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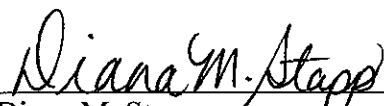
www.leaguecity.com

CERTIFICATION

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

I, Diana M. Stapp, duly appointed City Secretary of the City of League City, Texas, and keeper of the records and seal thereof, hereby certify that the document attached hereto is a true and exact copy of Ordinance No. 2013-16 of the City of League City, Texas, granting consent to the Filing of Legislation creating Westwood Management District, and further certify that said ordinance was adopted on the 9th day of April, 2013, now remaining among the records of said City.

In testimony whereof, I hereunto sign my name and affix the Seal of said City, at League City, Texas on this the 3rd day of March, 2014.



Diana M. Stapp
City Secretary for the
City of League City, Texas



ORDINANCE NO. 2013-16

AN ORDINANCE OF THE CITY OF LEAGUE CITY, TEXAS
GRANTING CONSENT TO THE FILING OF LEGISLATION
CREATING WESTWOOD MANAGEMENT DISTRICT

WHEREAS, pursuant to Chapter 375 of the Texas Local Government Code, West Oak Development, Ltd. (the "Developer") wishes to create Westwood Management District (the "District") to serve approximately 424.68 acres of land in Galveston County, Texas ("Developer's Land"); and

WHEREAS, all of the land to be included within the District is currently located within the corporate boundaries of the City of League City (the "City"); and

WHEREAS, Developer desires the City's consent to the filing of a local bill in the 83rd Texas Legislature creating the District in the form attached hereto as Exhibit "A" (the "Legislation"); and

WHEREAS, the City Council of the City of League City desires to adopt this Ordinance as set forth herein for the purpose of consenting to the filing of the Legislation;

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

- Section 1. That all of the matters and facts set out in the preamble hereof are true and correct.
- Section 2. That the City Council of the City of League City, Texas, subject to the terms and conditions hereinafter set forth, hereby specifically gives its written consent, to the filing of the Legislation creating the District over Developer's Land.
- Section 3. That the City Council's consent granted herein is expressly subject to the condition that the Legislation shall not, prior to enactment, be subjected to an amendment having the effect of eliminating the requirement that the District execute a development agreement with the City, which agreement must be consistent with the framework outlined in that certain letter from the Developer to the City dated April 2, 2013, prior to issuing bonds, imposing taxes, borrowing money or holding an election to impose an ad valorem tax or issue bonds payable from ad valorem taxes or to levy an operations and maintenance tax.
- Section 4. That the City Council's consent granted herein is further expressly subject to the condition that in the event the Legislation shall be subject to amendment in a manner having the effect of eliminating one or more of the requirements identified in Section 3 above, the Developer shall provide notice to the City not less than ten (10) days prior to the filing of such amendments.

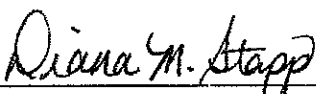
PASSED first reading the 9th day of April, 2013.

PASSED second reading the _____ day of _____, 2013.

PASSED AND ADOPTED the 9th day of April, 2013.


TIMOTHY PAULISSEN
Mayor

ATTEST:


DIANA M. STAPP
City Secretary

SUSPENDED THE RULE AND ADOPTED ON FIRST AND FINAL READING

CERTIFICATE OF ORDINANCE NO. 2013-16

CITY OF LEAGUE CITY, TEXAS

I, the undersigned City Secretary of the City of League City, Texas hereby certify that the attached and foregoing is a true and correct copy of Ordinance No. 2013-16 of the City of League City, Texas, consenting to the filing of legislation creating Westwood Management District. I further certify that said Ordinance was passed and approved by the City Council of the City of League City on April 9, 2013.

WITNESS MY HAND AND SEAL OF THE CITY OF LEAGUE CITY, TEXAS, the
9th day of April, 2013.



City Secretary, City of League City, Texas

(SEAL)

___B. No. ___

AN ACT

relating to the creation of Westwood Management District;
providing authority to impose a tax and issue bonds.

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

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

CHAPTER . WESTWOOD MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. .001. DEFINITIONS. In this chapter:

- (1) "Board" means the district's board of directors.
- (2) "City" means the City of League City.
- (3) "County" means Galveston County.
- (4) "Director" means a board member.
- (5) "District" means the Westwood Management

District.

Sec. .002. NATURE OF DISTRICT. The Westwood
Management District is a special district created under Section
59, Article XVI, Texas Constitution.

Sec. .003. PURPOSE; DECLARATION OF INTENT. (a) The
creation of the district is essential to accomplish the purposes

____.B. No. ____
of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and in authorizing the city, the county, and other political subdivisions to contract with the district, the legislature has established a program to accomplish the public purposes set out in Section 52-a, Article III, Texas Constitution.

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

(c) This chapter and the creation of the district may not be interpreted to relieve the city or the county from providing the level of services provided as of the effective date of the Act enacting this chapter to the area in the district. The district is created to supplement and not to supplant city or county services provided in the district.

Sec. .004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

(a) The district is created to serve a public use and benefit.

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

_____ .B. No. _____
and other powers granted under this chapter.

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

(1) developing and diversifying the economy of the state;

(2) eliminating unemployment and underemployment; and

(3) developing or expanding transportation and commerce.

(d) The district will:

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

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

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

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

(e) Pedestrian ways along or across a street, whether at grade or above or below the surface, and street lighting, street

_____B. No. _____
landscaping, parking, and street art objects are parts of and
necessary components of a street and are considered to be a
street or road improvement.

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

Sec. .005. INITIAL DISTRICT TERRITORY. (a) The
district is initially composed of the territory described by
Section 2 of the Act enacting this chapter.

(b) The boundaries and field notes contained in Section 2
of the Act enacting this chapter form a closure. A mistake in
the field notes or in copying the field notes in the legislative
process does not affect the district's:

(1) organization, existence, or validity;

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

(3) right to impose or collect a tax; or

(4) legality or operation.

Sec. .006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

(a) All or any part of the area of the district is eligible to
be included in:

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

_____B. No. _____
(2) a tax abatement reinvestment zone created under
Chapter 312, Tax Code;

(3) an enterprise zone created under Chapter 2303,
Government Code; or

(4) another district with the same or similar
powers, duties, and authority created under Chapter 42, Local
Government Code.

(b) The district may enter into agreements with other
districts described by Subsection (a)(4) to coordinate services
and improvements.

Sec. .007. APPLICABILITY OF MUNICIPAL MANAGEMENT
DISTRICTS LAW. Except as otherwise provided by this chapter,
Chapter 375, Local Government Code, applies to the district.

Sec. .008. CONSTRUCTION OF CHAPTER. This chapter shall
be liberally construed in conformity with the findings and
purposes stated in this chapter.

[Sections .009- .050 reserved for expansion]

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. .051. GOVERNING BODY; TERMS. (a) The district is
governed by a board of five voting directors who serve staggered
terms of four years, with two or three directors' terms expiring
June 1 of each odd-numbered year.

(b) The board by resolution or the governing body of the
city by resolution or ordinance may change the number of voting

counted:

(1) a board position vacant for any reason, including death, resignation, or disqualification;

(2) a director who is abstaining from participation in a vote because of a conflict of interest; or

(3) a nonvoting director.

Sec. .055. COMPENSATION. A director is entitled to receive fees of office and reimbursement for actual expenses as provided by Section 49.060, Water Code. Sections 375.069 and 375.070, Local Government Code, do not apply to the board.

[Sections .056- .100 reserved for expansion]

SUBCHAPTER C. POWERS AND DUTIES

Sec. .101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. .102. IMPROVEMENT PROJECTS AND SERVICES. The district may provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service using money available to the district, or contract with a governmental or private entity to provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement or service authorized under this chapter or Chapter 375, Local Government Code.

Sec. .103. DEVELOPMENT CORPORATION POWERS. The

____.B. No. ____
district, using money available to the district, may exercise
the powers given to a development corporation under Chapter 505,
Local Government Code, and a municipal development district
under Chapter 377, Local Government Code, including the power to
own, operate, acquire, construct, lease, improve, or maintain a
project under those chapters.

Sec. .104. AGREEMENTS; GRANTS. (a) As provided by
Chapter 375, Local Government Code, the district may make an
agreement with or accept a gift, grant, or loan from any person.

(b) The implementation of a project is a governmental
function or service for the purposes of Chapter 791, Government
Code.

(c) The board may enter into a contract with the board of
directors of a tax increment reinvestment zone created under
Chapter 311, Tax Code, and the governing body of the
municipality or county that created the zone to manage the zone
or implement the project plan and reinvestment zone financing
plan.

Sec. .105. AUTHORITY TO CONTRACT FOR LAW ENFORCEMENT
SERVICES. To protect the public interest, the district may
contract with a qualified party, including the county or the
city, to provide law enforcement services in the district for a
fee.

Sec. .106. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

_____ .B. No. _____
The district may join and pay dues to a charitable or nonprofit organization that performs a service or provides an activity consistent with the furtherance of a district purpose.

Sec. .107. ECONOMIC DEVELOPMENT PROGRAMS. (a) The district may engage in activities that accomplish the economic development purposes of the district.

(b) The district may establish and provide for the administration of one or more programs to promote state or local economic development and to stimulate business and commercial activity in the district, including programs to:

- (1) make loans and grants of public money; and
- (2) provide district personnel and services.

(c) The district may create economic development programs and exercise the economic development powers provided to municipalities by:

- (1) Chapter 380, Local Government Code; and
- (2) Subchapter A, Chapter 1509, Government Code.

Sec. .108. NO EMINENT DOMAIN. The district may not exercise the power of eminent domain.

Sec. .109. APPROVAL BY CITY. (a) Except as provided by Subsection (c), the district must obtain the approval of the city for:

- (1) The issuance of bonds;
- (2) Calling an election to authorize a sales and use

tax; and

(3) The plans and specifications of an improvement project related to the use of land owned by the city, an easement granted to the city, or a right-of-way of a street, road, or highway.

(b) The governing body of the city must provide the approval required by Subsection (a)(1) or (2) by adoption of a resolution or ordinance. The approval required by Subsection (a)(3) may be provided by an administrative process that does not involve the city's governing body.

(c) If the district obtains the approval of the city's governing body of a capital improvements budget for a period not to exceed 10 years, the district may finance the capitol improvements and issue bonds specified in the budget without further approval from the city.

Sec. .110. ANNEXATION OR EXCLUSION OF LAND. (a) The district may annex land as provided by Subchapter J, Chapter 49, Water Code.

(b) The district may exclude land as provided by Subchapter J, Chapter 49, Water Code. Section 375.044(b), Local Government Code, does not apply to the district.

[Sections .111- .150 reserved for expansion]

SUBCHAPTER C-1. PUBLIC TRANSIT SYSTEM AND PARKING FACILITIES

Sec. .151. PUBLIC TRANSIT SYSTEM AND PARKING

.B. No. _____

FACILITIES. (a) The district may acquire, lease as lessor or lessee, construct, develop, own, operate, and maintain a public transit system to serve the area in the district.

Sec. .152. PARKING FACILITIES (a) The district may acquire, lease as lessor or lessee, construct, develop, own, operate, and maintain parking facilities or a system of parking facilities, including lots, garages, parking terminals, or other structures or accommodations for parking motor vehicles off the streets and related appurtenances.

(b) The district's parking facilities serve the public purposes of the district and are owned, used, and held for a public purpose even if leased or operated by a private entity for a term of years.

(c) The district's parking facilities are necessary components of a street and are considered to be a street or road improvement.

(d) The development and operation of the district's parking facilities may be considered an economic development program.

Sec. .153. RULES. The district may adopt rules covering its public transit system or its public parking system.

Sec. .154. FINANCING OF PUBLIC TRANSIT SYSTEM OR PARKING FACILITIES. (a) The district may use any of its resources, including revenue, sales and use taxes, or grant or

49, water code, applies to the district. Sections 375.221 and

Sec. .208. COMPETITIVE BIDDING, Subchapter I, Chapter

provided by the district, including water and sewer services.

by the district voters or a required payment for service

375.161, Local Government Code, does not apply to a tax approved

Sec. .207. RESIDENTIAL PROPERTY NOT EXEMPT. Section

Chapter 375, Subchapter F, does not apply to this district.

Sec. .203. ASSESSMENTS. Local Government Code,

available to the district.

chapter or Chapter 375, Local Government Code, using any money

maintain any improvement or service authorized under this

The district may acquire, construct, finance, operate, or

Sec. .202. MONEY USED FOR IMPROVEMENTS OR SERVICES.

transfer of district money.

signatures and the procedure required for a disbursement or

board by resolution shall establish the number of directors'

Sec. .201. DISBURSEMENTS AND TRANSFERS OF MONEY. The

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

[Sections .155- .200 reserved for expansion]

or the public parking facilities.

fees, charges, or tolls for the use of the public transit system

(b) The district may: set, charge, impose, and collect

public transit system or public parking facilities.

contract proceeds, to pay the cost of acquiring or operating a

.B. No.

obligations payable wholly or partly from sales and use taxes,

(b) The district may issue bonds, notes, or other

valorem taxes.

or financial institution secured by revenue other than ad

apply to a loan, line of credit, or other borrowing from a bank

by the board. Section 375.205, Local Government Code, does not

BONDS. (a) The district may borrow money on terms determined

Sec. .254. AUTHORITY TO BORROW MONEY AND TO ISSUE

by the board without further voter approval.

a provision stating that the contract may be modified or amended

(b) A contract approved by the district voters may contain

the district voters voting at an election held for that purpose.

provisions of the contract have been approved by a majority of

derived from the tax to make payments under a contract after the

than an operation and maintenance tax and use the revenue

Section 49.108, Water Code, the district may impose a tax other

Sec. .253. CONTRACT TAXES. (a) In accordance with

district.

(c) Section 49.107(h), Water Code, does not apply to the

not exceed the rate approved at the election.

(b) The board shall determine the tax rate. The rate may

(3) provide a service.

(2) construct or acquire improvements; or

(1) maintain and operate the district;

. B. No. _____

(b) Regardless of Section 375.264, Local Government Code,

Subchapter M, Chapter 375, Local Government Code.

DEBT. (a) The district may be dissolved as provided by

Sec. .301. DISSOLUTION OF DISTRICT WITH OUTSTANDING

SUBCHAPTER E. DISSOLUTION

[Sections .258-.300 reserved for expansion]

or other obligation of the district.

Government Code, the city is not required to pay a bond, note,

OBLIGATIONS. Except as provided by Section 375.263, Local

Sec. .257. CITY NOT REQUIRED TO PAY DISTRICT

does not apply to the district.

and other obligations provided by Section 49.4645, Water Code,

limitation on the outstanding principal amount of bonds, notes,

Sec. .256. BONDS FOR RECREATIONAL FACILITIES. The

54.601 and 54.602, Water Code.

outstanding as required and in the manner provided by Sections

amount, for each year that all or part of the bonds are

direct annual ad valorem tax, without limit as to rate or

board shall provide for the annual imposition of a continuing

issues bonds payable wholly or partly from ad valorem taxes, the

Sec. .255. TAXES FOR BONDS. At the time the district

sources of money, to pay for any authorized district purpose.

grants, or other district money, or any combination of those

ad valorem taxes, impact fees, revenue, contract payments,

.B. No.

Representatives within the required time.

governor, lieutenant governor, and speaker of the House of
filled its recommendations relating to this Act with the
(c) The Texas Commission on Environmental Quality has

Environmental Quality.

submitted the notice and Act to the Texas Commission on
(b) The governor, one of the required recipients, has

Chapter 313, Government Code.

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

A FIELD NOTE DESCRIPTION OF THE

all territory contained in the following area:

SECTION 2. Westwood Management District initially includes

[Sections .302- .350 reserved for expansion]

its bonds or other obligations according to their terms.

shall remain in existence solely for the purpose of discharging

If the district has debt when it is dissolved, the district

provided by Subchapter M, Chapter 375, Local Government Code.

If the district has debt, the district may be dissolved as

. B. No.

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

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

SECTION 4. This Act takes effect immediately if it
receives a vote of two-thirds of all the members elected to each
house, as provided by Section 39, Article III, Texas
Constitution. If this Act does not receive the vote necessary
for immediate effect, this Act takes effect September 1, 2013.