

By: Nichols

S.B. No. 1091

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Somerset Municipal Utility District No. 1; 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 8203 to read as follows:

CHAPTER 8203. SOMERSET MUNICIPAL UTILITY DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8203.001. DEFINITIONS. In this chapter:

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

(2) "Director" means a board member.

(3) "District" means the Somerset Municipal Utility District No. 1.

Sec. 8203.002. NATURE OF DISTRICT. The district is a municipal utility district in San Jacinto County created under and essential to accomplish the purposes of Section 52, Article III, and Section 59, Article XVI, Texas Constitution.

Sec. 8203.003. FINDING OF PUBLIC USE AND BENEFIT. The district is created to serve a public use and benefit.

Sec. 8203.004. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation election held under Section 8203.023 before September 1, 2009:

(1) the district is dissolved September 1, 2009,

except that the district shall:

(A) pay any debts incurred;

(B) transfer to San Jacinto County any assets that remain after the payment of debts; and

(C) maintain the organization of the district until all debts are paid and remaining assets are transferred; and

(2) this chapter expires September 1, 2012.

Sec. 8203.005. INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by Section 2 of the Act creating this chapter.

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

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

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

(3) the legality or operation of the board.

[Sections 8203.006-8203.020 reserved for expansion]

SUBCHAPTER A-1. TEMPORARY PROVISIONS

Sec. 8203.021. TEMPORARY DIRECTORS. (a) The temporary board consists of:

(1) Terry Vaughn;

(2) Clarke Evans;

(3) Sherry Baker;

(4) Dale Wilson; and

(5) Ronnie Vincent.

1        (b) If a temporary director fails to qualify for office, the  
2 temporary directors who have qualified shall appoint a person to  
3 fill the vacancy. If at any time there are fewer than three  
4 qualified temporary directors, the Texas Commission on  
5 Environmental Quality shall appoint the necessary number of persons  
6 to fill all vacancies on the board.

7        (c) Temporary directors serve until the earlier of:

8            (1) the date directors are elected under Section  
9 8203.023; or

10          (2) the date this chapter expires under Section  
11 8203.004.

12        Sec. 8203.022. ORGANIZATIONAL MEETING OF TEMPORARY  
13 DIRECTORS. As soon as practicable after all the temporary  
14 directors have qualified under Section 49.055, Water Code, the  
15 temporary directors shall convene the organizational meeting of the  
16 district at a location in the district agreeable to a majority of  
17 the directors. If a location cannot be agreed upon, the  
18 organizational meeting shall be at the San Jacinto County  
19 Courthouse.

20        Sec. 8203.023. CONFIRMATION AND INITIAL DIRECTORS'  
21 ELECTION. The temporary directors shall hold an election to  
22 confirm the creation of the district and to elect five directors as  
23 provided by Section 49.102, Water Code.

24        Sec. 8203.024. INITIAL ELECTED DIRECTORS; TERMS. The  
25 directors elected under Section 8203.023 shall draw lots to  
26 determine which two shall serve until the first regularly scheduled  
27 election of directors and which three shall serve until the second

1 regularly scheduled election of directors.

2 Sec. 8203.025. EXPIRATION OF SUBCHAPTER. This subchapter  
3 expires September 1, 2012.

4 [Sections 8203.026-8203.050 reserved for expansion]

5 SUBCHAPTER B. BOARD OF DIRECTORS

6 Sec. 8203.051. GOVERNING BODY; TERMS. (a) The district is  
7 governed by a board of five directors.

8 (b) Directors serve staggered four-year terms.

9 [Sections 8203.052-8203.100 reserved for expansion]

10 SUBCHAPTER C. POWERS AND DUTIES

11 Sec. 8203.101. MUNICIPAL UTILITY DISTRICT POWERS AND  
12 DUTIES. The district has the powers and duties provided by the  
13 general law of this state, including Chapters 49 and 54, Water Code,  
14 applicable to municipal utility districts created under Section 59,  
15 Article XVI, Texas Constitution.

16 Sec. 8203.102. ROAD PROJECTS; LIMIT ON EMINENT DOMAIN  
17 POWER. (a) The district may construct, acquire, improve,  
18 maintain, or operate macadamized, graveled, or paved roads or  
19 improvements in aid of those roads.

20 (b) A road project must meet all applicable construction  
21 standards, zoning and subdivision requirements, and regulations of  
22 each municipality in whose corporate limits or extraterritorial  
23 jurisdiction the district is located. If the district is not  
24 located in the corporate limits or extraterritorial jurisdiction of  
25 a municipality, a road project must meet all applicable  
26 construction standards, zoning and subdivision requirements, and  
27 regulations of each county in which the district is located.

1       (c) The district may not undertake a road project unless  
2 each municipality in whose corporate limits or extraterritorial  
3 jurisdiction the district is located consents by resolution. If  
4 the district is not located in the corporate limits or  
5 extraterritorial jurisdiction of a municipality, the district may  
6 not undertake a road project unless each county in which the  
7 district is located consents by resolution.

8       (d) The district may not exercise the power of eminent  
9 domain outside the district for a road project.

10       Sec. 8203.103. ROAD CONTRACTS. The district may contract  
11 for a road project in the manner provided by Subchapter I, Chapter  
12 49, Water Code.

13       Sec. 8203.104. RECREATIONAL FACILITIES; LIMIT ON EMINENT  
14 DOMAIN POWER. (a) In this section, "recreational facilities" has  
15 the meaning assigned by Section 49.462, Water Code.

16       (b) The district may develop and maintain recreational  
17 facilities.

18       (c) The district may not, for the development or maintenance  
19 of a recreational facility, acquire by condemnation land, an  
20 easement, or other property inside or outside the district.

21       [Sections 8203.105-8203.150 reserved for expansion]

22       SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

23       Sec. 8203.151. OPERATION AND MAINTENANCE TAX. (a) The  
24 district may impose a tax for any district operation and  
25 maintenance purpose in the manner provided by Section 49.107, Water  
26 Code.

27       (b) Section 49.107(f), Water Code, does not apply to

reimbursements for projects constructed or acquired under Section 8203.102.

Sec. 8203.152. TAX TO REPAY BONDS. The district may impose a tax to pay the principal of and interest on bonds issued under Section 8203.201.

Sec. 8203.153. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND ASSESSMENTS. The district may not impose an impact fee or assessment on the property, including the equipment, rights-of-way, facilities, or improvements, of:

(1) an electric utility or a power generation company as defined by Section 31.002, Utilities Code;

(2) a gas utility as defined by Section 101.003 or 121.001, Utilities Code;

(3) a telecommunications provider as defined by Section 51.002, Utilities Code;

(4) a cable operator as defined by 47 U.S.C. Section 522; or

(5) a person who provides to the public advanced telecommunications services.

[Sections 8203.154-8203.200 reserved for expansion]

#### SUBCHAPTER E. BONDS

Sec. 8203.201. AUTHORITY TO ISSUE BONDS AND OTHER OBLIGATIONS. (a) The district may issue bonds or other obligations as provided by Chapters 49 and 54, Water Code, and to finance the construction, maintenance, or operation of projects under Section 8203.102.

(b) The district may issue bonds or other obligations

1 payable wholly or partly from ad valorem taxes, impact fees,  
2 revenue, grants, or other district money.

3 (c) The district may not issue bonds or other obligations  
4 secured wholly or partly by ad valorem taxation to finance projects  
5 authorized by Section 8203.102 unless the issuance is approved by a  
6 vote of a two-thirds majority of district voters voting at an  
7 election called for that purpose.

8 (d) Bonds or other obligations issued or incurred to finance  
9 projects authorized by Section 8203.102 may not exceed one-fourth  
10 of the assessed value of the real property in the district.

11 (e) The district may not issue bonds or other obligations  
12 secured wholly or partly by ad valorem taxation to finance projects  
13 authorized by Section 8203.104 unless the issuance is approved by a  
14 vote of a majority of district voters voting at an election called  
15 for that purpose. Section 49.464(a), Water Code, does not apply to  
16 the district.

17 [Sections 8203.202-8203.250 reserved for expansion]

18 SUBCHAPTER F. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

19 Sec. 8203.251. DIVISION OF DISTRICT; REQUIREMENTS. (a) At  
20 any time before the district issues indebtedness secured by taxes  
21 or net revenue, the district may be divided into two or more new  
22 districts.

23 (b) A new district created by division of the district must  
24 be at least 100 acres.

25 (c) Any new district created by the division of the district  
26 may not, at the time the new district is created, contain any land  
27 outside the area described by Section 2 of the Act creating this

1 chapter.

2 (d) The board may consider a proposal to divide the district  
3 on:

4 (1) a petition of a landowner in the district; or

5 (2) a motion by the board.

6 (e) If the board decides to divide the district, the board  
7 shall:

8 (1) set the terms of the division, including names for  
9 the new districts and a plan for the payment or performance of any  
10 outstanding district obligations; and

11 (2) prepare a metes and bounds description for each  
12 proposed district.

13 Sec. 8203.252. ELECTION FOR DIVISION OF DISTRICT.

14 (a) After the board has complied with Section 8203.251(e), the  
15 board shall hold an election in the district to determine whether  
16 the district should be divided as proposed.

17 (b) The board shall give notice of the election not later  
18 than the 35th day before the date of the election. The notice must  
19 state:

20 (1) the date and location of the election; and

21 (2) the proposition to be voted on.

22 (c) If a majority of the votes cast are in favor of the  
23 division:

24 (1) the district is divided; and

25 (2) not later than the 30th day after the date of the  
26 election, the district shall provide written notice of the division  
27 to:



1                    (A) the Texas Commission on Environmental  
2 Quality;

3                    (B) the attorney general;

4                    (C) the commissioners court of each county in  
5 which a new district is located; and

6                    (D) any municipality having extraterritorial  
7 jurisdiction over territory in each new district.

8                    (d) If a majority of the votes cast are not in favor of the  
9 division, the district may not be divided.

10                   Sec. 8203.253. ELECTION OF DIRECTORS OF NEW DISTRICTS.

11                   (a) Not later than the 90th day after the date of an election in  
12 favor of the division of the district, the board shall:

13                   (1) appoint itself as the board of one of the new  
14 districts; and

15                   (2) appoint five directors for each of the other new  
16 districts.

17                   (b) Directors appointed under Subsection (a)(1) serve the  
18 staggered terms to which they were elected in the original  
19 district. Directors appointed under Subsection (a)(2) serve until  
20 the election for directors under Subsection (c).

21                   (c) On the uniform election date in May of the first  
22 even-numbered year after the year in which the directors are  
23 appointed, the appointed board shall hold an election to elect five  
24 directors in each district for which directors were appointed under  
25 Subsection (a)(2). The directors shall draw lots to determine  
26 which two shall serve until the next regularly scheduled election  
27 of directors and which three shall serve until the second regularly

1 scheduled election of directors.

2 Sec. 8203.254. CONTINUING POWERS AND OBLIGATIONS OF NEW  
3 DISTRICTS. (a) Each new district may incur and pay debts and has  
4 all powers of the original district created by this chapter.

5 (b) If the district is divided as provided by this  
6 subchapter, the current obligations and any bond authorizations of  
7 the district are not impaired. Debts shall be paid by revenue or by  
8 taxes or assessments imposed on real property in the district as if  
9 the district had not been divided or by contributions from each new  
10 district as stated in the terms set by the board under Section  
11 8203.251(e).

12 (c) Any other district obligation is divided pro rata among  
13 the new districts on an acreage basis or on other terms that are  
14 satisfactory to the new districts.

15 Sec. 8203.255. CONTRACT AUTHORITY OF NEW DISTRICTS. The  
16 new districts may contract with each other for:

17 (1) water and wastewater services; or  
18 (2) any other matter the boards of the new districts  
19 consider appropriate.

20 SECTION 2. The Somerset Municipal Utility District No. 1  
21 initially includes all the territory contained in the following  
22 described area:

23 TRACT 1

24 Being 399.382 acres of land situated in the State of Texas, County  
25 of San Jacinto, a part of the John Davis Survey, A-13, and the John  
26 W. Adams Survey, A-1, 397.437 acres being the same land described as  
27 397.374 acres in Exhibit "A" and 1.945 acres being the same land

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1 described as 1.941 acres in Exhibit "B" in deed to Jackie Q. Bass  
2 recorded under Clerk's File No. 00-5232, Page 17650 of the San  
3 Jacinto County Official Public Records and in deed to Norman Frewin  
4 (undivided 1/2 interest) recorded under Clerk's File No. 04-1142,  
5 Page 5315 of said Official Public Records, and this 399.382 acres  
6 being more particularly described by metes and bounds in two  
7 parcels as follows:

8 PARCEL ONE: 397.437 Acres

9 Beginning at a 5/8" iron rod with aluminum cap found for the south  
10 common corner between said Bass and Frewin called 397.374 acre  
11 tract and the called 454.26 acres described in deed to Trinity River  
12 Authority of Texas recorded in Volume 117, Page 163 of the San  
13 Jacinto County Deed Records, located on the north line of said Bass  
14 and Frewin called 1.941 acre tract (1.945 acres by resurvey and  
15 described as PARCEL TWO below);

16 Thence S 84° 13' 52" W, along the common line between said Bass and  
17 Frewin tracts, at 117.39 ft. pass a 1/2" iron rod found for the  
18 northwest corner of said called 1.941 acre tract, same being and  
19 exterior corner of the called 381.948 acres described in deed to R.  
20 Kyle Reneau and Beth C. Reneau recorded under Clerk's File No.  
21 01-4293, Page 15705 of said Official Public Records, and continuing  
22 S 84° 13' 52" W, along the common line between said Bass and Frewin  
23 called 397.374 acres and said Reneau called 381.948 acres, in all a  
24 total distance of 427.11 ft. to a 1/2" iron rod found for corner;

25 Thence S 05° 38' 50" E 214.60 ft. along the common line between said  
26 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
27 acres to a 1/2" iron rod found for corner;

1 Thence S 03° 24' 58" E 407.43 ft. along the common line between said  
2 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
3 acres to a 1/2" iron rod found for corner;  
4 Thence S 79° 54' 44" W 216.33 ft. along the common line between said  
5 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
6 acres to a 1/2" iron rod set for corner;  
7 Thence S 07° 35' 41" E 379.86 ft. along the common line between said  
8 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
9 acres to a 1/2" iron rod found for corner;  
10 Thence N 89° 44' 50" W 436.38 ft. along the common line between said  
11 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
12 acres to a 1/2" iron rod found for corner;  
13 Thence S 88° 10' 40" W 705.26 ft. along the common line between said  
14 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
15 acres to a 1/2" iron rod set for corner;  
16 Thence S 42° 49' 31" W 490.69 ft. along the common line between said  
17 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
18 acres to a 1/2" iron rod found for corner;  
19 Thence S 87° 04' 53" W 380.15 ft. along the common line between said  
20 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
21 acres to a boat spike found for corner;  
22 Thence S 81° 43' 06" W 584.33 ft. along the common line between said  
23 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
24 acres to a boat spike found for corner;  
25 Thence S 88° 37' 20" W 200.17 ft. along the common line between said  
26 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
27 acres to its intersection with the centerline of Shoemake Creek,

1 said point being the south common corner between the herein  
2 described 397.437 acre tract and the called 563 acres described in  
3 deed to Norm Frewin recorded under Clerk's File No. 01-1288, Page  
4 5061 of said Official Public Records;

5 Thence along the centerline of Shoemake Creek, same being the  
6 common line between said Frewin called 563 and said Bass and Frewin  
7 called 397.374 acres, with its meanders as follows:

8 N 24° 22' 49" E 31.08 ft.;

9 S 85° 14' 24" E 159.15 ft.;

10 N 51° 08' 31" E 37.66 ft.;

11 N 51° 40' 05" W 77.75 ft.;

12 N 04° 56' 40" W 117.36 ft.;

13 N 50° 57' 02" W 114.62 ft.;

14 N 15° 49' 41" W 78.85 ft.;

15 N 68° 22' 24" E 118.99 ft.;

16 S 26° 10' 49" E 71.99 ft.;

17 N 81° 11' 03" E 49.72 ft.;

18 N 10° 13' 24" W 95.69 ft.;

19 N 58° 48' 33" E 36.89 ft.;

20 S 63° 27' 04" E 81.77 ft.;

21 N 22° 03' 58" W 151.13 ft.;

22 N 46° 39' 24" E 100.59 ft.;

23 N 03° 08' 05" E 155.24 ft.;

24 N 43° 17' 40" E 37.10 ft.;

25 N 00° 31' 10" W 159.76 ft.;

26 N 23° 32' 06" E 88.38 ft.;

27 N 49° 46' 48" W 103.36 ft.;

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- 1 N 37° 27' 52" E 147.02 ft.;
- 2 N 36° 38' 28" W 64.34 ft.;
- 3 N 04° 50' 54" E 302.36 ft.;
- 4 N 55° 29' 45" W 59.81 ft.;
- 5 N 08° 44' 10" E 114.59 ft.;
- 6 N 34° 18' 40" W 67.84 ft.;
- 7 N 10° 57' 26" E 40.69 ft.;
- 8 N 20° 53' 16" W 49.22 ft.;
- 9 N 25° 37' 00" E 105.66 ft.;
- 10 N 88° 06' 02" E 46.07 ft.;
- 11 N 18° 59' 42" W 67.27 ft.;
- 12 N 16° 06' 21" E 59.84 ft.;
- 13 N 22° 02' 03" W 71.15 ft.;
- 14 N 34° 14' 23" E 60.62 ft.;
- 15 N 33° 21' 03" W 88.36 ft.;
- 16 N 22° 57' 52" W 87.50 ft.;
- 17 N 34° 50' 20" W 109.02 ft.;
- 18 N 56° 52' 11" W 141.00 ft.;
- 19 N 14° 54' 09" W 47.34 ft.;
- 20 N 43° 31' 21" W 62.95 ft.;
- 21 N 13° 05' 26" E 56.00 ft.;
- 22 N 38° 22' 19" W 103.76 ft.;
- 23 N 85° 29' 47" W 65.21 ft.;
- 24 S 62° 03' 29" W 63.57 ft.;
- 25 N 05° 25' 47" E 92.61 ft.;
- 26 N 20° 38' 22" W 108.61 ft.;
- 27 N 56° 01' 31" E 90.53 ft. to the north common corner between said

1 tract, located on a southern boundary line of the called 1,064.54  
2 acres described as "Fee Tract G-17" in deed to the Trinity River  
3 Authority of Texas recorded in Volume 108, Page 161 of said San  
4 Jacinto County Deed Records, same being the Lake Livingston Fee  
5 Take Line;

6 Thence along the common line between said Bass and Frewin called  
7 397.374 acres and said Trinity River Authority called 1,064.54  
8 acres, same being the Lake Livingston Fee Take Line, as follows:

9 S 47° 16' 40" E 29.04 ft. to a 5/8" iron rod found for corner;  
10 N 15° 14' 20" E 160.08 ft. to a 5/8" iron rod found for corner;  
11 N 23° 08' 40" W 175.81 ft. to a 5/8" iron rod found for corner;  
12 N 48° 36' 35" E 227.71 ft. to a 5/8" iron rod found for corner;  
13 N 13° 36' 20" W 235.15 ft. to a 5/8" iron rod found for corner;  
14 N 32° 48' 23" W 193.11 ft. to a 5/8" iron rod found for corner;  
15 N 05° 14' 18" E 241.31 ft. to a 5/8" iron rod found for corner;  
16 N 24° 47' 17" W 214.93 ft. to a 5/8" iron rod found for corner;  
17 N 18° 12' 18" E 156.87 ft. to a 5/8" iron rod found for corner;  
18 N 31° 25' 55" E 423.47 ft. to a 5/8" iron rod found for corner;  
19 N 64° 01' 20" E 123.74 ft. to a 5/8" iron rod found for corner;  
20 N 09° 30' 20" E 186.23 ft. to a 5/8" iron rod found for corner;  
21 N 29° 52' 58" W 189.26 ft. to a 5/8" iron rod found for corner;  
22 N 72° 04' 02" W 164.47 ft. to a 5/8" iron rod found for corner;  
23 N 01° 17' 22" W 143.59 ft. to a point for corner;  
24 N 10° 38' 38" E 178.01 ft. to a point for corner;  
25 N 13° 43' 37" E 179.61 ft. to a 5/8" iron rod found for corner;  
26 N 43° 32' 53" E 153.77 ft. to a 5/8" iron rod found for corner;  
27 S 79° 09' 47" E 151.84 ft. to a 5/8" iron rod found for corner;

- 1 N 36° 37' 28" W 398.70 ft. to a 5/8" iron rod found for corner;
- 2 N 56° 37' 16" W 230.69 ft. to a 5/8" iron rod found for corner;
- 3 N 73° 28' 55" E 557.75 ft. to a 5/8" iron rod found for corner;
- 4 S 55° 35' 05" E 245.53 ft. to a 5/8" iron rod found for corner;
- 5 S 88° 39' 30" E 311.39 ft. to a 5/8" iron rod found for corner;
- 6 N 65° 57' 22" E 156.01 ft. to a 5/8" iron rod found for corner;
- 7 S 89° 43' 15" E 227.75 ft. to a 5/8" iron rod found for corner;
- 8 N 73° 11' 36" E 156.86 ft. to a point for corner;
- 9 N 79° 50' 55" E 84.50 ft. to a point for corner;
- 10 N 66° 51' 55" E 182.50 ft. to a point for corner;
- 11 N 67° 31' 55" E 269.74 ft. to a point for corner;
- 12 N 85° 47' 55" E 136.14 ft. to a point for corner;
- 13 S 81° 10' 05" E 133.71 ft. to a point for corner;
- 14 S 73° 54' 05" E 127.61 ft. to a point for corner;
- 15 S 86° 23' 05" E 182.37 ft. to a point for corner;
- 16 N 42° 31' 55" E 92.51 ft. to a point for corner;
- 17 S 35° 22' 05" E 119.07 ft. to a point for corner;
- 18 N 54° 25' 55" E 97.95 ft. to a point for corner;
- 19 S 61° 24' 06" E 199.28 ft. to a point for corner;
- 20 S 71° 40' 06" E 88.64 ft. to a point for corner;
- 21 N 06° 38' 06" W 120.20 ft. to a point for corner;
- 22 N 73° 13' 54" E 122.59 ft. to a point for corner;
- 23 S 50° 18' 06" E 142.13 ft. to a point for corner;
- 24 S 68° 17' 06" E 179.83 ft. to a point for corner;
- 25 N 36° 56' 54" E 109.75 ft. to a point for corner;
- 26 N 52° 08' 54" E 203.06 ft. to a point for corner;
- 27 S 53° 49' 06" E 288.73 ft. to a point for corner;



1 N 25° 30' 06" W 89.47 ft. to a point for corner;  
2 N 68° 01' 54" E 182.96 ft. to a point for corner;  
3 N 60° 42' 54" E 122.23 ft. to a point for corner;  
4 N 88° 15' 54" E 241.03 ft. to a point for corner;  
5 S 38° 33' 06" E 140.94 ft. to a point for corner;  
6 N 46° 29' 54" E 202.62 ft. to the north common corner between said  
7 Bass and Frewin tract and said Trinity River Authority called  
8 454.26 acres, said point being located on the common survey line  
9 between said Davis and Adams Surveys;  
10 Thence S 35° 33' 11" W, along the common line between said Bass and  
11 Frewin tract and said Trinity River Authority called 454.26 acre  
12 tract, same being the common survey line between said Davis and  
13 Adams Surveys, at 100.00 ft. pass a 1/2" iron rod set for reference,  
14 and continuing along said common line in all a total distance of  
15 1,887.38 ft. to a concrete monument found for corner;  
16 Thence S 35° 38' 38" W 2,389.62 ft. along the common line between  
17 said Bass and Frewin tract and said Trinity River Authority called  
18 454.26 acre tract, same being the common survey line between said  
19 Davis and Adams Surveys, to a 5/8" iron rod with aluminum cap found  
20 for corner;  
21 Thence S 54° 54' 24" E 54.79 ft. along the common line between said  
22 Bass and Frewin tract and said Trinity River Authority called  
23 454.26 acre tract to a 5/8" iron rod with aluminum cap found for  
24 corner;  
25 Thence S 16° 43' 59" E 381.40 ft. along the common line between said  
26 Bass and Frewin tract and said Trinity River Authority called  
27 454.26 acre tract to a 5/8" iron rod with aluminum cap found for

corner;

Thence S 23° 46' 05" W 303.32 ft. along the common line between said Bass and Frewin tract and said Trinity River Authority called 454.26 acre tract to a 5/8" iron rod with aluminum cap found for corner;

Thence S 64° 52' 16" E 582.75 ft. along the common line between said Bass and Frewin tract and said Trinity River Authority called 454.26 acre tract to a 5/8" iron rod with aluminum cap found for corner;

Thence S 33° 03' 59" E 499.08 ft. along the common line between said Bass and Frewin tract and said Trinity River Authority called 454.26 acre tract to a 5/8" iron rod with aluminum cap found for corner;

Thence S 37° 35' 29" E 368.71 ft. along the common line between said Bass and Frewin tract and said Trinity River Authority called 454.26 acre tract to the place of beginning and containing within these bounds 397.437 acres of land.

PARCEL TWO: 1.945 Acres

Beginning at a 5/8" iron rod with aluminum cap found for the south common corner between PARCEL ONE as described above (397.437 acres) and the called 454.26 acres described in deed to Trinity River Authority of Texas recorded in Volume 117, Page 163 of the San Jacinto County Deed Records, said point being and angle point in the north line of said Bass and Frewin called 1.941 acre tract;

Thence N 80° 24' 35" E 130.35 ft. along the common line between said Bass and Frewin called 1.941 acre tract and said Trinity River Authority called 454.26 acre tract to a 1/2" iron rod found for

1 corner;

2 Thence S 84° 49' 09" E 375.48 ft. along the common line between said  
3 Bass and Frewin called 1.941 acre tract and said Trinity River  
4 Authority called 454.26 acre tract to a 1/2" iron rod found for  
5 corner;

6 Thence S 68° 51' 53" E 102.35 ft. along the common line between said  
7 Bass and Frewin called 1.941 acre tract and said Trinity River  
8 Authority called 454.26 acre tract to a 1/2" iron rod set for corner  
9 located on the west right of way line of the called 0.820 acre (120  
10 ft. wide) easement granted to Trinity River Authority of Texas  
11 recorded in Volume 40, Page 455 of said Official Public Records  
12 (Horizon Properties Corporation Volume 133, Page 853, Deed  
13 Records), said easement also being described in said Bass and  
14 Frewin deeds;

15 Thence 116.87 ft. along the east line of said Bass and Frewin called  
16 1.941 acre tract, same being the west right of way line of said 120  
17 ft. wide Easement, in a curve to the left having a central angle of  
18 14°33' 24", the radius being 460.00 ft. and the chord bears S 26° 49'  
19 08" E 116.55 ft. to a 1/2" iron rod set for the east common corner  
20 between the herein described 1.945 acre tract and the called  
21 381.948 acres described in deed to R. Kyle Reneau and Beth C. Reneau  
22 recorded under Clerk's File No. 01-4293, Page 15705 of said  
23 Official Public Records;

24 Thence N 85° 19' 05" W 703.57 ft. along the common line between said  
25 Bass and Frewin tract and said Reneau called 381.948 acres to a 1/2"  
26 iron rod found for corner;

27 Thence N 38° 14' 09" W 106.79 ft. along the common line between said

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1 Bass and Frewin tract and said Reneau called 381.948 acres to a 1/2"  
2 iron rod found for the north common corner between said tracts,  
3 located on a south boundary line of the 397.437 acres described  
4 above;

5 Thence N 84° 13' 52" E 117.39 ft. along the common line between the  
6 herein described 1.945 acres and said 397.437 acres to the place of  
7 beginning and containing within these bounds 1.945 acres of land.

8 Bearings for this description are based on plat call for the south  
9 line of Block 4 of Waterwood Turtle Creek as shown on the plat  
10 recorded in Volume 7, Page 19 of the San Jacinto County Plat  
11 Records.

12 TRACT 2

13 Being 487.597 acres of land situated in the State of Texas, County  
14 of San Jacinto, a part of the John Davis Survey, A-13, and the John  
15 W. Adams Survey, A-1, and being the total combined acreage by  
16 resurvey of the called 381.948 acres described in deed to R. Kyle  
17 Reneau and Beth C. Reneau recorded under Clerk's File No. 01-4293,  
18 Page 15705 of the San Jacinto County Official Public Records and a  
19 part of the lands described in deed to Kyle Reneau and wife, Beth  
20 Reneau, recorded under Clerk's File No. 01-3453, Page 12713 of said  
21 Official Public Records and being Blocks One (1), Two (2), Three (3)  
22 and Four (4) of Waterwood Turtle Creek, a subdivision in said San  
23 Jacinto County, as shown by the map or plat thereof recorded in  
24 Volume 7, Page 19 of the San Jacinto County Plat Records (said Plat  
25 being canceled by instrument recorded under Clerk's File No.  
26 02-3382, Page 44056 of said Official Public Records), and this  
27 487.597 acres being more particularly described by metes and bounds

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1 in two parcels (151.397 acres and 336.200 acres) as follows:

2 PARCEL ONE: 151.397 Acres

3 Beginning at a concrete right of way monument found for the  
4 southwest corner of "Parcel A" of Block One (1) of Waterwood Turtle  
5 Creek, said point being the south common corner between said Reneau  
6 lands and the called 157.1095 acres described as "Fifteenth  
7 Property, Parcel 11" in deed to Jacinto Investments, L.P. and CEM  
8 Properties, Inc. recorded in Volume 214, Page 648 of said Official  
9 Public Records, located on the north right of way line of F. M.  
10 Highway No. 980;

11 Thence N 20° 49' 16" W, along the common line between said Reneau  
12 tract and said Jacinto Investments, L.P. tract, same being the west  
13 line of said Block 1 of Waterwood Turtle Creek, at 553.01 ft. pass a  
14 1/2" iron rod set for reference, and in all a total distance of  
15 578.01 ft. to the intersection with the centerline of Newton  
16 Branch;

17 Thence along the centerline of Newton Branch, same being the common  
18 line between said Reneau called 381.948 acres and said Jacinto  
19 Investments, L.P. called 157.1095 acres, with its meanders as  
20 follows:

21 N 56° 16' 55" W 52.45 ft.;

22 S 88° 17' 16" W 88.52 ft.;

23 N 65° 06' 16" W 36.57 ft.;

24 N 33° 44' 28" W 45.84 ft.;

25 N 75° 00' 11" W 124.78 ft.;

26 N 44° 02' 57" E 39.31 ft.;

27 N 21° 11' 01" E 105.65 ft.;

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- 1 N 09° 57' 18" E 94.29 ft.;
- 2 N 26° 59' 41" W 60.53 ft.;
- 3 N 36° 55' 25" E 106.00 ft.;
- 4 N 59° 49' 42" E 126.25 ft.;
- 5 N 66° 05' 40" E 73.64 ft.;
- 6 S 77° 43' 47" E 32.27 ft.;
- 7 N 52° 00' 36" E 59.23 ft.;
- 8 N 36° 49' 24" E 34.19 ft.;
- 9 N 58° 58' 03" E 103.85 ft.;
- 10 N 38° 35' 41" E 36.31 ft.;
- 11 N 16° 11' 08" W 68.39 ft.;
- 12 N 46° 27' 43" W 28.27 ft.;
- 13 N 32° 48' 37" E 59.03 ft.;
- 14 N 45° 34' 49" E 54.87 ft.;
- 15 N 07° 01' 33" E 30.22 ft.;
- 16 N 11° 42' 55" W 134.42 ft.;
- 17 N 24° 52' 21" W 74.06 ft.;
- 18 N 35° 46' 35" W 87.84 ft.;
- 19 N 16° 53' 53" E 33.43 ft.;
- 20 N 53° 14' 12" E 49.42 ft.;
- 21 N 03° 15' 55" W 125.38 ft.;
- 22 N 57° 38' 43" E 63.49 ft.;
- 23 S 86° 53' 44" E 32.93 ft.;
- 24 S 41° 15' 07" E 67.46 ft.;
- 25 S 06° 27' 07" W 66.39 ft.;
- 26 S 29° 12' 38" E 33.98 ft.;
- 27 S 75° 26' 31" E 46.50 ft.;

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- 1 N 62° 35' 27" E 62.13 ft.;
- 2 N 17° 01' 30" E 36.69 ft.;
- 3 N 06° 36' 09" W 38.51 ft.;
- 4 N 38° 23' 05" W 55.51 ft.;
- 5 N 11° 00' 43" E 47.85 ft.;
- 6 N 58° 52' 11" E 82.09 ft.;
- 7 N 51° 06' 38" E 44.29 ft.;
- 8 N 25° 14' 12" E 42.88 ft.;
- 9 N 19° 16' 01" W 81.78 ft.;
- 10 N 16° 30' 33" W 138.28 ft.;
- 11 N 47° 28' 58" W 93.18 ft.;
- 12 N 09° 47' 43" W 26.67 ft.;
- 13 N 42° 41' 02" E 37.48 ft.;
- 14 N 74° 09' 01" E 52.89 ft.;
- 15 N 58° 50' 37" E 135.20 ft.;
- 16 N 80° 43' 43" E 59.97 ft.;
- 17 N 20° 59' 09" E 40.28 ft.;
- 18 N 49° 48' 38" W 67.47 ft.;
- 19 N 28° 58' 37" W 77.73 ft.;
- 20 N 36° 34' 42" E 47.36 ft.;
- 21 N 73° 09' 48" E 100.93 ft.;
- 22 N 07° 57' 39" W 201.32 ft.;
- 23 N 52° 10' 48" W 106.30 ft.;
- 24 N 28° 37' 40" E 113.97 ft.;
- 25 N 60° 54' 41" W 79.60 ft.;
- 26 S 75° 35' 33" W 47.38 ft.;
- 27 S 40° 24' 03" W 59.54 ft.;

1 S 62° 49' 28" W 28.54 ft. ;  
2 N 42° 03' 10" W 27.74 ft. and  
3 N 02° 31' 29" W 102.23 ft. to the intersection  
4 Of the center-line of Newton Branch with the Lake Livingston Fee  
5 Take Line, said point being the north common corner between said  
6 Reneau tract and said Jacinto Investments, L.P. tract, located on a  
7 south line of the called 322.05 acres described as "Fee Tract G-11"  
8 in deed to Trinity River Authority of Texas recorded in Volume 108,  
9 Page 161 of the San Jacinto County Deed Records;  
10 Thence along the common line between said Reneau called 381.948  
11 acres and said Trinity River Authority called 322.05 acres, same  
12 being the Lake Livingston Fee Take Line, as follows:  
13 N 59° 40' 22" E 73.10 ft. to a point for corner;  
14 N 53° 02' 22" E 187.29 ft. to a 5/8" iron rod found for corner;  
15 N 48° 35' 38" W 195.98 ft. to a 5/8" iron rod found for corner;  
16 N 25° 47' 23" E 93.02 ft. to a 5/8" iron rod found for corner;  
17 N 35° 53' 16" E 158.04 ft. to a 5/8" iron rod found for corner;  
18 N 21° 46' 39" E 69.42 ft. to a 5/8" iron rod found for corner;  
19 N 23° 14' 40" W 161.16 ft. to a 5/8" iron rod found for corner;  
20 N 30° 16' 55" W 127.41 ft. to a 5/8" iron rod found for corner;  
21 N 44° 42' 44" W 208.53 ft. to a 5/8" iron rod found for corner;  
22 N 34° 59' 23" W 79.67 ft. to a 5/8" iron rod found for corner;  
23 N 56° 44' 16" E 105.21 ft. to a 5/8" iron rod found for corner;  
24 N 28° 21' 36" E 117.46 ft. to a 5/8" iron rod found for corner;  
25 N 19° 40' 01" W 144.28 ft. to a 5/8" iron rod found for corner;  
26 N 65° 51' 06" W 178.11 ft. to a 5/8" iron rod found for corner;  
27 N 43° 59' 25" E 205.51 ft. to a 1/2" iron rod set for the west common



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1 corner between said Reneau called 381.948 acres and the called 563  
2 acres described in deed to Norm Frewin recorded under Clerk's File  
3 No. 01-1288, Pg. 5061 of said Official Public Records;

4 Thence N 82° 27' 29" E 352.04 ft. along the common line between said  
5 Reneau called 381.948 acres and said Frewin called 563 acres to a  
6 1/2" iron rod set for corner;

7 Thence S 16° 03' 33" E 598.70 ft. along the common line between said  
8 Reneau called 381.948 acres and said Frewin called 563 acres to a  
9 1/2" iron rod set for corner;

10 Thence S 85° 54' 34" E 279.21 ft. along the common line between said  
11 Reneau called 381.948 acres and said Frewin called 563 acres to a  
12 1/2" iron rod set for corner;

13 Thence S 80° 31' 07" E 170.18 ft. along the common line between said  
14 Reneau called 381.948 acres and said Frewin called 563 acres to a  
15 60d nail found for corner;

16 Thence N 83° 06' 27" E 426.68 ft. along the common line between said  
17 Reneau called 381.948 acres and said Frewin called 563 acres to a  
18 1/2" iron rod found for corner;

19 Thence S 48° 52' 14" E 420.81 ft. along the common line between said  
20 Reneau called 381.948 acres and said Frewin called 563 acres to a  
21 1/2" iron rod set for corner;

22 Thence S 02° 44' 05" E 91.72 ft. along the common line between said  
23 Reneau called 381.948 acres and said Frewin called 563 acres to a  
24 1/2" iron rod found for corner;

25 Thence N 85° 56' 14" E 294.97 ft. along the common line between said  
26 Reneau called 381.948 acres and said Frewin called 563 acres to a  
27 1/2" iron rod found for corner;

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1 Thence S 01° 55' 41" W 714.74 ft. along the common line between said  
2 Reneau called 381.948 acres and said Frewin called 563 acres to a  
3 1/2" iron rod found for the northwest corner of the called 5.029  
4 acres (a 100 ft. wide strip for roadway purposes) described as  
5 "Second Tract" in said Frewin deed and a corner of a part of said  
6 Reneau called 381.948 acres;

7 Thence 2,163.75 ft. in a southwesterly direction along the common  
8 line between the herein described 151.397 acres and said Frewin  
9 called 5.029 acres, in a curve to the left having a central angle 76°  
10 26' 56", the radius being 1,621.66 ft. and the chord bears S 17° 15'  
11 27" W 2,006.78 ft. to a 1/2" iron rod set for the west common corner  
12 between said Frewin called 5.029 acres and the called 1.377 acres  
13 described as "Third Tract" in said Frewin deed, said point also  
14 being the common corner between a part of said Reneau called 381.948  
15 acres and said Block 2 of Waterwood Turtle Creek as described in  
16 said Reneau deed recorded under Clerk's File No. 01-3453, Page  
17 12713 of said Official Public Records;

18 Thence S 20° 59' 27" E 600.00 ft. along the common line between said  
19 Frewin called 1.377 acres and said Block 2 of Waterwood Turtle Creek  
20 to a 1/2" iron rod set for the southeast corner of the herein  
21 described 151.397 acres, same being the south common corner between  
22 said Frewin tract and said Block 2, located on the north right of  
23 way line of said F. M. Highway No. 980;

24 Thence S 69° 00' 33" W 1,693.17 ft. along the north right of way line  
25 of said F. M. Highway No. 980, same being the south lines of said  
26 Waterwood Turtle Creek and said Reneau called 381.948 acres to a  
27 1/2" iron rod set for corner, from said point a concrete

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1 right-of-way monument bears S 24° 40' 09" E 2.48 ft.;  
2 Thence S 77° 02' 24" W 201.87 ft. along the north right of way line of  
3 said F. M. Highway No. 980, same being the south line of said Block 1  
4 of Waterwood Turtle Creek to the place of beginning and containing  
5 within these bounds 151.397 acres of land.

6 PARCEL TWO: 336.200 Acres

7 Beginning at a concrete right of way monument found for the  
8 southeast corner of Block 4 of Waterwood Turtle Creek, a  
9 subdivision in said San Jacinto County, Texas, as shown by the map  
10 or plat recorded in Volume 7, Page 19 of the San Jacinto County Plat  
11 Records (said Plat being canceled by instrument recorded under  
12 Clerk's File No. 02-3382, Page 44056 of said Official Public  
13 Records) and being a part of the lands described in said deed to  
14 Kyle Reneau and Beth Reneau recorded under Clerk's File No.  
15 01-3453, Page 12713 of said Official Public Records, located at the  
16 intersection of the north right of way line of F. M. Highway No. 980  
17 (120 ft. wide right-of-way) with the west right of way line of Spur  
18 Highway No. 980 (120 ft. wide right-of-way);

19 Thence N 89° 15' 00" W 1,843.70 ft. along the north right of way line  
20 of said F. M. Highway No. 980, same being the south line of said  
21 Block 4 of Waterwood Turtle Creek, to a concrete right of way  
22 monument found for corner;

23 Thence 1,110.12 ft. in a southwesterly direction along the north  
24 right of way line of said F. M. Highway No. 980, same being the south  
25 line of said Block 4 of Waterwood Turtle Creek, a south line of the  
26 called 381.948 acres described in said deed to R. Kyle Reneau and  
27 Beth C. Reneau recorded under Clerk's File No. 01-4293, Page 15705

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1 of said Official Public Records, and the south line of Block 3 of  
2 said Waterwood Turtle Creek, in a curve to the left having a central  
3 angle  $21^{\circ} 44' 27''$ , the radius being 2,925.62 ft. and the chord bears  
4 S  $79^{\circ} 52' 47''$  W 1,103.47 ft. to a 1/2" iron rod set for corner, from  
5 said point a concrete right-of-way monument bears S  $69^{\circ} 14' 36''$  W  
6 0.62 ft.;

7 Thence S  $69^{\circ} 00' 33''$  W 3,011.38 ft. along the north right of way line  
8 of said F. M. Highway No. 980, same being the south line of said  
9 Block 3 of Waterwood Turtle Creek, to a 1/2" iron rod set for the  
10 south common corner between said Block 3 and the called 1.377 acres  
11 described as "Third Tract" in deed to Norm Frewin recorded under  
12 Clerk's File No. 01-1288, Page 5061 of said Official Public  
13 Records;

14 Thence N  $20^{\circ} 59' 27''$  W 600.00 ft. along the common line between said  
15 Block 3 of Waterwood Turtle Creek and said Frewin called 1.377 acres  
16 to a 1/2" iron rod set for the west common corner between said Block  
17 3 and a part of said Reneau called 381.948 acres, same being the  
18 east common corner between said Frewin called 1.377 acres and the  
19 called 5.029 acres described as "Second Tract" in said Frewin deed,  
20 said point being the P.C. of a curve;

21 Thence 2,220.00 ft. in a northeasterly direction along the west  
22 line of the herein described 336.200 acres, same being the common  
23 line between a part of said Reneau called 381.948 acres and said  
24 Frewin called 5.029 acres, in a curve to the right having a central  
25 angle  $83^{\circ} 35' 27''$ , the radius being 1,521.66 ft. and the chord bears  
26 N  $20^{\circ} 49' 48''$  E 2,028.29 ft. to a 1/2" iron rod set for the north  
27 common corner between said tracts, located on the south line of the

1 called 563 acres described in said Frewin deed;  
2 Thence N 86° 03' 37" E 393.56 ft. along the common line between said  
3 Reneau called 381.948 acres and said Frewin called 563 acres to a  
4 1/2" iron rod found for corner;  
5 Thence N 02° 00' 37" W 371.79 ft. along the common line between said  
6 Reneau called 381.948 acres and said Frewin called 563 acres to a  
7 1/2" iron rod found for corner;  
8 Thence N 88° 37' 20" E, along the common line between said Reneau  
9 called 381.948 acres and said Frewin called 563 acres, at 350.12 ft.  
10 pass the south common corner between said Frewin tract and the  
11 called 397.374 acres described as "Tract One" in deed to Jackie Q.  
12 Bass recorded under Clerk's File No. 00-5232, Page 17650 of said  
13 Official Public Records and in deed to Norman Frewin (undivided 1/2  
14 interest) recorded under Clerk's File No. 04-1142, Page 5315 of  
15 said Official Public Records, located in the centerline of Shoemake  
16 Creek, and continuing N 88° 37' 20" E, along the common line between  
17 said Reneau tract and said Bass and Frewin called 397.374 acres, in  
18 all a total distance of 550.29 ft. to a boat spike found for corner;  
19 Thence N 81° 43' 06" E 584.33 ft. along the common line between said  
20 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
21 acres to a boat spike found for corner;  
22 Thence N 87° 04' 53" E 380.15 ft. along the common line between said  
23 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
24 acres to a 1/2" iron rod found for corner;  
25 Thence N 42° 49' 31" E 490.69 ft. along the common line between said  
26 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
27 acres to a 1/2" iron rod set for corner;

1 Thence N 88° 10' 40" E 705.26 ft. along the common line between said  
2 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
3 acres to a 1/2" iron rod found for corner;  
4 Thence S 89° 44' 50" E 436.38 ft. along the common line between said  
5 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
6 acres to a 1/2" iron rod found for corner;  
7 Thence N 07° 35' 41" W 379.86 ft. along the common line between said  
8 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
9 acres to a 1/2" iron rod set for corner;  
10 Thence N 79° 54' 44" E 216.33 ft. along the common line between said  
11 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
12 acres to a 1/2" iron rod found for corner;  
13 Thence N 03° 24' 58" W 407.43 ft. along the common line between said  
14 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
15 acres to a 1/2" iron rod found for corner;  
16 Thence N 05° 38' 50" W 214.60 ft. along the common line between said  
17 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
18 acres to a 1/2" iron rod found for corner;  
19 Thence N 84° 13' 52" E 309.72 ft. along the common line between said  
20 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
21 acres to a 1/2" iron rod found for the north common corner between  
22 said Reneau called 381.948 acres and the called 1.941 acres  
23 described as "Tract Two" in said Bass and Frewin deeds;  
24 Thence S 38° 14' 09" E 106.79 ft. along the common line between said  
25 Reneau called 381.948 acres and said Bass and Frewin called 1.941  
26 acres to a 1/2" iron rod found for corner;  
27 Thence S 85° 19' 05" E 703.57 ft. along the common line between said

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1 Reneau called 381.948 acres and said Bass and Frewin called 1.941  
2 acres to a 1/2" iron rod set for the east common corner between said  
3 tracts, located on the west right of way line of a 120 ft. wide  
4 easement (called 0.820 acres) described in said Bass and Frewin  
5 deeds and also described in Easement granted to the Trinity River  
6 Authority of Texas recorded in Volume 40, Page 455 of said Official  
7 Public Records and to Horizon Properties Corporation in instrument  
8 recorded in Volume 133, Page 853 of the San Jacinto County Deed  
9 Records;

10 Thence 161.82 ft. in a southeasterly direction along the east line  
11 of said Reneau called 381.948 acres, same being the west right of  
12 way line of said 120 ft. wide Easement, in a curve to the left having  
13 a central angle of 20° 09' 19", the radius being 460.00 ft. and the  
14 chord bears S 44° 10' 29" E 160.98 ft. to a 1/2" iron rod set marking  
15 the P.T. of said curve;

16 Thence S 54° 15' 08" E, along the east line of said Reneau called  
17 381.948 acres, same being the west right of way line of said 120 ft.  
18 wide Easement, at 100.00 ft. pass the southwest corner of said  
19 Easement, same being the terminal point of the west right of way  
20 line of said Spur Highway No. 980, and continuing S 54° 15' 08" E,  
21 along the east line of said Reneau called 381.948 acres, same being  
22 the west right of way line of said Spur Highway No. 980, in all a  
23 total distance of 296.56 ft. to a 1/2" iron rod set marking the P.C.  
24 of a curve in said right of way line;

25 Thence 1,042.41 ft. in a southeasterly direction along the east  
26 line of said Reneau called 381.948 acres, same being the west right  
27 of way line of said Spur Highway No. 980, in a curve to the right

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1 having a central angle of  $55^{\circ} 00' 00''$ , the radius being 1,085.92 ft.  
2 and the chord bears  $S 26^{\circ} 45' 08'' E$  1002.84 ft. to a 1/2" iron rod set  
3 marking the P.T. of said curve, from said point a concrete right of  
4 way monument bears  $N 00^{\circ} 07' 03'' E$  94.27 ft.;

5 Thence  $S 00^{\circ} 44' 52'' W$ , along the east line of said Reneau called  
6 381.948 acres, same being the west right of way line of said Spur  
7 Highway No. 980, at 1,243.44 ft. pass the east common corner between  
8 said Reneau called 381.948 acres and said Block 4 of Waterwood  
9 Turtle Creek, and continuing  $S 00^{\circ} 44' 52'' W$ , along the east line of  
10 said Block 4, same being the west right of way line of said Spur  
11 Highway No. 980, in all a total distance of 1,743.44 ft. to a 1/2"  
12 iron rod set for corner, from said point a concrete right of way  
13 monument bears  $N 15^{\circ} 58' 12'' E$  4.92 ft.;

14 Thence  $S 45^{\circ} 27' 39'' W$  142.79 ft. along the east line of said Reneau  
15 called 381.948 acres, same being the west right of way line of said  
16 Spur Highway No. 980, to the place of beginning and containing  
17 within these bounds 336.200 acres of land.

18 Bearings for this description are based on plat call for the south  
19 line of Block 4 of Waterwood Turtle Creek as shown on the plat  
20 recorded in Volume 7, Page 19 of the San Jacinto County Plat  
21 Records.

22 TRACT 3

23 Being 569.539 acres of land situated in the State of Texas, County  
24 of San Jacinto, a part of the John Davis Survey, A-13, and the John  
25 W. Adams Survey, A-1, 563.139 acres being the same lands called 563  
26 acres and 6.400 acres being the total combined acreage by resurvey  
27 of the called 5.029 acres described as "Second Tract" and the called



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1 1.377 acres described as "Third Tract" in deed to Norm Frewin  
2 recorded under Clerk's File No. 01-1288, Page 5061 of the San  
3 Jacinto County Official Public Records, and this 569.539 acres  
4 being more particularly described by metes and bounds in two  
5 parcels as follows:

6 PARCEL ONE: 563.139 Acres

7 Beginning at a 1/2" iron rod set for the west common corner between  
8 the herein described 563.139 acre tract and the called 381.948  
9 acres described in deed to R. Kyle Reneau and Beth C. Reneau  
10 recorded under Clerk's File No. 01-4293, Page 15705 of said  
11 Official Public Records, located on an eastern boundary line of the  
12 called 322.05 acres described as "Fee Tract G-11" in deed to the  
13 Trinity River Authority of Texas recorded in Volume 108, Page 161 of  
14 the San Jacinto County Deed Records, same being the Lake Livingston  
15 Fee Take Line;

16 Thence along the common line between said Frewin called 563 acres  
17 and said Trinity River Authority called 322.05 acres, same being  
18 the Lake Livingston Fee Take Line, as follows:

19 N 43° 59' 25" E 48.31 ft. to a 5/8" iron rod found for corner;  
20 N 11° 27' 52" E 152.90 ft. to a 5/8" iron rod found for corner;  
21 N 20° 58' 42" W 261.91 ft. to a 5/8" iron rod found for corner;  
22 N 29° 41' 48" E 178.53 ft. to a 5/8" iron rod found for corner;  
23 N 20° 02' 35" W 184.78 ft. to a 5/8" iron rod found for corner;  
24 N 67° 57' 31" W 210.26 ft. to a 5/8" iron rod found for corner;  
25 S 85° 39' 40" W 136.50 ft. to a 5/8" iron rod found for corner;  
26 N 88° 20' 32" W 93.85 ft. to a point for corner;  
27 N 68° 51' 57" W 176.69 ft. to a point for corner;

- 1 N 40° 19' 19" W 209.71 ft. to a 5/8" iron rod found for corner;
- 2 N 28° 39' 53" E 98.53 ft. to a point for corner;
- 3 N 67° 51' 02" E 98.66 ft. to a point for corner;
- 4 N 17° 55' 17" E 135.50 ft. to a 5/8" iron rod found for corner;
- 5 N 10° 32' 11" E 201.67 ft. to a 5/8" iron rod found for corner;
- 6 N 54° 45' 20" W 304.06 ft. to a 5/8" iron rod found for corner;
- 7 S 75° 22' 07" W 86.45 ft. to a point for corner;
- 8 N 76° 58' 17" W 230.54 ft. to a 5/8" iron rod found for corner;
- 9 N 35° 59' 09" W 107.90 ft. to a 5/8" iron rod found for corner;
- 10 N 13° 59' 06" W 121.38 ft. to a 5/8" iron rod found for corner;
- 11 N 35° 42' 25" W 179.27 ft. to a 5/8" iron rod found for corner;
- 12 N 62° 33' 19" W 141.41 ft. to a 5/8" iron rod found for corner;
- 13 S 85° 00' 36" W 101.30 ft. to a 5/8" iron rod found for corner;
- 14 N 72° 13' 39" W 124.04 ft. to a point for corner;
- 15 N 66° 26' 40" W 116.69 ft. to a point for corner;
- 16 N 37° 54' 52" W 91.61 ft. to a point for corner;
- 17 S 88° 43' 26" E 161.06 ft. to a point for corner;
- 18 N 86° 40' 35" E 225.69 ft. to a 5/8" iron rod found for corner;
- 19 S 58° 34' 36" E 188.00 ft. to a 5/8" iron rod found for corner;
- 20 S 75° 31' 59" E 214.42 ft. to a point for corner;
- 21 N 76° 57' 15" E 206.03 ft. to a 5/8" iron rod found for corner;
- 22 S 45° 54' 13" E 217.33 ft. to a 5/8" iron rod found for corner;
- 23 S 88° 37' 31" E 158.63 ft. to a 5/8" iron rod found for corner;
- 24 N 53° 37' 23" E 88.11 ft. to a 5/8" iron rod found for corner;
- 25 N 76° 06' 17" W 206.03 ft. to a 5/8" iron rod found for corner;
- 26 N 25° 23' 17" W 102.73 ft. to a 5/8" iron rod found for corner;
- 27 N 57° 15' 13" W 232.49 ft. to a 5/8" iron rod found for corner;

- 1 S 58° 36' 26" W 120.00 ft. to a 5/8" iron rod found for corner;
- 2 N 77° 16' 02" W 147.55 ft. to a 5/8" iron rod found for corner;
- 3 N 35° 56' 12" W 190.40 ft. to a point for corner;
- 4 N 20° 06' 37" E 178.47 ft. to a 5/8" iron rod found for corner;
- 5 N 69° 14' 33" W 154.40 ft. to a 5/8" iron rod found for corner;
- 6 S 00° 14' 58" W 60.86 ft. to a 5/8" iron rod found for corner;
- 7 S 41° 21' 01" W 130.45 ft. to a point for corner;
- 8 S 87° 39' 08" W 133.95 ft. to a point for corner;
- 9 N 14° 10' 01" W 208.22 ft. to a 5/8" iron rod found for corner;
- 10 S 82° 44' 49" W 161.77 ft. to a 5/8" iron rod found for corner;
- 11 S 64° 23' 22" W 129.88 ft. to a point for corner;
- 12 N 54° 05' 33" W 145.00 ft. to a point for corner;
- 13 N 04° 28' 27" W 228.90 ft. to a 5/8" iron rod found for corner;
- 14 S 63° 14' 57" W 130.02 ft. to a 5/8" iron rod found for corner;
- 15 S 14° 16' 21" W 168.83 ft. to a 5/8" iron rod found for corner;
- 16 S 20° 42' 09" W 95.30 ft. to a point for corner;
- 17 N 41° 48' 27" W 150.26 ft. to a 5/8" iron rod found for corner;
- 18 N 67° 02' 48" W 102.44 ft. to a 5/8" iron rod found for corner;
- 19 S 20° 38' 47" W 247.97 ft. to a 5/8" iron rod found for corner;
- 20 S 87° 31' 22" W 103.84 ft. to a 5/8" iron rod found for corner;
- 21 S 53° 31' 18" W 111.37 ft. to a 5/8" iron rod found for corner;
- 22 S 59° 32' 39" W 140.33 ft. to a point for corner;
- 23 N 05° 45' 28" E 81.73 ft. to a point for corner;
- 24 N 29° 50' 50" W 87.65 ft. to a point for corner;
- 25 N 04° 25' 30" E 139.97 ft. to a point for corner;
- 26 N 13° 00' 19" E 190.22 ft. to a 5/8" iron rod found for corner;
- 27 N 01° 14' 04" W 160.12 ft. to a point for corner;

- 1 N 04° 38' 49" E 209.26 ft. to a point for corner;
- 2 N 12° 02' 40" E 265.69 ft. to a point for corner;
- 3 S 56° 54' 58" E 141.82 ft. to a 5/8" iron rod found for corner;
- 4 S 64° 41' 38" E 168.84 ft. to a 5/8" iron rod found for corner;
- 5 N 69° 59' 27" E 130.46 ft. to a 5/8" iron rod found for corner;
- 6 N 25° 56' 33" W 125.28 ft. to a point for corner;
- 7 N 23° 28' 34" W 128.76 ft. to a point for corner;
- 8 N 39° 53' 30" W 148.03 ft. to a point for corner;
- 9 N 25° 53' 33" W 162.59 ft. to a point for corner;
- 10 N 78° 44' 29" W 125.17 ft. to a point for corner;
- 11 N 20° 14' 04" E 108.52 ft. to a point for corner;
- 12 N 37° 53' 54" E 99.80 ft. to a point for corner;
- 13 N 37° 22' 54" E 140.64 ft. to a point for corner;
- 14 N 02° 29' 14" E 111.43 ft. to a point for corner;
- 15 N 02° 16' 44" W 147.48 ft. to a point for corner;
- 16 N 46° 49' 48" E 95.74 ft. to a point for corner;
- 17 S 22° 53' 27" E 214.38 ft. to a point for corner;
- 18 S 87° 11' 31" E 118.73 ft. to a point for corner;
- 19 S 30° 40' 30" E 195.62 ft. to a point for corner;
- 20 S 42° 20' 33" E 166.50 ft. to a point for corner;
- 21 S 45° 06' 11" E 199.48 ft. to a point for corner;
- 22 S 69° 47' 58" E 128.83 ft. to a 5/8" iron rod found for corner;
- 23 N 81° 53' 15" E 106.62 ft. to a 5/8" iron rod found for corner;
- 24 N 68° 17' 04" W 178.24 ft. to a 5/8" iron rod found for corner;
- 25 N 26° 46' 11" W 275.98 ft. to a point for corner;
- 26 N 11° 16' 21" W 166.37 ft. to a point for corner;
- 27 N 34° 54' 50" W 190.61 ft. to a point for corner;

1 N 26° 03' 46" W 182.60 ft. to a point for corner;  
2 N 49° 12' 57" W 128.94 ft. to a point for corner;  
3 N 37° 54' 52" W 97.97 ft. to a point for corner;  
4 N 00° 11' 23" E 89.07 ft. to a point for corner;  
5 S 85° 26' 48" E 181.82 ft. to a point marking the south common corner  
6 between said Trinity River Authority called 322.05 acres and the  
7 called 9.31 acres described as "Fee Tract G-35" in deed to the  
8 Trinity River Authority of Texas recorded in Volume 105, Page 330 of  
9 said Deed Records, and continuing along the common line between  
10 said Frewin called 563 acres and said Trinity River Authority "Fee  
11 Tract G-35";  
12 S 84° 49' 48" E 0.44 ft. to a point for corner;  
13 S 81° 03' 50" E 218.21 ft. to a point for corner;  
14 S 80° 56' 50" E 339.05 ft. to a point for corner;  
15 S 81° 36' 50" E 208.56 ft. to a point for corner;  
16 S 80° 42' 50" E 281.51 ft. to a point marking the south common corner  
17 between said Trinity River Authority called 9.31 acres and the  
18 called 1,064.54 acres described as "Fee Tract G-17" in deed to the  
19 Trinity River Authority of Texas recorded in Volume 108, Page 161 of  
20 said Deed Records, and continuing along the common line between  
21 said Frewin called 563 acres and said Trinity River Authority "Fee  
22 Tract G-17";  
23 N 88° 27' 08" E 77.39 ft. to a point for corner;  
24 N 61° 44' 08" E 241.92 ft. to a point for corner;  
25 N 77° 46' 48" E 359.69 ft. to a point for corner;  
26 N 84° 48' 38" E 318.17 ft. to a point for corner;  
27 N 73° 39' 53" E 296.36 ft. to a point for corner;

- 1 S 60° 29' 18" E 143.48 ft. to a point for corner;
- 2 S 38° 10' 25" E 120.64 ft. to a point for corner;
- 3 S 69° 29' 30" E 103.76 ft. to a point for corner;
- 4 N 26° 13' 51" W 289.20 ft. to a point for corner;
- 5 S 76° 50' 24" E 171.33 ft. to a point for corner;
- 6 N 78° 49' 50" E 135.81 ft. to a point for corner;
- 7 S 88° 36' 16" E 298.92 ft. to a point for corner;
- 8 S 45° 54' 51" E 178.72 ft. to a point for corner;
- 9 N 79° 13' 50" E 243.51 ft. to a point for corner;
- 10 S 68° 13' 15" E 210.07 ft. to a point for corner;
- 11 N 76° 37' 40" E 140.17 ft. to a point for corner;
- 12 S 83° 44' 43" E 235.85 ft. to a point for corner;
- 13 S 81° 05' 15" E 242.32 ft. to a point for corner;
- 14 N 86° 45' 39" E 236.19 ft. to a point for corner;
- 15 S 87° 48' 49" E 266.73 ft. to a point for corner;
- 16 S 64° 26' 27" E 201.34 ft. to a 5/8" iron rod found for corner;
- 17 S 71° 00' 40" E 257.22 ft. to a 5/8" iron rod found for corner;
- 18 S 30° 02' 49" W 107.38 ft. to a 5/8" iron rod found for corner;
- 19 S 24° 28' 16" W 384.68 ft. to a 5/8" iron rod found for corner;
- 20 S 05° 45' 42" E 219.99 ft. to a 5/8" iron rod found for corner;
- 21 S 20° 15' 47" E 187.27 ft. to a 5/8" iron rod found for corner;
- 22 S 86° 58' 49" E 221.30 ft. to a 5/8" iron rod found for corner;
- 23 S 17° 57' 41" W 210.48 ft. to a 5/8" iron rod found for corner;
- 24 S 33° 59' 23" W 146.91 ft. to a 5/8" iron rod found for corner;
- 25 S 61° 24' 34" W 146.12 ft. to a 5/8" iron rod found for corner;
- 26 S 24° 55' 03" W 279.37 ft. to a 5/8" iron rod found for corner;
- 27 S 00° 38' 32" W 192.36 ft. to a 5/8" iron rod found for corner;

1 S 27° 31' 09" E 222.62 ft. to a 5/8" iron rod found for corner;  
2 S 19° 54' 24" W 113.75 ft. to a 5/8" iron rod found for corner;  
3 S 05° 18' 18" E 160.95 ft. to a 5/8" iron rod found for corner;  
4 S 27° 09' 31" E 131.42 ft. to a 5/8" iron rod found for corner;  
5 S 02° 46' 35" E 134.45 ft. to a 5/8" iron rod found for corner;  
6 S 12° 36' 09" W 181.74 ft. to a 5/8" iron rod found for corner;  
7 S 37° 34' 09" W 112.89 ft. to a 5/8" iron rod found for corner;  
8 S 02° 16' 03" W 142.29 ft. to a 5/8" iron rod found for corner;  
9 S 47° 16' 40" E 203.32 ft. to the intersection with the centerline of  
10 Shoemake Creek, said point being the north common corner between  
11 said Frewin called 563 acres and the called 397.374 acres described  
12 in deed to Jackie Q Bass recorded under Clerk's File No. 00-5232,  
13 Page 17650 of said Official Public Records and in deed to Norman  
14 Frewin (undivided 1/2 interest) recorded under Clerk's File No.  
15 04-1142, Page 5315 of said Official Public Records;  
16 Thence along the centerline of Shoemake Creek, same being the  
17 common line between said Frewin called 563 acres and said Bass and  
18 Frewin called 397.374 acres, with its meanders as follows:  
19 S 56° 01' 31" W 90.53 ft.;  
20 S 20° 38' 22" E 108.61 ft.;  
21 S 05° 25' 47" W 92.61 ft.;  
22 N 62° 03' 29" E 63.57 ft.;  
23 S 85° 29' 47" E 65.21 ft.;  
24 S 38° 22' 19" E 103.76 ft.;  
25 S 13° 05' 26" W 56.00 ft.;  
26 S 43° 31' 21" E 62.95 ft.;  
27 S 14° 54' 09" E 47.34 ft.;

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- 1 S 56° 52' 11" E 141.00 ft.;
- 2 S 34° 50' 20" E 109.02 ft.;
- 3 S 22° 57' 52" E 87.50 ft.;
- 4 S 33° 21' 03" E 88.36 ft.;
- 5 S 34° 14' 23" W 60.62 ft.;
- 6 S 22° 02' 03" E 71.15 ft.;
- 7 S 16° 06' 21" W 59.84 ft.;
- 8 S 18° 59' 42" E 67.27 ft.;
- 9 S 88° 06' 02" W 46.07 ft.;
- 10 S 25° 37' 00" W 105.66 ft.;
- 11 S 20° 53' 16" E 49.22 ft.;
- 12 S 10° 57' 26" W 40.69 ft.;
- 13 S 34° 18' 40" E 67.84 ft.;
- 14 S 08° 44' 10" W 114.59 ft.;
- 15 S 55° 29' 45" E 59.81 ft.;
- 16 S 04° 50' 54" W 302.36 ft.;
- 17 S 36° 38' 28" E 64.34 ft.;
- 18 S 37° 27' 52" W 147.02 ft.;
- 19 S 49° 46' 48" E 103.36 ft.;
- 20 S 23° 32' 06" W 88.38 ft.;
- 21 S 00° 31' 10" E 159.76 ft.;
- 22 S 43° 17' 40" W 37.10 ft.;
- 23 S 03° 08' 05" W 155.24 ft.;
- 24 S 46° 39' 24" W 100.59 ft.;
- 25 S 22° 03' 58" E 151.13 ft.;
- 26 N 63° 27' 04" W 81.77 ft.;
- 27 S 58° 48' 33" W 36.89 ft.;



1 S 10° 13' 24" E 95.69 ft.;  
2 S 81° 11' 03" W 49.72 ft.;  
3 N 26° 10' 49" W 71.99 ft.;  
4 S 68° 22' 24" W 118.99 ft.;  
5 S 15° 49' 41" E 78.85 ft.;  
6 S 50° 57' 02" E 114.62 ft.;  
7 S 04° 56' 40" E 117.36 ft.;  
8 S 51° 40' 05" E 77.75 ft.;  
9 S 51° 08' 31" W 37.66 ft.;  
10 N 85° 14' 24" W 159.15 ft.;  
11 S 24° 22' 49" W 31.08 ft. to the south common corner between said  
12 tracts, located on the north line of said Reneau called 381.948  
13 acres;  
14 Thence S 88° 37' 20" W 350.12 ft. along the common line between said  
15 Frewin called 563 acres and said Reneau called 381.948 acres to a  
16 1/2" iron rod found for corner;  
17 Thence S 02° 00' 37" E 371.79 ft. along the common line between said  
18 Frewin called 563 acres and said Reneau called 381.948 acres to a  
19 1/2" iron rod found for corner;  
20 Thence S 86° 03' 37" W, along the common line between said Frewin  
21 called 563 acres and said Reneau called 381.948 acres, at 393.56 ft.  
22 pass the northwest corner of the called 5.029 acres (part of the  
23 6.400 acres described below as "Parcel Two") described as "Second  
24 Tract" in said Frewin deed, and continuing along the common line  
25 between said called 563 acres and said called 5.029 acres, in all a  
26 total distance of 613.35 ft. to a 1/2" iron rod found for the  
27 northwest corner of said called 5.029 acres and a corner of said

1 Reneau called 381.948 acres;  
2 Thence N 01° 55' 41" E 714.74 ft. along the common line between said  
3 Frewin called 563 acres and said Reneau called 381.948 acres to a  
4 1/2" iron rod found for corner;  
5 Thence S 85° 56' 14" W 294.97 ft. along the common line between said  
6 Frewin called 563 acres and said Reneau called 381.948 acres to a  
7 1/2" iron rod found for corner;  
8 Thence N 02° 44' 05" W 91.72 ft. along the common line between said  
9 Frewin called 563 acres and said Reneau called 381.948 acres to a  
10 1/2" iron rod set for corner;  
11 Thence N 48° 52' 14" W 420.81 ft. along the common line between said  
12 Frewin called 563 acres and said Reneau called 381.948 acres to a  
13 1/2" iron rod found for corner;  
14 Thence S 83° 06' 27" W 426.68 ft. along the common line between said  
15 Frewin called 563 acres and said Reneau called 381.948 acres to a  
16 60d nail found for corner;  
17 Thence N 80° 31' 07" W 170.18 ft. along the common line between said  
18 Frewin called 563 acres and said Reneau called 381.948 acres to a  
19 1/2" iron rod set for corner;  
20 Thence N 85° 54' 34" W 279.21 ft. along the common line between said  
21 Frewin called 563 acres and said Reneau called 381.948 acres to a  
22 1/2" iron rod set for corner;  
23 Thence N 16° 03' 33" W 598.70 ft. along the common line between said  
24 Frewin called 563 acres and said Reneau called 381.948 acres to a  
25 1/2" iron rod set for corner;  
26 Thence S 82° 27' 29" W 352.04 ft. along the common line between said  
27 Frewin called 563 acres and said Reneau called 381.948 acres to the

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1 place of beginning and containing within these bounds 563.139 acres  
2 of land.

3 PARCEL TWO: 6.400 Acres

4 Beginning at a 1/2" iron rod found for the northwest corner of the  
5 called 5.029 acres described as "Second Tract" in said Frewin deed,  
6 said point being an exterior corner of the 563.139 acres described  
7 above and a corner of the called 381.948 acres described in deed to  
8 R. Kyle Reneau and Beth C. Reneau recorded under Clerk's File No.  
9 01-4293, Page 15705 of said San Jacinto County Official Public  
10 Records, said point being the northwest corner of the herein  
11 described 6.400 acre tract;

12 Thence N 86° 03' 37" E 219.79 ft. along the common line between said  
13 called 5.029 acres and said 563.139 acres to the northeast corner of  
14 said called 5.029 acres and a corner of said Reneau called 381.948  
15 acres, said point being the northeast corner of the herein  
16 described 6.400 acre tract;

17 Thence 2,220.00 ft. in a southwesterly direction along the common  
18 line between said called 5.029 acres and said Reneau called 381.948  
19 acres, in a curve to the left having a central angle 83° 35' 27", the  
20 radius being 1,521.66 ft. and the chord bears S 20° 49' 48" W  
21 2,028.29 ft. to a 1/2" iron rod set for the east common corner  
22 between said called 5.029 acre "Second Tract" and the called 1.377  
23 acres described as "Third Tract" in said Frewin deed, said point  
24 being the northwest corner of Lot 1, Block 3 of Waterwood Turtle  
25 Creek, a subdivision in said San Jacinto County, Texas, as shown by  
26 the map or plat recorded in Volume 7, Page 19 of the San Jacinto  
27 County Plat Records (said Plat being canceled by instrument

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1 recorded under Clerk's File No. 02-3382, Page 44056 of said  
2 Official Public Records) and being a part of the lands described in  
3 deed to Kyle Reneau and wife, Beth Reneau, recorded under Clerk's  
4 File No. 01-3453, Page 12713 of said Official Public Records;

5 Thence S 20° 59' 27" E 600.00 ft. along the common line between said  
6 called 1.377 acre "Third Tract" and said Reneau lands, same being  
7 the west line of said Lot 1, to a 1/2" iron rod set for corner,  
8 located on the north right of way line of F. M. Highway No. 980, said  
9 point being the southeast corner of the herein described 6.400 acre  
10 tract;

11 Thence S 69° 00' 33" W 100.00 ft. along the south line of said called  
12 1.377 acres, same being the north right of way line of said F. M.  
13 Highway No. 980, to a 1/2" iron rod set for the south common corner  
14 between said called 1.377 acres and Parcel B, Block 2 of said  
15 Waterwood Turtle Creek (same being a part of the lands described in  
16 said Reneau deed recorded under Clerk's File No. 01-3453, Page  
17 12713), said point being the southwest corner of the herein  
18 described 6.400 acre tract;

19 Thence N 20° 59' 27" W 600.00 ft. along the common line between said  
20 called 1.377 acres and said Block 2 of Waterwood Turtle Creek to a  
21 1/2" iron rod set for the west common corner between said called  
22 1.377 acres and said called 5.029 acres and a corner of said Reneau  
23 called 381.948 acres, said point being the P.C. of a curve;

24 Thence 2,163.75 ft. in a northeasterly direction along the common  
25 line between said called 5.029 acres and said Reneau called 381.948  
26 acres, in a curve to the right having a central angle 76° 26' 56",  
27 the radius being 1,621.66 ft. and the chord bears N 17° 15' 27" E

1 2,006.78 ft. to the place of beginning and containing within these  
2 bounds 6.400 acres of land.

3 Bearings for this description are based on plat call for the south  
4 line of Block 4 of Waterwood Turtle Creek as shown on the plat  
5 recorded in Volume 7, Page 19 of the San Jacinto County Plat  
6 Records.

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

14 (b) The governor, one of the required recipients, has  
15 submitted the notice and Act to the Texas Commission on  
16 Environmental Quality.

17 (c) The Texas Commission on Environmental Quality has filed  
18 its recommendations relating to this Act with the governor, the  
19 lieutenant governor, and the speaker of the house of  
20 representatives within the required time.

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

25 SECTION 4. This Act takes effect immediately if it receives  
26 a vote of two-thirds of all the members elected to each house, as  
27 provided by Section 39, Article III, Texas Constitution. If this

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1 Act does not receive the vote necessary for immediate effect, this

2 Act takes effect September 1, 2007.