

By: Nichols

S.B. No. 1091

Substitute the following for S.B. No. 1091:

By: Puente

C.S.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. The district  
24 may impose a tax for any district operation and maintenance purpose  
25 in the manner provided by Section 49.107, Water Code.

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

1 Section 8203.201.

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

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

8 (2) a gas utility as defined by Section 101.003 or  
9 121.001, Utilities Code;

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

12 (4) a cable operator as defined by 47 U.S.C. Section  
13 522; or

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

16 [Sections 8203.154-8203.200 reserved for expansion]

17 SUBCHAPTER E. BONDS

18 Sec. 8203.201. AUTHORITY TO ISSUE BONDS AND OTHER  
19 OBLIGATIONS. (a) The district may issue bonds or other obligations  
20 as provided by Chapters 49 and 54, Water Code, and to finance the  
21 construction, maintenance, or operation of projects under Section  
22 8203.102.

23 (b) The district may issue bonds or other obligations  
24 payable wholly or partly from ad valorem taxes, impact fees,  
25 revenue, grants, or other district money.

26 (c) The district may not issue bonds or other obligations  
27 secured wholly or partly by ad valorem taxation to finance projects

1 authorized by Section 8203.102 unless the issuance is approved by a  
2 vote of a two-thirds majority of district voters voting at an  
3 election called for that purpose.

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

7 [Sections 8203.202-8203.250 reserved for expansion]

8 SUBCHAPTER F. DIVISION OF DISTRICT INTO MULTIPLE DISTRICTS

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

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

15 (c) Any new district created by the division of the district  
16 may not, at the time the new district is created, contain any land  
17 outside the area described by Section 2 of the Act creating this  
18 chapter.

19 (d) The board may consider a proposal to divide the district  
20 on:

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

22 (2) a motion by the board.

23 (e) If the board decides to divide the district, the board  
24 shall:

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

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

3           Sec. 8203.252. ELECTION FOR DIVISION OF DISTRICT. (a)  
4 After the board has complied with Section 8203.251(e), the board  
5 shall hold an election in the district to determine whether the  
6 district should be divided as proposed.

7           (b) The board shall give notice of the election not later  
8 than the 35th day before the date of the election. The notice must  
9 state:

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

11               (2) the proposition to be voted on.

12           (c) If a majority of the votes cast are in favor of the  
13 division:

14               (1) the district is divided; and

15               (2) not later than the 30th day after the date of the  
16 election, the district shall provide written notice of the division  
17 to:

18                       (A) the Texas Commission on Environmental  
19 Quality;

20                       (B) the attorney general;

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

23                       (D) any municipality having extraterritorial  
24 jurisdiction over territory in each new district.

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

27           Sec. 8203.253. ELECTION OF DIRECTORS OF NEW DISTRICTS. (a)



1 Not later than the 90th day after the date of an election in favor of  
2 the division of the district, the board shall:

3 (1) appoint itself as the board of one of the new  
4 districts; and

5 (2) appoint five directors for each of the other new  
6 districts.

7 (b) Directors appointed under Subsection (a)(1) serve the  
8 staggered terms to which they were elected in the original  
9 district. Directors appointed under Subsection (a)(2) serve until  
10 the election for directors under Subsection (c).

11 (c) On the uniform election date in May of the first  
12 even-numbered year after the year in which the directors are  
13 appointed, the appointed board shall hold an election to elect five  
14 directors in each district for which directors were appointed under  
15 Subsection (a)(2). The directors shall draw lots to determine  
16 which two shall serve until the next regularly scheduled election  
17 of directors and which three shall serve until the second regularly  
18 scheduled election of directors.

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

22 (b) If the district is divided as provided by this  
23 subchapter, the current obligations and any bond authorizations of  
24 the district are not impaired. Debts shall be paid by revenue or by  
25 taxes or assessments imposed on real property in the district as if  
26 the district had not been divided or by contributions from each new  
27 district as stated in the terms set by the board under Section

1 8203.251(e).

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

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

7 (1) water and wastewater services; or

8 (2) any other matter the boards of the new districts  
9 consider appropriate.

10 SECTION 2. The Somerset Municipal Utility District No. 1  
11 initially includes all the territory contained in the following  
12 described area:

13 TRACT 1

14 Being 399.382 acres of land situated in the State of Texas, County  
15 of San Jacinto, a part of the John Davis Survey, A-13, and the John  
16 W. Adams Survey, A-1, 397.437 acres being the same land described as  
17 397.374 acres in Exhibit "A" and 1.945 acres being the same land  
18 described as 1.941 acres in Exhibit "B" in deed to Jackie Q. Bass  
19 recorded under Clerk's File No. 00-5232, Page 17650 of the San  
20 Jacinto County Official Public Records and in deed to Norman Frewin  
21 (undivided 1/2 interest) recorded under Clerk's File No. 04-1142,  
22 Page 5315 of said Official Public Records, and this 399.382 acres  
23 being more particularly described by metes and bounds in two  
24 parcels as follows:

25 PARCEL ONE: 397.437 Acres

26 Beginning at a 5/8" iron rod with aluminum cap found for the south  
27 common corner between said Bass and Frewin called 397.374 acre

1 tract and the called 454.26 acres described in deed to Trinity River  
2 Authority of Texas recorded in Volume 117, Page 163 of the San  
3 Jacinto County Deed Records, located on the north line of said Bass  
4 and Frewin called 1.941 acre tract (1.945 acres by resurvey and  
5 described as PARCEL TWO below);

6 Thence S 84° 13' 52" W, along the common line between said Bass and  
7 Frewin tracts, at 117.39 ft. pass a 1/2" iron rod found for the  
8 northwest corner of said called 1.941 acre tract, same being and  
9 exterior corner of the called 381.948 acres described in deed to R.  
10 Kyle Reneau and Beth C. Reneau recorded under Clerk's File No.  
11 01-4293, Page 15705 of said Official Public Records, and continuing  
12 S 84° 13' 52" W, along the common line between said Bass and Frewin  
13 called 397.374 acres and said Reneau called 381.948 acres, in all a  
14 total distance of 427.11 ft. to a 1/2" iron rod found for corner;

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

18 Thence S 03° 24' 58" E 407.43 ft. along the common line between said  
19 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
20 acres to a 1/2" iron rod found for corner;

21 Thence S 79° 54' 44" W 216.33 ft. along the common line between said  
22 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
23 acres to a 1/2" iron rod set for corner;

24 Thence S 07° 35' 41" E 379.86 ft. along the common line between said  
25 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
26 acres to a 1/2" iron rod found for corner;

27 Thence N 89° 44' 50" W 436.38 ft. along the common line between said

1 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
2 acres to a 1/2" iron rod found for corner;  
3 Thence S 88° 10' 40" W 705.26 ft. along the common line between said  
4 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
5 acres to a 1/2" iron rod set for corner;  
6 Thence S 42° 49' 31" W 490.69 ft. along the common line between said  
7 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
8 acres to a 1/2" iron rod found for corner;  
9 Thence S 87° 04' 53" W 380.15 ft. along the common line between said  
10 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
11 acres to a boat spike found for corner;  
12 Thence S 81° 43' 06" W 584.33 ft. along the common line between said  
13 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
14 acres to a boat spike found for corner;  
15 Thence S 88° 37' 20" W 200.17 ft. along the common line between said  
16 Bass and Frewin called 397.374 acres and said Reneau called 381.948  
17 acres to its intersection with the centerline of Shoemake Creek,  
18 said point being the south common corner between the herein  
19 described 397.437 acre tract and the called 563 acres described in  
20 deed to Norm Frewin recorded under Clerk's File No. 01-1288, Page  
21 5061 of said Official Public Records;  
22 Thence along the centerline of Shoemake Creek, same being the  
23 common line between said Frewin called 563 and said Bass and Frewin  
24 called 397.374 acres, with its meanders as follows:  
25 N 24° 22' 49" E 31.08 ft.;  
26 S 85° 14' 24" E 159.15 ft.;  
27 N 51° 08' 31" E 37.66 ft.;

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- 1 N 51° 40' 05" W 77.75 ft.;
- 2 N 04° 56' 40" W 117.36 ft.;
- 3 N 50° 57' 02" W 114.62 ft.;
- 4 N 15° 49' 41" W 78.85 ft.;
- 5 N 68° 22' 24" E 118.99 ft.;
- 6 S 26° 10' 49" E 71.99 ft.;
- 7 N 81° 11' 03" E 49.72 ft.;
- 8 N 10° 13' 24" W 95.69 ft.;
- 9 N 58° 48' 33" E 36.89 ft.;
- 10 S 63° 27' 04" E 81.77 ft.;
- 11 N 22° 03' 58" W 151.13 ft.;
- 12 N 46° 39' 24" E 100.59 ft.;
- 13 N 03° 08' 05" E 155.24 ft.;
- 14 N 43° 17' 40" E 37.10 ft.;
- 15 N 00° 31' 10" W 159.76 ft.;
- 16 N 23° 32' 06" E 88.38 ft.;
- 17 N 49° 46' 48" W 103.36 ft.;
- 18 N 37° 27' 52" E 147.02 ft.;
- 19 N 36° 38' 28" W 64.34 ft.;
- 20 N 04° 50' 54" E 302.36 ft.;
- 21 N 55° 29' 45" W 59.81 ft.;
- 22 N 08° 44' 10" E 114.59 ft.;
- 23 N 34° 18' 40" W 67.84 ft.;
- 24 N 10° 57' 26" E 40.69 ft.;
- 25 N 20° 53' 16" W 49.22 ft.;
- 26 N 25° 37' 00" E 105.66 ft.;
- 27 N 88° 06' 02" E 46.07 ft.;

1 N 18° 59' 42" W 67.27 ft.;  
2 N 16° 06' 21" E 59.84 ft.;  
3 N 22° 02' 03" W 71.15 ft.;  
4 N 34° 14' 23" E 60.62 ft.;  
5 N 33° 21' 03" W 88.36 ft.;  
6 N 22° 57' 52" W 87.50 ft.;  
7 N 34° 50' 20" W 109.02 ft.;  
8 N 56° 52' 11" W 141.00 ft.;  
9 N 14° 54' 09" W 47.34 ft.;  
10 N 43° 31' 21" W 62.95 ft.;  
11 N 13° 05' 26" E 56.00 ft.;  
12 N 38° 22' 19" W 103.76 ft.;  
13 N 85° 29' 47" W 65.21 ft.;  
14 S 62° 03' 29" W 63.57 ft.;  
15 N 05° 25' 47" E 92.61 ft.;  
16 N 20° 38' 22" W 108.61 ft.;  
17 N 56° 01' 31" E 90.53 ft. to the north common corner between said  
18 tract, located on a southern boundary line of the called 1,064.54  
19 acres described as "Fee Tract G-17" in deed to the Trinity River  
20 Authority of Texas recorded in Volume 108, Page 161 of said San  
21 Jacinto County Deed Records, same being the Lake Livingston Fee  
22 Take Line;  
23 Thence along the common line between said Bass and Frewin called  
24 397.374 acres and said Trinity River Authority called 1,064.54  
25 acres, same being the Lake Livingston Fee Take Line, as follows:  
26 S 47° 16' 40" E 29.04 ft. to a 5/8" iron rod found for corner;  
27 N 15° 14' 20" E 160.08 ft. to a 5/8" iron rod found for corner;

- 1 N 23° 08' 40" W 175.81 ft. to a 5/8" iron rod found for corner;
- 2 N 48° 36' 35" E 227.71 ft. to a 5/8" iron rod found for corner;
- 3 N 13° 36' 20" W 235.15 ft. to a 5/8" iron rod found for corner;
- 4 N 32° 48' 23" W 193.11 ft. to a 5/8" iron rod found for corner;
- 5 N 05° 14' 18" E 241.31 ft. to a 5/8" iron rod found for corner;
- 6 N 24° 47' 17" W 214.93 ft. to a 5/8" iron rod found for corner;
- 7 N 18° 12' 18" E 156.87 ft. to a 5/8" iron rod found for corner;
- 8 N 31° 25' 55" E 423.47 ft. to a 5/8" iron rod found for corner;
- 9 N 64° 01' 20" E 123.74 ft. to a 5/8" iron rod found for corner;
- 10 N 09° 30' 20" E 186.23 ft. to a 5/8" iron rod found for corner;
- 11 N 29° 52' 58" W 189.26 ft. to a 5/8" iron rod found for corner;
- 12 N 72° 04' 02" W 164.47 ft. to a 5/8" iron rod found for corner;
- 13 N 01° 17' 22" W 143.59 ft. to a point for corner;
- 14 N 10° 38' 38" E 178.01 ft. to a point for corner;
- 15 N 13° 43' 37" E 179.61 ft. to a 5/8" iron rod found for corner;
- 16 N 43° 32' 53" E 153.77 ft. to a 5/8" iron rod found for corner;
- 17 S 79° 09' 47" E 151.84 ft. to a 5/8" iron rod found for corner;
- 18 N 36° 37' 28" W 398.70 ft. to a 5/8" iron rod found for corner;
- 19 N 56° 37' 16" W 230.69 ft. to a 5/8" iron rod found for corner;
- 20 N 73° 28' 55" E 557.75 ft. to a 5/8" iron rod found for corner;
- 21 S 55° 35' 05" E 245.53 ft. to a 5/8" iron rod found for corner;
- 22 S 88° 39' 30" E 311.39 ft. to a 5/8" iron rod found for corner;
- 23 N 65° 57' 22" E 156.01 ft. to a 5/8" iron rod found for corner;
- 24 S 89° 43' 15" E 227.75 ft. to a 5/8" iron rod found for corner;
- 25 N 73° 11' 36" E 156.86 ft. to a point for corner;
- 26 N 79° 50' 55" E 84.50 ft. to a point for corner;
- 27 N 66° 51' 55" E 182.50 ft. to a point for corner;

1 N 67° 31' 55" E 269.74 ft. to a point for corner;  
2 N 85° 47' 55" E 136.14 ft. to a point for corner;  
3 S 81° 10' 05" E 133.71 ft. to a point for corner;  
4 S 73° 54' 05" E 127.61 ft. to a point for corner;  
5 S 86° 23' 05" E 182.37 ft. to a point for corner;  
6 N 42° 31' 55" E 92.51 ft. to a point for corner;  
7 S 35° 22' 05" E 119.07 ft. to a point for corner;  
8 N 54° 25' 55" E 97.95 ft. to a point for corner;  
9 S 61° 24' 06" E 199.28 ft. to a point for corner;  
10 S 71° 40' 06" E 88.64 ft. to a point for corner;  
11 N 06° 38' 06" W 120.20 ft. to a point for corner;  
12 N 73° 13' 54" E 122.59 ft. to a point for corner;  
13 S 50° 18' 06" E 142.13 ft. to a point for corner;  
14 S 68° 17' 06" E 179.83 ft. to a point for corner;  
15 N 36° 56' 54" E 109.75 ft. to a point for corner;  
16 N 52° 08' 54" E 203.06 ft. to a point for corner;  
17 S 53° 49' 06" E 288.73 ft. to a point for corner;  
18 N 25° 30' 06" W 89.47 ft. to a point for corner;  
19 N 68° 01' 54" E 182.96 ft. to a point for corner;  
20 N 60° 42' 54" E 122.23 ft. to a point for corner;  
21 N 88° 15' 54" E 241.03 ft. to a point for corner;  
22 S 38° 33' 06" E 140.94 ft. to a point for corner;  
23 N 46° 29' 54" E 202.62 ft. to the north common corner between said  
24 Bass and Frewin tract and said Trinity River Authority called  
25 454.26 acres, said point being located on the common survey line  
26 between said Davis and Adams Surveys;  
27 Thence S 35° 33' 11" W, along the common line between said Bass and



1 Frewin tract and said Trinity River Authority called 454.26 acre  
2 tract, same being the common survey line between said Davis and  
3 Adams Surveys, at 100.00 ft. pass a 1/2" iron rod set for reference,  
4 and continuing along said common line in all a total distance of  
5 1,887.38 ft. to a concrete monument found for corner;

6 Thence S 35° 38' 38" W 2,389.62 ft. along the common line between  
7 said Bass and Frewin tract and said Trinity River Authority called  
8 454.26 acre tract, same being the common survey line between said  
9 Davis and Adams Surveys, to a 5/8" iron rod with aluminum cap found  
10 for corner;

11 Thence S 54° 54' 24" E 54.79 ft. along the common line between said  
12 Bass and Frewin tract and said Trinity River Authority called  
13 454.26 acre tract to a 5/8" iron rod with aluminum cap found for  
14 corner;

15 Thence S 16° 43' 59" E 381.40 ft. along the common line between said  
16 Bass and Frewin tract and said Trinity River Authority called  
17 454.26 acre tract to a 5/8" iron rod with aluminum cap found for  
18 corner;

19 Thence S 23° 46' 05" W 303.32 ft. along the common line between said  
20 Bass and Frewin tract and said Trinity River Authority called  
21 454.26 acre tract to a 5/8" iron rod with aluminum cap found for  
22 corner;

23 Thence S 64° 52' 16" E 582.75 ft. along the common line between said  
24 Bass and Frewin tract and said Trinity River Authority called  
25 454.26 acre tract to a 5/8" iron rod with aluminum cap found for  
26 corner;

27 Thence S 33° 03' 59" E 499.08 ft. along the common line between said

1 Bass and Frewin tract and said Trinity River Authority called  
2 454.26 acre tract to a 5/8" iron rod with aluminum cap found for  
3 corner;

4 Thence S 37° 35' 29" E 368.71 ft. along the common line between said  
5 Bass and Frewin tract and said Trinity River Authority called  
6 454.26 acre tract to the place of beginning and containing within  
7 these bounds 397.437 acres of land.

8 PARCEL TWO: 1.945 Acres

9 Beginning at a 5/8" iron rod with aluminum cap found for the south  
10 common corner between PARCEL ONE as described above (397.437 acres)  
11 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, said point being and angle point in the  
14 north line of said Bass and Frewin called 1.941 acre tract;

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

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

23 Thence S 68° 51' 53" E 102.35 ft. along the common line between said  
24 Bass and Frewin called 1.941 acre tract and said Trinity River  
25 Authority called 454.26 acre tract to a 1/2" iron rod set for corner  
26 located on the west right of way line of the called 0.820 acre (120  
27 ft. wide) easement granted to Trinity River Authority of Texas

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1 recorded in Volume 40, Page 455 of said Official Public Records  
2 (Horizon Properties Corporation Volume 133, Page 853, Deed  
3 Records), said easement also being described in said Bass and  
4 Frewin deeds;

5 Thence 116.87 ft. along the east line of said Bass and Frewin called  
6 1.941 acre tract, same being the west right of way line of said 120  
7 ft. wide Easement, in a curve to the left having a central angle of  
8 14°33' 24", the radius being 460.00 ft. and the chord bears S 26° 49'  
9 08" E 116.55 ft. to a 1/2" iron rod set for the east common corner  
10 between the herein described 1.945 acre tract and the called  
11 381.948 acres described in deed to R. Kyle Reneau and Beth C. Reneau  
12 recorded under Clerk's File No. 01-4293, Page 15705 of said  
13 Official Public Records;

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

17 Thence N 38° 14' 09" W 106.79 ft. along the common line between said  
18 Bass and Frewin tract and said Reneau called 381.948 acres to a 1/2"  
19 iron rod found for the north common corner between said tracts,  
20 located on a south boundary line of the 397.437 acres described  
21 above;

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

25 Bearings for this description are based on plat call for the south  
26 line of Block 4 of Waterwood Turtle Creek as shown on the plat  
27 recorded in Volume 7, Page 19 of the San Jacinto County Plat

Records.

TRACT 2

Being 487.597 acres of land situated in the State of Texas, County of San Jacinto, a part of the John Davis Survey, A-13, and the John W. Adams Survey, A-1, and being the total combined acreage by resurvey of the called 381.948 acres described in deed to R. Kyle Reneau and Beth C. Reneau recorded under Clerk's File No. 01-4293, Page 15705 of the San Jacinto County Official Public Records and a part of the lands described in deed to Kyle Reneau and wife, Beth Reneau, recorded under Clerk's File No. 01-3453, Page 12713 of said Official Public Records and being Blocks One (1), Two (2), Three (3) and Four (4) of Waterwood Turtle Creek, a subdivision in said San Jacinto County, as shown by the map or plat thereof recorded in Volume 7, Page 19 of the San Jacinto County Plat Records (said Plat being canceled by instrument recorded under Clerk's File No. 02-3382, Page 44056 of said Official Public Records), and this 487.597 acres being more particularly described by metes and bounds in two parcels (151.397 acres and 336.200 acres) as follows:

PARCEL ONE: 151.397 Acres

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

1 Thence N 20° 49' 16" W, along the common line between said Reneau  
2 tract and said Jacinto Investments, L.P. tract, same being the west  
3 line of said Block 1 of Waterwood Turtle Creek, at 553.01 ft. pass a  
4 1/2" iron rod set for reference, and in all a total distance of  
5 578.01 ft. to the intersection with the centerline of Newton  
6 Branch;

7 Thence along the centerline of Newton Branch, same being the common  
8 line between said Reneau called 381.948 acres and said Jacinto  
9 Investments, L.P. called 157.1095 acres, with its meanders as  
10 follows:

11 N 56° 16' 55" W 52.45 ft.;

12 S 88° 17' 16" W 88.52 ft.;

13 N 65° 06' 16" W 36.57 ft.;

14 N 33° 44' 28" W 45.84 ft.;

15 N 75° 00' 11" W 124.78 ft.;

16 N 44° 02' 57" E 39.31 ft.;

17 N 21° 11' 01" E 105.65 ft.;

18 N 09° 57' 18" E 94.29 ft.;

19 N 26° 59' 41" W 60.53 ft.;

20 N 36° 55' 25" E 106.00 ft.;

21 N 59° 49' 42" E 126.25 ft.;

22 N 66° 05' 40" E 73.64 ft.;

23 S 77° 43' 47" E 32.27 ft.;

24 N 52° 00' 36" E 59.23 ft.;

25 N 36° 49' 24" E 34.19 ft.;

26 N 58° 58' 03" E 103.85 ft.;

27 N 38° 35' 41" E 36.31 ft.;

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- 1 N 16° 11' 08" W 68.39 ft.;
- 2 N 46° 27' 43" W 28.27 ft.;
- 3 N 32° 48' 37" E 59.03 ft.;
- 4 N 45° 34' 49" E 54.87 ft.;
- 5 N 07° 01' 33" E 30.22 ft.;
- 6 N 11° 42' 55" W 134.42 ft.;
- 7 N 24° 52' 21" W 74.06 ft.;
- 8 N 35° 46' 35" W 87.84 ft.;
- 9 N 16° 53' 53" E 33.43 ft.;
- 10 N 53° 14' 12" E 49.42 ft.;
- 11 N 03° 15' 55" W 125.38 ft.;
- 12 N 57° 38' 43" E 63.49 ft.;
- 13 S 86° 53' 44" E 32.93 ft.;
- 14 S 41° 15' 07" E 67.46 ft.;
- 15 S 06° 27' 07" W 66.39 ft.;
- 16 S 29° 12' 38" E 33.98 ft.;
- 17 S 75° 26' 31" E 46.50 ft.;
- 18 N 62° 35' 27" E 62.13 ft.;
- 19 N 17° 01' 30" E 36.69 ft.;
- 20 N 06° 36' 09" W 38.51 ft.;
- 21 N 38° 23' 05" W 55.51 ft.;
- 22 N 11° 00' 43" E 47.85 ft.;
- 23 N 58° 52' 11" E 82.09 ft.;
- 24 N 51° 06' 38" E 44.29 ft.;
- 25 N 25° 14' 12" E 42.88 ft.;
- 26 N 19° 16' 01" W 81.78 ft.;
- 27 N 16° 30' 33" W 138.28 ft.;

1 N 47° 28' 58" W 93.18 ft.;  
2 N 09° 47' 43" W 26.67 ft.;  
3 N 42° 41' 02" E 37.48 ft.;  
4 N 74° 09' 01" E 52.89 ft.;  
5 N 58° 50' 37" E 135.20 ft.;  
6 N 80° 43' 43" E 59.97 ft.;  
7 N 20° 59' 09" E 40.28 ft.;  
8 N 49° 48' 38" W 67.47 ft.;  
9 N 28° 58' 37" W 77.73 ft.;  
10 N 36° 34' 42" E 47.36 ft.;  
11 N 73° 09' 48" E 100.93 ft.;  
12 N 07° 57' 39" W 201.32 ft.;  
13 N 52° 10' 48" W 106.30 ft.;  
14 N 28° 37' 40" E 113.97 ft.;  
15 N 60° 54' 41" W 79.60 ft.;  
16 S 75° 35' 33" W 47.38 ft.;  
17 S 40° 24' 03" W 59.54 ft.;  
18 S 62° 49' 28" W 28.54 ft.;  
19 N 42° 03' 10" W 27.74 ft. and  
20 N 02° 31' 29" W 102.23 ft. to the intersection  
21 Of the center-line of Newton Branch with the Lake Livingston Fee  
22 Take Line, said point being the north common corner between said  
23 Reneau tract and said Jacinto Investments, L.P. tract, located on a  
24 south line of the called 322.05 acres described as "Fee Tract G-11"  
25 in deed to Trinity River Authority of Texas recorded in Volume 108,  
26 Page 161 of the San Jacinto County Deed Records;  
27 Thence along the common line between said Reneau called 381.948

1 acres and said Trinity River Authority called 322.05 acres, same  
2 being the Lake Livingston Fee Take Line, as follows:

3 N 59° 40' 22" E 73.10 ft. to a point for corner;

4 N 53° 02' 22" E 187.29 ft. to a 5/8" iron rod found for corner;

5 N 48° 35' 38" W 195.98 ft. to a 5/8" iron rod found for corner;

6 N 25° 47' 23" E 93.02 ft. to a 5/8" iron rod found for corner;

7 N 35° 53' 16" E 158.04 ft. to a 5/8" iron rod found for corner;

8 N 21° 46' 39" E 69.42 ft. to a 5/8" iron rod found for corner;

9 N 23° 14' 40" W 161.16 ft. to a 5/8" iron rod found for corner;

10 N 30° 16' 55" W 127.41 ft. to a 5/8" iron rod found for corner;

11 N 44° 42' 44" W 208.53 ft. to a 5/8" iron rod found for corner;

12 N 34° 59' 23" W 79.67 ft. to a 5/8" iron rod found for corner;

13 N 56° 44' 16" E 105.21 ft. to a 5/8" iron rod found for corner;

14 N 28° 21' 36" E 117.46 ft. to a 5/8" iron rod found for corner;

15 N 19° 40' 01" W 144.28 ft. to a 5/8" iron rod found for corner;

16 N 65° 51' 06" W 178.11 ft. to a 5/8" iron rod found for corner;

17 N 43° 59' 25" E 205.51 ft. to a 1/2" iron rod set for the west common  
18 corner between said Reneau called 381.948 acres and the called 563  
19 acres described in deed to Norm Frewin recorded under Clerk's File  
20 No. 01-1288, Pg. 5061 of said Official Public Records;

21 Thence N 82° 27' 29" E 352.04 ft. along the common line between said  
22 Reneau called 381.948 acres and said Frewin called 563 acres to a  
23 1/2" iron rod set for corner;

24 Thence S 16° 03' 33" E 598.70 ft. along the common line between said  
25 Reneau called 381.948 acres and said Frewin called 563 acres to a  
26 1/2" iron rod set for corner;

27 Thence S 85° 54' 34" E 279.21 ft. along the common line between said



1 Reneau called 381.948 acres and said Frewin called 563 acres to a  
2 1/2" iron rod set for corner;  
3 Thence S 80° 31' 07" E 170.18 ft. along the common line between said  
4 Reneau called 381.948 acres and said Frewin called 563 acres to a  
5 60d nail found for corner;  
6 Thence N 83° 06' 27" E 426.68 ft. along the common line between said  
7 Reneau called 381.948 acres and said Frewin called 563 acres to a  
8 1/2" iron rod found for corner;  
9 Thence S 48° 52' 14" E 420.81 ft. along the common line between said  
10 Reneau called 381.948 acres and said Frewin called 563 acres to a  
11 1/2" iron rod set for corner;  
12 Thence S 02° 44' 05" E 91.72 ft. along the common line between said  
13 Reneau called 381.948 acres and said Frewin called 563 acres to a  
14 1/2" iron rod found for corner;  
15 Thence N 85° 56' 14" E 294.97 ft. along the common line between said  
16 Reneau called 381.948 acres and said Frewin called 563 acres to a  
17 1/2" iron rod found for corner;  
18 Thence S 01° 55' 41" W 714.74 ft. along the common line between said  
19 Reneau called 381.948 acres and said Frewin called 563 acres to a  
20 1/2" iron rod found for the northwest corner of the called 5.029  
21 acres (a 100 ft. wide strip for roadway purposes) described as  
22 "Second Tract" in said Frewin deed and a corner of a part of said  
23 Reneau called 381.948 acres;  
24 Thence 2,163.75 ft. in a southwesterly direction along the common  
25 line between the herein described 151.397 acres and said Frewin  
26 called 5.029 acres, in a curve to the left having a central angle 76°  
27 26' 56", the radius being 1,621.66 ft. and the chord bears S 17° 15'

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1 27" W 2,006.78 ft. to a 1/2" iron rod set for the west common corner  
2 between said Frewin called 5.029 acres and the called 1.377 acres  
3 described as "Third Tract" in said Frewin deed, said point also  
4 being the common corner between a part of said Reneau called 381.948  
5 acres and said Block 2 of Waterwood Turtle Creek as described in  
6 said Reneau deed recorded under Clerk's File No. 01-3453, Page  
7 12713 of said Official Public Records;

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

14 Thence S 69° 00' 33" W 1,693.17 ft. along the north right of way line  
15 of said F. M. Highway No. 980, same being the south lines of said  
16 Waterwood Turtle Creek and said Reneau called 381.948 acres to a  
17 1/2" iron rod set for corner, from said point a concrete  
18 right-of-way monument bears S 24° 40' 09" E 2.48 ft.;

19 Thence S 77° 02' 24" W 201.87 ft. along the north right of way line of  
20 said F. M. Highway No. 980, same being the south line of said Block 1  
21 of Waterwood Turtle Creek to the place of beginning and containing  
22 within these bounds 151.397 acres of land.

23 PARCEL TWO: 336.200 Acres

24 Beginning at a concrete right of way monument found for the  
25 southeast corner of Block 4 of Waterwood Turtle Creek, a  
26 subdivision in said San Jacinto County, Texas, as shown by the map  
27 or plat recorded in Volume 7, Page 19 of the San Jacinto County Plat

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1 Records (said Plat being canceled by instrument recorded under  
2 Clerk's File No. 02-3382, Page 44056 of said Official Public  
3 Records) and being a part of the lands described in said deed to  
4 Kyle Reneau and Beth Reneau recorded under Clerk's File No.  
5 01-3453, Page 12713 of said Official Public Records, located at the  
6 intersection of the north right of way line of F. M. Highway No. 980  
7 (120 ft. wide right-of-way) with the west right of way line of Spur  
8 Highway No. 980 (120 ft. wide right-of-way);

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

13 Thence 1,110.12 ft. in a southwesterly direction along the north  
14 right of way line of said F. M. Highway No. 980, same being the south  
15 line of said Block 4 of Waterwood Turtle Creek, a south line of the  
16 called 381.948 acres described in said deed to R. Kyle Reneau and  
17 Beth C. Reneau recorded under Clerk's File No. 01-4293, Page 15705  
18 of said Official Public Records, and the south line of Block 3 of  
19 said Waterwood Turtle Creek, in a curve to the left having a central  
20 angle 21° 44' 27", the radius being 2,925.62 ft. and the chord bears  
21 S 79° 52' 47" W 1,103.47 ft. to a 1/2" iron rod set for corner, from  
22 said point a concrete right-of-way monument bears S 69° 14' 36" W  
23 0.62 ft.;

24 Thence S 69° 00' 33" W 3,011.38 ft. along the north right of way line  
25 of said F. M. Highway No. 980, same being the south line of said  
26 Block 3 of Waterwood Turtle Creek, to a 1/2" iron rod set for the  
27 south common corner between said Block 3 and the called 1.377 acres

1 described as "Third Tract" in deed to Norm Frewin recorded under  
2 Clerk's File No. 01-1288, Page 5061 of said Official Public  
3 Records;

4 Thence N 20° 59' 27" W 600.00 ft. along the common line between said  
5 Block 3 of Waterwood Turtle Creek and said Frewin called 1.377 acres  
6 to a 1/2" iron rod set for the west common corner between said Block  
7 3 and a part of said Reneau called 381.948 acres, same being the  
8 east common corner between said Frewin called 1.377 acres and the  
9 called 5.029 acres described as "Second Tract" in said Frewin deed,  
10 said point being the P.C. of a curve;

11 Thence 2,220.00 ft. in a northeasterly direction along the west  
12 line of the herein described 336.200 acres, same being the common  
13 line between a part of said Reneau called 381.948 acres and said  
14 Frewin called 5.029 acres, in a curve to the right having a central  
15 angle 83° 35' 27", the radius being 1,521.66 ft. and the chord bears  
16 N 20° 49' 48" E 2,028.29 ft. to a 1/2" iron rod set for the north  
17 common corner between said tracts, located on the south line of the  
18 called 563 acres described in said Frewin deed;

19 Thence N 86° 03' 37" E 393.56 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 found for corner;

22 Thence N 02° 00' 37" W 371.79 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 88° 37' 20" E, along the common line between said Reneau  
26 called 381.948 acres and said Frewin called 563 acres, at 350.12 ft.  
27 pass the south common corner between said Frewin tract and the

1 called 397.374 acres described as "Tract One" in deed to Jackie Q.  
2 Bass recorded under Clerk's File No. 00-5232, Page 17650 of said  
3 Official Public Records and in deed to Norman Frewin (undivided 1/2  
4 interest) recorded under Clerk's File No. 04-1142, Page 5315 of  
5 said Official Public Records, located in the centerline of Shoemake  
6 Creek, and continuing N 88° 37' 20" E, along the common line between  
7 said Reneau tract and said Bass and Frewin called 397.374 acres, in  
8 all a total distance of 550.29 ft. to a boat spike found for corner;  
9 Thence N 81° 43' 06" E 584.33 ft. along the common line between said  
10 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
11 acres to a boat spike found for corner;  
12 Thence N 87° 04' 53" E 380.15 ft. along the common line between said  
13 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
14 acres to a 1/2" iron rod found for corner;  
15 Thence N 42° 49' 31" E 490.69 ft. along the common line between said  
16 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
17 acres to a 1/2" iron rod set for corner;  
18 Thence N 88° 10' 40" E 705.26 ft. along the common line between said  
19 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
20 acres to a 1/2" iron rod found for corner;  
21 Thence S 89° 44' 50" E 436.38 ft. along the common line between said  
22 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
23 acres to a 1/2" iron rod found for corner;  
24 Thence N 07° 35' 41" W 379.86 ft. along the common line between said  
25 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
26 acres to a 1/2" iron rod set for corner;  
27 Thence N 79° 54' 44" E 216.33 ft. along the common line between said

1 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
2 acres to a 1/2" iron rod found for corner;  
3 Thence N 03° 24' 58" W 407.43 ft. along the common line between said  
4 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
5 acres to a 1/2" iron rod found for corner;  
6 Thence N 05° 38' 50" W 214.60 ft. along the common line between said  
7 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
8 acres to a 1/2" iron rod found for corner;  
9 Thence N 84° 13' 52" E 309.72 ft. along the common line between said  
10 Reneau called 381.948 acres and said Bass and Frewin called 397.374  
11 acres to a 1/2" iron rod found for the north common corner between  
12 said Reneau called 381.948 acres and the called 1.941 acres  
13 described as "Tract Two" in said Bass and Frewin deeds;  
14 Thence S 38° 14' 09" E 106.79 ft. along the common line between said  
15 Reneau called 381.948 acres and said Bass and Frewin called 1.941  
16 acres to a 1/2" iron rod found for corner;  
17 Thence S 85° 19' 05" E 703.57 ft. along the common line between said  
18 Reneau called 381.948 acres and said Bass and Frewin called 1.941  
19 acres to a 1/2" iron rod set for the east common corner between said  
20 tracts, located on the west right of way line of a 120 ft. wide  
21 easement (called 0.820 acres) described in said Bass and Frewin  
22 deeds and also described in Easement granted to the Trinity River  
23 Authority of Texas recorded in Volume 40, Page 455 of said Official  
24 Public Records and to Horizon Properties Corporation in instrument  
25 recorded in Volume 133, Page 853 of the San Jacinto County Deed  
26 Records;  
27 Thence 161.82 ft. in a southeasterly direction along the east line

1 of said Reneau called 381.948 acres, same being the west right of  
2 way line of said 120 ft. wide Easement, in a curve to the left having  
3 a central angle of  $20^{\circ} 09' 19''$ , the radius being 460.00 ft. and the  
4 chord bears  $S 44^{\circ} 10' 29'' E$  160.98 ft. to a  $1/2''$  iron rod set marking  
5 the P.T. of said curve;

6 Thence  $S 54^{\circ} 15' 08'' E$ , along the east line of said Reneau called  
7 381.948 acres, same being the west right of way line of said 120 ft.  
8 wide Easement, at 100.00 ft. pass the southwest corner of said  
9 Easement, same being the terminal point of the west right of way  
10 line of said Spur Highway No. 980, and continuing  $S 54^{\circ} 15' 08'' E$ ,  
11 along the east line of said Reneau called 381.948 acres, same being  
12 the west right of way line of said Spur Highway No. 980, in all a  
13 total distance of 296.56 ft. to a  $1/2''$  iron rod set marking the P.C.  
14 of a curve in said right of way line;

15 Thence 1,042.41 ft. in a southeasterly direction along the east  
16 line of said Reneau called 381.948 acres, same being the west right  
17 of way line of said Spur Highway No. 980, in a curve to the right  
18 having a central angle of  $55^{\circ} 00' 00''$ , the radius being 1,085.92 ft.  
19 and the chord bears  $S 26^{\circ} 45' 08'' E$  1002.84 ft. to a  $1/2''$  iron rod set  
20 marking the P.T. of said curve, from said point a concrete right of  
21 way monument bears  $N 00^{\circ} 07' 03'' E$  94.27 ft.;

22 Thence  $S 00^{\circ} 44' 52'' W$ , along the east line of said Reneau called  
23 381.948 acres, same being the west right of way line of said Spur  
24 Highway No. 980, at 1,243.44 ft. pass the east common corner between  
25 said Reneau called 381.948 acres and said Block 4 of Waterwood  
26 Turtle Creek, and continuing  $S 00^{\circ} 44' 52'' W$ , along the east line of  
27 said Block 4, same being the west right of way line of said Spur

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1 Highway No. 980, in all a total distance of 1,743.44 ft. to a 1/2"  
2 iron rod set for corner, from said point a concrete right of way  
3 monument bears N 15° 58' 12" E 4.92 ft.;

4 Thence S 45° 27' 39" W 142.79 ft. along the east line of said Reneau  
5 called 381.948 acres, same being the west right of way line of said  
6 Spur Highway No. 980, to the place of beginning and containing  
7 within these bounds 336.200 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 3

13 Being 569.539 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, 563.139 acres being the same lands called 563  
16 acres and 6.400 acres being the total combined acreage by resurvey  
17 of the called 5.029 acres described as "Second Tract" and the called  
18 1.377 acres described as "Third Tract" in deed to Norm Frewin  
19 recorded under Clerk's File No. 01-1288, Page 5061 of the San  
20 Jacinto County Official Public Records, and this 569.539 acres  
21 being more particularly described by metes and bounds in two  
22 parcels as follows:

23 PARCEL ONE: 563.139 Acres

24 Beginning at a 1/2" iron rod set for the west common corner between  
25 the herein described 563.139 acre tract and the called 381.948  
26 acres described in deed to R. Kyle Reneau and Beth C. Reneau  
27 recorded under Clerk's File No. 01-4293, Page 15705 of said



1 Official Public Records, located on an eastern boundary line of the  
2 called 322.05 acres described as "Fee Tract G-11" in deed to the  
3 Trinity River Authority of Texas recorded in Volume 108, Page 161 of  
4 the San Jacinto County Deed Records, same being the Lake Livingston  
5 Fee Take Line;

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

9 N 43° 59' 25" E 48.31 ft. to a 5/8" iron rod found for corner;

10 N 11° 27' 52" E 152.90 ft. to a 5/8" iron rod found for corner;

11 N 20° 58' 42" W 261.91 ft. to a 5/8" iron rod found for corner;

12 N 29° 41' 48" E 178.53 ft. to a 5/8" iron rod found for corner;

13 N 20° 02' 35" W 184.78 ft. to a 5/8" iron rod found for corner;

14 N 67° 57' 31" W 210.26 ft. to a 5/8" iron rod found for corner;

15 S 85° 39' 40" W 136.50 ft. to a 5/8" iron rod found for corner;

16 N 88° 20' 32" W 93.85 ft. to a point for corner;

17 N 68° 51' 57" W 176.69 ft. to a point for corner;

18 N 40° 19' 19" W 209.71 ft. to a 5/8" iron rod found for corner;

19 N 28° 39' 53" E 98.53 ft. to a point for corner;

20 N 67° 51' 02" E 98.66 ft. to a point for corner;

21 N 17° 55' 17" E 135.50 ft. to a 5/8" iron rod found for corner;

22 N 10° 32' 11" E 201.67 ft. to a 5/8" iron rod found for corner;

23 N 54° 45' 20" W 304.06 ft. to a 5/8" iron rod found for corner;

24 S 75° 22' 07" W 86.45 ft. to a point for corner;

25 N 76° 58' 17" W 230.54 ft. to a 5/8" iron rod found for corner;

26 N 35° 59' 09" W 107.90 ft. to a 5/8" iron rod found for corner;

27 N 13° 59' 06" W 121.38 ft. to a 5/8" iron rod found for corner;

- 1 N 35° 42' 25" W 179.27 ft. to a 5/8" iron rod found for corner;
- 2 N 62° 33' 19" W 141.41 ft. to a 5/8" iron rod found for corner;
- 3 S 85° 00' 36" W 101.30 ft. to a 5/8" iron rod found for corner;
- 4 N 72° 13' 39" W 124.04 ft. to a point for corner;
- 5 N 66° 26' 40" W 116.69 ft. to a point for corner;
- 6 N 37° 54' 52" W 91.61 ft. to a point for corner;
- 7 S 88° 43' 26" E 161.06 ft. to a point for corner;
- 8 N 86° 40' 35" E 225.69 ft. to a 5/8" iron rod found for corner;
- 9 S 58° 34' 36" E 188.00 ft. to a 5/8" iron rod found for corner;
- 10 S 75° 31' 59" E 214.42 ft. to a point for corner;
- 11 N 76° 57' 15" E 206.03 ft. to a 5/8" iron rod found for corner;
- 12 S 45° 54' 13" E 217.33 ft. to a 5/8" iron rod found for corner;
- 13 S 88° 37' 31" E 158.63 ft. to a 5/8" iron rod found for corner;
- 14 N 53° 37' 23" E 88.11 ft. to a 5/8" iron rod found for corner;
- 15 N 76° 06' 17" W 206.03 ft. to a 5/8" iron rod found for corner;
- 16 N 25° 23' 17" W 102.73 ft. to a 5/8" iron rod found for corner;
- 17 N 57° 15' 13" W 232.49 ft. to a 5/8" iron rod found for corner;
- 18 S 58° 36' 26" W 120.00 ft. to a 5/8" iron rod found for corner;
- 19 N 77° 16' 02" W 147.55 ft. to a 5/8" iron rod found for corner;
- 20 N 35° 56' 12" W 190.40 ft. to a point for corner;
- 21 N 20° 06' 37" E 178.47 ft. to a 5/8" iron rod found for corner;
- 22 N 69° 14' 33" W 154.40 ft. to a 5/8" iron rod found for corner;
- 23 S 00° 14' 58" W 60.86 ft. to a 5/8" iron rod found for corner;
- 24 S 41° 21' 01" W 130.45 ft. to a point for corner;
- 25 S 87° 39' 08" W 133.95 ft. to a point for corner;
- 26 N 14° 10' 01" W 208.22 ft. to a 5/8" iron rod found for corner;
- 27 S 82° 44' 49" W 161.77 ft. to a 5/8" iron rod found for corner;

- 1 S 64° 23' 22" W 129.88 ft. to a point for corner;
- 2 N 54° 05' 33" W 145.00 ft. to a point for corner;
- 3 N 04° 28' 27" W 228.90 ft. to a 5/8" iron rod found for corner;
- 4 S 63° 14' 57" W 130.02 ft. to a 5/8" iron rod found for corner;
- 5 S 14° 16' 21" W 168.83 ft. to a 5/8" iron rod found for corner;
- 6 S 20° 42' 09" W 95.30 ft. to a point for corner;
- 7 N 41° 48' 27" W 150.26 ft. to a 5/8" iron rod found for corner;
- 8 N 67° 02' 48" W 102.44 ft. to a 5/8" iron rod found for corner;
- 9 S 20° 38' 47" W 247.97 ft. to a 5/8" iron rod found for corner;
- 10 S 87° 31' 22" W 103.84 ft. to a 5/8" iron rod found for corner;
- 11 S 53° 31' 18" W 111.37 ft. to a 5/8" iron rod found for corner;
- 12 S 59° 32' 39" W 140.33 ft. to a point for corner;
- 13 N 05° 45' 28" E 81.73 ft. to a point for corner;
- 14 N 29° 50' 50" W 87.65 ft. to a point for corner;
- 15 N 04° 25' 30" E 139.97 ft. to a point for corner;
- 16 N 13° 00' 19" E 190.22 ft. to a 5/8" iron rod found for corner;
- 17 N 01° 14' 04" W 160.12 ft. to a point for corner;
- 18 N 04° 38' 49" E 209.26 ft. to a point for corner;
- 19 N 12° 02' 40" E 265.69 ft. to a point for corner;
- 20 S 56° 54' 58" E 141.82 ft. to a 5/8" iron rod found for corner;
- 21 S 64° 41' 38" E 168.84 ft. to a 5/8" iron rod found for corner;
- 22 N 69° 59' 27" E 130.46 ft. to a 5/8" iron rod found for corner;
- 23 N 25° 56' 33" W 125.28 ft. to a point for corner;
- 24 N 23° 28' 34" W 128.76 ft. to a point for corner;
- 25 N 39° 53' 30" W 148.03 ft. to a point for corner;
- 26 N 25° 53' 33" W 162.59 ft. to a point for corner;
- 27 N 78° 44' 29" W 125.17 ft. to a point for corner;

1 N 20° 14' 04" E 108.52 ft. to a point for corner;  
2 N 37° 53' 54" E 99.80 ft. to a point for corner;  
3 N 37° 22' 54" E 140.64 ft. to a point for corner;  
4 N 02° 29' 14" E 111.43 ft. to a point for corner;  
5 N 02° 16' 44" W 147.48 ft. to a point for corner;  
6 N 46° 49' 48" E 95.74 ft. to a point for corner;  
7 S 22° 53' 27" E 214.38 ft. to a point for corner;  
8 S 87° 11' 31" E 118.73 ft. to a point for corner;  
9 S 30° 40' 30" E 195.62 ft. to a point for corner;  
10 S 42° 20' 33" E 166.50 ft. to a point for corner;  
11 S 45° 06' 11" E 199.48 ft. to a point for corner;  
12 S 69° 47' 58" E 128.83 ft. to a 5/8" iron rod found for corner;  
13 N 81° 53' 15" E 106.62 ft. to a 5/8" iron rod found for corner;  
14 N 68° 17' 04" W 178.24 ft. to a 5/8" iron rod found for corner;  
15 N 26° 46' 11" W 275.98 ft. to a point for corner;  
16 N 11° 16' 21" W 166.37 ft. to a point for corner;  
17 N 34° 54' 50" W 190.61 ft. to a point for corner;  
18 N 26° 03' 46" W 182.60 ft. to a point for corner;  
19 N 49° 12' 57" W 128.94 ft. to a point for corner;  
20 N 37° 54' 52" W 97.97 ft. to a point for corner;  
21 N 00° 11' 23" E 89.07 ft. to a point for corner;  
22 S 85° 26' 48" E 181.82 ft. to a point marking the south common corner  
23 between said Trinity River Authority called 322.05 acres and the  
24 called 9.31 acres described as "Fee Tract G-35" in deed to the  
25 Trinity River Authority of Texas recorded in Volume 105, Page 330 of  
26 said Deed Records, and continuing along the common line between  
27 said Frewin called 563 acres and said Trinity River Authority "Fee

1 Tract G-35";  
2 S 84° 49' 48" E 0.44 ft. to a point for corner;  
3 S 81° 03' 50" E 218.21 ft. to a point for corner;  
4 S 80° 56' 50" E 339.05 ft. to a point for corner;  
5 S 81° 36' 50" E 208.56 ft. to a point for corner;  
6 S 80° 42' 50" E 281.51 ft. to a point marking the south common corner  
7 between said Trinity River Authority called 9.31 acres and the  
8 called 1,064.54 acres described as "Fee Tract G-17" in deed to the  
9 Trinity River Authority of Texas recorded in Volume 108, Page 161 of  
10 said Deed Records, and continuing along the common line between  
11 said Frewin called 563 acres and said Trinity River Authority "Fee  
12 Tract G-17";  
13 N 88° 27' 08" E 77.39 ft. to a point for corner;  
14 N 61° 44' 08" E 241.92 ft. to a point for corner;  
15 N 77° 46' 48" E 359.69 ft. to a point for corner;  
16 N 84° 48' 38" E 318.17 ft. to a point for corner;  
17 N 73° 39' 53" E 296.36 ft. to a point for corner;  
18 S 60° 29' 18" E 143.48 ft. to a point for corner;  
19 S 38° 10' 25" E 120.64 ft. to a point for corner;  
20 S 69° 29' 30" E 103.76 ft. to a point for corner;  
21 N 26° 13' 51" W 289.20 ft. to a point for corner;  
22 S 76° 50' 24" E 171.33 ft. to a point for corner;  
23 N 78° 49' 50" E 135.81 ft. to a point for corner;  
24 S 88° 36' 16" E 298.92 ft. to a point for corner;  
25 S 45° 54' 51" E 178.72 ft. to a point for corner;  
26 N 79° 13' 50" E 243.51 ft. to a point for corner;  
27 S 68° 13' 15" E 210.07 ft. to a point for corner;

1 N 76° 37' 40" E 140.17 ft. to a point for corner;  
2 S 83° 44' 43" E 235.85 ft. to a point for corner;  
3 S 81° 05' 15" E 242.32 ft. to a point for corner;  
4 N 86° 45' 39" E 236.19 ft. to a point for corner;  
5 S 87° 48' 49" E 266.73 ft. to a point for corner;  
6 S 64° 26' 27" E 201.34 ft. to a 5/8" iron rod found for corner;  
7 S 71° 00' 40" E 257.22 ft. to a 5/8" iron rod found for corner;  
8 S 30° 02' 49" W 107.38 ft. to a 5/8" iron rod found for corner;  
9 S 24° 28' 16" W 384.68 ft. to a 5/8" iron rod found for corner;  
10 S 05° 45' 42" E 219.99 ft. to a 5/8" iron rod found for corner;  
11 S 20° 15' 47" E 187.27 ft. to a 5/8" iron rod found for corner;  
12 S 86° 58' 49" E 221.30 ft. to a 5/8" iron rod found for corner;  
13 S 17° 57' 41" W 210.48 ft. to a 5/8" iron rod found for corner;  
14 S 33° 59' 23" W 146.91 ft. to a 5/8" iron rod found for corner;  
15 S 61° 24' 34" W 146.12 ft. to a 5/8" iron rod found for corner;  
16 S 24° 55' 03" W 279.37 ft. to a 5/8" iron rod found for corner;  
17 S 00° 38' 32" W 192.36 ft. to a 5/8" iron rod found for corner;  
18 S 27° 31' 09" E 222.62 ft. to a 5/8" iron rod found for corner;  
19 S 19° 54' 24" W 113.75 ft. to a 5/8" iron rod found for corner;  
20 S 05° 18' 18" E 160.95 ft. to a 5/8" iron rod found for corner;  
21 S 27° 09' 31" E 131.42 ft. to a 5/8" iron rod found for corner;  
22 S 02° 46' 35" E 134.45 ft. to a 5/8" iron rod found for corner;  
23 S 12° 36' 09" W 181.74 ft. to a 5/8" iron rod found for corner;  
24 S 37° 34' 09" W 112.89 ft. to a 5/8" iron rod found for corner;  
25 S 02° 16' 03" W 142.29 ft. to a 5/8" iron rod found for corner;  
26 S 47° 16' 40" E 203.32 ft. to the intersection with the centerline of  
27 Shoemake Creek, said point being the north common corner between

1 said Frewin called 563 acres and the called 397.374 acres described  
2 in deed to Jackie Q Bass recorded under Clerk's File No. 00-5232,  
3 Page 17650 of said Official Public Records and in deed to Norman  
4 Frewin (undivided 1/2 interest) recorded under Clerk's File No.  
5 04-1142, Page 5315 of said Official Public Records;

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

9 S 56° 01' 31" W 90.53 ft.;

10 S 20° 38' 22" E 108.61 ft.;

11 S 05° 25' 47" W 92.61 ft.;

12 N 62° 03' 29" E 63.57 ft.;

13 S 85° 29' 47" E 65.21 ft.;

14 S 38° 22' 19" E 103.76 ft.;

15 S 13° 05' 26" W 56.00 ft.;

16 S 43° 31' 21" E 62.95 ft.;

17 S 14° 54' 09" E 47.34 ft.;

18 S 56° 52' 11" E 141.00 ft.;

19 S 34° 50' 20" E 109.02 ft.;

20 S 22° 57' 52" E 87.50 ft.;

21 S 33° 21' 03" E 88.36 ft.;

22 S 34° 14' 23" W 60.62 ft.;

23 S 22° 02' 03" E 71.15 ft.;

24 S 16° 06' 21" W 59.84 ft.;

25 S 18° 59' 42" E 67.27 ft.;

26 S 88° 06' 02" W 46.07 ft.;

27 S 25° 37' 00" W 105.66 ft.;

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- 1 S 20° 53' 16" E 49.22 ft.;
- 2 S 10° 57' 26" W 40.69 ft.;
- 3 S 34° 18' 40" E 67.84 ft.;
- 4 S 08° 44' 10" W 114.59 ft.;
- 5 S 55° 29' 45" E 59.81 ft.;
- 6 S 04° 50' 54" W 302.36 ft.;
- 7 S 36° 38' 28" E 64.34 ft.;
- 8 S 37° 27' 52" W 147.02 ft.;
- 9 S 49° 46' 48" E 103.36 ft.;
- 10 S 23° 32' 06" W 88.38 ft.;
- 11 S 00° 31' 10" E 159.76 ft.;
- 12 S 43° 17' 40" W 37.10 ft.;
- 13 S 03° 08' 05" W 155.24 ft.;
- 14 S 46° 39' 24" W 100.59 ft.;
- 15 S 22° 03' 58" E 151.13 ft.;
- 16 N 63° 27' 04" W 81.77 ft.;
- 17 S 58° 48' 33" W 36.89 ft.;
- 18 S 10° 13' 24" E 95.69 ft.;
- 19 S 81° 11' 03" W 49.72 ft.;
- 20 N 26° 10' 49" W 71.99 ft.;
- 21 S 68° 22' 24" W 118.99 ft.;
- 22 S 15° 49' 41" E 78.85 ft.;
- 23 S 50° 57' 02" E 114.62 ft.;
- 24 S 04° 56' 40" E 117.36 ft.;
- 25 S 51° 40' 05" E 77.75 ft.;
- 26 S 51° 08' 31" W 37.66 ft.;
- 27 N 85° 14' 24" W 159.15 ft.;



1 S 24° 22' 49" W 31.08 ft. to the south common corner between said  
2 tracts, located on the north line of said Reneau called 381.948  
3 acres;

4 Thence S 88° 37' 20" W 350.12 ft. along the common line between said  
5 Frewin called 563 acres and said Reneau called 381.948 acres to a  
6 1/2" iron rod found for corner;

7 Thence S 02° 00' 37" E 371.79 ft. along the common line between said  
8 Frewin called 563 acres and said Reneau called 381.948 acres to a  
9 1/2" iron rod found for corner;

10 Thence S 86° 03' 37" W, along the common line between said Frewin  
11 called 563 acres and said Reneau called 381.948 acres, at 393.56 ft.  
12 pass the northwest corner of the called 5.029 acres (part of the  
13 6.400 acres described below as "Parcel Two") described as "Second  
14 Tract" in said Frewin deed, and continuing along the common line  
15 between said called 563 acres and said called 5.029 acres, in all a  
16 total distance of 613.35 ft. to a 1/2" iron rod found for the  
17 northwest corner of said called 5.029 acres and a corner of said  
18 Reneau called 381.948 acres;

19 Thence N 01° 55' 41" E 714.74 ft. along the common line between said  
20 Frewin called 563 acres and said Reneau called 381.948 acres to a  
21 1/2" iron rod found for corner;

22 Thence S 85° 56' 14" W 294.97 ft. along the common line between said  
23 Frewin called 563 acres and said Reneau called 381.948 acres to a  
24 1/2" iron rod found for corner;

25 Thence N 02° 44' 05" W 91.72 ft. along the common line between said  
26 Frewin called 563 acres and said Reneau called 381.948 acres to a  
27 1/2" iron rod set for corner;

1 Thence N 48° 52' 14" W 420.81 ft. along the common line between said  
2 Frewin called 563 acres and said Reneau called 381.948 acres to a  
3 1/2" iron rod found for corner;

4 Thence S 83° 06' 27" W 426.68 ft. along the common line between said  
5 Frewin called 563 acres and said Reneau called 381.948 acres to a  
6 60d nail found for corner;

7 Thence N 80° 31' 07" W 170.18 ft. along the common line between said  
8 Frewin called 563 acres and said Reneau called 381.948 acres to a  
9 1/2" iron rod set for corner;

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

13 Thence N 16° 03' 33" W 598.70 ft. along the common line between said  
14 Frewin called 563 acres and said Reneau called 381.948 acres to a  
15 1/2" iron rod set for corner;

16 Thence S 82° 27' 29" W 352.04 ft. along the common line between said  
17 Frewin called 563 acres and said Reneau called 381.948 acres to the  
18 place of beginning and containing within these bounds 563.139 acres  
19 of land.

20 PARCEL TWO: 6.400 Acres

21 Beginning at a 1/2" iron rod found for the northwest corner of the  
22 called 5.029 acres described as "Second Tract" in said Frewin deed,  
23 said point being an exterior corner of the 563.139 acres described  
24 above and a corner of the called 381.948 acres described in deed to  
25 R. Kyle Reneau and Beth C. Reneau recorded under Clerk's File No.  
26 01-4293, Page 15705 of said San Jacinto County Official Public  
27 Records, said point being the northwest corner of the herein

described 6.400 acre tract;

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

Thence 2,220.00 ft. in a southwesterly direction along the common line between said called 5.029 acres and said Reneau called 381.948 acres, in a curve to the left having a central angle 83° 35' 27", the radius being 1,521.66 ft. and the chord bears S 20° 49' 48" W 2,028.29 ft. to a 1/2" iron rod set for the east common corner between said called 5.029 acre "Second Tract" and the called 1.377 acres described as "Third Tract" in said Frewin deed, said point being the northwest corner of Lot 1, Block 3 of Waterwood Turtle Creek, a subdivision in said San Jacinto County, Texas, as shown by the map or plat recorded in Volume 7, Page 19 of the San Jacinto County Plat Records (said Plat being canceled by instrument recorded under Clerk's File No. 02-3382, Page 44056 of said Official Public Records) and being a part of the lands described in deed to Kyle Reneau and wife, Beth Reneau, recorded under Clerk's File No. 01-3453, Page 12713 of said Official Public Records;

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

1 Thence S 69° 00' 33" W 100.00 ft. along the south line of said called  
2 1.377 acres, same being the north right of way line of said F. M.  
3 Highway No. 980, to a 1/2" iron rod set for the south common corner  
4 between said called 1.377 acres and Parcel B, Block 2 of said  
5 Waterwood Turtle Creek (same being a part of the lands described in  
6 said Reneau deed recorded under Clerk's File No. 01-3453, Page  
7 12713), said point being the southwest corner of the herein  
8 described 6.400 acre tract;

9 Thence N 20° 59' 27" W 600.00 ft. along the common line between said  
10 called 1.377 acres and said Block 2 of Waterwood Turtle Creek to a  
11 1/2" iron rod set for the west common corner between said called  
12 1.377 acres and said called 5.029 acres and a corner of said Reneau  
13 called 381.948 acres, said point being the P.C. of a curve;

14 Thence 2,163.75 ft. in a northeasterly direction along the common  
15 line between said called 5.029 acres and said Reneau called 381.948  
16 acres, in a curve to the right having a central angle 76° 26' 56",  
17 the radius being 1,621.66 ft. and the chord bears N 17° 15' 27" E  
18 2,006.78 ft. to the place of beginning and containing within these  
19 bounds 6.400 acres of land.

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

24 SECTION 3. (a) The legal notice of the intention to  
25 introduce this Act, setting forth the general substance of this  
26 Act, has been published as provided by law, and the notice and a  
27 copy of this Act have been furnished to all persons, agencies,

1 officials, or entities to which they are required to be furnished  
2 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
3 Government Code.

4 (b) The governor, one of the required recipients, has  
5 submitted the notice and Act to the Texas Commission on  
6 Environmental Quality.

7 (c) The Texas Commission on Environmental Quality has filed  
8 its recommendations relating to this Act with the governor, the  
9 lieutenant governor, and the speaker of the house of  
10 representatives within the required time.

11 (d) All requirements of the constitution and laws of this  
12 state and the rules and procedures of the legislature with respect  
13 to the notice, introduction, and passage of this Act are fulfilled  
14 and accomplished.

15 SECTION 4. This Act takes effect immediately if it receives  
16 a vote of two-thirds of all the members elected to each house, as  
17 provided by Section 39, Article III, Texas Constitution. If this  
18 Act does not receive the vote necessary for immediate effect, this  
19 Act takes effect September 1, 2007.