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**STRATEGIC PARTNERSHIP AGREEMENT
BETWEEN THE CITY OF HOUSTON, TEXAS,
AND HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165**

THE STATE OF TEXAS :
:
COUNTY OF HARRIS :

20090005995
01/06/2009 RP3 \$100.00

This **STRATEGIC PARTNERSHIP AGREEMENT** (this "Agreement") is entered into as of the Effective Date between the **CITY OF HOUSTON, TEXAS**, a municipal corporation principally situated in Harris County, Texas, acting through its governing body, the City Council of the City of Houston, Texas (the "City"), and Harris County Municipal Utility District No. 165 (the "District"), municipal utility district created or operating under Chapter 54 of the Texas Water Code.

RECITALS

1. Texas Local Government Code, §43.0751 (the "Act") authorizes the City and certain utility districts to negotiate and enter into a strategic partnership agreement by mutual consent; and
2. This Agreement provides for the annexation of a tract of land in the District as more specifically described in Exhibit "A" ("Tract"), by the City for limited purposes;
3. As required by the Act, the City held public hearings on November 5, 2008 and November 12, 2008 at City Council Chambers, and the District held public hearings on August 7, 2008 at 3200 Southwest Freeway, Suite 2600, Houston, Texas, and September 4, 2008 at 19831 Stoney Haven Drive, Cypress, Texas 77433, at which members of the public were given the opportunity to present testimony or evidence regarding the proposed Agreement, and the City and the District made copies of the proposed Agreement available, and gave notice of the hearings prior to the public hearings in accordance with the terms of the Act;
4. The City and the District wish to enter into a strategic partnership agreement to provide the terms under which services will be provided by the District and under which the District will continue to exist for an extended period of time after the Tract of land within the District is annexed for limited purposes.

THE PARTIES AGREE AS FOLLOWS:

2009-01-06 15:42

FILED
2009 JAN -6 PM 3:47
County Clerk
HARRIS COUNTY, TEXAS

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EXHIBIT "A" METES AND BOUNDS DESCRIPTION OF TRACT

ARTICLE I

FINDINGS

The City and the District find and declare:

1. The Act authorizes the City and the District to enter into this Agreement to define the terms under which services will be provided to the City and the District and under which the District will continue to exist after the Tract is annexed for limited purposes pursuant to this Agreement;
2. This Agreement does not require the District to provide revenue to the City solely for the purpose of an agreement with the City to forgo annexation of the District;
3. This Agreement provides benefits to the City and the District, including revenue, services, or regulations which are reasonable and equitable with regard to the benefits provided to the other Party;
4. All the terms contained in this Agreement are lawful and appropriate to provide for the provision of municipal services; and
5. The City and the District negotiated this Agreement by mutual consent; the terms of the Agreement are not a result of the City's Annexation Plan or any arbitration between the City and the District.

ARTICLE II

DEFINITIONS

Unless the context requires otherwise, and in addition to the terms defined above, the following terms used in this Agreement will have the meanings set out below:

"Act" means Texas Local Government Code, §43.0751 and any amendments thereto.

"Agreement" means this strategic partnership agreement between the City and the District.

"Board" means the Board of Directors of the District.

"City" means the City of Houston, Texas, a municipal corporation principally situated in Harris County, Texas.

"City Charter" means the Charter of the City and any amendments thereto.

"City Code" means the Code of Ordinances of the City and any amendments thereto.

"City Council" means the City Council of the City or any successor governing body.

"Consent Ordinance" means Ordinance Nos. 78-956, 2000-870, 2002-916, 2003-669, 2005-1165, 2005-1206, 2005-1322, 2007-887, and 2007-1199, including all attachments and exhibits passed by the City Council consenting to the creation of and inclusion of land in the District.

"Comptroller" means the Comptroller of Public Accounts of the State of Texas.

"Director" means the Director of Planning and Development Department of the City or his or her designee.

"District" means Harris County Municipal Utility District No. 165, a water control and improvement district or municipal utility district created or operating under Chapter 54 of the Texas Water Code.

"Effective Date" means the date the City Controller countersigns this Agreement.

"ETJ" means the extraterritorial jurisdiction of the City.

"Government Code" means the Texas Government Code and any amendments thereto.

"Implementation Date" means the date the limited-purpose annexation ordinance is passed by City Council pursuant to Section 3.01.

"Landowner" means a person that owns real property in the District.

"Local Government Code" means the Texas Local Government Code and any amendments thereto.

"Party" or "Parties" means a party or the parties to this Agreement, being the City and the District.

"Resident" means a person that resides in the District.

"Sales and Use Tax" means the sales and use tax authorized to be imposed in the Tract by the Act and Tax Code Chapter 321.

"Tax Code" means the Texas Tax Code and any amendments thereto.

"Tract" means the tract of land described in Exhibit "A" to this Agreement but excluding territory outside the boundaries of the District.

ARTICLE III

LIMITED-PURPOSE ANNEXATION

Section 3.01 Generally

As soon as practicable following the approval of this Agreement by City Council, as authorized by the Act, the City shall annex the Tract for limited purposes.

The Parties recognize that at the time of the Agreement, the City's power to zone is restricted by City Charter Article VII-b, Section 13. If the City adopts a zoning ordinance pursuant to City Charter Article VII-b, Section 13, during the period of limited-purpose annexation, the zoning ordinance shall only apply to the Tract if the exclusion of the Tract from the zoning ordinance would, as a matter of law, invalidate the City's ability to zone the City as a whole. If the City initiates procedures to adopt a zoning ordinance, the City agrees to use its best efforts to draft an ordinance in a manner that would not require any application of the ordinance to the Tract. If the City is required to apply any zoning ordinance to the Tract during the period of limited-purpose annexation, the City agrees to apply a zoning classification to the property

inside the Tract that would not cause any then-current structure or the use of any property inside the Tract to become noncomplying or nonconforming as a result of the classification.

Section 3.02 Property Taxes and District Liability for Debts of the City

During the term of this Agreement, except as provided in Article V: (i) neither the District nor any owners of taxable property within the District is liable for any present or future debts of the City, and (ii) current and future ad valorem taxes levied by the City will not be levied on taxable property within the District.

Section 3.03 Powers and Functions Retained by the District

Except as limited by the Consent Ordinance, the District is authorized to exercise all powers and functions of a municipal utility district provided by existing law or any amendments or additions thereto. The District's assets, liabilities, indebtedness, and obligations will remain the responsibility of the District. Disposition or acquisition of additional assets, liabilities, indebtedness, and obligations will be governed by the Consent Ordinance to the extent the Consent Ordinance is not inconsistent with this Agreement.

Section 3.04 Extraterritorial Jurisdiction

This agreement does not remove any area of the District from the extraterritorial jurisdiction of the City of Houston. The City may regulate the District in the same manner in which it may regulate other areas within the extraterritorial jurisdiction of the City

ARTICLE IV

VOTING RIGHTS IN THE DISTRICT

Section 4.01 Generally

Upon annexation of the Tract for limited purposes by the City, the qualified voters of the Tract may vote in City elections pursuant to Local Government Code §43.130. Voting rights are subject to all state and federal laws and regulations.

Section 4.02 Notice

On or after the 15th day but before the fifth day before the date of the first election held in which the residents of the Tract are entitled to vote as set out in Section 4.01, the City at its own expense, shall publish a quarter-page advertisement in a newspaper of general circulation in the District per Subsection 43.0751(d) of the Act notifying the residents of the Tract of their eligibility to vote in the election and stating the location of all polling places within the Tract. The District, at its own expense, may provide for similar notice in a newspaper of general circulation in the Tract or otherwise.

Section 4.03 Designation of Precincts and Preparation of Ballots

The City shall include the Tract in an adjacent single-member City Council district and establish an election precinct or election precincts for the purpose of allowing qualified voters in the area to participate in City elections. The City Secretary shall prepare the official ballot by

which the qualified resident voters of the Tract are entitled to vote pursuant to the laws of the State of Texas.

ARTICLE V

SALES AND USE TAX

Section 5.01 Imposition of the City's Sales and Use Tax

Pursuant to Subsection (k) of the Act, the City shall impose a Sales and Use Tax within the Tract upon the limited-purpose annexation of the Tract. The Sales and Use Tax shall be imposed on the receipts from the sale and use at retail of taxable items at the rate of one percent or the rate specified under future amendments to Chapter 321 of the Tax Code. The Sales and Use Tax shall take effect on the date described in Tax Code §321.102.

Section 5.02 Payment of Sales and Use Tax to the District

The City shall pay to the District an amount equal to 50% of the Sales and Use Tax revenues that are reported on the monthly sales tax report provided by the Comptroller and received by the City from the Comptroller after the date of the limited-purpose annexation of the Tract. The City shall deliver the District's portion of the Sales and Use Tax revenues to the District within 30 days of the City's receipt of the sales report from the Comptroller. Government Code Chapter 2251 shall govern and provide the penalty if the City fails to deliver the District's portion in a timely manner. For the purposes of determining the applicable overdue date under Chapter 2251, the City is deemed to have received an invoice from the District on the date the City receives the sales tax report from the Comptroller without further action from the District.

The City agrees to make reasonable efforts to obtain amended and supplemental reports from the Comptroller to reflect, to the greatest extent practicable, all Sales and Use Tax revenues generated within the boundaries of the Tract. Revenues resulting from such amended and supplemental reports will be divided and paid as provided above.

The City shall deliver to the District a condensed version of each monthly sales tax report provided by the Comptroller, containing only the contents of the sales tax report relating to retail sales and retailers in the Tract within 30 days of the City's receipt of the sales tax report.

Section 5.03 Notification of Comptroller

The City shall send notice of this Agreement and the limited-purpose annexation of the Tract to the Comptroller within three days of the Implementation Date in the manner provided by Tax Code §321.102. The City shall send to the District a copy of any notice from the Comptroller delaying the effectiveness of the Sales and Use Tax in the Tract.

Section 5.04 District Use of Sales and Use Tax Revenue

The District shall use the Sales and Use Tax revenue provided in Section 5.02 only for purposes for which the District is lawfully authorized to use its ad valorem tax revenues or other revenues.

Section 5.05 District Audit Rights

The District may audit the Sales and Use Tax collections by the City solely to determine whether the Sales and Use Tax revenue payments provided by Section 5.02 have been made to the District in accordance with this Agreement. Any audit shall be made at the District's sole cost and expense and may be performed at any time during the City's regular business hours by an auditor hired by the District on 30 days written notice to the City. For the purpose of any audits, the City shall maintain and make available to the District or its representatives all books, records, documents and other evidence of accounting procedures or practices in whatever form sufficiently maintained to reflect the collection of all Sales and Use Tax revenues that are subject to this Agreement.

Section 5.06 City Audit Rights

The District is required by law to prepare an annual audit within 120 days after the close of the District's fiscal year. The District shall provide a copy of its annual audit to the City within 30 days after the audit is completed.

The City may audit the District's expenditures made with the Sales and Use Tax revenue paid under Section 5.02, solely to determine whether the expenditures have been made by the District in accordance with Section 5.04. Any audit shall be made at the City's sole cost and expense and may be performed at any time during regular business hours by the City's internal auditors or an independent auditing firm on 30 days written notice to the District. For the purpose of any audits, the District shall maintain and make available to the City or its representatives all books, records, documents and other evidence of accounting procedures or practices in whatever form maintained sufficient to reflect the expenditure of all Sales and Use Tax revenues that are subject to this Agreement.

ARTICLE VI

SERVICES PROVIDED BY THE DISTRICT AND THE CITY

Section 6.01 Water, Sewer, and Drainage Services

The District shall continue to develop, to own, and to operate and maintain a water, wastewater, and drainage system in the District and the Tract. Further, as consideration of the receipt of funds from the City as described in this Agreement, the District shall take one or a combination of the following actions for the benefit of the District, its Landowners and Residents:

1. Accelerate the development of the water, wastewater and drainage system in the District (including the Tract) as necessary to encourage private investment in new construction in the District;
2. Accelerate reimbursements to developers for eligible infrastructure development to encourage such development in the District;
3. Lower the overall property tax rate of the Landowners to encourage additional investment and development within the District;
4. Perform other District functions that might otherwise be diminished, curtailed, abbreviated or delayed by financial limitations.

The District agrees to operate and maintain water, wastewater, and drainage service at the same level as the District has operated and maintained them before the Implementation Date. The City may periodically inspect the District's water, wastewater, and drainage facilities.

ARTICLE VII

FULL-PURPOSE ANNEXATION

Section 7.01 No Full-Purpose Annexation During Term of Agreement

The City agrees that it will not annex all or part of the District or commence any action to annex all or part of the District for full purposes during the term of this Agreement.

Section 7.02 Full Purpose Annexation Option at Termination of Agreement

On the twenty-ninth anniversary date of the Effective Date, the Director shall evaluate whether the City should negotiate a new strategic partnership agreement with the District, annex the District for full purposes upon the termination of this Agreement, or allow this Agreement to expire. Within six months of the twenty-ninth anniversary date, the Director shall make a recommendation to the City Council regarding the negotiation of a new strategic partnership agreement, the full-purpose annexation of the District, or the expiration of this Agreement. If the Director recommends that the City negotiate a new strategic partnership agreement or annex the District and the City Council approves the recommendation, the City shall begin proceedings to enter into a new strategic partnership agreement or to annex the District for full purposes at the end of the term of this Agreement as applicable. If the Director recommends that the City neither negotiate a new strategic partnership agreement nor annex the District for full purposes, and the City Council agrees or if the City Council rejects the Director's recommendation to negotiate a new strategic partnership agreement or to annex the District for full purposes, the City may begin proceedings to disannex the Tract for limited purposes if authorized under the applicable provision of the Local Government Code. If the City decides to disannex the Tract and has the authority to disannex, the City may institute proceedings to accomplish such disannexation to be effective upon the termination of this Agreement.

ARTICLE VIII

MATERIAL BREACH, NOTICE AND REMEDIES

Section 8.01 Material Breach of Agreement

A. It is the intention of the Parties to this Agreement that the District and the City be regulated in accordance with the terms of this Agreement. A material breach of this Agreement by the District includes any one or more of the following:

1. Failure of the District to act in good faith in the annexation of the Tract by the City for limited purposes as authorized by this Agreement; or
2. Failure of the District to develop and to operate and maintain the District's water, sewer, and drainage facilities as provided in Article VI.

B. A material breach of this Agreement by the City includes any one or more of the following:

1. Any attempt by the City to annex the District for full purposes during the term of this Agreement; or
2. Failure of the City to pay to the District the District's share of the Sales and Use Tax, as provided in Article V.

If a Party to this Agreement believes that another Party has, by act or omission, committed a material breach of this Agreement, the provisions of this Article shall govern the remedies for breach of this Agreement.

Section 8.02 Notice of District's Default

A. The City shall notify the District in writing of an alleged failure by the District to comply with a provision of this Agreement, describing the alleged failure with reasonable particularity. The District shall, within 30 days after receipt of the notice or a longer period of time as the City may specify in the notice, either cure the alleged failure or, in a written response to the City, either present facts and arguments in refutation or excuse of the alleged failure or state that the alleged failure will be cured and set forth the method and time schedule for accomplishing the cure.

B. The City shall determine (i) whether a failure to comply with a provision has occurred; (ii) whether the failure is excusable; and (iii) whether the failure has been cured or will be cured by the District. The District shall make available to the City, if requested, any records, documents or other information necessary to make the determination.

C. If the City determines that the failure has not occurred, or that the failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the City, or that the failure is excusable, the determination shall conclude the investigation.

D. If the City determines that a failure to comply with a provision has occurred and that the failure is not excusable and has not been or will not be cured by the District in a manner and in accordance with a schedule reasonably satisfactory to the City, then the City may exercise the applicable remedy under Section 8.04(A).

Section 8.03 Notice of City's Default

A. The District shall notify the Director in writing specifying any alleged failure by the City to comply with a provision of this Agreement, describing the alleged failure with reasonable particularity. The City shall, within 30 days after receipt of the notice or the longer period of time as the District may specify in the notice, either cure the alleged failure or, in a written response to the District, either present facts and arguments in refutation or excuse of the alleged failure or state that the alleged failure will be cured and set forth the method and time schedule for accomplishing the cure.

B. The District shall determine (i) whether a failure to comply with a provision has occurred; (ii) whether the failure is excusable; and (iii) whether the failure has been cured or will

be cured by the City. The City shall make available to the District, if requested, any records, documents or other information necessary to make the determination.

C. If the District determines that the failure has not occurred, or that the failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the District, or that the failure is excusable, the determination shall conclude the investigation.

D. If the District determines that a failure to comply with a provision has occurred and that the failure is not excusable and has not been or will not be cured by the City in a manner and in accordance with a schedule reasonably satisfactory to the District, then the District may exercise the applicable remedy under Section 8.04(B).

Section 8.04 Remedies

A. If the City determines that the District has committed a material breach of this Agreement, the City may file suit in a court of competent jurisdiction in Harris County, Texas, and seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act and termination of this Agreement as to the District in addition to the monetary awards as may be appropriate.

B. If the District determines that the City has committed a material breach of this Agreement, the District may file suit in a court of competent jurisdiction in Harris County, Texas, and seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act in addition to the monetary awards as may be appropriate.

ARTICLE IX BINDING AGREEMENT, TERM, AND AMENDMENT

Section 9.01 Beneficiaries

This Agreement binds and inures to the benefit of the Parties, their successors and assigns, and, only as provided in Article VII, the Landowners and Residents. In the event of a material breach of Article VII by the City, the Landowners and Residents shall have the same rights as the District and shall follow the same procedures as the District as set out in Article VIII. The District shall record this Agreement with the County Clerk in Official Records of Harris County, Texas. This Agreement binds each owner and each future owner of land included within the District's boundaries in accordance with Subsection (c) of the Act.

Section 9.02 Term

This Agreement commences and binds the Parties on the Effective Date and continues for 30 years from the Effective Date. Any rights or privileges of the Landowners and Residents under this Agreement will terminate 30 years from the Effective Date.

Section 9.03 Amendment

The Parties by mutual consent may amend the terms of this Agreement at any time.

**ARTICLE X
MISCELLANEOUS PROVISIONS**

Section 10.01 Notice

Any formal notices or other communications (Notice) required to be given by one Party to another by this Agreement shall be given in writing addressed to the Party to be notified at the address set forth below for the Party, (i) by delivering the Notice in person (ii) by depositing the Notice in the United States Mail, certified or registered, return receipt requested, postage prepaid, addressed to the Party to be notified, (iii) by depositing the Notice with Federal Express or another nationally recognized courier service guaranteeing next day delivery, addressed to the Party to be notified, or (iv) by sending the Notice by telefax with confirming copy sent by mail. Notice deposited in the United States mail in the manner herein above described shall be deemed effective from and after the date of such deposit. Notice given in any other manner shall be effective only if and when received by the Party to be notified. For the purposes of Notice, the addresses of the Parties, until changed as provided below, shall be as follows:

All Notices required or permitted under this Agreement shall be in writing and shall be served on the Parties at the following address:

City: City of Houston
 P.O. Box 1562
 Houston, Texas 77251
 Attn: Director, Department of Planning and Development
 or his or her designee

District: Legal Name: Harris County Municipal Utility District No. 165
 C/o: Allen Boone Humphries Robinson LLP
 Address: 3200 Southwest Freeway, Suite 2600
 Houston, Texas 77027
 Attn: Lynne B. Humphries

The Parties may from time to time change their respective addresses, and each may specify as its address any other address within the United States of America by giving at least five days written notice to the other Party. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following the Saturday, Sunday or legal holiday.

Section 10.02 Time

Time is of the essence in all things pertaining to the performance of this Agreement.

Section 10.03 Severability

If any part of this Agreement is found to be unenforceable, all other parts remain enforceable unless the result materially prejudices either Party.

Section 10.04 Waiver

Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof or of any other provision hereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

Section 10.05 Applicable Law and Venue

The construction and validity of this Agreement shall be governed by the laws of the State of Texas without regard to conflicts of law principles. Venue shall be in Harris County, Texas.

Section 10.06 Reservation of Rights

To the extent not inconsistent with this Agreement, each Party reserves all rights, privileges, and immunities under applicable laws.

Section 10.07 Further Documents

The Parties agree that at any time after execution of this Agreement, they will, upon request of the other Party, execute and deliver the further documents and do the further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement.

Section 10.08 Incorporation of Exhibits and Other Documents by Reference

All Exhibits and other documents attached to or referred to in this Agreement are incorporated into this Agreement by reference for the purposes set forth in this Agreement.

Section 10.09 Effect of State and Federal Laws

Notwithstanding any other provision of this Agreement, the District shall comply with all applicable statutes or regulations of the United States, the State of Texas, and City Ordinances and City Charter provisions implementing such statutes or regulations.

Section 10.10 Authority for Execution

The City certifies and represents that the execution of this Agreement is duly authorized and adopted in conformity with the City Charter and City Ordinances. The District certifies and represents that the execution of this Agreement is duly authorized and adopted by the Board.

Section 10.11 Semi-Annual Review

At least semi-annually, the District shall review and confirm, and will notify the Planning and Development Department in a form prescribed by the Department, of the accuracy of the list of resale permit holders as provided by the State Comptroller's Office.

SIGNATURE PAGES FOLLOW

SIGNATURE PAGES

IN WITNESS WHEREOF, the parties have executed this Agreement in multiple copies, each of which shall be an original, as of the date countersigned by the City Controller of the City of Houston.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

(2)
/s/
/u
(2)

By: Jacqueline Jackson
Jacqueline Jackson
President, Board of Directors

ATTEST:


By: Ira Rabourn
Ira Rabourn
Secretary, Board of Directors

Tax ID No. 76-0054729

STATE OF TEXAS :
COUNTY OF HARRIS :

This instrument was acknowledged before me this 20th day of October, 2008, by Jacqueline Jackson, as President, and Ira Rabourn, as Secretary, of Harris County Municipal Utility District No. 165, a political subdivision of the State of Texas, on behalf of said political subdivision.

[Signature]
Notary Public in and for the State of Texas

(NOTARY SEAL) 

Please return recorded document to:
Ms. Jane H. Miller
Allen Boone Humphries Robinson, LLP
3200 S.W. Frwy., Suite 2600
Houston, TX 77027

✓

CITY OF HOUSTON, TEXAS

10
144

By: Bill White
Mayor *amanda white*

ATTEST:
By: Ann Russell
City Secretary

APPROVED:

By: Marlene K. Gajick
Director, Department of Planning and Development

APPROVED AS TO FORM:

By: Sameer Kapin Maheshwari
Assistant City Attorney
L.D. File No. 0290800232001

COUNTERSIGNED:

By: Annise D. Parker
City Controller *Madeline D. Appel*

DATE COUNTERSIGNED: 12-12-09

HP 061-95-1556 *ML*

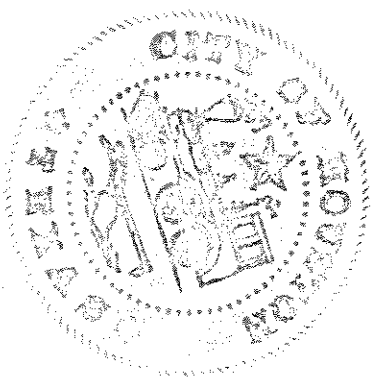


EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF TRACT

201921_2.doc

Harris County Municipal Utility District No. 165
Metes and Bounds

BEGINNING at the intersection of an existing city limit line as defined by Ordinance 63-1219 and the southerly extension in the same course of an easterly right-of-way line of Greenhouse Road;

THENCE in a westerly direction along the westerly south boundary line of that Subdivision to the easterly right-of-way line of Greenhouse Road;

THENCE in a northerly direction along that easterly right-of-way line of Greenhouse Road to its intersection with a southerly right-of-way line of Longenbaugh Road;

THENCE in an easterly direction along that southerly right-of-way line of Longenbaugh Road to its intersection with an easterly boundary of Harris County Municipal Utility District # 165;

THENCE in a northerly direction along that easterly boundary to its intersection with a northerly boundary of the District;

THENCE in a westerly direction along that northerly boundary of the Municipal Utility District to its intersection with a northeasterly boundary of the District;

THENCE in a northwesterly direction along that northeasterly boundary to its intersection with another northeasterly boundary of that District;

THENCE in a northwesterly direction along that northeasterly boundary to its intersection with a southeasterly boundary of Water Treatment Plant Subdivision;

THENCE in a southwesterly direction along that southeasterly boundary of Water Treatment Plant Subdivision to its intersection with a northeasterly right-of-way line of Green House Road;

THENCE in a southeasterly direction along that northeasterly right-of-way line to its intersection with the easterly extension in the same course of the southerly boundary of Gate At Canyon Lake West Section 1 Subdivision (City of Houston Planning and Development Department File # 5-1898);

THENCE in a westerly direction along that southerly boundary of the Subdivision to its intersection with an easterly boundary of the Subdivision;

THENCE in a southerly direction along that easterly boundary to its intersection with a northerly right-of-way line of Longenbaugh Drive;

THENCE in a westerly direction along that northerly right-of-way line to its intersection with the easterly extension or the east boundary of Canyon Lakes West Section 4 Subdivision (City of Houston Planning and Development Department File # 6-2624);

THENCE in a northerly direction along that easterly extension of the east boundary of the Subdivision to its intersection with a southerly boundary of that Subdivision;

THENCE in a westerly direction along that southerly boundary to its intersection with the east right-of-way line Fry Road;

THENCE in a northerly direction along that easterly right-of-way line to its intersection with the extension of the east boundary of Canyon Lakes West Section 2;

THENCE in a northerly direction along the extension of the east boundary of that Subdivision to the northerly right-of-way line of Maricopa Ridge Drive;

THENCE in a generally westerly direction along that northerly right-of-way line to its intersection with a northeasterly right-of-way line of Fry Road;

THENCE in a southeasterly direction along that northeasterly right-of-way line and its northeasterly extension in the same course of a northwesterly right-of-way line of Longenbaugh Drive;

THENCE in a southwesterly direction along that northwesterly and northerly right-of-way line to its intersection with a westerly boundary of Municipal Utility District # 165;

THENCE in a southerly direction along that westerly boundary to its intersection with a southerly boundary of the District;

THENCE in an easterly direction to that northerly east boundary line of Cypress Springs Section 5 Subdivision;

THENCE in a southerly direction along that northerly east boundary line to its intersection with the easterly north boundary line of that Subdivision;

THENCE in an easterly direction along the easterly north boundary line to the westerly boundary line of Yaupon Ranch Section 6 Subdivision;

THENCE in a northerly direction along that westerly boundary line to its intersection with a southerly boundary of Municipal Utility District # 165;

THENCE in an easterly direction along the southerly boundary of that District and its extension in the same course to its intersection with a westerly right-of-way line of Greenhouse Road;

THENCE in a southerly direction along that westerly right-of-way line to its intersection with a southerly boundary of Yaupon Place Section 2 Subdivision (City of Houston Planning and Development Department File # 3-2741);

THENCE in a westerly direction along that southerly boundary of that Subdivision to its intersection with a westerly boundary of that Subdivision;

THENCE in a southerly direction along the southerly extension of that westerly boundary to its intersection with a southerly boundary of Harris County Municipal Utility District #165;

THENCE in a westerly direction along that southerly boundary of the District to its intersection with an easterly boundary of Reserve C of Amhurst Section 2 Subdivision (City of Houston Planning and Development Department File # 5802);

THENCE in a northerly direction along the easterly boundary of that Subdivision to its intersection with a northerly boundary of the Reserve;

THENCE in a westerly direction along that northerly boundary of that Reserve to its intersection with a westerly boundary of the Subdivision and the easterly boundary of Amhurst Plaza Subdivision (City of Houston Planning and Development Department File # 6-2610)

THENCE in a northeasterly direction along that easterly boundary to its intersection with a northerly boundary of that Subdivision;

THENCE in a westerly direction along that northerly boundary to its intersection with a westerly boundary of that Subdivision;

THENCE in a southerly direction along that westerly boundary to its intersection with a northerly boundary of Amlan Venture Subdivision (City of Houston Planning and Development Department File # 3-0848);

THENCE in a westerly direction along that northerly boundary of Amlan Venture Subdivision to its intersection with a westerly boundary of that Subdivision;

THENCE in a southerly direction along that westerly boundary of that Subdivision to its intersection with a southerly boundary of that Subdivision;

THENCE in a southerly direction along that westerly boundary of that Subdivision to its intersection with the southerly boundary of Harris County Municipal Utility District # 165;

THENCE in a westerly direction along that southerly boundary line of the District to the easterly boundary Unrestricted Reserve "A", Lancaster Section 1 Subdivision;

THENCE in a northerly direction to the northerly boundary of that Reserve;

THENCE in a westerly direction along that northerly boundary to its intersection with the easterly right-of-way line of a 180 feet wide drainage easement Dinner Creek;

Thence in a southerly direction along the easterly right-of-way line of that easement to its intersection with that southerly line of the district;

THENCE in a westerly direction along that southerly boundary of the Municipal Utility District to its intersection with the extension in the same course of a westerly right-of-way line of 180 feet H.C.C.F easement line of Dinner Creek;

THENCE in a northwesterly direction along that westerly right-of-way line of 180 feet H.C.C.F easement line of Dinner Creek to its intersection with a southerly boundary of Teal Brook Section 2 Subdivision (City of Houston Planning and Development Department File # 2-2252);

THENCE in a westerly direction along that southerly boundary to its intersection with a southwesterly boundary of Teal Brook Section 1 Subdivision (City of Houston Planning and Development Department File # 3-2359);

THENCE in a northwesterly and northeasterly direction along that southwesterly and northwesterly boundary of Teal Brook Section 1 Subdivision to its intersection with a southwesterly right-of-way line of Sanderling Drive;

THENCE in a northwesterly direction along that southwesterly right-of-way line to its intersection with a northwesterly boundary of Harris County Municipal Utility District # 165;

THENCE in a southwesterly and southerly direction along that northwesterly and westerly boundary of the Municipal Utility District and its southerly extension in the same course to its intersection with an existing City Limit line as defined by Ordinance 63-1219;

THENCE in an easterly direction along that existing city limit line to its intersection with the southerly extension in the same course of an easterly right-of-way line of Greenhouse Road, such point also being the POINT OF BEGINNING.

AND

BEGINNING at the intersection of an existing city limit line as defined by Ordinance 63-1219 and the southerly extension in the same course of an easterly boundary of Remington Grove Section 1 Subdivision,

THENCE in a northerly direction along that extension and that easterly boundary of the Subdivision to its intersection with a southerly boundary of the Subdivision;

THENCE in an easterly direction along that southerly boundary to its intersection with another easterly boundary of the Subdivision;

THENCE in a northerly direction along that easterly boundary to its intersection with another southerly boundary of that Subdivision;

THENCE in an easterly direction along that southerly boundary to its intersection with an easterly boundary of Harris County Municipal Utility District # 165;

THENCE in a southerly direction along that easterly boundary and its extension in the same course to intersection with an existing city limit line as defined by Ordinance 63-1219;

THENCE in a westerly direction along that existing city line to its intersection with an easterly boundary of Remington Grove Section 1 Subdivision, such point also being the POINT OF BEGINNING.

AND

BEGINNING at the intersection of the easterly right-of-way line of Fry Road and the southerly boundary line of a 180 feet wide Houston Lighting and Power Company fee strip and a northerly line of Municipal Utility District # 165;

THENCE in an easterly direction along that southerly boundary to the extension of the westerly boundary line of Drill Site No. 2;

THENCE in a southerly direction along that extension to that southerly boundary of Drill Site No. 2;

THENCE in an easterly direction along that southerly line to the easterly line of that proposed CenterPoint Energy Electric Sub-Station site;

THENCE in a southerly direction along an extended line of that Sub-Station 1,012 feet;

THENCE in a westerly direction 260 feet;

THENCE in a southerly direction 285 feet;

THENCE in a westerly direction to the westerly right-of-way line of Fry Road;

THENCE in a northerly direction along the westerly right-of-way line of Fry Road to the POINT OF BEGINNING.

And

BEGINNING at the intersection of the northerly right-of-way line of proposed West Road and the westerly right-of-way line of Fry Road;

THENCE in a westerly direction along that northerly right-of-way line 650 feet;

THENCE in a northerly direction 760 feet;

THENCE in an easterly direction to the westerly right-of-way line of Fry Road;

THENCE in a southerly direction along that westerly right-of-way line to the POINT OF BEGINNING.

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

JAN - 6 2009



Dorely B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS