

By: Nichols

S.B. No. 2014

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the creation of the Magnolia Woods Municipal Utility
3 District No. 1 of Montgomery, Waller, and Grimes Counties;
4 providing authority to impose a tax and issue bonds; granting the
5 power of eminent domain.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws
8 Code, is amended by adding Chapter 8257 to read as follows:

9 CHAPTER 8257. MAGNOLIA WOODS MUNICIPAL UTILITY DISTRICT NO. 1 OF
10 MONTGOMERY, WALLER, AND GRIMES COUNTIES

11 SUBCHAPTER A. GENERAL PROVISIONS

12 Sec. 8257.001. DEFINITIONS. In this chapter:

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

14 (2) "Director" means a board member.

15 (3) "District" means the Magnolia Woods Municipal
16 Utility District No. 1 of Montgomery, Waller, and Grimes Counties.

17 Sec. 8257.002. NATURE OF DISTRICT. The district is a
18 municipal utility district in Montgomery, Waller, and Grimes
19 Counties created under and essential to accomplish the purposes of
20 Section 59, Article XVI, Texas Constitution.

21 Sec. 8257.003. CONFIRMATION ELECTION REQUIRED. If the
22 creation of the district is not confirmed at a confirmation
23 election held under Section 8257.024 before September 1, 2011:

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

1 except that the district shall:

2 (A) pay any debts incurred;

3 (B) transfer to Montgomery, Waller, and Grimes
4 Counties any assets that remain after the payment of debts; and

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

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

8 Sec. 8257.004. INITIAL DISTRICT TERRITORY. (a) The
9 district is initially composed of the territory described by
10 Section 2 of the Act creating this chapter.

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

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

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

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

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

22 [Sections 8257.005-8257.020 reserved for expansion]

23 SUBCHAPTER A-1. TEMPORARY PROVISIONS

24 Sec. 8257.021. TEMPORARY DIRECTORS. (a) On or after
25 September 1, 2007, a person who owns land in the district may submit
26 a petition to the Texas Commission on Environmental Quality
27 requesting that the commission appoint as temporary directors the

1 five persons named in the petition.

2 (b) The commission shall appoint as temporary directors the
3 five persons named in the first petition received by the commission
4 under Subsection (a).

5 (c) If a temporary director fails to qualify for office, the
6 commission shall appoint a person to fill the vacancy.

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

8 (1) the date directors are elected under Section
9 8257.024; or

10 (2) the date this chapter expires under Section
11 8257.003.

12 Sec. 8257.022. 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 meet at a location in the district
16 agreeable to a majority of the directors. At the meeting, the
17 temporary directors shall elect officers from among the temporary
18 directors and conduct any other district business.

19 Sec. 8257.023. CONSENT OF MUNICIPALITY REQUIRED. The
20 temporary directors may not hold an election under Section 8257.024
21 until each municipality in whose corporate limits or
22 extraterritorial jurisdiction the district is located has adopted a
23 resolution consenting to the creation of the district.

24 Sec. 8257.024. CONFIRMATION AND INITIAL DIRECTORS'
25 ELECTION. The temporary directors shall hold an election to
26 confirm the creation of the district and to elect five directors as
27 provided by Section 49.102, Water Code.

1 Sec. 8257.025. INITIAL ELECTED DIRECTORS; TERMS. The
2 directors elected under Section 8257.024 shall draw lots to
3 determine which two shall serve until the first regularly scheduled
4 election of directors and which three shall serve until the second
5 regularly scheduled election of directors.

6 Sec. 8257.026. EXPIRATION OF SUBCHAPTER. This subchapter
7 expires September 1, 2014.

8 [Sections 8257.027-8257.050 reserved for expansion]

9 SUBCHAPTER B. BOARD OF DIRECTORS

10 Sec. 8257.051. GOVERNING BODY; TERMS. (a) The district is
11 governed by a board of five directors.

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

13 Sec. 8257.052. ELECTION OF DIRECTORS. On the uniform
14 election date in May of each even-numbered year, the appropriate
15 number of directors shall be elected.

16 [Sections 8257.053-8257.100 reserved for expansion]

17 SUBCHAPTER C. POWERS AND DUTIES

18 Sec. 8257.101. MUNICIPAL UTILITY DISTRICT POWERS AND
19 DUTIES. The district has the powers and duties provided by the
20 general law of this state, including Chapters 49 and 54, Water Code,
21 applicable to municipal utility districts created under Section 59,
22 Article XVI, Texas Constitution.

23 Sec. 8257.102. ROAD PROJECTS. (a) To the extent authorized
24 by Section 52, Article III, Texas Constitution, the district may
25 construct, acquire, improve, maintain, or operate macadamized,
26 graveled, or paved roads, or improvements in aid of those roads,
27 inside the district.

1 (b) A road project must meet all applicable construction
2 standards, zoning and subdivision requirements, and regulatory
3 ordinances of each municipality in whose corporate limits or
4 extraterritorial jurisdiction the district is located.

5 (c) If the district is located outside the extraterritorial
6 jurisdiction of a municipality, a road project must meet all
7 applicable construction standards, subdivision requirements, and
8 regulatory ordinances of each county in which the district is
9 located.

10 Sec. 8257.103. DIVISION OF DISTRICT. (a) The district may
11 be divided into two new districts only if the district:

12 (1) has no outstanding bonded debt; and

13 (2) is not imposing ad valorem taxes.

14 (b) The division procedure is prescribed by Sections 53.030
15 through 53.041, Water Code.

16 (c) Any new district created by the division of the district
17 has all the powers and duties of the district.

18 (d) Any new district created by the division of the district
19 may not, at the time the new district is created, contain any land
20 outside the area described by Section 2 of the Act creating this
21 chapter.

22 Sec. 8257.104. LIMITATION ON DISTRICT DISSOLUTION.

23 (a) Notwithstanding Section 43.0751, Local Government Code, or
24 any other general law, before December 31, 2017, the district may
25 not be dissolved unless the dissolution is approved by:

26 (1) the board; and

27 (2) the governing body of each municipality in whose

1 corporate limits or extraterritorial jurisdiction the district is
2 located.

3 (b) This section expires December 31, 2017.

4 Sec. 8257.105. COMPLIANCE WITH MUNICIPAL ORDINANCES OR
5 RESOLUTIONS. The district shall comply with all applicable
6 requirements of any ordinance or resolution adopted by the
7 governing body of each municipality in whose corporate limits or
8 extraterritorial jurisdiction the district is located.

9 Sec. 8257.106. RECREATIONAL FACILITIES; LIMIT ON EMINENT
10 DOMAIN POWER. (a) In this section, "recreational facilities" and
11 "develop and maintain" have the meanings assigned by Section
12 49.462, Water Code.

13 (b) The district may develop and maintain recreational
14 facilities.

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

18 [Sections 8257.107-8257.150 reserved for expansion]

19 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

20 Sec. 8257.151. TAX TO REPAY BONDS. The district may impose
21 a tax to pay the principal of or interest on bonds or other
22 obligations issued under Section 8257.201.

23 [Sections 8257.152-8257.200 reserved for expansion]

24 SUBCHAPTER E. BONDS

25 Sec. 8257.201. AUTHORITY TO ISSUE BONDS AND OTHER
26 OBLIGATIONS. The district may issue bonds or other obligations as
27 provided by Chapters 49 and 54, Water Code, to finance the

1 construction, maintenance, or operation of a project under Section
2 8257.101, 8257.102, or 8257.106.

3 Sec. 8257.202. BONDS FOR ROAD PROJECTS. (a) The district
4 may not issue bonds or other obligations to finance projects
5 authorized by Section 8257.102 unless the issuance is approved by a
6 vote of a two-thirds majority of the district voters voting at an
7 election called for that purpose.

8 (b) Bonds or other obligations issued or incurred to finance
9 projects authorized by Section 8257.102 may not exceed one-fourth
10 of the assessed value of the real property in the district.

11 Sec. 8257.203. BONDS FOR RECREATIONAL FACILITIES. If
12 authorized at an election under Section 49.4645, Water Code, the
13 district may issue bonds payable from ad valorem taxes to pay for
14 the development and maintenance of recreational facilities in
15 accordance with Subchapter N, Chapter 49, Water Code.

16 SECTION 2. The Magnolia Woods Municipal Utility District
17 No. 1 of Montgomery, Waller, and Grimes Counties includes all the
18 territory contained in the following area:

19 TRACT ONE:

20 Description of a 4,286.698 acre tract of land, Save and Except a
21 0.057 acre tract described in Warranty Deed to Lufkin-Conroe
22 Telephone Exchange recorded under Montgomery County Clerk's File
23 Number 9556511, out of the called 4,300.288 acre tract described in
24 Special Warranty Deed from BST Timberlands of Texas to Woodard
25 Ranch West, LP, recorded under Montgomery County Clerk's File
26 Number 2005-064857 and also out of the tracts described in Special
27 Warranty Deed to Magnolia Timber Partners, LP recorded under Volume

1 553, Page 001 of the Deed Records of Waller County Texas, Volume
2 849, Page 205 of the Deed Records of Grimes County, Texas, and
3 Montgomery County Clerk's File Number 968009; and located in the
4 Joseph C. Ferguson Survey, Abstract 221, Montgomery County,
5 Alexander Robblis Survey, Abstract 464, Montgomery County and
6 Abstract 400, Grimes County, H. M. Bullock Survey, Abstract 96,
7 Grimes County, Robert Elgin Survey, Abstract 199, Montgomery
8 County, R. O. Lusk Survey, Abstract 312, Montgomery County, and
9 Abstract 299 Grimes County James M. Hamm Survey, Abstract 263,
10 Montgomery County, James Pierpont Survey, Abstract 426, Montgomery
11 County, Robert Watson Survey, Abstract 605, Montgomery County and
12 Abstract 271, Waller County, and also located in Grimes County,
13 Waller County, and Montgomery County, Texas and more particularly
14 described as follows:

15 BEGINNING at a 5/8 inch iron rod with cap marked "Carter & Burgess"
16 set in the west right-of-way of FM 1774 (100.0 feet wide per Volume
17 219, Page 423, Volume 252, Page 343, Volume 252, Page 344, Volume
18 257, Page 71, Volume 254, Page 556, Volume 215, Page 512, and Volume
19 218, Page 2 of Montgomery County Deed Records) and in the north line
20 of said Woodard Ranch West, LP tract and the south line of the
21 called 1,995.300 acre tract described in Special Warranty Deed to
22 the Charles Eugene Campbell Marital Trust recorded under Montgomery
23 County Clerk's File Number 2004-058220;

24 THENCE South 02 Degrees 34 Minutes 58 Seconds East, with west
25 right-of-way line of FM 1486, a distance of 3459.57 feet to a set
26 5/8 inch iron rod with rap marked "Carter & Burgess";

27 THENCE South 03 Degrees 11 Minutes 11 Seconds East, continuing with

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1 the west right-of-way line of FM 1486, a distance of 2100.08 feet to
2 a 5/8 inch iron rod with cap marked "Carter & Burgess" set for the
3 northeast corner of a called 30.7877 acre tract described in deed to
4 Tim Halfin recorded under Montgomery County Clerk's File Number
5 9868341;

6 THENCE South 02 Degrees 34 Minutes 20 Seconds East, continuing with
7 the west right-of-way line of FM 1486, a distance of 551.60 feet to
8 a 5/8 inch iron rod with rap marked "Carter & Burgess" set for
9 corner;

10 THENCE South 87 Degrees 03 Minutes 39 Seconds West, with the north
11 line of said Tim Halfin tract and the south line of said Woodard
12 Ranch West, LP tract, at a distance of 4.17 feet passing a rod in
13 concrete, a total distance of 1433.74 feet to a 1 inch iron pipe
14 found for the northwest corner of said Tim Halfin tract and a corner
15 of said Woodard Ranch West, LP tract;

16 THENCE South 02 Degrees 57 Minutes 58 Seconds East, with the
17 west line of the said Jack Halfin tract, the west line of the called
18 7.50 acre tract described in deed to Robert Mautz recorded under
19 Montgomery County Clerk's File Number 9895592, the west line of the
20 called 5.00 acre tract described in deed to Fred Muzkya recorded
21 under Montgomery County Clerk's File Number 99074582, the west line
22 of the called 10 acre tract described in deed to Fred Muzkya
23 recorded under Montgomery County Clerk's File Number 99074581, the
24 west line of the called 10.00 acre tract described in deed to David
25 McDonald recorded under Montgomery County Clerk File Number
26 9812063, and the west line of the called 60.80 acre tract described
27 in deed to Brenda Smith recorded under Montgomery County Clerk's

1 File Number 8005582, and the east line of said Woodard Ranch West,
2 LP tract, a distance of 3750.82 feet to a bolt in concrete found for
3 the northwest corner of said Brenda Smith tract and a corner of said
4 Woodard Ranch West, LP tract;

5 THENCE North 87 Degrees 05 Minutes 09 Seconds East, with the south
6 line of said Brenda Smith tract and the north line of said Woodard
7 Ranch West, LP tract, at a distance of 1411.99 feet passing a found
8 concrete monument, a total distance of 1416.40 feet to a 5/8 inch
9 iron rod with cap marked "Carter & Burgess" set for corner in the
10 west right-of-way line of FM 1486;

11 THENCE South 02 Degrees 44 Minutes 42 Seconds East, with the west
12 right-of-way line of FM 1486, a distance of 196.91 feet to a 5/8
13 inch iron rod with cap marked "Carter & Burgess" set for corner;

14 THENCE South 02 Degrees 56 Minutes 32 Seconds East, with the west
15 right-of-way line of FM 1486, a distance of 1741.20 feet to a 5/8
16 inch iron rod with cap masked "Carter & Burgess" set for the
17 northeast corner of the called 10.00 acre tract described in deed to
18 Magnolia Independent School District recorded under Montgomery
19 County Clerk's File Number 9350680;

20 THENCE South 87 Degrees 11 Minutes 27 Seconds West, with the north
21 line of said Magnolia Independent School District tract and the
22 south line of said Woodard Ranch West, LP tract, a distance of
23 661.95 feet to a 5/8 inch iron rod with cap found for the northwest
24 corner of said Magnolia Independent School District;

25 THENCE South 02 Degrees 48 Minutes 41 Seconds East, with the west
26 line of said Magnolia Independent School District tract and the
27 east line of said Woodard Ranch West, LP tract, a distance of

1 660.21, feet to a 5/8 inch iron rod with cap found for the southwest
2 corner of said Magnolia Independent School District tract;
3 THENCE North 87 Degrees 10 Minutes 30 Seconds East, with the south
4 line of said Magnolia Independent School District tract and the
5 north line of said Woodard Ranch West, LP tract, a distance of
6 663.46 feet to a 5/8 inch iron rod with cap marked "Carter &
7 Burgess" act in the west right-of-way line of FM 1486;
8 THENCE South 02 Degrees 56 Minutes 32 Seconds East, with the west
9 right-of-way line of FM 1486, a distance of 1510.35 feet to a set
10 5/8 inch iron rod with cap marked "Carter & Burgess";
11 THENCE South 01 Degrees 35 Minutes 42 Seconds East, continuing with
12 the west right-of-way line of FM 1486, a distance of 755.41 feet to
13 a point in the center of Mill Creek;
14 THENCE with the center of Mill Creek the following calls:
15 North 66 Degrees 29 Minutes 42 Seconds West, a distance of 153
16 feet;
17 North 47 Degrees 03 Minutes 46 Seconds West, a distance of
18 25.15 feet;
19 North 15 Degrees 23 Minutes 49 Seconds West, a distance of
20 34.41 feet;
21 North 50 Degrees 04 Minutes 47 Seconds West, a distance of
22 42.44 feet;
23 North 69 Degrees 33 Minutes 31 Seconds West a distance 53.78
24 feet;
25 North 51 Degrees 00 Minutes 58 Seconds West, a distance of
26 148.95 feet;
27 North 21 Degrees 18 Minutes 25 Seconds West, a distance of

1 69.98 feet;
2 South 74 Degrees 51 Minutes 13 Seconds West, a distance of
3 120.60 feet;
4 North 41 Degrees 09 Minutes 02 Seconds West, a distance of
5 46.98 feet;
6 North 21 Degrees 20 Minutes 56 Seconds West, a distance of
7 117.72 feet;
8 North 50 Degrees 52 Minutes 08 Seconds West, a distance of
9 74.60 feet;
10 North 24 Degrees 19 Minutes 33 Seconds West, a distance of
11 53.22 feet;
12 North 87 Degrees 17 Minutes 11 Seconds West, a distance 46.99
13 feet;
14 South 69 Degrees 05 Minutes 22 Seconds West, a distance of
15 180.84 feet;
16 South 43 Degrees 04 Minutes 37 Seconds West, a distance of
17 126.16 feet;
18 South 74 Degrees 00 Minutes 22 Seconds West, a distance of
19 56.30 feet;
20 South 83 Degrees 01 Minutes 41 Seconds West, a distance of
21 110.13 feet;
22 South 76 Degrees 38 Minutes 10 Seconds West, a distance of
23 52.88 feet,
24 North 50 Degrees 24 Minutes 09 Seconds West, a distance of
25 125.15 feet;
26 North 74 Degrees 07 Minutes 57 Seconds West, a distance of
27 104.06 feet,

- 1 North 48 Degrees 05 Minutes 58 Seconds West, a distance of
- 2 76.65 feet;
- 3 North 58 Degrees 18 Minutes 08 Seconds West, a distance of
- 4 111.05 feet;
- 5 North 86 Degrees 46 Minutes 10 Seconds West, a distance of
- 6 32.03 feet;
- 7 South 12 Degrees 23 Minutes 06 Seconds West, a distance of
- 8 95.06 feet;
- 9 South 54 Degrees 16 Minutes 54 Seconds West, a distance of
- 10 67.33 feet;
- 11 South 18 Degrees 21 Minutes 22 Seconds West; a distance of
- 12 72.49 feet;
- 13 North 84 Degrees 12 Minutes 58 Seconds West, a distance of
- 14 94.80 feet;
- 15 South 70 Degrees 02 Minutes 40 Seconds West, a distance of
- 16 148.00 feet;
- 17 North 19 Degrees 36 Minutes 03 Seconds West, a distance of
- 18 23.54 feet;
- 19 North 0 Degrees 13 Minutes 43 Seconds West, a distance of
- 20 60.16 feet;
- 21 North 55 Degrees 29 Minutes 43 Seconds West, a distance of
- 22 46.99 feet;
- 23 South 81 Degrees 09 Minutes 48 Seconds West, a distance of
- 24 55.26 feet;
- 25 South 54 Degrees 46 Minutes 58 Seconds West, a distance of
- 26 160.79 feet;
- 27 South 46 Degrees 36 Minutes 18 Seconds West, a distance of

1 71.94 feet;
2 North 88 Degrees 40 Minutes 16 Seconds West, a distance of
3 68.48 feet;
4 South 3 Degrees 03 Minutes 49 Seconds East a distance of
5 103.80 feet;
6 South 58 Degrees 10 Minutes 14 Seconds West, a distance of
7 99.77 feet;
8 North 69 Degrees 43 Minutes 47 Seconds West, a distance of
9 111.89 feet;
10 North 5 Degrees 02 Minutes 25 Seconds West; a distance of
11 142.38 feet;
12 North 39 Degrees 45 Minutes 16 Seconds West a distance of
13 17.27 feet;
14 North 38 Degrees 58 Minutes 20 Seconds West, a distance of
15 20.56 feet;
16 South 72 Degrees 58 Minutes 37 Seconds West, a distance of
17 107.26 feet,
18 North 35 Degrees 30 Minutes 48 Seconds West, a distance of
19 52.44 feet;
20 North 75 Degrees 00 Minutes 07 Seconds East; a distance of
21 44.76 feet;
22 North 49 Degrees 16 Minutes 57 Seconds West, a distance of
23 76.44 feet;
24 South 76 Degrees 18 Minutes 51 Seconds West, a distance of
25 124.20 feet;
26 North 79 Degrees 16 Minutes 32 Seconds West, a distance of
27 163.51 feet;

- 1 South 51 Degrees 38 Minutes 22 Seconds West, a distance of
- 2 65.74 feet,
- 3 South 59 Degrees 16 Minutes 59 Seconds East, a distance of
- 4 87.74 feet;
- 5 South 62 Degrees 51 Minutes 02 Seconds West, a distance of
- 6 105.40 feet;
- 7 South 86 Degrees 13 Minutes 08 Seconds West, a distance of
- 8 127.37 feet;
- 9 North 59 Degrees 15 Minutes 27 Seconds West, a distance of
- 10 20.51 feet;
- 11 North 12 Degrees 05 Minutes 23 Seconds East, a distance of
- 12 42.25 feet;
- 13 North 66 Degrees 09 Minutes 22 Seconds West, a distance of
- 14 45.72 feet;
- 15 South 75 Degrees 11 Minutes 42 Seconds West, a distance of
- 16 98.33 feet;
- 17 South 30 Degrees 35 Minutes 00 Seconds West, a distance of
- 18 152.59 feet;
- 19 South 6 Degrees 03 Minutes 19 Seconds East, a distance of
- 20 32.22 feet;
- 21 South 31 Degrees 53 Minutes 33 Seconds East, a distance of
- 22 101.56 feet;
- 23 South 55 Degrees 27 Minutes 10 Seconds East, a distance of
- 24 105.07 feet;
- 25 South 33 Degrees 52 Minutes 46 Seconds West, a distance of
- 26 68.75 feet;
- 27 South 78 Degrees 25 Minutes 54 Seconds West, a distance of

1 207.12 feet;
2 North 84 Degrees 39 Minutes 12 Seconds a distance of 159.86
3 feet;
4 North 18 Degrees 00 Minutes 22 Seconds West, a distance of
5 92.87 feet;
6 North 35 Degrees 15 Minutes 57 Seconds East, a distance of
7 85.03 feet;
8 North 33 Degrees 03 Minutes 10 Seconds West, a distance of
9 135.81 feet;
10 North 36 Degrees 04 Minutes 39 Seconds East, a distance of
11 78.18 feet;
12 North 33 Degrees 09 Minutes 02 Seconds West, a distance of
13 95.91 feet;
14 North 84 Degrees 40 Minutes 30 Seconds West, a distance of
15 210.32 feet;
16 South 51 Degrees 35 Minutes 52 Seconds West, a distance of
17 36.19 feet;
18 South 50 Degrees 27 Minutes 50 Seconds East, a distance of
19 33.36 feet;
20 North 63 Degrees 52 Minutes 38 Seconds East, a distance of 22.
21 30 feet;
22 South 15 Degrees 55 Minutes 37 Seconds East, a distance of
23 37.13 feet;
24 South 47 Degrees 10 Minutes 49 Seconds West, a distance of
25 48.72 feet;
26 South 86 Degrees 10 Minutes 28 Seconds West, a distance of
27 167.22 feet;

- 1 South 52 Degrees 25 Minutes 53 Seconds West, a distance of
- 2 246.19 feet;
- 3 South 40 Degrees 38 Minutes 57 Seconds West, a distance of
- 4 74.90 feet;
- 5 North 74 Degrees 19 Minutes 02 Seconds West, a distance of
- 6 92.79 feet;
- 7 South 69 Degrees 10 Minutes 55 Seconds West, a distance of
- 8 66.48 feet;
- 9 North 48 Degrees 06 Minutes 52 Seconds West, a distance of
- 10 60.65 feet;
- 11 South 72 Degrees 19 Minutes 16 Seconds West, a distance of
- 12 30.00 feet;
- 13 South 2 Degrees 12 Minutes 42 Seconds East, a distance of
- 14 54.18 feet;
- 15 South 30 Degrees 24 Minutes 19 Seconds West, a distance of
- 16 70.78 feet;
- 17 South 66 Degrees 36 Minutes 03 Seconds West, a distance of
- 18 147.99 feet;
- 19 North 59 Degrees 24 Minutes 18 Seconds West, a distance of
- 20 64.04 feet;
- 21 North 81 Degrees 46 Minutes 49 Seconds West, a distance of
- 22 149.37 feet;
- 23 North 52 Degrees 20 Minutes 57 Seconds West, a distance of
- 24 89.40 feet;
- 25 South 89 Degrees 42 Minutes 29 Seconds West, a distance of
- 26 53.97 feet;
- 27 South 29 Degrees 38 Minutes 45 Seconds West, a distance of

1 206.94 feet;
2 South 54 Degrees 20 Minutes 53 Seconds West, a distance of
3 99.96 feet;
4 South 37 Degrees 00 Minutes 20 Seconds West, a distance of
5 183.95 feet;
6 South 7 Degrees 16 Minutes 40 Seconds East, a distance of
7 66.68 feet;
8 South 18 Degrees 37 Minutes 13 Seconds West, a distance of
9 145.00 feet;
10 South 50 Degrees 55 Minutes 33 Seconds West a distance of
11 50.37 feet;
12 South 81 Degrees 25 Minutes 05 Seconds West, a distance of
13 117.81. feet;
14 South 43 Degrees 33 Minutes 33 Seconds West, a distance of
15 214.19 feet;
16 South 55 Degrees 56 Minutes 20 Seconds West, a distance of
17 199.82 feet;
18 North 86 Degrees 30 Minutes 30 Seconds West, a distance of
19 66.04 feet;
20 North 39 Degrees 31 Minutes 13 Seconds West, a distance of
21 73.41 feet,
22 North 24 Degrees 35 Minutes 20 Seconds West, a distance of
23 20.52 feet;
24 North 64 Degrees 12 Minutes 02 Seconds West, a distance of
25 197.24 feet;
26 North 42 Degrees 28 Minutes 22 Seconds West, a distance of
27 185.27 feet;

- 1 North 5 Degrees 07 Minutes 35 Seconds East, a distance of
- 2 75.65 feet;
- 3 North 19 Degrees 31 Minutes 28 Seconds West, a distance of
- 4 44.62 feet;
- 5 North 0 Degrees 27 Minutes 51 Seconds East, a distance of
- 6 239.11 feet;
- 7 North 27 Degrees 30 Minutes 15 Seconds East, a distance of
- 8 83.52 feet;
- 9 North 60 Degrees 50 Minutes 32 Seconds West, a distance of
- 10 69.65 feet;
- 11 South 79 Degrees 21 Minutes 19 Seconds West, a distance of
- 12 191.59 feet;
- 13 North 51 Degrees 02 Minutes 23 Seconds West, a distance of
- 14 107.06 feet;
- 15 North 13 Degrees 38 Minutes 34 Seconds West, a distance of
- 16 156.05 feet;
- 17 North 48 Degrees 55 Minutes 46 Seconds West, a distance of
- 18 390.43 feet;
- 19 North 36 Degrees 13 Minutes 39 Seconds West, a distance of
- 20 166.29 feet;
- 21 North 89 Degrees 35 Minutes 57 Seconds West, a distance of
- 22 45.71 feet,
- 23 South 61 Degrees 51 Minutes 40 Seconds West, a distance of
- 24 198.79 feet;
- 25 South 30 Degrees 04 Minutes 49 Seconds West, a distance of
- 26 36.09 feet;
- 27 South 20 Degrees 11 Minutes 29 Seconds East, a distance of

1 96.61 feet;
2 South 6 Degrees 08 Minutes 11 Seconds East, a distance of
3 174.03 feet;
4 South 7 Degrees 28 Minutes 44 Seconds West, a distance of
5 106.64 feet,
6 South 27 Degrees 41 Minutes 51 Seconds West, a distance of
7 131.32 feet;
8 South 4 Degrees 34 Minutes 07 Seconds West, a distance of
9 152.56 feet;
10 South 24 Degrees 50 Minutes 38 Seconds West, a distance of
11 324.10 feet;
12 North 62 Degrees 01 Minutes 07 Seconds West, a distance of
13 59.93 feet;
14 South 63 Degrees 06 Minutes 40 Seconds West, a distance of
15 55.18 feet;
16 South 11 Degrees 19 Minutes 06 Seconds West, a distance of
17 17.89 feet;
18 North 84 Degrees 39 Minutes 41 Seconds West, a distance of
19 15.53 feet;
20 South 27 Degrees 40 Minutes 44 Seconds West, a distance of
21 52.50 feet;
22 South 54 Degrees 48 Minutes 46 Seconds West, a distance of
23 163.39 feet;
24 South 1 degree 53 Minutes 56 Seconds East, a distance of 74.20
25 feet;
26 South 25 Degrees 46 Minutes 31 Seconds West; a distance of
27 41.01 feet;

1 South 43 Degrees 04 Minutes 41 Seconds West, a distance of
2 153.67 feet;
3 South 65 Degrees 24 Minutes 42 Seconds West, a distance of
4 152.12 feet;
5 South 85 Degrees 45 Minutes 56 Seconds West, a distance of
6 59.54 feet;
7 North 60 Degrees 55 Minutes 21 Seconds West, a distance of
8 68.90 feet;
9 North 14 Degrees 20 Minutes 24 Seconds West, a distance of
10 145.46 feet;
11 North 37 Degrees 47 Minutes 55 Seconds West, a distance of
12 91.94 feet;
13 North 17 Degrees 32 Minutes 20 Seconds West, a distance of
14 83.43 feet;
15 North 49 Degrees 24 Minutes 51 Seconds West; a distance of
16 71.33 feet;
17 North 15 Degrees 47 Minutes 09 Seconds West, a distance of
18 79.77 feet;
19 North 44 Degrees 54 Minutes 58 Seconds West, a distance of
20 149.26 feet;
21 South 78 Degrees 48 Minutes 22 Seconds West, a distance of
22 104.91 feet;
23 THENCE North 76 Degrees 24 Minutes 51 Seconds West; with the center
24 of Mill Creek, a distance of 90.78 feet to the northwest corner of
25 the called 73.594 acre tract described in deed to Ruel Sanders
26 recorded under Volume 679 Page 212 of the Deed Records of Montgomery
27 County;

1 THENCE South 3 Degrees 17 Minutes 07 Seconds East, with the west
2 line of said Ruel Sanders tract and the east line of the Magnolia
3 Timber Partners tract, a distance of 19.89 feet to a 5/8 inch iron
4 rod with cap marked "Carter & Burgess" set for corner;

5 THENCE South 86 Degrees 42 Minutes 53 Seconds West, with the north
6 line of the called 103 acre tract described in deed to R. F. Sanders
7 recorded under Volume 280, Page 301 of the Deed Records of
8 Montgomery County and the south line of the Woodard Ranch West, LP
9 tract, a distance of 1194.54 feet to a 5/8 inch iron rod with cap
10 marked "Carter & Burgess" set for the northwest corner of said R. F.
11 Sanders tract;

12 THENCE South 3 Degrees 17 Minutes 07 Seconds East, with the east
13 line of the Woodard Ranch West, LP tract and the west line of the
14 said R. F. Sanders tract, a distance of 3635.69 feet to a 5/8 inch
15 iron rod with cap marked "Carter & Burgess" set for comer;

16 THENCE South 2 Degrees 25 Minutes 09 Seconds East, continuing with
17 the east line of the Woodard Ranch West, LP tract and the west line
18 of the R. F. Sanders tract, a distance of 919.23 feet to a 5/8 inch
19 iron rod with cap marked "Carter & Burgess" set previous in the
20 north right-of-way line of FM 1774 (60.0 feet wide per Volume 204,
21 Page 522 of Montgomery County Deed Records);

22 THENCE North 74 Degrees 43 Minutes 59 Seconds West, with the north
23 right-of-way of FM 1774, a distance of 479.95 feet to a 5/8 inch
24 iron rod with cap marked "Carter & Burgess" set for the beginning of
25 a curve to the right;

26 THENCE in a northwesterly direction with the north right-of-way of
27 FM 1774 and said curve to the right, having a radius of 1170.47

1 feet, a central angle of 30 Degrees 46 Minutes 39 Seconds, a chord
2 bearing of North 59 Degrees 20 Minutes 40 Seconds West, a chord
3 distance of 621.21 feet, at an arc distance of 297 feet crossing the
4 Montgomery County and Waller County Line, a total arc distance of
5 628.74 feet to 5/8 inch iron rod with cap marked "Carter & Burgess"
6 set for the point of tangency;

7 THENCE North 43 Degrees 57 Minutes 20 Seconds West, continuing with
8 the north right-of-way line of FM 1774, a distance of 574.51 feet to
9 a 5/8 inch iron rod with cap marked "Carter & Burgess" set for
10 corner;

11 THENCE North 42 Degrees 58 Minutes 17 Seconds West, continuing with
12 the north right-of-way line of FM 1774, a distance of 443.48 feet to
13 a 5/8 inch iron rod with cap marked "Carter & Burgess" set for
14 corner of the herein described tract and the southeast corner of a
15 called 3.3907 acre tract described in deed to Chaminade Capital
16 Corporation recorded under Volume 554, Page 571 of the Waller
17 County Deed Records, from which a found concrete monument bears
18 South 02 Degrees 36 Minutes 21 Seconds East, a distance of 337.82
19 feet;

20 THENCE North 02 Degrees 36 Minutes 21 Seconds West, with the east
21 line of the Richard Prior Survey and the west line of the Robert
22 Watson Survey, Abstract 271 Waller County, also with the west line
23 of the Woodard Ranch West, LP tract, the east line of the called
24 3.3907 acre tract described in deed to Chaminade Capital Corp.
25 recorded under Volume 554, Page 571, the east line of the call
26 3.3907 acre tract described in deed to Kevin Zabiegala recorded
27 under Volume 559, Page 882, the east line of the called 3.3907 acre

1 tract described in deed to Donna Hoyt recorded under Volume 414,
2 Page 582, the east line of the tract described in deed to Randolph
3 Hardee recorded under Volume 378, Page 911, the east line of the
4 call 7.458 acre tract described in deed to Eugene Mattern recorded
5 under Volume 531, Page 898, the east line of the called 56.0438 acre
6 tract described in deed to Brenda Tolleson recorded under Volume
7 474, Page 479, the east line of the called 19.755 acre tract
8 described in deed to Eugene Mattern recorded under Volume 571, Page
9 767, and the east line of the called 90.0 acre tract described in
10 deed to Wm. F. Jackson recorded under Volume 168, Page 540 all of
11 the Deed Records of Waller County, a distance of 6362 .56 feet to a
12 5/8 inch iron rod with cap marked "Carter & Burgess" set for corner;
13 THENCE North 02 Degrees 51 Minutes 14 Seconds West, with the west
14 line of the Woodard Ranch West, LP tract, and the east line of Lake
15 Hollyhill Acres subdivision recorded under Volume 275, Page 292 of
16 Grimes County Deed Records, a distance of 3169.95 feet to a square
17 bolt in concrete found for corner;
18 THENCE South 86 Degrees 55 Minutes 20 Seconds West, with the south
19 line of the Woodard Ranch West, LP tract and the north line of Lake
20 Hollyhill, a distance of 3150.62 feet to a 1/2 inch iron rod found
21 for corner,
22 THENCE North 3 Degrees 05 Minutes 22 Seconds West, with the west
23 line of the Woodard Ranch West, LP tract and the east line of the
24 called 19.484 acre tract, a distance of 954.90 feet to a 1/2 inch
25 iron rod found for corner;
26 THENCE North 87 Degrees 05 Minutes 46 Seconds East, with the north
27 line of the Woodard Ranch West, LP tract and with the south line of

1 the tracts described in deeds to Todd Mission Farm recorded under
2 Volume 427, Page 712 and Volume 450 Page 739 of the Deed Records of
3 Grimes County, a distance of 366.94 feet to a 1/2 inch iron rod
4 found for corner;

5 THENCE North 2 Degrees 47 Minutes 46 Seconds West, with the west
6 line of the Woodard Ranch West, LP tract and with the east line of
7 said Todd Mission Farm tract, a distance of 1565.13 feet to a 1/2
8 inch iron rod found for corner;

9 THENCE South 87 Degrees 10 Minutes 42 Seconds West. with the south
10 line of the Woodard Ranch West, LP tract and the north line of said
11 Todd Mission Farm tract, a distance of 499.97 feet to a 1 1/2 inch
12 iron pipe found for corner;

13 THENCE North 3 Degrees 34 Minutes 54 Seconds West, with the west
14 line of the Woodard Ranch West, LP tract and the east line of the
15 Todd Mission Farm tract, a distance of 1112.04 feet to a 3/8 inch
16 iron rod found for corner;

17 THENCE North 04 Degrees 11 Minutes 26 Seconds West, continuing with
18 the west line of the Woodard Ranch West, LP tract and the east line
19 of the Todd Mission Farm tract, a distance of 1123.78 feet to a 1/2
20 inch iron rod found for the northeast corner of said Todd Mission
21 Farm tract from which a 3/4 inch iron bolt bears North 84 Degrees 42
22 Minutes 36 Seconds East a distance of 21.66 feet;

23 THENCE North 86 Degrees 07 Minutes 53 Seconds East, with the north
24 line of the Woodard Ranch West, LP tract, the south line of the
25 called 182.9495 acre tract described in deed to the Texas
26 Renaissance Festival, Inc. recorded under Volume 565, Page 23 of
27 the Deed Records of Grimes County, and with the south line of the

1 tract described in deed to Clifford Largent recorded under Volume
2 265, Page 369 of the Deed Records of Grimes County, a distance of
3 2146.80 feet to a 1 1/2 inch iron pipe found for corner;

4 THENCE North 06 Degrees 53 Minutes 24 Seconds West, with the west
5 line of the Woodard Ranch West, LP tract and the east line of the
6 Texas Renaissance Festival tract, a distance of 1856.50 feet to a
7 concrete monument found for corner;

8 THENCE North 3 Degrees 32 Minutes 02 Seconds West, with the west
9 line of the Woodard Ranch West, LP tract, the east line of the Texas
10 Renaissance Festival tract, the east line of the called 36.706 acre
11 tract described in deed to Autry Maywald recorded under Volume 696,
12 Page 103, the east line of the called 16.0 acre tract described in
13 deed to Michael Cotie recorded under Volume 362, Page 558, and also
14 with the east line of the H. M. Bullock Survey, Abstract 96 Grimes
15 County, and with the west line of the Alexander Robblis Survey,
16 Abstract 400 Grimes County, a distance of 2064.64 feet to a 5/8 inch
17 iron rod with cap marked "Carter & Burgess" set for corner;

18 THENCE North 87 Degrees 31 Minutes 54 Seconds East, departing the
19 east line of the a H. M. Bullock Survey and with the west line of the
20 Alexander Robblis Survey, a distance of 12655.49 feet to the POINT
21 OF BEGINNING and containing 4,286.698 acres less the following save
22 and except 0.057 acre tract.

23 SAVE & EXCEPT

24 Description of a 0.057 acre tract of land, being that called 0.057
25 acre tract described in deed to Lufkin-Conroe Telephone Exchange
26 recorded under Montgomery County Clerk File Number 9556511, and
27 located in the Joseph G. Ferguson Survey, Abstract 221, Montgomery

1 County, Texas, and more particularly described as follows:
2 COMMENCING at a 5/8 inch iron rod with cap marked "Carter & Burgess"
3 set in the west right-of-way of FM 1774 (100.0 feet wide per Volume
4 219, Page 423, Volume 252, Page 343, Volume 252, Page 344, Volume
5 257, Page 71, Volume 254, Page 556, Volume 215, Page 512, and Volume
6 218, Page 2 of Montgomery County Deed Records) and in the north line
7 of said Woodard Ranch West, LP tract and the south line of the
8 called 1,995.300 acre tract described in Special Warranty Deed to
9 the Charles Eugene Campbell Marital Trust recorded under Montgomery
10 County Clerk's File Number 2004-058220;
11 THENCE South 02 Degrees 34 Minutes 58 Seconds East, with west
12 right-of-way line of FM 1486, a distance of 3459.37 feet to a set
13 5/8 inch iron rod with cap marked "Carter & Burgess";
14 THENCE South 03 Degrees 11 Minutes 11 Seconds East, continuing with
15 the west right-of-way of FM 1486, a distance 20.24 feet to a point
16 for corner;
17 THENCE South 87 Degrees 45 Minutes 51 Seconds West, with the south
18 line of the 20 feet wide easement described in deed to Lufkin-Conroe
19 Telephone Exchange recorded under Montgomery County Clerk's File
20 Number 9556511, a distance of 99.52 feet to a 5/8 inch iron rod with
21 cap marked "Carter & Burgess" set for the southeast corner of said
22 Lufkin-Conroe Telephone Exchange called 0.057 acre tract and POINT
23 OF BEGINNING of the herein described tract;
24 THENCE South 87 Degrees 45 Minutes 51 Seconds West, with the south
25 line of said Lufkin-Conroe Telephone Exchange tract and a north
26 line of the tracts described in Special Warranty Deed to Magnolia
27 Timber Partners LP recorded under Volume 553, Page 001 of the Deed

1 Records of Waller County, Texas, Volume 849, Page 205 of the Deed
2 Records of Grimes County, Texas, and Montgomery County Clerk's File
3 Number 968009, a distance of 50.00 feet to a 1/2 inch iron rod found
4 for the southwest corner of said Lufkin-Conroe Telephone Exchange
5 tract;

6 THENCE 02 Degrees 14 Minutes 09 Seconds West, with the west line of
7 said Lufkin-Conroe Telephone Exchange tract and a east line of said
8 Woodard Ranch West, LP tract, a distance of 50.00 feet to a 1/2 inch
9 iron rod found for the northwest corner of said Lufkin-Conroe
10 Telephone Exchange tract;

11 THENCE North 87 Degrees 45 Minutes 511 Seconds East, with the north
12 line of said Lufkin-Conroe Telephone Exchange tract and a south
13 line of said Woodard Ranch West; LP tract, a distance of 50.00 feet
14 to a 1/2 inch iron rod found for the northeast corner of said
15 Lufkin-Conroe Telephone Exchange tract;

16 THENCE South 02 Degrees 14 Minutes 09 Seconds East, with the east
17 line of said Lufkin-Conroe Telephone Exchange tract and a west line
18 of said Woodard Ranch West, LP tract, a distance of 50.00 feet to
19 the POINT OF BEGINNING and containing 0.057 acre of land.

20 TRACT TWO:

21 Description of 1,445.197 acres of land out of the called 2,323.214
22 acre tract described in Special Warranty Deed from BST Timberlands
23 of Texas, L.P. to Woodard Ranch Partners, L P recorded August 26,
24 2005 under Montgomery County Clerk File Number 2005-095962 of the
25 real property records of Montgomery County, Texas, and located in
26 the William Stansbury Survey, Abstract 508 and the Thomas G. Allen
27 Survey, Abstract 64, Montgomery County, Texas and more particularly

1 described as follows:

2 BEGINNING at a concrete monument found in the east right-of-way
3 line of FM 1486 (100 feet wide) recorded under Volume 219, Page 423,
4 Volume 252, Page 343, Volume 252, Page 344, Volume 257, Page 71,
5 Volume 254, Page 556, Volume 215, Page 512 and Volume 218, Page 2 of
6 the Deed Records of Montgomery County, Texas in the south line of
7 said Woodard Ranch Partners, L.P. called 2,323 214 acre tract, and
8 the northwest corner of the called 9.9999 acre tract described in
9 deed to Joanne Moore recorded under Montgomery County Clerk's File
10 Number 2003-042415;

11 THENCE North 02 degrees 53 minutes 38 seconds West, with the east
12 right-of-way line of FM 1486, a distance of 1,165.37 feet to a
13 concrete monument found for the southwest corner of the called
14 29.397 acre tract described in deed to M. L. Maciejewski recorded
15 under Volume 259, Page 791 of Montgomery County Deed Records and in
16 the north line of said Woodard Ranch Partners, L.P. tract;

17 THENCE North 87 degrees 12 minutes 36 seconds East, with the north
18 line of said Woodard Ranch Partners, L.P. called 2,323.214 acre
19 tract and the south line of the called 29.397 acre tract, a distance
20 of 1,681.98 feet to a point in a creek from which a set 5/8 inch iron
21 rod with cap marked "Carter & Burgess" bears South 87 degrees 12
22 minutes 36 seconds West, a distance of 100.00 feet;

23 THENCE North 16 degrees 26 minutes 24 seconds West, with the creek,
24 a distance of 233.50 feet to a point for corner;

25 THENCE North 40 degrees 41 minutes 24 seconds West, continuing with
26 the creek, a distance of 123.30 feet to a point for corner;

27 THENCE North 04 degrees 56 minutes 24 seconds West, continuing with

1 the creek, a distance of 207.40 feet to a point for corner;
2 THENCE North 22 degrees 34 minutes 08 seconds West continuing with
3 the creek, a distance of 71.00 feet to a point for corner;
4 THENCE North 41 degrees 35 minutes 52 seconds East, continuing with
5 the creek, a distance of 71.50 feet to a point for corner;
6 THENCE North 40 degrees 39 minutes 49 seconds West, continuing with
7 the creek, a distance of 187.91 feet to a point for corner;
8 THENCE North 29 degrees 57 minutes 45 seconds West, continuing with
9 the creek, a distance of 450.22 to a point for corner;
10 THENCE North 66 degrees 31 minutes 40 seconds West, continuing with
11 the creek, a distance of 308.15 feet to a point for corner;
12 THENCE North 45 degrees 01 minutes 38 seconds West, continuing with
13 the creek, a distance of 363.18 feet to a point for corner;
14 THENCE North 19 degrees 20 minutes 00 seconds West, continuing with
15 the creek, a distance of 259.64 feet to a point for corner;
16 THENCE North 17 degrees 39 minutes 04 seconds West, continuing with
17 the creek, a distance of 394.32 feet to a point for corner;
18 THENCE North 63 degrees 20 minutes 45 seconds West, continuing with
19 the creek, a distance of 56.90 feet to a point for corner;
20 THENCE North 22 degrees 21 minutes 29 seconds West, continuing with
21 the creek, a distance of 480.58 feet to a point for corner;
22 THENCE North 23 degrees 41 minutes 20 seconds West, continuing with
23 the creek, a distance of 263.57 feet to a point for corner;
24 THENCE North 38 degrees 22 minutes 48 seconds West, continuing with
25 the creek, a distance of 427.55 feet to a 3/4 inch iron rod found in
26 the east right-of-way line of FM 1486;
27 THENCE North 02 degrees 42 minutes 57 seconds West, with the east

1 right-of-way line of FM 1486, a distance of 400.73 feet to a
2 concrete monument found for the southwest corner of the Convenient
3 County Estates Subdivision, Phase II, recorded under Cabinet H,
4 Sheet 79 B of Montgomery County Map Records and in the north line of
5 the William Stansbury Survey, Abstract 508 and the south line of the
6 William Stansbury Survey, Abstract 531;

7 THENCE North 87 degrees 22 minutes 40 seconds East, with the north
8 line of said Woodard Ranch Partners, L.P. tract, the south line of
9 the Convenient County Estates Subdivision, the north line of the
10 William Stansbury Survey, Abstract 508, and the south line of the
11 William Stansbury Survey, Abstract 531, a distance of 6,641.21 feet
12 to a 5/8 inch iron rod found for corner;

13 THENCE North 87 degrees 10 minutes 42 seconds East, continuing with
14 the north line of said Woodard Ranch Partners, L.P. tract and the
15 south line of said Convenient County Estates, a distance of
16 5,747.50 feet to a 4 inch iron pipe found for the southeast corner
17 of the Convenient County Estates Subdivision, a northern corner of
18 said Woodard Ranch Partners, L.P. tract, the northeast corner of
19 William Stansbury Survey, Abstract 192;

20 THENCE South 02 degrees 44 minutes 34 seconds East, with the east
21 line of said William Stansbury Survey and the west line of said
22 Jacob Eyler Survey, a distance of 1,243.66 feet to 3/4 inch iron
23 pipe found for a southern corner of said Woodard Ranch Partners,
24 L.P. tract, the northwest corner of the John T. Rockwell Survey,
25 Abstract 451 and the northwest corner of the. called 320 acre tract
26 described in deed to Dan H. Madeley recorded under Volume 414, Page
27 291 of Montgomery County Deed Records;

1 THENCE South 02 degrees 35 minutes 52 seconds East, with the east
2 line of said William Stansbury Survey, the east line of said Woodard
3 Ranch Partners, L.P. tract, and the west line of said John T.
4 Rockwell Survey, a distance of 4,322.67 feet to a 2 inch iron pipe
5 found for a southern corner of said Woodard Ranch Partners, L.P.
6 tract;

7 THENCE South 87 degrees 02 minutes 33 seconds West, with the south
8 line of the Woodard Ranch Partners, L.P. tract, the south line of
9 said William Stansbury Survey, and the north line of the called
10 131.230 acre tract described in deed to Raymond C. Rickett, Jr.
11 recorded under Montgomery County Clerk File Number 9719186, a
12 distance of 3,324.80 feet to a 1 inch iron pipe found for a southern
13 corner of said Woodard Ranch Partners, L.P. tract and the northwest
14 corner of said Raymond C. Rickett, Jr. tract;

15 THENCE South 02 degrees 46 minutes 27 seconds East, with the east
16 line of said Woodard Ranch Partners, L.P. tract and the west line of
17 said Raymond C. Rickett, Jr. tract, a distance of 1,264.55 feet to a
18 1 inch iron pipe found for a southern corner of said Woodard Ranch
19 Partners, L.P. tract, the southwest corner of said Raymond C.
20 Rickett, Jr. tract and in the north line of the called 209.46 acre
21 tract described in deed to Christopher Rhodes recorded under
22 Montgomery County Clerk's File Number 9526828;

23 THENCE South 86 degrees 51 minutes 47 seconds West, with the south
24 line of said Woodard Ranch Partners, L.P. tract and the north line
25 of the Christopher Rhodes tract, a distance of 1,617.63 feet to a
26 5/8 inch iron rod set for a southern corner of said Woodard Ranch
27 Partners, L.P. tract and the northwest corner of said Christopher

1 Rhodes tract, and in the west line of the Thomas G. Allen Survey;
2 THENCE North 03 degrees 11 minutes 35 seconds West, with the west
3 line of said Woodard Ranch Partners, L.P. tract and the east line of
4 the Magnolia East Unrecorded Subdivision described in deeds
5 recorded under Montgomery County Clerk's File Numbers 9019503,
6 8917284, 9770914, 99006599, 9750729, and 8913130, a distance of
7 1,975.88 feet to a 4 inch iron pipe found for the northeast corner
8 of said Magnolia East Unrecorded Subdivision, a southern corner of
9 said Woodard Ranch Partners, L.P. tract, the northeast corner of
10 the John Niles Survey, Abstract 396, and in the south line of the
11 William Stansbury Survey, Abstract 508;

12 THENCE South 87 degrees 20 minutes 16 seconds West, with the south
13 line of said Woodard Ranch Partners, L.P. tract and the north line
14 of said Magnolia East Unrecorded Subdivision described in deeds
15 recorded under Montgomery County Clerk's File Numbers 8913130,
16 2001-115769, 2000-102053, 8807383, 8502145, 9808626, 9207949,
17 8844012, 8303341, Volume 1163, Page 759, 2004-112602, 8436226,
18 9250650, 2002-018876, 9842447, 8751939, and 2003-042415 of
19 Montgomery County Deed Records, at a distance of 797.74 feet
20 passing a set 5/8 inch iron rod with cap marked "Carter & Burgess",
21 a total distance of 7,414.45 feet to the POINT OF BEGINNING and
22 containing 1,445.197 acres of land.

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

1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
2 Government Code.

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

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

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

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