays 0, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 4829 was passed by the Senate on May 27, 2009, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____
Date

Governor

VI.

This Petition shall constitute an election on the part of Petitioner, its successors and assigns, for the aforesaid land and any improvements which are now or may hereafter be constructed thereon to become liable for all present and future debts of the District in the same manner and to the same extent as other lands and improvements in the District are liable for the District's debts.

VII.

Petitioner, its successors and assigns, hereby agrees that the Tract and all improvements thereon, presently existing or to be constructed, shall be liable for its pro rata share of (i) all voted but unissued bonds of the District which were authorized at various elections held within the District, and which may hereafter be issued and sold by the District; and (ii) all bonds of the District hereafter voted and which may hereafter be issued and sold by the District. This Petition constitutes authorization by Petitioner, its successors and assigns, for the Board of Directors of the District (i) to issue and sell all of the remaining voted but unissued bonds of the District for the purposes and upon the terms and conditions such bonds were voted, in one or more issues or series, at a future date or dates, when the Board's judgment such amounts are required for the authorized purposes; and (ii) to issue and sell all of the District's bonds to be voted hereafter, for the purposes and upon the terms and conditions for such bonds to be voted, in one or more issues or series, at a future date or dates, when the Board's judgment such amounts are required for the authorized purposes.

VIII.

This Petition shall further be considered the consent and authorization of Petitioner, its successors and assigns, for all the taxable land described in Exhibit "A" and all improvements thereon, presently existing or to be constructed, to be taxed uniformly and equally on an ad valorem basis with all other taxable property within the District for: (1) the payment of principal and interest on the District's voted but unissued bonds; and (2) all other purposes for which the District may lawfully levy taxes, including taxes levied for maintenance purposes.

IX.

For and in consideration of the addition of the Tract to the District, Petitioner agrees that the covenants contained herein shall become fixed with the land, shall run with the land, and shall be binding on Petitioner, its successors and assigns.

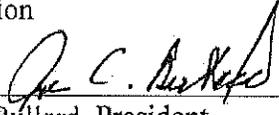
WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed with the Secretary of the Board; that, thereafter this Petition be heard by the Board and granted in all respects; that, the Tract be added to and become a part of the District, as provided by law, including particularly Chapters 49 and 54, Texas Water Code, as amended; that, after it has been heard and granted, this Petition and the Board's action hereon be filed of record in the Office of the County Clerks of Harris and Montgomery Counties, Texas; and that Petitioner have such other Orders and relief to which it may show itself entitled.

RESPECTFULLY SUBMITTED 10th day of July, 2015.

“PETITIONER”

Merenco Realty, Inc.,
a Texas corporation

By:



Joe C. Bullard, President

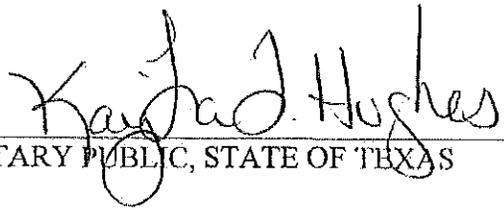
THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 10th day of July, 2015, by Joe C. Bullard, President of Merenco Realty, Inc. a Texas corporation, in the capacity therein stated.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1320172638

3.2526 acres of land, more or less, situated in the Sam Lewis Survey, Abstract Number 1704, Harris County, Texas, being the remainder of that certain called 145.78 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County Clerk's File Number F-014298, said 3.2526 acres of land being more particularly described by metes and bounds as follows:

D

BEGINNING at a 1 inch iron pipe found in the Easterly line of that certain called 640 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20130384778, and the Southerly line of that certain called 100 foot roadway easement as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Numbers S-457983 and S-457984 and under Volume 934, Page 27 of the Deed Records of Harris County, Texas;

Thence, N 87°55'58" E, along the Southerly line of said 100 foot roadway easement, a distance of 289.48 feet to a 5/8 inch iron rod with cap set for the Northwestern corner of that certain called Parcel "B" conveyed to the Harris County Flood Control District by deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number L-951535, for a point of non-tangent curvature to the right;

Thence, in a Southerly direction along the Westerly line of said Parcel "B", with said curve to the right, having a central angle of 21°51'17", a radius of 1050.00 feet, an arc length of 400.51 feet, a chord bearing of S 10°45'04" W and a chord distance of 398.08 feet to a 5/8 inch iron rod with cap set for a point of tangency;

Thence, S 21°40'43" W, along a Northwesternly line of said Parcel "B", a distance of 472.55 feet to a 5/8 inch iron rod with cap set in the Easterly line of said 640 acre tract for a Westerly corner of said Parcel "B";

Thence, N 02°49'35" W, along the Easterly line of said 640 acre tract, a distance of 820.78 feet to the POINT OF BEGINNING and containing 3.2526 acres of land, more or less.

Note: Title Company does not represent that the above acreage or square footage calculations are correct.

HCID 17 - Capital Improvements Projects
7/12/2016

| Land Development Projects | Capital | | | |
|--|---------------------|---------------------|-------------------|---------------------|
| | Construction | Engineering (18%) | Contingency (10%) | Total Cost |
| i. Black Oak Section 1 | | | | |
| Paving | \$ 1,577,255 | \$ 283,905.90 | \$ 157,725.50 | \$ 2,018,886 |
| Drainage/Detention | \$ 1,937,802 | \$ 348,804.36 | \$ 193,780.20 | \$ 2,480,387 |
| Landscaping/Irrigation/Amenity/Rec | \$ 1,880,000 | \$ 338,400.00 | \$ 188,000.00 | \$ 2,406,400 |
| Street Lighting | \$ 38,154 | \$ 6,867.72 | \$ 3,815.40 | \$ 48,837 |
| Land/ROW/Amenity/Recreational | \$ 447,150 | \$ 80,487.00 | \$ 44,715.00 | \$ 572,352 |
| Subtotal | \$ 5,880,361 | \$ 1,058,465 | \$ 588,036 | \$ 7,526,862 |
| ii. Black Oak Section 2 | | | | |
| Paving | \$ 1,131,856 | \$ 203,734.08 | \$ 113,185.60 | \$ 1,448,776 |
| Drainage/Detention | \$ 1,284,515 | \$ 231,212.70 | \$ 128,451.50 | \$ 1,644,179 |
| Landscaping/Irrigation/Amenity/Rec | \$ 750,000 | \$ 135,000.00 | \$ 75,000.00 | \$ 960,000 |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 1,044,450 | \$ 188,001.00 | \$ 104,445.00 | \$ 1,336,896 |
| Subtotal | \$ 4,240,821 | \$ 763,348 | \$ 424,082 | \$ 5,428,251 |
| iii. Black Oak Section 3 | | | | |
| Paving | \$ 983,000 | \$ 176,940.00 | \$ 98,300.00 | \$ 1,258,240 |
| Drainage/Detention | \$ 308,427 | \$ 55,516.86 | \$ 30,842.70 | \$ 394,787 |
| Landscaping/Irrigation/Amenity/Rec | \$ 450,000 | \$ 81,000.00 | \$ 45,000.00 | \$ 576,000 |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 273,900 | \$ 49,302.00 | \$ 27,390.00 | \$ 350,592 |
| Subtotal | \$ 2,045,327 | \$ 368,159 | \$ 204,533 | \$ 2,618,019 |
| iv. Black Oak Section 4 | | | | |
| Paving | \$ 922,552 | \$ 166,059.36 | \$ 92,255.20 | \$ 1,180,867 |
| Drainage/Detention | \$ 367,585 | \$ 66,165.30 | \$ 36,758.50 | \$ 470,509 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 251,350 | \$ 45,243.00 | \$ 25,135.00 | \$ 321,728 |
| Subtotal | \$ 1,871,487 | \$ 336,868 | \$ 187,149 | \$ 2,395,503 |
| v. Enclave at Dobbin Section 1 | | | | |
| Paving | \$ 1,007,799 | \$ 181,403.82 | \$ 100,779.90 | \$ 1,289,983 |
| Drainage/Detention | \$ 1,472,768 | \$ 265,098.24 | \$ 147,276.80 | \$ 1,885,143 |
| Landscaping/Irrigation/Amenity/Rec | \$ 800,000 | \$ 144,000.00 | \$ 80,000.00 | \$ 1,024,000 |
| Street Lighting | \$ 35,000 | \$ 6,300.00 | \$ 3,500.00 | \$ 44,800 |
| Land/ROW/Amenity/Recreational | \$ 836,400 | \$ 150,552.00 | \$ 83,640.00 | \$ 1,070,592 |
| Subtotal | \$ 4,151,967 | \$ 747,354 | \$ 415,197 | \$ 5,314,518 |
| vi. Enclave at Dobbin Section 2 | | | | |
| Paving | \$ 700,643 | \$ 126,115.74 | \$ 70,064.30 | \$ 896,823 |
| Drainage/Detention | \$ 278,229 | \$ 50,081.22 | \$ 27,822.90 | \$ 356,133 |
| Landscaping/Irrigation/Amenity/Rec | \$ 1,600,000 | \$ 288,000.00 | \$ 160,000.00 | \$ 2,048,000 |
| Street Lighting | \$ 35,000 | \$ 6,300.00 | \$ 3,500.00 | \$ 44,800 |
| Land/ROW/Amenity/Recreational | \$ 216,240 | \$ 38,923.20 | \$ 21,624.00 | \$ 276,787 |
| Subtotal | \$ 2,830,112 | \$ 509,420 | \$ 283,011 | \$ 3,622,543 |
| vii. Enclave at Dobbin Section 3 | | | | |
| Paving | \$ 667,633 | \$ 120,173.94 | \$ 66,763.30 | \$ 854,570 |
| Drainage/Detention | \$ 131,254 | \$ 23,625.72 | \$ 13,125.40 | \$ 168,005 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 174,420 | \$ 31,395.60 | \$ 17,442.00 | \$ 223,258 |
| Subtotal | \$ 1,303,307 | \$ 234,595 | \$ 130,331 | \$ 1,668,233 |
| viii. Enclave at Dobbin Section 4 | | | | |
| Paving | \$ 255,100 | \$ 45,918.00 | \$ 25,510.00 | \$ 326,528 |
| Drainage/Detention | \$ 78,133 | \$ 14,063.94 | \$ 7,813.30 | \$ 100,010 |
| Landscaping/Irrigation/Amenity/Rec | \$ 100,000 | \$ 18,000.00 | \$ 10,000.00 | \$ 128,000 |
| Street Lighting | \$ 20,000 | \$ 3,600.00 | \$ 2,000.00 | \$ 25,600 |
| Land/ROW/Amenity/Recreational | \$ 38,250 | \$ 6,885.00 | \$ 3,825.00 | \$ 48,960 |
| Subtotal | \$ 491,483 | \$ 88,467 | \$ 49,148 | \$ 629,098 |



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| | | | | |
|--|---------------------|-------------------|-------------------|---------------------|
| IX. Colony at Pinehurst Section 1 | | | | |
| Paving | \$ 522,800 | \$ 94,104.00 | \$ 52,280.00 | \$ 669,184 |
| Drainage/Detention | \$ 1,500,000 | \$ 270,000.00 | \$ 150,000.00 | \$ 1,920,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 389,961 | \$ 70,192.98 | \$ 38,996.10 | \$ 499,150 |
| Street Lighting | \$ 25,000 | \$ 4,500.00 | \$ 2,500.00 | \$ 32,000 |
| Land/ROW/Amenity/Recreational | \$ 398,000 | \$ 71,640.00 | \$ 39,800.00 | \$ 509,440 |
| Subtotal | \$ 2,835,761 | \$ 510,497 | \$ 283,576 | \$ 3,629,774 |
| X. Colony at Pinehurst Section 2 | | | | |
| Paving | \$ 900,000 | \$ 162,000.00 | \$ 90,000.00 | \$ 1,152,000 |
| Drainage/Detention | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 1,100,000 | \$ 198,000.00 | \$ 110,000.00 | \$ 1,408,000 |
| Street Lighting | \$ 25,000 | \$ 4,500.00 | \$ 2,500.00 | \$ 32,000 |
| Land/ROW/Amenity/Recreational | \$ 107,250 | \$ 19,305.00 | \$ 10,725.00 | \$ 137,280 |
| Subtotal | \$ 2,432,250 | \$ 437,805 | \$ 243,225 | \$ 3,113,280 |
| XI. Colony at Pinehurst Section 3 | | | | |
| Paving | \$ 1,100,000 | \$ 198,000.00 | \$ 110,000.00 | \$ 1,408,000 |
| Drainage/Detention | \$ 275,000 | \$ 49,500.00 | \$ 27,500.00 | \$ 352,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 25,000 | \$ 4,500.00 | \$ 2,500.00 | \$ 32,000 |
| Land/ROW/Amenity/Recreational | \$ 86,000 | \$ 15,480.00 | \$ 8,600.00 | \$ 110,080 |
| Subtotal | \$ 1,786,000 | \$ 321,480 | \$ 178,600 | \$ 2,286,080 |
| XII. Brandy Villas Sec 1 | | | | |
| Paving | \$ 480,000 | \$ 86,400.00 | \$ 48,000.00 | \$ 614,400 |
| Drainage/Detention | \$ 639,379 | \$ 115,088.22 | \$ 63,937.90 | \$ 818,405 |
| Landscaping/Irrigation/Amenity/Rec | \$ 350,000 | \$ 63,000.00 | \$ 35,000.00 | \$ 448,000 |
| Street Lighting | \$ 15,000 | \$ 2,700.00 | \$ 1,500.00 | \$ 19,200 |
| Land/ROW/Amenity/Recreational | \$ 568,820 | \$ 102,387.60 | \$ 56,882.00 | \$ 728,090 |
| Subtotal | \$ 2,053,199 | \$ 369,576 | \$ 205,320 | \$ 2,628,095 |
| XIII. Prestige Development | | | | |
| Paving | \$ 840,000 | \$ 151,200.00 | \$ 84,000.00 | \$ 1,075,200 |
| Drainage/Detention | \$ 500,000 | \$ 90,000.00 | \$ 50,000.00 | \$ 640,000 |
| Recreation | \$ 400,000 | \$ 72,000.00 | \$ 40,000.00 | \$ 512,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 25,000 | \$ 4,500.00 | \$ 2,500.00 | \$ 32,000 |
| Right-of-Way | \$ 275,000 | \$ 49,500.00 | \$ 27,500.00 | \$ 352,000 |
| Subtotal | \$ 2,340,000 | \$ 421,200 | \$ 234,000 | \$ 2,995,200 |
| XIV. Mostyn Community Sec 1 | | | | |
| Paving | \$ 1,100,000 | \$ 198,000.00 | \$ 110,000.00 | \$ 1,408,000 |
| Drainage/Detention | \$ 1,300,000 | \$ 234,000.00 | \$ 130,000.00 | \$ 1,664,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 36,000 | \$ 6,480.00 | \$ 3,600.00 | \$ 46,080 |
| Land/ROW/Amenity/Recreational | \$ 350,000 | \$ 63,000.00 | \$ 35,000.00 | \$ 448,000 |
| Subtotal | \$ 3,086,000 | \$ 555,480 | \$ 308,600 | \$ 3,950,080 |
| XV. Mostyn Community Sec 2 | | | | |
| Paving | \$ 1,200,000 | \$ 216,000.00 | \$ 120,000.00 | \$ 1,536,000 |
| Drainage/Detention | \$ 390,000 | \$ 70,200.00 | \$ 39,000.00 | \$ 499,200 |
| Landscaping/Irrigation/Amenity/Rec | \$ 1,200,000 | \$ 216,000.00 | \$ 120,000.00 | \$ 1,536,000 |
| Street Lighting | \$ 38,000 | \$ 6,840.00 | \$ 3,800.00 | \$ 48,640 |
| Land/ROW/Amenity/Recreational | \$ 150,000 | \$ 27,000.00 | \$ 15,000.00 | \$ 192,000 |
| Subtotal | \$ 2,978,000 | \$ 536,040 | \$ 297,800 | \$ 3,811,840 |
| XVI. Mostyn Community Sec 3 | | | | |
| Paving | \$ 1,100,000 | \$ 198,000.00 | \$ 110,000.00 | \$ 1,408,000 |
| Drainage/Detention | \$ 1,300,000 | \$ 234,000.00 | \$ 130,000.00 | \$ 1,664,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 150,000 | \$ 27,000.00 | \$ 15,000.00 | \$ 192,000 |
| Subtotal | \$ 2,880,000 | \$ 518,400 | \$ 288,000 | \$ 3,686,400 |

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| | | | | | |
|--------------------------------------|-------------------------|-------------------------|------------------------|--------------------------|--------------------------|
| XVII. Mill Creek Sec 1 North | | | | | |
| Paving | \$ 1,523,800 | \$ 274,284.00 | \$ 152,380.00 | \$ 1,950,464 | |
| Drainage/Detention | \$ 1,490,100 | \$ 268,218.00 | \$ 149,010.00 | \$ 1,907,328 | |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 | |
| Street Lighting | \$ 35,000 | \$ 6,300.00 | \$ 3,500.00 | \$ 44,800 | |
| Land/ROW/Amenity/Recreational | \$ 816,500 | \$ 146,970.00 | \$ 81,650.00 | \$ 1,045,120 | |
| Subtotal | \$ 4,165,400 | \$ 749,772 | \$ 416,540 | \$ 5,331,712 | |
| XVIII. Mill Creek Sec 2 North | | | | | |
| Paving | \$ 1,233,100 | \$ 221,958.00 | \$ 123,310.00 | \$ 1,578,368 | |
| Drainage/Detention | \$ 610,115 | \$ 109,820.70 | \$ 61,011.50 | \$ 780,947 | |
| Landscaping/Irrigation/Amenity/Rec | \$ 100,000 | \$ 18,000.00 | \$ 10,000.00 | \$ 128,000 | |
| Street Lighting | \$ - | \$ - | \$ - | \$ - | |
| Land/ROW/Amenity/Recreational | \$ 288,000 | \$ 51,840.00 | \$ 28,800.00 | \$ 368,640 | |
| Subtotal | \$ 2,231,215 | \$ 401,619 | \$ 223,122 | \$ 2,855,955 | |
| XIX. Willow Creek Sec 1 | | | | | |
| Paving | \$ 2,703,500 | \$ 486,630.00 | \$ 270,350.00 | \$ 3,460,480 | |
| Drainage/Detention | \$ 13,821,319 | \$ 2,487,837.42 | \$ 1,382,131.90 | \$ 17,691,288 | |
| Recreation | \$ 573,536 | \$ 103,236.48 | \$ 57,353.60 | \$ 734,126 | |
| Landscaping/Irrigation/Amenity/Rec | \$ 800,000 | \$ 144,000.00 | \$ 80,000.00 | \$ 1,024,000 | |
| Street Lighting | \$ 40,000 | \$ 7,200.00 | \$ 4,000.00 | \$ 51,200 | |
| Land/ROW/Amenity/Recreational | \$ 2,016,000 | \$ 362,880.00 | \$ 201,600.00 | \$ 2,580,480 | |
| Subtotal | \$ 19,954,355 | \$ 3,591,784 | \$ 1,995,436 | \$ 25,541,574 | |
| XX. Lone Oak Sec 1 | | | | | |
| Paving | \$ 975,014 | \$ 175,502.52 | \$ 97,501.40 | \$ 1,248,018 | |
| Drainage/Detention | \$ 767,311 | \$ 138,115.98 | \$ 76,731.10 | \$ 982,158 | |
| Landscaping/Irrigation/Amenity/Rec | \$ - | \$ - | \$ - | \$ - | |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 | |
| Land/ROW/Amenity/Recreational | \$ 119,600 | \$ 21,528.00 | \$ 11,960.00 | \$ 153,088 | |
| Subtotal | \$ 1,891,925 | \$ 340,547 | \$ 189,193 | \$ 2,421,664 | |
| XXI. Lone Oak Sec 2 | | | | | |
| Paving | \$ 459,408 | \$ 82,693.44 | \$ 45,940.80 | \$ 588,042 | |
| Drainage/Detention | \$ 194,625 | \$ 35,032.50 | \$ 19,462.50 | \$ 249,120 | |
| Landscaping/Irrigation/Amenity/Rec | \$ - | \$ - | \$ - | \$ - | |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 | |
| Land/ROW/Amenity/Recreational | \$ 34,500 | \$ 6,210.00 | \$ 3,450.00 | \$ 44,160 | |
| Subtotal | \$ 718,533 | \$ 129,336 | \$ 71,853 | \$ 919,722 | |
| XXII. Lone Oak Sec 3 | | | | | |
| Paving | \$ 471,000 | \$ 84,780.00 | \$ 47,100.00 | \$ 602,880 | |
| Drainage/Detention | \$ 363,343 | \$ 65,401.74 | \$ 36,334.30 | \$ 465,079 | |
| Landscaping/Irrigation/Amenity/Rec | \$ - | \$ - | \$ - | \$ - | |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 | |
| Land/ROW/Amenity/Recreational | \$ 46,000 | \$ 8,280.00 | \$ 4,600.00 | \$ 58,880 | |
| Subtotal | \$ 910,343 | \$ 163,862 | \$ 91,034 | \$ 1,165,239 | |
| | | | | | |
| | | | Capital | | |
| | | | Construction | Engineering (18%) | Contingency (10%) |
| | | | Total Cost | | |
| HCID 17 5-Year Total | \$ 73,077,846.00 | \$ 13,154,012.28 | \$ 7,307,784.60 | \$ 93,539,642.88 | |

**PETITION FOR CONSENT TO THE CREATION OF
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 17 AND
CONSENT TO ANNEX LAND INTO THE DISTRICT AND
APPROVAL OF CAPITAL IMPROVEMENT BUDGET**

THE STATE OF TEXAS §
 §
COUNTIES OF HARRIS §
AND MONTGOMERY §

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

I.

Harris County Improvement District No. 17 (the "District"), located in Harris County, Texas, and Montgomery County, Texas, was heretofore duly created by the Legislature of the State of Texas in the 81st Regular Session and is partially located in the extraterritorial jurisdiction of the City of Tomball, Texas (the "City").

II.

The District was created and operates under the authority of House Bill 4829, 81st Regular Session, as Codified in Chapter 3891, Texas Special District Local Laws Code; Article III, Section 52, Article III, Section 52-a, and Article XVI, Section 59, of the Texas Constitution; Chapter 375, Texas Local Government Code; and Chapters 49 and 54, Texas Water Code, and has all of the purposes and powers described therein.

III.

The legislation creating the District and containing the metes and bounds description of the boundaries of the District is attached as Exhibit "A".

IV.

The District hereby seeks the City's consent to its creation.

V.

In addition, the undersigned Board of Directors of the District and Merenco Realty, Inc., a Texas corporation (the "Property Owner"), respectfully petition the City for its consent to the addition of land to the District. In support thereof, a Petition for Consent to Annex Land into the District, signed by the Board and the Property Owner and containing a description of the land to be annexed into the District (the "Tract"), is attached hereto as Exhibit "B".

Exhibit B

VI.

In furtherance of the purposes for which it was created, the District's Board of Directors has developed the District's five-year Capital Improvement Budget, a copy of which is attached hereto as Exhibit "C", covering the District's proposed improvement program, including facilities to be purchased or constructed.

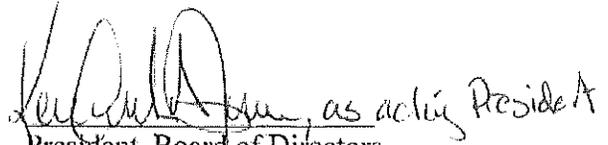
VII.

The District hereby seeks the City's approval of the attached Capital Improvement Budget.

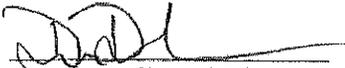
WHEREFORE, the undersigned respectfully prays that this Petition be granted in all respects and that the City Council of the City of Tomball, Texas, adopt an ordinance giving its written consent (1) to the creation of the District; (2) to the addition of the Tract to the boundaries of the District; and (3) approval of the District's five-year Capital Improvement Budget attached hereto.

[EXECUTION PAGE FOLLOWS]

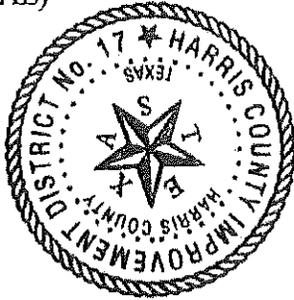
RESPECTFULLY SUBMITTED this 27th day of May, 2016.


President, Board of Directors

ATTEST:


Secretary, Board Directors

(SEAL)



1 AN ACT
2 relating to the creation of the Harris County Improvement District
3 No. 17; providing authority to impose an assessment, impose a tax,
4 and issue bonds.

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

6 SECTION 1. Subtitle C, Title 4, Special District Local Laws
7 Code, is amended by adding Chapter 3891 to read as follows:

8 CHAPTER 3891. HARRIS COUNTY IMPROVEMENT DISTRICT NO. 17

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 3891.001. DEFINITIONS. In this chapter:

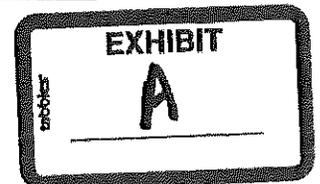
11 (1) "Board" means the district's board of directors.

12 (2) "Director" means a board member.

13 (3) "District" means the Harris County Improvement
14 District No. 17.

15 Sec. 3891.002. NATURE OF DISTRICT. The Harris County
16 Improvement District No. 17 is a special district created under
17 Section 59, Article XVI, Texas Constitution.

18 Sec. 3891.003. PURPOSE; DECLARATION OF INTENT. (a) The
19 creation of the district is essential to accomplish the purposes of
20 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
21 Texas Constitution, and other public purposes stated in this
22 chapter. By creating the district and in authorizing the City of
23 Houston, Harris County, and other political subdivisions to
24 contract with the district, the legislature has established a



1 program to accomplish the public purposes set out in Section 52-a,
2 Article III, Texas Constitution.

3 (b) The creation of the district is necessary to promote,
4 develop, encourage, and maintain employment, commerce,
5 transportation, housing, tourism, recreation, the arts,
6 entertainment, economic development, safety, and the public
7 welfare in the district.

8 (c) This chapter and the creation of the district may not be
9 interpreted to relieve Harris County from providing the level of
10 services provided, as of the effective date of the Act enacting this
11 chapter, to the area in the district. The district is created to
12 supplement and not to supplant the county services provided in the
13 area in the district.

14 Sec. 3891.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
15 The district is created to serve a public use and benefit.

16 (b) All land and other property included in the district
17 will benefit from the improvements and services to be provided by
18 the district under powers conferred by Sections 52 and 52-a,
19 Article III, and Section 59, Article XVI, Texas Constitution, and
20 other powers granted under this chapter.

21 (c) The creation of the district is in the public interest
22 and is essential to:

23 (1) further the public purposes of developing and
24 diversifying the economy of the state;

25 (2) eliminate unemployment and underemployment; and

26 (3) develop or expand transportation and commerce.

27 (d) The district will:

1 (1) promote the health, safety, and general welfare of
2 residents, employers, employees, potential employees, visitors,
3 and consumers in the district, and of the public;

4 (2) provide needed funding for the district to
5 preserve, maintain, and enhance the economic health and vitality of
6 the district territory as a community and business center;

7 (3) promote the health, safety, welfare, and enjoyment
8 of the public by providing pedestrian ways and by landscaping and
9 developing certain areas in the district, which are necessary for
10 the restoration, preservation, and enhancement of scenic beauty;
11 and

12 (4) provide for water, wastewater, drainage, road,
13 and recreational facilities for the district.

14 (e) Pedestrian ways along or across a street, whether at
15 grade or above or below the surface, and street lighting, street
16 landscaping, parking, and street art objects are parts of and
17 necessary components of a street and are considered to be a street
18 or road improvement.

19 (f) The district will not act as the agent or
20 instrumentality of any private interest even though the district
21 will benefit many private interests as well as the public.

22 Sec. 3891.005. INITIAL DISTRICT TERRITORY. (a) The
23 district is initially composed of the territory described by
24 Section 2 of the Act enacting this chapter.

25 (b) The boundaries and field notes contained in Section 2 of
26 the Act enacting this chapter form a closure. A mistake in the
27 field notes or in copying the field notes in the legislative process

1 does not affect the district's:

2 (1) organization, existence, or validity;

3 (2) right to issue any type of bond for the purposes
4 for which the district is created or to pay the principal of and
5 interest on the bond;

6 (3) right to impose or collect an assessment or tax; or

7 (4) legality or operation.

8 Sec. 3891.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

9 All or any part of the area of the district is eligible to be
10 included in:

11 (1) a tax increment reinvestment zone created under
12 Chapter 311, Tax Code;

13 (2) a tax abatement reinvestment zone created under
14 Chapter 312, Tax Code; or

15 (3) an enterprise zone created under Chapter 2303,
16 Government Code.

17 Sec. 3891.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
18 DISTRICTS LAW. Except as otherwise provided by this chapter,
19 Chapter 375, Local Government Code, applies to the district.

20 [Sections 3891.008-3891.050 reserved for expansion]

21 SUBCHAPTER B. BOARD OF DIRECTORS

22 Sec. 3891.051. GOVERNING BODY; TERMS. The district is
23 governed by a board of five directors who serve staggered terms of
24 four years, with two or three directors' terms expiring June 1 of
25 each odd-numbered year.

26 Sec. 3891.052. APPOINTMENT OF DIRECTORS. (a) The board
27 shall recommend to the Harris County Commissioners Court persons to

1 serve on the succeeding board.

2 (b) After reviewing the board's recommendations of persons
3 to serve on the succeeding board, the commissioners court shall
4 appoint as directors or disapprove the recommended persons.

5 (c) If the governing body of the City of Houston objects to
6 any of the board's recommendations of persons to serve on the
7 succeeding board, the board, on the request of the commissioners
8 court, shall submit additional recommendations.

9 (d) Board members may serve successive terms.

10 (e) If any provision of Subsections (a) through (d) is found
11 to be invalid, the Texas Commission on Environmental Quality shall
12 appoint the succeeding board from recommendations of persons to
13 serve on the succeeding board submitted by the board.

14 Sec. 3891.053. ELIGIBILITY. To be eligible to serve as a
15 director, a person must meet the qualifications in Section 375.063,
16 Local Government Code.

17 Sec. 3891.054. INITIAL DIRECTORS. (a) The initial board
18 consists of the following voting directors:

| <u>Pos. No.</u> | <u>Name of Director</u> |
|-----------------|-------------------------|
| 19 | |
| 20 | <u>1 Joe Bullard</u> |
| 21 | <u>2 Hollis Bullard</u> |
| 22 | <u>3 Tim Culp</u> |
| 23 | <u>4 Joe Fogarty</u> |
| 24 | <u>5 Art DePue</u> |

25 (b) Of the initial directors, the terms of three directors
26 expire June 1, 2011, and the terms of two directors expire June 1,
27 2013. The initial directors shall draw lots to determine which two

1 directors' terms expire June 1, 2013.

2 (c) Section 3891.052 does not apply to this section.

3 (d) This section expires September 1, 2014.

4 [Sections 3891.055-3891.100 reserved for expansion]

5 SUBCHAPTER C. POWERS AND DUTIES

6 Sec. 3891.101. GENERAL POWERS AND DUTIES. The district has
7 the powers and duties necessary to accomplish the purposes for
8 which the district is created.

9 Sec. 3891.102. MUNICIPAL MANAGEMENT POWERS AND DUTIES. The
10 district has the powers and duties provided by the general laws of
11 this state, including Chapter 375, Local Government Code,
12 applicable to a municipal management district created under
13 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
14 Texas Constitution.

15 Sec. 3891.103. DEVELOPMENT CORPORATION POWERS. The
16 district may exercise the powers given to a development corporation
17 under Chapter 505, Local Government Code.

18 Sec. 3891.104. SPORTS VENUE. The district may construct,
19 acquire, improve, maintain, and operate a sports venue, including
20 an arena, coliseum, stadium, or other type of area or facility used
21 for one or more professional or amateur sports or athletic events.

22 Sec. 3891.105. AGREEMENTS; GRANTS. The district may make
23 an agreement with or accept a gift, grant, or loan from any person.

24 Sec. 3891.106. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
25 district may join and pay dues to a charitable or nonprofit
26 organization that performs a service or provides an activity
27 consistent with the furtherance of a district purpose.

1 Sec. 3891.107. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
2 district may establish and provide for the administration of one or
3 more programs to promote state or local economic development and to
4 stimulate business and commercial activity in the district.

5 (b) The district has all of the economic development
6 authority that:

7 (1) Chapter 380, Local Government Code, grants to a
8 municipality with a population of more than 100,000; and

9 (2) Chapter 1509, Government Code, grants to a
10 municipality.

11 Sec. 3891.108. NO EMINENT DOMAIN. The district may not
12 exercise the power of eminent domain.

13 [Sections 3891.109-3891.150 reserved for expansion]

14 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

15 Sec. 3891.151. OPERATION AND MAINTENANCE TAX. (a) IF
16 authorized at an election held in accordance with Section 3891.158,
17 the district may impose an annual operation and maintenance tax on
18 taxable property in the district in accordance with Section 49.107,
19 Water Code, for any district purpose, including to:

20 (1) maintain and operate the district;

21 (2) construct or acquire improvements; or

22 (3) provide a service.

23 (b) The board shall determine the tax rate. The rate may not
24 exceed the rate approved at the election.

25 Sec. 3891.152. CONTRACT TAXES. (a) In accordance with
26 Section 49.108, Water Code, the district may impose a tax other than
27 an operation and maintenance tax and use the revenue derived from

1 the tax to make payments under a contract after the provisions of
2 the contract have been approved by a majority of the district voters
3 voting at an election held for that purpose.

4 (b) A contract approved by the district voters may contain a
5 provision stating that the contract may be modified or amended by
6 the board without further voter approval.

7 Sec. 3891.153. AUTHORITY TO ISSUE BONDS AND OTHER
8 OBLIGATIONS. The district may issue bonds, notes, or other
9 obligations payable wholly or partly from ad valorem taxes, sales
10 and use taxes, assessments, impact fees, revenue, contract
11 payments, grants, or other district money, or any combination of
12 those sources of money, to pay for any authorized district purpose.

13 Sec. 3891.154. HOTEL OCCUPANCY TAX. (a) The district may
14 impose a hotel occupancy tax in the manner that Chapter 351, Tax
15 Code, provides for a municipality.

16 (b) A tax imposed under this section may not exceed the
17 maximum rate under Section 351.003(a), Tax Code.

18 Sec. 3891.155. SALES AND USE TAX. (a) The district may
19 impose a sales and use tax if authorized by a majority of the voters
20 of the district voting at an election held for that purpose.
21 Revenue from the tax may be used for any district purpose for which
22 ad valorem tax revenue is used.

23 (b) The district may not impose a sales and use tax if as a
24 result of the imposition of the tax the combined rate of all sales
25 and use taxes imposed by the district and other political
26 subdivisions of this state having territory in the district would
27 exceed the amount allowable by law at any location in the district.

1 (c) If the voters of the district approve the adoption of
2 the tax at an election held on the same election date on which
3 another political subdivision adopts a sales and use tax or
4 approves an increase in the rate of its sales and use tax and as a
5 result the combined rate of all sales and use taxes imposed by the
6 district and other political subdivisions of this state having
7 territory in the district would exceed the amount allowable by law
8 at any location in the district, the election to adopt a sales and
9 use tax under this chapter has no effect.

10 (d) Except as otherwise provided by this chapter, Chapter
11 321, Tax Code, applies to the imposition, computation,
12 administration, enforcement, and collection of the sales and use
13 tax imposed by this section.

14 Sec. 3891.156. TAXES FOR BONDS. At the time the district
15 issues bonds payable wholly or partly from ad valorem taxes, the
16 board shall provide for the annual imposition of an ad valorem tax,
17 without limit as to rate or amount, while all or part of the bonds
18 are outstanding as required and in the manner provided by Sections
19 54.601 and 54.602, Water Code.

20 Sec. 3891.157. BONDS FOR ROAD PROJECTS. At the time of
21 issuance the total principal amount of bonds or other obligations
22 incurred to finance a road project may not exceed one-fourth of the
23 assessed value of real property in the district.

24 Sec. 3891.158. ELECTIONS REGARDING TAXES AND BONDS. (a)
25 The district may issue, without an election, bonds, notes, and
26 other obligations secured by revenue or contract payments from any
27 source other than ad valorem taxes.

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

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

9 SECTION 2. The Harris County Improvement District No. 17
10 initially includes all the territory contained in the following
11 area:

12 BEING 606.1394 acres of land out of a 644.0794 acre tract, that same
13 tract described in a deed filed for record July 06, 1933 in Volume
14 932, Page 98, Deed Records, Harris County, Texas, from John D. Reid,
15 et al, to Humble Oil and Refining Company, all of the Chauncy
16 Goodrich Survey Number 776, Patent 466, Volume 1, Abstract 305,
17 containing 640 acres more or less in Harris County, Texas; said
18 606.1394 acres more fully described as follows: BEGINNING at a 12
19 inch diameter wood fence post found in the West line of the Sam
20 Lewis Survey, Abstract 1704, the Southeast corner of the J. M.
21 Hooper Survey, Abstract 375 and the Northeast corner of the Chauncy
22 Goodrich Survey; THENCE South 00° 19' 00" East, with the West line of
23 the Lewis Survey, a distance of 1005.00 feet to a point for the most
24 Easterly Northeast corner of that certain 9.26 acre tract, conveyed
25 to Humble Oil and Refining Company from Magnolia Petroleum Company,
26 by deed filed for record in Volume 1063, Page 557, Deed Records,
27 Harris County, Texas; THENCE North 29° 36' 00" West, a distance of

1 206.4 feet to a point for corner in the North line of said 9.26 acres
2 ;THENCE South 89° 41' 00" West, a distance of 449.00 feet to a point
3 in the East line of that certain 28.68 acre tract conveyed to Humble
4 Oil and Refining Company from Socony Mobil Oil Company,
5 Incorporation, by deed filed for record in Volume 6028, Page 80 or
6 Harris County Clerk's File Number C139334, Harris County Deed
7 Records, said point being the Northwest corner of said 9.26 acre
8 tract; THENCE with the perimeter lines of said 28.68 acres the
9 following calls:

- 10 (1) North 00° 19' 00" West, a distance of 586.4 feet to corner;
- 11 (2) South 89° 36' 00" West, a distance of 597.9 feet to corner;
- 12 (3) South 00° 31' 00" East, a distance of 434.1 feet to corner;
- 13 (4) South 88° 43' 00" West, a distance of 418.6 feet to corner;
- 14 (5) North 01° 00' 00" West, a distance of 211.2 feet to corner;
- 15 (6) South 89° 00' 00" West, a distance of 394.5 feet to corner;
- 16 (7) South 00° 54' 00" East, a distance of 500.00 feet to corner;
- 17 (8) South 89° 13' 00" East, a distance of 508.4 feet to corner;
- 18 (9) South 00° 54' 00" East, a distance of 411.6 feet to corner;
- 19 (10) North 89° 38' 00" East, a distance of 289.7 feet to corner;
- 20 (11) South 00° 36' 00" East, a distance of 180.8 feet to corner;
- 21 (12) North 89° 38' 00" East, passing at 603.6 feet the Southeast
22 corner of said 28.68 acres, the Southwest corner of said 9.26 acres,
23 continuing with the South line of said 9.26 acres, in all, a
24 distance of 1153.6 feet to a point for the Southeast corner of said
25 9.26 acres in the West line of the Lewis Survey, the East line of the
26 Goodrich Survey and said 644.0794 acre tract: THENCE South 00° 19'
27 00" East, with the West line of the Lewis Survey, a distance of

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1 3706.59 feet to a 1 inch iron pipe found in the North line of the
2 August Senechal Survey, Abstract 722 and Lot 53 of Boudreaux
3 Estates, unrecorded subdivision; THENCE South 89° 19' 23" West, with
4 the North line of the Senechal Survey, Lots 50, 51, 52 and 53 of said
5 Boudreaux Estates, a 16.349 acre tract conveyed to John E. Kolb,
6 Trustee of Harris County, recorded under Harris County Clerk's File
7 Number F196319, passing it's Northwest corner and the common North
8 corner of said Senechal Survey and I & G. N. R. R. Company Survey,
9 Abstract 952 at 2385 feet more or less, continuing in the North line
10 of said I & G. N. R. R. Company Survey and a 6.470 acre tract
11 recorded under Harris County Clerk's File Number R716867 and along
12 a wire fence, in all, a distance of 5279.26 feet to a 3/4 inch iron
13 pipe found at the base of a fence corner post, said pipe marking the
14 Southeast corner of the John M. Hooper Survey, Abstract 372, the
15 Southeast corner of the William Kobs, 323 acre tract, recorded in
16 Volume 16, Page 188, Deed Records, Harris County, Texas and the
17 Southwest corner of the Chauncy Goodrich Survey and the tract
18 herein described; THENCE North 00° 13' 42" West, with the East line
19 of the Kobs Tract, the East line of the Hooper Survey, the West line
20 of the Goodrich Survey and along a wire fence, a distance of 5355.75
21 feet to a fence corner post found in the South line of the Hooper
22 Survey, Abstract 375, marking the Northwest corner of the tract
23 herein described from which a 5/8 inch iron rod found bears North
24 86° 01'14" West, 4.65 feet; THENCE South 89° 52' 17" East, with the
25 South line of the Hooper Survey, Abstract 375, the North line of the
26 Goodrich Survey, the tract herein described and along a wire fence,
27 a distance of 5271.05 feet to the PLACE OF BEGINNING containing

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1 606.1394 acres. Together with the following: (1) a 60 foot wide road
2 easement extending from the Southwest right-of-way of State Highway
3 249 West to the common line between the Sam Lewis Survey, Abstract
4 1704, and the C. N. Pillot Survey, Abstract 632, recorded under
5 Harris County Clerk's File Number S283266, Official Public Records
6 of Real Property, Harris County, Texas; (2) a 100 foot wide road
7 easement extending from the common line between the Lewis Survey
8 and the Pillot Survey, West, to the East line of the Chauncy
9 Goodrich Survey, Abstract 305, recorded in Volume 934, Page 27,
10 Deed Records, Harris County, Texas; (3) a 100 foot wide road
11 easement, extending West from the Goodrich Survey East line and
12 being more fully described as follows: BEGINNING at a 1/2 inch iron
13 rod found for the Northwest corner of that certain 100 foot wide
14 road easement recorded in Volume 934, Page 27, Deed Records, Harris
15 County, Texas, in the West line of the Sam Lewis Survey, Abstract
16 1704, the East line of the Chauncy Goodrich Survey, Abstract 305;
17 THENCE South 00° 19' 00" East, with the East line of the Goodrich
18 Survey, a distance of 100.00 feet; THENCE South 89° 18' 37" West, a
19 distance of 1118.84 feet to a 1/2 inch iron rod found for corner;
20 THENCE North 00° 54' 00" West, a distance of 100.00 feet to a 1/2
21 inch iron rod found in the South line of that certain 28.68 acre
22 tract recorded in Volume 6028, Page 80, Deed Records, Harris
23 County, Texas, the Northwest corner of the tract herein described;
24 THENCE North 89° 18' 37" East, with the South line of said 28.68 acre
25 tract and a 9.26 acre Tomball Gas Plant Tract recorded in Volume
26 1063, Page 557, Deed Records, Harris County, Texas, a distance of
27 1119.86 feet to the PLACE OF BEGINNING, containing 2.56 acres more

1 or less.

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

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

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

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

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

24 SECTION 4. This Act takes effect immediately if it receives
25 a vote of two-thirds of all the members elected to each house, as
26 provided by Section 39, Article III, Texas Constitution. If this
27 Act does not receive the vote necessary for immediate effect, this

H.B. No. 4829

1 Act takes effect September 1, 2009.

H.B. No. 4829

President of the Senate

Speaker of the House

I certify that H.B. No. 4829 was passed by the House on May 15, 2009, by the following vote: Yeas 144, Nays 0, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 4829 was passed by the Senate on May 27, 2009, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____
Date

Governor

PETITION FOR ADDITION OF CERTAIN LAND TO THE DISTRICT

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

TO THE BOARD OF DIRECTORS OF
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 17

Merenco Realty, Inc., a Texas corporation (herein "Petitioner"), hereby petitions the Board of Directors (the "Board") of Harris County Improvement District No. 17 (the "District") for inclusion within the District of the land hereinafter described, so that such land shall be added to, and become a part of, the District.

In support of this Petition, Petitioner would respectfully show unto the Board the following:

I.

Petitioner is the owner of those certain tracts of land described by metes and bounds in Exhibit "A" (collectively, the "Tract") attached hereto and made a part hereof for all purposes.

II.

No person or entity holds a lien on the Tract.

III.

There are no tenants on the Tract, and no one currently resides upon the Tract.

IV.

The Tract lies wholly within the extraterritorial jurisdiction of the City of Tomball, Texas, and is not located within the boundaries of any incorporated city or town.

V.

Petitioner agrees and states that the addition of the Tract to the District is feasible, practicable and to the advantage of the District, and the water, sewer, drainage systems, roads, parks and recreation and other improvements of the District are or will be sufficient to supply the Tract without injuring land already in the District.



VI.

This Petition shall constitute an election on the part of Petitioner, its successors and assigns, for the aforesaid land and any improvements which are now or may hereafter be constructed thereon to become liable for all present and future debts of the District in the same manner and to the same extent as other lands and improvements in the District are liable for the District's debts.

VII.

Petitioner, its successors and assigns, hereby agrees that the Tract and all improvements thereon, presently existing or to be constructed, shall be liable for its pro rata share of (i) all voted but unissued bonds of the District which were authorized at various elections held within the District, and which may hereafter be issued and sold by the District; and (ii) all bonds of the District hereafter voted and which may hereafter be issued and sold by the District. This Petition constitutes authorization by Petitioner, its successors and assigns, for the Board of Directors of the District (i) to issue and sell all of the remaining voted but unissued bonds of the District for the purposes and upon the terms and conditions such bonds were voted, in one or more issues or series, at a future date or dates, when the Board's judgment such amounts are required for the authorized purposes; and (ii) to issue and sell all of the District's bonds to be voted hereafter, for the purposes and upon the terms and conditions for such bonds to be voted, in one or more issues or series, at a future date or dates, when the Board's judgment such amounts are required for the authorized purposes.

VIII.

This Petition shall further be considered the consent and authorization of Petitioner, its successors and assigns, for all the taxable land described in Exhibit "A" and all improvements thereon, presently existing or to be constructed, to be taxed uniformly and equally on an ad valorem basis with all other taxable property within the District for: (1) the payment of principal and interest on the District's voted but unissued bonds; and (2) all other purposes for which the District may lawfully levy taxes, including taxes levied for maintenance purposes.

IX.

For and in consideration of the addition of the Tract to the District, Petitioner agrees that the covenants contained herein shall become fixed with the land, shall run with the land, and shall be binding on Petitioner, its successors and assigns.

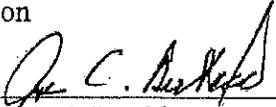
WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed with the Secretary of the Board; that, thereafter this Petition be heard by the Board and granted in all respects; that, the Tract be added to and become a part of the District, as provided by law, including particularly Chapters 49 and 54, Texas Water Code, as amended; that, after it has been heard and granted, this Petition and the Board's action hereon be filed of record in the Office of the County Clerks of Harris and Montgomery Counties, Texas; and that Petitioner have such other Orders and relief to which it may show itself entitled.

RESPECTFULLY SUBMITTED 10th day of July, 2015.

“PETITIONER”

Merenco Realty, Inc.,
a Texas corporation

By:



Joe C. Bullard, President

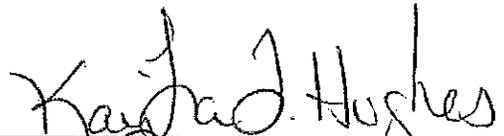
THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 10th day of July, 2015, by Joe C. Bullard, President of Merenco Realty, Inc. a Texas corporation, in the capacity therein stated.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1320172638

3.2526 acres of land, more or less, situated in the Sam Lewis Survey, Abstract Number 1704, Harris County, Texas, being the remainder of that certain called 145.78 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County Clerk's File Number F-014298, said 3.2526 acres of land being more particularly described by metes and bounds as follows:

D

BEGINNING at a 1 inch iron pipe found in the Easterly line of that certain called 640 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20130384778, and the Southerly line of that certain called 100 foot roadway easement as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Numbers S-457983 and S-457984 and under Volume 934, Page 27 of the Deed Records of Harris County, Texas;

Thence, N 87°55'58" E, along the Southerly line of said 100 foot roadway easement, a distance of 289.48 feet to a 5/8 inch iron rod with cap set for the Northwestern corner of that certain called Parcel "B" conveyed to the Harris County Flood Control District by deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number L-951535, for a point of non-tangent curvature to the right;

Thence, in a Southerly direction along the Westerly line of said Parcel "B", with said curve to the right, having a central angle of 21°51'17", a radius of 1050.00 feet, an arc length of 400.51 feet, a chord bearing of S 10°45'04" W and a chord distance of 398.08 feet to a 5/8 inch iron rod with cap set for a point of tangency;

Thence, S 21°40'43" W, along a Northwesternly line of said Parcel "B", a distance of 472.55 feet to a 5/8 inch iron rod with cap set in the Easterly line of said 640 acre tract for a Westerly corner of said Parcel "B";

Thence, N 02°49'35" W, along the Easterly line of said 640 acre tract, a distance of 820.78 feet to the POINT OF BEGINNING and containing 3.2526 acres of land, more or less.

Note: Title Company does not represent that the above acreage or square footage calculations are correct.

HCID 17 - Capital Improvements Projects
7/12/2016

| Land Development Projects | Capital | | | |
|--|---------------------|---------------------|-------------------|---------------------|
| | Construction | Engineering (18%) | Contingency (10%) | Total Cost |
| i. Black Oak Section 1 | | | | |
| Paving | \$ 1,577,255 | \$ 283,905.90 | \$ 157,725.50 | \$ 2,018,886 |
| Drainage/Detention | \$ 1,937,802 | \$ 348,804.36 | \$ 193,780.20 | \$ 2,480,387 |
| Landscaping/Irrigation/Amenity/Rec | \$ 1,880,000 | \$ 338,400.00 | \$ 188,000.00 | \$ 2,406,400 |
| Street Lighting | \$ 38,154 | \$ 6,867.72 | \$ 3,815.40 | \$ 48,837 |
| Land/ROW/Amenity/Recreational | \$ 447,150 | \$ 80,487.00 | \$ 44,715.00 | \$ 572,352 |
| Subtotal | \$ 5,880,361 | \$ 1,058,465 | \$ 588,036 | \$ 7,526,862 |
| ii. Black Oak Section 2 | | | | |
| Paving | \$ 1,131,856 | \$ 203,734.08 | \$ 113,185.60 | \$ 1,448,776 |
| Drainage/Detention | \$ 1,284,515 | \$ 231,212.70 | \$ 128,451.50 | \$ 1,644,179 |
| Landscaping/Irrigation/Amenity/Rec | \$ 750,000 | \$ 135,000.00 | \$ 75,000.00 | \$ 960,000 |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 1,044,450 | \$ 188,001.00 | \$ 104,445.00 | \$ 1,336,896 |
| Subtotal | \$ 4,240,821 | \$ 763,348 | \$ 424,082 | \$ 5,428,251 |
| iii. Black Oak Section 3 | | | | |
| Paving | \$ 983,000 | \$ 176,940.00 | \$ 98,300.00 | \$ 1,258,240 |
| Drainage/Detention | \$ 308,427 | \$ 55,516.86 | \$ 30,842.70 | \$ 394,787 |
| Landscaping/Irrigation/Amenity/Rec | \$ 450,000 | \$ 81,000.00 | \$ 45,000.00 | \$ 576,000 |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 273,900 | \$ 49,302.00 | \$ 27,390.00 | \$ 350,592 |
| Subtotal | \$ 2,045,327 | \$ 368,159 | \$ 204,533 | \$ 2,618,019 |
| IV. Black Oak Section 4 | | | | |
| Paving | \$ 922,552 | \$ 166,059.36 | \$ 92,255.20 | \$ 1,180,867 |
| Drainage/Detention | \$ 367,585 | \$ 66,165.30 | \$ 36,758.50 | \$ 470,509 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 251,350 | \$ 45,243.00 | \$ 25,135.00 | \$ 321,728 |
| Subtotal | \$ 1,871,487 | \$ 336,868 | \$ 187,149 | \$ 2,395,503 |
| V. Enclave at Dobbin Section 1 | | | | |
| Paving | \$ 1,007,799 | \$ 181,403.82 | \$ 100,779.90 | \$ 1,289,983 |
| Drainage/Detention | \$ 1,472,768 | \$ 265,098.24 | \$ 147,276.80 | \$ 1,885,143 |
| Landscaping/Irrigation/Amenity/Rec | \$ 800,000 | \$ 144,000.00 | \$ 80,000.00 | \$ 1,024,000 |
| Street Lighting | \$ 35,000 | \$ 6,300.00 | \$ 3,500.00 | \$ 44,800 |
| Land/ROW/Amenity/Recreational | \$ 836,400 | \$ 150,552.00 | \$ 83,640.00 | \$ 1,070,592 |
| Subtotal | \$ 4,151,967 | \$ 747,354 | \$ 415,197 | \$ 5,314,518 |
| VI. Enclave at Dobbin Section 2 | | | | |
| Paving | \$ 700,643 | \$ 126,115.74 | \$ 70,064.30 | \$ 896,823 |
| Drainage/Detention | \$ 278,229 | \$ 50,081.22 | \$ 27,822.90 | \$ 356,133 |
| Landscaping/Irrigation/Amenity/Rec | \$ 1,600,000 | \$ 288,000.00 | \$ 160,000.00 | \$ 2,048,000 |
| Street Lighting | \$ 35,000 | \$ 6,300.00 | \$ 3,500.00 | \$ 44,800 |
| Land/ROW/Amenity/Recreational | \$ 216,240 | \$ 38,923.20 | \$ 21,624.00 | \$ 276,787 |
| Subtotal | \$ 2,830,112 | \$ 509,420 | \$ 283,011 | \$ 3,622,543 |
| VII. Enclave at Dobbin Section 3 | | | | |
| Paving | \$ 667,633 | \$ 120,173.94 | \$ 66,763.30 | \$ 854,570 |
| Drainage/Detention | \$ 131,254 | \$ 23,625.72 | \$ 13,125.40 | \$ 168,005 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 174,420 | \$ 31,395.60 | \$ 17,442.00 | \$ 223,258 |
| Subtotal | \$ 1,303,307 | \$ 234,595 | \$ 130,331 | \$ 1,668,233 |
| VIII. Enclave at Dobbin Section 4 | | | | |
| Paving | \$ 255,100 | \$ 45,918.00 | \$ 25,510.00 | \$ 326,528 |
| Drainage/Detention | \$ 78,133 | \$ 14,063.94 | \$ 7,813.30 | \$ 100,010 |
| Landscaping/Irrigation/Amenity/Rec | \$ 100,000 | \$ 18,000.00 | \$ 10,000.00 | \$ 128,000 |
| Street Lighting | \$ 20,000 | \$ 3,600.00 | \$ 2,000.00 | \$ 25,600 |
| Land/ROW/Amenity/Recreational | \$ 38,250 | \$ 6,885.00 | \$ 3,825.00 | \$ 48,960 |
| Subtotal | \$ 491,483 | \$ 88,467 | \$ 49,148 | \$ 629,098 |



HCID 17 - Capital Improvements Projects
7/12/2016

| | | | | |
|--|---------------------|-------------------|-------------------|---------------------|
| IX. Colony at Pinehurst Section 1 | | | | |
| Paving | \$ 522,800 | \$ 94,104.00 | \$ 52,280.00 | \$ 669,184 |
| Drainage/Detention | \$ 1,500,000 | \$ 270,000.00 | \$ 150,000.00 | \$ 1,920,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 389,961 | \$ 70,192.98 | \$ 38,996.10 | \$ 499,150 |
| Street Lighting | \$ 25,000 | \$ 4,500.00 | \$ 2,500.00 | \$ 32,000 |
| Land/ROW/Amenity/Recreational | \$ 398,000 | \$ 71,640.00 | \$ 39,800.00 | \$ 509,440 |
| Subtotal | \$ 2,835,761 | \$ 510,437 | \$ 283,576 | \$ 3,629,774 |
| X. Colony at Pinehurst Section 2 | | | | |
| Paving | \$ 900,000 | \$ 162,000.00 | \$ 90,000.00 | \$ 1,152,000 |
| Drainage/Detention | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 1,100,000 | \$ 198,000.00 | \$ 110,000.00 | \$ 1,408,000 |
| Street Lighting | \$ 25,000 | \$ 4,500.00 | \$ 2,500.00 | \$ 32,000 |
| Land/ROW/Amenity/Recreational | \$ 107,250 | \$ 19,305.00 | \$ 10,725.00 | \$ 137,280 |
| Subtotal | \$ 2,432,250 | \$ 437,805 | \$ 243,225 | \$ 3,113,280 |
| XI. Colony at Pinehurst Section 3 | | | | |
| Paving | \$ 1,100,000 | \$ 198,000.00 | \$ 110,000.00 | \$ 1,408,000 |
| Drainage/Detention | \$ 275,000 | \$ 49,500.00 | \$ 27,500.00 | \$ 352,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 25,000 | \$ 4,500.00 | \$ 2,500.00 | \$ 32,000 |
| Land/ROW/Amenity/Recreational | \$ 86,000 | \$ 15,480.00 | \$ 8,600.00 | \$ 110,080 |
| Subtotal | \$ 1,786,000 | \$ 321,480 | \$ 178,600 | \$ 2,286,080 |
| XII. Brandy Villas Sec 1 | | | | |
| Paving | \$ 480,000 | \$ 86,400.00 | \$ 48,000.00 | \$ 614,400 |
| Drainage/Detention | \$ 639,379 | \$ 115,088.22 | \$ 63,937.90 | \$ 818,405 |
| Landscaping/Irrigation/Amenity/Rec | \$ 350,000 | \$ 63,000.00 | \$ 35,000.00 | \$ 448,000 |
| Street Lighting | \$ 15,000 | \$ 2,700.00 | \$ 1,500.00 | \$ 19,200 |
| Land/ROW/Amenity/Recreational | \$ 568,820 | \$ 102,387.60 | \$ 56,882.00 | \$ 728,090 |
| Subtotal | \$ 2,053,199 | \$ 369,576 | \$ 205,320 | \$ 2,628,095 |
| XIII. Prestige Development | | | | |
| Paving | \$ 840,000 | \$ 151,200.00 | \$ 84,000.00 | \$ 1,075,200 |
| Drainage/Detention | \$ 500,000 | \$ 90,000.00 | \$ 50,000.00 | \$ 640,000 |
| Recreation | \$ 400,000 | \$ 72,000.00 | \$ 40,000.00 | \$ 512,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 25,000 | \$ 4,500.00 | \$ 2,500.00 | \$ 32,000 |
| Right-of-Way | \$ 275,000 | \$ 49,500.00 | \$ 27,500.00 | \$ 352,000 |
| Subtotal | \$ 2,340,000 | \$ 421,200 | \$ 234,000 | \$ 2,995,200 |
| XIV. Mostyn Community Sec 1 | | | | |
| Paving | \$ 1,100,000 | \$ 198,000.00 | \$ 110,000.00 | \$ 1,408,000 |
| Drainage/Detention | \$ 1,300,000 | \$ 234,000.00 | \$ 130,000.00 | \$ 1,664,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 36,000 | \$ 6,480.00 | \$ 3,600.00 | \$ 46,080 |
| Land/ROW/Amenity/Recreational | \$ 350,000 | \$ 63,000.00 | \$ 35,000.00 | \$ 448,000 |
| Subtotal | \$ 3,086,000 | \$ 555,480 | \$ 308,600 | \$ 3,950,080 |
| XV. Mostyn Community Sec 2 | | | | |
| Paving | \$ 1,200,000 | \$ 216,000.00 | \$ 120,000.00 | \$ 1,536,000 |
| Drainage/Detention | \$ 390,000 | \$ 70,200.00 | \$ 39,000.00 | \$ 499,200 |
| Landscaping/Irrigation/Amenity/Rec | \$ 1,200,000 | \$ 216,000.00 | \$ 120,000.00 | \$ 1,536,000 |
| Street Lighting | \$ 38,000 | \$ 6,840.00 | \$ 3,800.00 | \$ 48,640 |
| Land/ROW/Amenity/Recreational | \$ 150,000 | \$ 27,000.00 | \$ 15,000.00 | \$ 192,000 |
| Subtotal | \$ 2,978,000 | \$ 536,040 | \$ 297,800 | \$ 3,811,840 |
| XVI. Mostyn Community Sec 3 | | | | |
| Paving | \$ 1,100,000 | \$ 198,000.00 | \$ 110,000.00 | \$ 1,408,000 |
| Drainage/Detention | \$ 1,300,000 | \$ 234,000.00 | \$ 130,000.00 | \$ 1,664,000 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 150,000 | \$ 27,000.00 | \$ 15,000.00 | \$ 192,000 |
| Subtotal | \$ 2,880,000 | \$ 518,400 | \$ 288,000 | \$ 3,686,400 |

HCID 17 - Capital Improvements Projects
7/12/2016

| | | | | |
|--------------------------------------|-------------------------|--------------------------|--------------------------|-------------------------|
| XVII. Mill Creek Sec 1 North | | | | |
| Paving | \$ 1,523,800 | \$ 274,284.00 | \$ 152,380.00 | \$ 1,950,464 |
| Drainage/Detention | \$ 1,490,100 | \$ 268,218.00 | \$ 149,010.00 | \$ 1,907,328 |
| Landscaping/Irrigation/Amenity/Rec | \$ 300,000 | \$ 54,000.00 | \$ 30,000.00 | \$ 384,000 |
| Street Lighting | \$ 35,000 | \$ 6,300.00 | \$ 3,500.00 | \$ 44,800 |
| Land/ROW/Amenity/Recreational | \$ 816,500 | \$ 146,970.00 | \$ 81,650.00 | \$ 1,045,120 |
| Subtotal | \$ 4,165,400 | \$ 749,772 | \$ 416,540 | \$ 5,331,712 |
| XVIII. Mill Creek Sec 2 North | | | | |
| Paving | \$ 1,233,100 | \$ 221,958.00 | \$ 123,310.00 | \$ 1,578,368 |
| Drainage/Detention | \$ 610,115 | \$ 109,820.70 | \$ 61,011.50 | \$ 780,947 |
| Landscaping/Irrigation/Amenity/Rec | \$ 100,000 | \$ 18,000.00 | \$ 10,000.00 | \$ 128,000 |
| Street Lighting | \$ - | \$ - | \$ - | \$ - |
| Land/ROW/Amenity/Recreational | \$ 288,000 | \$ 51,840.00 | \$ 28,800.00 | \$ 368,640 |
| Subtotal | \$ 2,231,215 | \$ 401,619 | \$ 223,122 | \$ 2,855,955 |
| XIX. Willow Creek Sec 1 | | | | |
| Paving | \$ 2,703,500 | \$ 486,630.00 | \$ 270,350.00 | \$ 3,460,480 |
| Drainage/Detention | \$ 13,821,319 | \$ 2,487,837.42 | \$ 1,382,131.90 | \$ 17,691,288 |
| Recreation | \$ 573,536 | \$ 103,236.48 | \$ 57,353.60 | \$ 734,126 |
| Landscaping/Irrigation/Amenity/Rec | \$ 800,000 | \$ 144,000.00 | \$ 80,000.00 | \$ 1,024,000 |
| Street Lighting | \$ 40,000 | \$ 7,200.00 | \$ 4,000.00 | \$ 51,200 |
| Land/ROW/Amenity/Recreational | \$ 2,016,000 | \$ 362,880.00 | \$ 201,600.00 | \$ 2,580,480 |
| Subtotal | \$ 19,954,355 | \$ 3,591,784 | \$ 1,995,436 | \$ 25,541,574 |
| XX. Lone Oak Sec 1 | | | | |
| Paving | \$ 975,014 | \$ 175,502.52 | \$ 97,501.40 | \$ 1,248,018 |
| Drainage/Detention | \$ 767,311 | \$ 138,115.98 | \$ 76,731.10 | \$ 982,158 |
| Landscaping/Irrigation/Amenity/Rec | \$ - | \$ - | \$ - | \$ - |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 119,600 | \$ 21,528.00 | \$ 11,960.00 | \$ 153,088 |
| Subtotal | \$ 1,891,925 | \$ 340,547 | \$ 189,193 | \$ 2,421,664 |
| XXI. Lone Oak Sec 2 | | | | |
| Paving | \$ 459,408 | \$ 82,693.44 | \$ 45,940.80 | \$ 588,042 |
| Drainage/Detention | \$ 194,625 | \$ 35,032.50 | \$ 19,462.50 | \$ 249,120 |
| Landscaping/Irrigation/Amenity/Rec | \$ - | \$ - | \$ - | \$ - |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 34,500 | \$ 6,210.00 | \$ 3,450.00 | \$ 44,160 |
| Subtotal | \$ 718,533 | \$ 129,336 | \$ 71,853 | \$ 919,722 |
| XXII. Lone Oak Sec 3 | | | | |
| Paving | \$ 471,000 | \$ 84,780.00 | \$ 47,100.00 | \$ 602,880 |
| Drainage/Detention | \$ 363,343 | \$ 65,401.74 | \$ 36,334.30 | \$ 465,079 |
| Landscaping/Irrigation/Amenity/Rec | \$ - | \$ - | \$ - | \$ - |
| Street Lighting | \$ 30,000 | \$ 5,400.00 | \$ 3,000.00 | \$ 38,400 |
| Land/ROW/Amenity/Recreational | \$ 46,000 | \$ 8,280.00 | \$ 4,600.00 | \$ 58,880 |
| Subtotal | \$ 910,343 | \$ 163,862 | \$ 91,034 | \$ 1,165,239 |
| Capital | | | | |
| | Construction | Engineering (18%) | Contingency (10%) | Total Cost |
| HCID 17 5-Year Total | \$ 73,077,846.00 | \$ 13,154,012.28 | \$ 7,307,784.60 | \$ 93,539,642.88 |

