

By: O'Day

H.B. No. 4081

A BILL TO BE ENTITLED

AN ACT

relating to the creation of Sedona Lakes Municipal Utility District No. 1 of Brazoria County; providing authority to impose a tax and issue bonds; granting the power of eminent domain.

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

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter ____ to read as follows:

CHAPTER ____ . SEDONA LAKES MUNICIPAL UTILITY DISTRICT NO. 1 OF BRAZORIA COUNTY.

SUBCHAPTER A. GENERAL PROVISIONS

Sec. ____ .001. DEFINITIONS. In this chapter

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

(2) "Director" means a member of the board.

(3) "District" means Sedona Lakes Municipal Utility District No. 1 of Brazoria County.

Sec. ____ .002. NATURE OF DISTRICT. The district is a municipal utility district in Brazoria County created under and essential to accomplish the purposes of Section 59, Article XVI Texas Constitution.

Sec. ____ .003. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation election held under Section ____ .025 before September 1, 2011.

(1) the district is dissolved September 1, 2011,

1 except that:

2 (A) any debts incurred shall be paid;

3 (B) any assets that remain after the payment of
4 debts shall be transferred to Brazoria County; and

5 (C) the organization of the district shall be
6 maintained until all debts are paid and remaining assets are
7 transferred; and

8 (2) this chapter expires September 1, 2014.

9 Sec.____.004. INITIAL DISTRICT TERRITORY. (a) The district is
10 initially composed of the territory described by Section 2 of the
11 Act creating this chapter.

12 (b) The boundaries and field notes contained in Section 2 of
13 the Act creating this chapter form a closure. A mistake made in the
14 field notes or in copying the field notes in the legislative process
15 does not affect:

16 (1) the organization, existence, or validity of the
17 district;

18 (2) the right of the district to impose taxes;

19 (3) the validity of the district's bonds, notes, or
20 indebtedness; or

21 (4) the legality or operation of the district or the
22 board.

23 Sections[____.005-____.020 reserved for expansion]

24 SUBCHAPTER B. BOARD OF DIRECTORS

25 Sec.____.021. BOARD OF DIRECTORS; TERMS. (a) The district is
26 governed by a board of five directors.

27 (b) Except as provided by Section____.023, directors serve

1 staggered four-year terms.

2 Sec.____.022. ELECTION OF DIRECTORS. On the uniform election
3 date in May of each even-numbered year, the appropriate number of
4 directors shall be elected.

5 Sec.____.023. INITIAL DIRECTORS. (a) The initial board
6 consists of:

- 7 (1) Kevin Curry;
8 (2) Troy Koterak;
9 (3) Jeff Baker;
10 (4) Brandon Macey; and
11 (5) Todd Aiken.

12 (b) The terms of the first three directors named in
13 Subsection (a) expire on the first regularly scheduled uniform
14 election date for directors and the terms of the last two directors
15 named in Subsection (a) expire on the second regularly scheduled
16 uniform election date for directors.

17 Sec.____.024. CONSENT OF MUNICIPALITY REQUIRED. The temporary
18 directors may not hold an election under Section____.025 until each
19 municipality in whose corporate limits or extraterritorial
20 jurisdiction the district is located has adopted a resolution
21 consenting to the creation of the district.

22 Sec.____.025. CONFIRMATION AND INITIAL DIRECTORS ELECTION.
23 The temporary directors shall hold an election to confirm the
24 creation of the district and to elect five directors as provided by
25 Section 49.102, Water Code.

26 Sec.____.026. EXPIRATION OF SUBCHAPTER. This subchapter
27 expires September 1, 2011.

1 Sections [____.027-____.100 reserved for expansion]

2 SUBCHAPTER C. POWERS AND DUTIES

3 Sec.____.101. MUNICIPAL UTILITY DISTRICT POWERS AND DUTIES.

4 The district has the powers and duties provided by the general law
5 of this state, including Chapters 49 and 54, Water Code, applicable
6 to municipal utility districts created under Section 59, Article
7 XVI, Texas Constitution.

8 Sec.____.102. ROAD PROJECTS. (a) To the extent authorized by
9 Section 52, Article III, Texas Constitution, the district may
10 construct, acquire, improve, maintain, or operate macadamized,
11 graveled, or paved roads or improvements in aid of those roads,
12 inside the district.

13 (b) A road project must meet or exceed all applicable
14 construction standards, zoning and subdivision requirement, and
15 regulatory ordinances of each municipality in whose corporate
16 limits or extraterritorial jurisdiction the district is located.

17 (c) The district may not undertake a road project unless
18 each municipality in whose corporate limits or extraterritorial
19 jurisdiction the district is located consents by ordinance or
20 resolution.

21 Sec.____.103. COMPLIANCE WITH MUNICIPAL ORDINANCES OR
22 RESOLUTIONS. The district shall comply with all applicable
23 requirements of any ordinance or resolution adopted by the city
24 council of the City of Manvel, in conjunction with granting its
25 consent.

26 [Sections____.104-____.150 reserved for expansion]

27 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

1 239.00 acre tract, (Tract 4) to Walter P. Zivley, Trustee as
2 described in Special Warranty Deed, recorded in Clerk's File No.
3 98-041332 of the Brazoria County Official Public Records of Real
4 Property, a portion of a called 42.261 acre tract to RV Resorts
5 America Inc. described in Warranty Deed with Vendor's Lien recorded
6 in Clerk's File No. 2006013841 of the Brazoria County Official
7 Public Records of Real Property, a portion of Lots 3, 7, 8, 12, 16
8 and all of Lot 4 in Block 87, a portion of Lot 60 in Block 88, a
9 portion of Lots 45-50, and 55 and all of Lots 56-58 in Block 89, all
10 of Lots 1-6, 9-12, 18-20, 28, 36, and a portion of Lot 27 in Block 92
11 of the Allison Richey Gulf Coast Home Company Part of Suburban
12 Gardens Section 89 Subdivision, plat of which is recorded in Volume
13 2, Page 98 of the Brazoria County Plat Records, and all of Lots A-F,
14 H-J, L-R, T, V-Y of Replat Of Lots 1, 2, & 9 of the Allison Richey
15 Gulf Coast Home Company Subdivision, plat of which is recorded in
16 Volume 3, Page 106 of the Brazoria County Plat Records; said 501.33
17 acre tract being more particularly described as follows with all
18 bearings being base on the Texas State Plane Coordinate System,
19 South Central Zone, NAD83;

20 BEGINNING at a found concrete monument marking the southwest corner
21 of the said 239.00 acre tract, being the northwest corner of Lot 1
22 in Block 0 of the Allison Richey Gulf Coast Home Company Part of
23 Suburban Gardens Section 89 Subdivision, plat of which is recorded
24 in Volume 2, Page 98 of the Brazoria County Plat Records, being in
25 the east line of a called 46.8412 acre tract to VDB Partners, LTD,
26 recorded in Clerk's File No. 99-050835 of the Brazoria County

1 Official Public Records of Real Property;

2 THENCE, North 03°17'52" West, 2461.38 feet along the west line of
3 the said 239.00 acre tract being common with the east line of said
4 46.8412 acre tract, the east line of a called 16.6700 acre tract to
5 VDB Partners, LTD, recorded in Clerk's File No. 99-050834 of the
6 Brazoria County Official Public Records of Real Property, and the
7 east line of a called 26.6211 acre tract to Durrett Development Inc.
8 described in Special Warranty Deed recorded in Clerk's File No.
9 03-066565 of the Brazoria County Official Public Records of Real
10 Property, to a set 3/4-inch iron rod (with cap stamped "Cotton
11 Surveying") marking the northeast corner of said 26.6211 acre
12 tract, being the southeast corner of said Lot 58 in Block 89;

13 THENCE, South 86°29'39" West, 882.28 feet along the north line of
14 said 26.6211 acre tract, being common with the south line of said
15 Lot 58, to a found 3/4-inch iron pipe marking the northwest corner
16 of said 26.6211 acre tract, being the southwest corner of said Lot
17 58, the northeast corner of Lot 49, the southeast corner of Lot 48,
18 all in Block 89 of said Allison Richey Subdivision;

19 THENCE, South 03°21'16" East, 1260.10 feet along the west line of
20 said 26.6211 acre tract, being common with the east line of said
21 Lots 49 and 50 to a found 1/2-inch iron rod the southwest corner of
22 said 26.6211 acre tract, being in the north right-of-way of County
23 Road 58 (ROW Varies);

24 THENCE, South 86°03'22" West, 77.20 feet along the north
25 right-of-way of said County Road 58 to a found concrete monument

1 marking a cutback of the north right-of-way line of said County Road
2 58, and Texas State Highway 288 as recorded in Volume 1041 Page 423
3 and Volume 1048 Page 505 of the Brazoria County Deed Records;

4 THENCE, North 47°49'53" West, 140.43 feet along said cutback to
5 found concrete monument in the east right-of-way of said Texas
6 State Highway 288;

7 THENCE, along the east right-of-way of said Texas State Highway
8 288, the following four (4) courses and distances:

9 1. North 02°16'31" West, 1069.96 feet to a found concrete
10 monument;

11 2. North 03°49'23" East, 572.04 feet to a found concrete
12 monument marking the beginning of a curve to the left;

13 3. Along the arc of said curve to the left having a radius of
14 11,669.16 feet, an arc length of 1442.77 feet, a central angle of
15 07°05'02", and a long chord bearing North 00°18'47" East, 1441.85
16 feet, to a found concrete monument;

17 4. North 03°12'34" West, 64.49 feet to a set 3/4-inch iron rod
18 (with cap stamped "Cotton Surveying) marking the northwest corner
19 of Lot 55, being the southwest corner of Lot 54 in Block 89 of
20 aforementioned Allison Richey Gulf Coast Home Company Subdivision,
21 from which a found 1/2-inch iron rod bears North 03°12'34" West,
22 4.46 feet;

23 THENCE, North 86°29'39" East, 437.90 feet along the north line of
24 said Lot 55, being common with the south line of said Lot 54 to a set
25 3/4-inch iron rod (with cap stamped "Cotton Surveying") from which

1 a found 5/8-inch iron rod bears North 03°22'25" East, 2.00 feet;

2 THENCE, South 03°15'13" East, 495.00 feet to a set 3/4-inch iron rod
3 (with cap stamped "Cotton Surveying") in the south line of said Lot
4 55, being the north line of said Lot 56 in Block 89 from which a
5 found 5/8-inch iron rod (with cap stamped "LJA") bears North
6 19°02'59" East, 1.76 feet;

7 THENCE, North 86°29'39" East, 438.28 feet along the north line of
8 said Lot 56, being the south line of Lot 55, to a set 3/4-inch iron
9 rod (with cap stamped "Cotton Surveying") marking the southeast
10 corner of said Lot 55, being the northeast corner of said Lot 56,
11 being in the west line of the aforementioned 239.00 acre tract;

12 THENCE, North 03°17'52" West, along the east line of Block 89, being
13 common with the west line of aforementioned 239.00 acre tract
14 passing at 2473.96 feet a found 5/8-inch iron rod (with cap stamped
15 "LJA"), continuing in all a total distance of 2475.08 feet, to a set
16 3/4-inch iron rod (with cap stamped "Cotton Surveying"), marking
17 the southeast corner of aforementioned Lot 60, being the northeast
18 corner of aforementioned Lot 51, from which a found concrete
19 monument bears North 03°17'52" West, 8.58 feet;

20 THENCE, South 86°39'34" West, 676.72 feet along the north line of
21 said Lot 51, being common with the south line of said Lot 60 to a
22 found 5/8-inch iron rod (with cap stamped "LJA") marking a cutback
23 of County Road 101 and Texas State Highway 288 as recorded in Volume
24 1041 Page 466 of the Brazoria County Deed Records, from which a
25 found 1/2-inch iron rod and a found concrete monument bears South

1 74°13'18" East, 59.39 feet and 213.91 feet respectively;

2 THENCE, North 74°13'18" West, continuing along said cutback passing
3 at 129.35 feet a found concrete monument, continuing in all a total
4 distance of 158.98 feet to a found 5/8-inch iron rod (with cap
5 stamped "LJA");

6 THENCE, North 38°55'28" West, 80.96 feet to a found concrete
7 monument in the east right-of-way of the aforementioned Texas State
8 Highway 288;

9 THENCE, North 03°17'32" West, continuing along the east
10 right-of-way of the said Texas State Highway 288, being common with
11 the west line of said Lot 60, passing at 294.02 feet at found
12 5/8-inch iron rod, continuing in all a total distance of 294.59 feet
13 to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

14 THENCE, North 86°39'34" East, along the north line of the south half
15 of Lot 60 in Block 88, passing at 78.89 feet (0.63 feet left) a found
16 5/8-inch iron rod, passing at 856.09 feet a found 5/8-inch iron rod
17 (with cap stamped "LJA"), passing at 875.84 feet a found 1/2-inch
18 iron rod, continuing in all a total distance of 876.30 feet to a set
19 3/4-inch iron rod (with cap stamped "Cotton Surveying") in the east
20 line of said Lot 60, being common with the west line of Lot 4 of
21 Block 87;

22 THENCE, North 02°59'05" West, 466.92 feet along the said common
23 line, and the east line of Lot 59 of Block 88 to a found 5/8-inch
24 iron rod marking the south line of Silvercreek Section 9, plat of

1 which is recorded in Volume 23, Page 323 of the Brazoria County Plat
2 Records;

3 THENCE, South 76°44'09" East, along the south line of said
4 Silvercreek Section 9, and the south line of Silvercreek Section 7,
5 plat of which is recorded in Volume 23, Page 319 of the Brazoria
6 County Plat Records, and the south line of Silvercreek Section 7,
7 plat of which is recorded in Volume 23, Page 319 of the Brazoria
8 County Plat Records, a distance of 1213.39 feet to a found 5/8-inch
9 iron rod (with cap stamped "Cotton Surveying");

10 THENCE, South 76°20'19" East, continuing along the south line of
11 said Silvercreek Section 7, and the south line of Silvercreek
12 Section 10, plat of which is recorded in Volume 24, Page 105 of the
13 Brazoria County Plat Records, a distance of feet 817.76 feet to a
14 found 5/8-inch iron rod (with cap stamped "Cotton Surveying");

15 THENCE, South 76°48'42" East, 701.06 feet continuing along the south
16 line of said Silvercreek Section 10 to a set 3/4-inch iron rod (with
17 cap stamped "Cotton Surveying") in the west line of Stonebridge
18 Section 3, plat of which is recorded in Volume 24, Page 207 of the
19 Brazoria County Plat Records;

20 THENCE, South 03°00'04" East, 87.08 feet along the west line of said
21 Stonebridge Section 3 to a point for corner in a drainage ditch,
22 being in the north line of Lot Y in Block 1 of the Replat of Lots 1-2
23 & 9 of the Allison Richey Gulf Coast Home Company Subdivision of
24 Section 92, replat recorded in Volume 3, Page 106 of the Brazoria
25 County Plat Records;

1 THENCE, North 86°46'58" East, along the south line of said
2 Stonebridge Section 3, being common with the north line of Lots 18,
3 27, and 36 in Block 92 of said Allison Richey Gulf Coast Home
4 Company Subdivision, passing at 778.97 feet (0.36 feet right) a
5 found 5/8-inch iron rod, continuing in all a total distance of
6 781.76 feet to a set 3/4-inch iron rod (with cap stamped "Cotton
7 Surveying"), marking the northeast corner of said Lot 18, being the
8 northwest corner of said Lot 27;

9 THENCE, South 02°41'12" East, 228.22 feet along the west line of the
10 said Lot 27, being common with the east line of said Lot 18, all in
11 Block 92 to a point for corner in the centerline of a drainage
12 ditch;

13 THENCE, South 76°35'08" East, 646.56 feet along the said centerline
14 of the drainage ditch to a point for corner in the east line of said
15 Lot 27, being common with the west line of aforementioned Lot 36;

16 THENCE, North 02°41'12" West, 413.28 feet along the said common line
17 to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying")
18 marking the northwest corner of said Lot 36, being the northeast
19 corner said Lot 27, being in the south line of Stonebridge Section
20 2, Plat of which is recorded in Volume 23, Page 101 of the Brazoria
21 County Plat Records;

22 THENCE, North 86°46'58" East, along the south line of said
23 Stonebridge Section 2, being common with the north line of said Lot
24 36, passing at 584.51 feet a found 5/8-inch iron rod, passing at

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1 618.30 feet a found 60D Nail inside a 1-1/2-inch iron pipe,
2 continuing in all a total distance of 621.33 feet to a set 3/4-inch
3 iron rod marking the northwest corner of Lot 45, being the northeast
4 corner of said Lot 36, being in the south line of Lot 48 in Block 87
5 of the said Allison Richey Gulf Coast Home Company Subdivision;

6 THENCE, South 02°41'12" East, 701.80 feet along the east line of
7 said Lot 36, being common with the west line said Lot 45 to a set
8 3/4-inch iron rod (with cap stamped "Cotton Surveying"), marking
9 the southeast corner of said Lot 36, being common with the southwest
10 corner of said Lot 45, being the northwest corner of Lot 46, and the
11 northeast corner of Lot 37, all in block 92 of the said Allison
12 Richey Gulf Coast Home Company Subdivision;

13 THENCE, South 86°48'43" West, along the south line of said Lot 36,
14 being common with the north line of said Lot 37, passing at 3.06
15 feet (0.60 feet right) a found 1-inch iron pipe (bent), continuing
16 in all a total distance of 621.32 feet to a set 3/4-inch iron rod
17 (with cap stamped "Cotton Surveying") marking the northwest corner
18 of said Lot 37, being the southwest corner of said Lot 36, the
19 southeast corner of said Lot 27, and the northeast corner of said
20 Lot 28, all in Block 92 of the said Allison Richey Gulf Coast Home
21 Company Subdivision;

22 THENCE, South 02°41'12" East, 700.83 feet along the east line of
23 said Lot 28, being common with the west line of said Lot 37 to a set
24 3/4-inch iron rod (with cap stamped "Cotton Surveying") marking the
25 southeast corner of said Lot 28, being the southwest corner of said

1 Lot 37, the northwest corner of Lot 38, and the northeast corner of
2 Lot 29, all in Block 92 of the said Allison Richey Gulf Coast Home
3 Company Subdivision, from which a found 5/8-inch iron rod bears
4 South 02°41'12" East, 1.50 feet;

5 THENCE, South 86°48'43" West, 310.58 feet along the south line of
6 the said Lot 28, being the north line of said Lot 29 to a set
7 3/4-inch iron rod (with cap stamped "Cotton Surveying"), marking
8 the northeast corner of a called 42.261 acre tract described in
9 Warranty Deed with Vendor's Lien, recorded in Clerk's File No.
10 2006013841 of the Brazoria County Official public Records of Real
11 Property;

12 THENCE, South 02°41'12" East, along the east line of the said 42.261
13 acre tract, passing at 0.90 feet a found 5/8-inch iron rod (with cap
14 stamped "RPLS 1718"), continuing in all a total distance of 700.83
15 feet a set 3/4-inch iron rod (with cap stamped "Cotton Surveying")
16 marking an interior north corner of said 42.261 acre tract, being in
17 the south line of said Lot 29, being in the north line of Lot 30 in
18 Block 92 of the said Allison Richey Gulf Coast Home Company
19 Subdivision;

20 THENCE, North 86°47'30" East, 310.12 feet along the north line of
21 said 42.261 acre tract, to a found 5/8-inch iron rod (with cap
22 stamped "RPLS 1718") marking the northeast corner of said Lot 30,
23 being the southeast corner of said Lot 29, the southwest corner of
24 Lot 38, and the northwest corner of Lot 39, in Block 92 of the said
25 Allison Richey Gulf Coast Home Company Subdivision, said iron rod

1 also marking the northwest corner of a called 30.909 acre tract to
2 RV Resorts America Inc., described in Warranted Deed with Vendor's
3 Lien recorded in Clerk's File No. 2006013839 of the Brazoria County
4 Official Public Records of Real Property;

5 THENCE, South 02°42'08" East, 697.02 feet along the west line of
6 said 30.909 acre tract, being common with the east line of said
7 42.261 acre tract to a found 5/8-inch iron rod marking the western
8 most southwest corner of said 30.909 acre tract, being the
9 northwest corner of Lot 40 in Block 92;

10 THENCE, South 02°38'38" East, along the west line of said Lot 40,
11 being the east line of said 42.261 acre tract, passing at 558.86
12 feet a found 5/8-inch iron rod (with cap stamped "RPLS 1718),
13 continuing in all a total distance of 612.77 feet to point for
14 corner in the centerline of Mustang Bayou marking the beginning of a
15 curve to the left;

16 THENCE, along the meanders of Mustang Bayou, being the south line of
17 said 42.261 acre tract, the following ten (10) courses and
18 distances:

19 1. Along the arc of said curve to the left having a radius of
20 150.00 feet, an arc length of 78.41 feet, a central angle of
21 29°57'05", and a long chord bearing South 75°43'05" West, 77.52 feet
22 to a point for corner marking the beginning of a curve to the right;

23 2. Along the arc of said curve to the right having a radius of
24 100.00 feet, an arc length of 109.73 feet, a central angle of

1 62°52'21", and a long chord bearing South 88°45'14" West, 104.31 feet
2 to a point for corner marking the beginning of a curve to the left;

3 3. Along the arc of said curve to the left having a radius of
4 875.00 feet, an arc length of 192.49 feet, a central angle of
5 12°36'15", and a long chord bearing North 63°31'26" West, 192.10 feet
6 to a point for corner marking the beginning of a curve to the right;

7 4. Along the arc of said curve to the right having a radius of
8 325.00 feet, an arc length of 130.56 feet, a central angle of
9 23°00'59", and a long chord bearing North 63°26'12" West, 129.68 feet
10 to a point for corner marking the beginning of a curve to the left;

11 5. Along the arc of said curve to the left having a radius of
12 200.00 feet, an arc length of 129.60 feet, a central angle of
13 37°07'35", and a long chord bearing North 64°41'23" West, 127.34 feet
14 to a point for corner;

15 6. South 89°30'08" West, 106.12 feet to a point for corner
16 marking the beginning of a curve to the right;

17 7. Along the arc of said curve to the right having a radius of
18 100.00 feet, an arc length of 92.75 feet, a central angle of
19 53°08'28", and a long chord bearing North 70°07'28" West, 89.46 feet,
20 to a point for corner;

21 8. North 47°51'26" West, 89.75 feet to a point for corner;

22 9. North 41°42'34" West, 113.40 feet to a point for corner
23 marking the beginning of a curve to the left;

1 10. Along the arc of said curve to the left having a radius of
2 350.00 feet, an arc length of 381.20 feet, a central angle of
3 $62^{\circ}24'12''$, and a long chord bearing North $74^{\circ}32'42''$ West, 362.64
4 feet, to a point for corner marking the southwest corner of the
5 aforementioned 42.261 acre tract, being in the east line of Lot 13
6 in Block 92 of the said Allison Richey Gulf Coast Home Company
7 Subdivision;

8 THENCE, North $02^{\circ}41'12''$ West, 91.54 feet along the east line of said
9 Lot 13, being the west line of said 42.261 acre tract to a set
10 $3/4$ -inch iron rod (with cap stamped "Cotton Surveying") marking the
11 northeast corner of said Lot 13, being the southeast corner of Lot
12 12 in Block 92 of the said Allison Richey Gulf Coast Home Company
13 Subdivision, from which a found $5/8$ -inch iron rod (with cap stamped
14 "LJA") bears North $02^{\circ}41'12''$ West, 1.03 feet;

15 THENCE, South $86^{\circ}48'43''$ West, 621.57 feet along the south line said
16 Lot 12, being the north line of said Lot 13 to a set $3/4$ -inch iron
17 rod (with cap stamped "Cotton Surveying") marking the northeast
18 corner of Lot 5, the southeast corner of Lot 4, the southwest corner
19 of Lot 12, and the northwest corner of Lot 13 in Block 92 of the said
20 Allison Richey Gulf Coast Home Company Subdivision;

21 THENCE, South $02^{\circ}41'12''$ East, along the east line of said Lot 5, and
22 Lot 6 in Block 92, and the west line of a called 84.3040 acre tract
23 to Manvel BDC Limited Partnership described in General Warranty
24 Deed recorded in Clerk's File No. 02-016132 of the Brazoria County
25 Official Public Records of Real Property, passing at 0.91 feet a

1 found 5/8-inch iron rod, continuing in all a total distance of
2 1402.42 feet to a found 5/8-inch iron rod (with cap stamped "LANEY")
3 marking an angle point in the west line of the said 84.3040 acre
4 tract, being the southeast corner of said Lot 6;

5 THENCE, South 86°48'43" West, 560.37 feet along the north line of
6 said 84.3040 acre tract to a found 5/8-inch iron rod, marking the
7 southwest corner of said Lot 6, being a northwest corner of said
8 84.3040 acre tract, being in the east line of the aforementioned
9 239.00 acre tract;

10 THENCE, South 03°31'15" East, 614.44 feet along the west line of
11 said 84.3040 acre tract, being common with the east line of said
12 239.00 acre tract to a found concrete monument marking an angle
13 point, from which a found 5/8-inch iron rod bears North 07°33'57"
14 East, 0.22 feet;

15 THENCE, South 38°50'47" West, 476.70 feet along the said common line
16 to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying")
17 marking an angle point, from which a found 5/8-inch iron rod (with
18 cap stamped "LJA") bears South 74°36'22" East, 0.48 feet;

19 THENCE, South 51°09'15" East, along the said common line, passing at
20 1852.11 feet (3.23 feet left) a found 5/8-inch iron rod (with cap
21 stamped "Laney"), continuing in all a total distance of 1898.02
22 feet to a set 3/4-inch iron rod (with cap stamped "Cotton
23 Surveying"), marking the southeast corner of said 239.00 acre
24 tract, being a southwest corner of said 84.3040 acre tract, being in
25 the south line of Block 92, which is common with the north line of

1 Block 0 in the said Allison Richey Gulf Coast Home Company
2 Subdivision;

3 THENCE, South 87°00'55" West, 2645.21 feet along the said common
4 line, also being the south line of said 239.00 acre tract to the
5 POINT OF BEGINNING, CONTAINING 505.77 acres of land in Brazoria
6 County, Texas, save and except the following four (4) tracts:

7 SAVE & EXCEPT TRACT 1

8 Lot G, a 1.11 acre tract of the Replat Allison Richey Gulf
9 Coast Home Company Subdivision of Section 92, replat recorded in
10 Volume 3, Page 106 of the Brazoria County Plat Records

11 SAVE & EXCEPT TRACT 2

12 Lot K, a 1.11 acre tract of the Replat Allison Richey Gulf
13 Coast Home Company Subdivision of Section 92, replat recorded in
14 Volume 3, Page 106 of the Brazoria County Plat Records

15 SAVE & EXCEPT TRACT 3

16 Lot S, a 1.11 acre tract of the Replat Allison Richey Gulf
17 Coast Home Company Subdivision of Section 92, replat recorded in
18 Volume 3, Page 106 of the Brazoria County Plat Records

19 SAVE & EXCEPT TRACT 4

20 Lot U, a 1.11 acre tract of the Replat Allison Richey Gulf
21 Coast Home Company Subdivision of Section 92, replat recorded in
22 Volume 3, Page 106 of the Brazoria County Plat Records

23 For a total net acreage of 501.33 acres of land in Brazoria County,
24 Texas.

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

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

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

15 (d) All requirements of the constitution and laws of
16 this state and the rules and procedures of the legislature with
17 respect to the notice, introduction, and passage of this Act are
18 fulfilled and accomplished.

19 SECTION 4. This Act takes effect September 1, 2007.