

1-1 By: Nichols S.B. No. 2014
1-2 (In the Senate - Filed April 5, 2007; April 11, 2007, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; April 23, 2007, reported favorably by the following
1-5 vote: Yeas 3, Nays 0; April 23, 2007, sent to printer.)

1-6 A BILL TO BE ENTITLED
1-7 AN ACT

1-8 relating to the creation of the Magnolia Woods Municipal Utility
1-9 District No. 1 of Montgomery, Waller, and Grimes Counties;
1-10 providing authority to impose a tax and issue bonds; granting the
1-11 power of eminent domain.

1-12 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-13 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-14 Code, is amended by adding Chapter 8257 to read as follows:

1-15 CHAPTER 8257. MAGNOLIA WOODS MUNICIPAL UTILITY DISTRICT NO. 1 OF
1-16 MONTGOMERY, WALLER, AND GRIMES COUNTIES

1-17 SUBCHAPTER A. GENERAL PROVISIONS

1-18 Sec. 8257.001. DEFINITIONS. In this chapter:

1-19 (1) "Board" means the district's board of directors.

1-20 (2) "Director" means a board member.

1-21 (3) "District" means the Magnolia Woods Municipal
1-22 Utility District No. 1 of Montgomery, Waller, and Grimes Counties.

1-23 Sec. 8257.002. NATURE OF DISTRICT. The district is a
1-24 municipal utility district in Montgomery, Waller, and Grimes
1-25 Counties created under and essential to accomplish the purposes of
1-26 Section 59, Article XVI, Texas Constitution.

1-27 Sec. 8257.003. CONFIRMATION ELECTION REQUIRED. If the
1-28 creation of the district is not confirmed at a confirmation
1-29 election held under Section 8257.024 before September 1, 2011:

1-30 (1) the district is dissolved September 1, 2011,
1-31 except that the district shall:

1-32 (A) pay any debts incurred;

1-33 (B) transfer to Montgomery, Waller, and Grimes
1-34 Counties any assets that remain after the payment of debts; and

1-35 (C) maintain the organization of the district
1-36 until all debts are paid and remaining assets are transferred; and

1-37 (2) this chapter expires September 1, 2014.

1-38 Sec. 8257.004. INITIAL DISTRICT TERRITORY. (a) The
1-39 district is initially composed of the territory described by
1-40 Section 2 of the Act creating this chapter.

1-41 (b) The boundaries and field notes contained in Section 2 of
1-42 the Act creating this chapter form a closure. A mistake made in the
1-43 field notes or in copying the field notes in the legislative process
1-44 does not affect:

1-45 (1) the organization, existence, or validity of the
1-46 district;

1-47 (2) the right of the district to impose taxes;

1-48 (3) the validity of the district's bonds, notes, or
1-49 other indebtedness; or

1-50 (4) the legality or operation of the district or the
1-51 board.

1-52 [Sections 8257.005-8257.020 reserved for expansion]

1-53 SUBCHAPTER A-1. TEMPORARY PROVISIONS

1-54 Sec. 8257.021. TEMPORARY DIRECTORS. (a) On or after
1-55 September 1, 2007, a person who owns land in the district may submit
1-56 a petition to the Texas Commission on Environmental Quality
1-57 requesting that the commission appoint as temporary directors the
1-58 five persons named in the petition.

1-59 (b) The commission shall appoint as temporary directors the
1-60 five persons named in the first petition received by the commission
1-61 under Subsection (a).

1-62 (c) If a temporary director fails to qualify for office, the
1-63 commission shall appoint a person to fill the vacancy.

1-64 (d) Temporary directors serve until the earlier of:

2-1 (1) the date directors are elected under Section
2-2 8257.024; or
2-3 (2) the date this chapter expires under Section
2-4 8257.003.

2-5 Sec. 8257.022. ORGANIZATIONAL MEETING OF TEMPORARY
2-6 DIRECTORS. As soon as practicable after all the temporary
2-7 directors have qualified under Section 49.055, Water Code, the
2-8 temporary directors shall meet at a location in the district
2-9 agreeable to a majority of the directors. At the meeting, the
2-10 temporary directors shall elect officers from among the temporary
2-11 directors and conduct any other district business.

2-12 Sec. 8257.023. CONSENT OF MUNICIPALITY REQUIRED. The
2-13 temporary directors may not hold an election under Section 8257.024
2-14 until each municipality in whose corporate limits or
2-15 extraterritorial jurisdiction the district is located has adopted a
2-16 resolution consenting to the creation of the district.

2-17 Sec. 8257.024. CONFIRMATION AND INITIAL DIRECTORS'
2-18 ELECTION. The temporary directors shall hold an election to
2-19 confirm the creation of the district and to elect five directors as
2-20 provided by Section 49.102, Water Code.

2-21 Sec. 8257.025. INITIAL ELECTED DIRECTORS; TERMS. The
2-22 directors elected under Section 8257.024 shall draw lots to
2-23 determine which two shall serve until the first regularly scheduled
2-24 election of directors and which three shall serve until the second
2-25 regularly scheduled election of directors.

2-26 Sec. 8257.026. EXPIRATION OF SUBCHAPTER. This subchapter
2-27 expires September 1, 2014.

2-28 [Sections 8257.027-8257.050 reserved for expansion]

2-29 SUBCHAPTER B. BOARD OF DIRECTORS

2-30 Sec. 8257.051. GOVERNING BODY; TERMS. (a) The district is
2-31 governed by a board of five directors.

2-32 (b) Directors serve staggered four-year terms.

2-33 Sec. 8257.052. ELECTION OF DIRECTORS. On the uniform
2-34 election date in May of each even-numbered year, the appropriate
2-35 number of directors shall be elected.

2-36 [Sections 8257.053-8257.100 reserved for expansion]

2-37 SUBCHAPTER C. POWERS AND DUTIES

2-38 Sec. 8257.101. MUNICIPAL UTILITY DISTRICT POWERS AND
2-39 DUTIES. The district has the powers and duties provided by the
2-40 general law of this state, including Chapters 49 and 54, Water Code,
2-41 applicable to municipal utility districts created under Section 59,
2-42 Article XVI, Texas Constitution.

2-43 Sec. 8257.102. ROAD PROJECTS. (a) To the extent
2-44 authorized by Section 52, Article III, Texas Constitution, the
2-45 district may construct, acquire, improve, maintain, or operate
2-46 macadamized, graveled, or paved roads, or improvements in aid of
2-47 those roads, inside the district.

2-48 (b) A road project must meet all applicable construction
2-49 standards, zoning and subdivision requirements, and regulatory
2-50 ordinances of each municipality in whose corporate limits or
2-51 extraterritorial jurisdiction the district is located.

2-52 (c) If the district is located outside the extraterritorial
2-53 jurisdiction of a municipality, a road project must meet all
2-54 applicable construction standards, subdivision requirements, and
2-55 regulatory ordinances of each county in which the district is
2-56 located.

2-57 Sec. 8257.103. DIVISION OF DISTRICT. (a) The district may
2-58 be divided into two new districts only if the district:

2-59 (1) has no outstanding bonded debt; and

2-60 (2) is not imposing ad valorem taxes.

2-61 (b) The division procedure is prescribed by Sections
2-62 53.030-53.034, 53.040, and 53.041, Water Code.

2-63 (c) Any new district created by the division of the district
2-64 has all the powers and duties of the district.

2-65 (d) Any new district created by the division of the district
2-66 may not, at the time the new district is created, contain any land
2-67 outside the area described by Section 2 of the Act creating this
2-68 chapter.

2-69 Sec. 8257.104. LIMITATION ON DISTRICT DISSOLUTION.

3-1 (a) Notwithstanding Section 43.0751, Local Government Code, or
3-2 any other general law, before December 31, 2017, the district may
3-3 not be dissolved unless the dissolution is approved by:

- 3-4 (1) the board; and
- 3-5 (2) the governing body of each municipality in whose
3-6 corporate limits or extraterritorial jurisdiction the district is
3-7 located.

3-8 (b) This section expires December 31, 2017.

3-9 Sec. 8257.105. COMPLIANCE WITH MUNICIPAL ORDINANCES OR
3-10 RESOLUTIONS. The district shall comply with all applicable
3-11 requirements of any ordinance or resolution adopted by the
3-12 governing body of each municipality in whose corporate limits or
3-13 extraterritorial jurisdiction the district is located.

3-14 Sec. 8257.106. RECREATIONAL FACILITIES; LIMIT ON EMINENT
3-15 DOMAIN POWER. (a) In this section, "recreational facilities" and
3-16 "develop and maintain" have the meanings assigned by Section
3-17 49.462, Water Code.

3-18 (b) The district may develop and maintain recreational
3-19 facilities.

3-20 (c) The district may not, for the development or maintenance
3-21 of a recreational facility, acquire by condemnation land, an
3-22 easement, or other property inside or outside the district.

3-23 [Sections 8257.107-8257.150 reserved for expansion]

3-24 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

3-25 Sec. 8257.151. TAX TO REPAY BONDS. The district may impose
3-26 a tax to pay the principal of or interest on bonds or other
3-27 obligations issued under Section 8257.201.

3-28 [Sections 8257.152-8257.200 reserved for expansion]

3-29 SUBCHAPTER E. BONDS

3-30 Sec. 8257.201. AUTHORITY TO ISSUE BONDS AND OTHER
3-31 OBLIGATIONS. The district may issue bonds or other obligations as
3-32 provided by Chapters 49 and 54, Water Code, to finance the
3-33 construction, maintenance, or operation of a project under Section
3-34 8257.101, 8257.102, or 8257.106.

3-35 Sec. 8257.202. BONDS FOR ROAD PROJECTS. (a) The district
3-36 may not issue bonds or other obligations to finance projects
3-37 authorized by Section 8257.102 unless the issuance is approved by a
3-38 vote of a two-thirds majority of the district voters voting at an
3-39 election called for that purpose.

3-40 (b) Bonds or other obligations issued or incurred to finance
3-41 projects authorized by Section 8257.102 may not exceed one-fourth
3-42 of the assessed value of the real property in the district.

3-43 Sec. 8257.203. BONDS FOR RECREATIONAL FACILITIES. If
3-44 authorized at an election under Section 49.4645, Water Code, the
3-45 district may issue bonds payable from ad valorem taxes to pay for
3-46 the development and maintenance of recreational facilities in
3-47 accordance with Subchapter N, Chapter 49, Water Code.

3-48 SECTION 2. The Magnolia Woods Municipal Utility District
3-49 No. 1 of Montgomery, Waller, and Grimes Counties includes all the
3-50 territory contained in the following area:

3-51 TRACT ONE:

3-52 Description of a 4,286.698 acre tract of land, Save and Except a
3-53 0.057 acre tract described in Warranty Deed to Lufkin-Conroe
3-54 Telephone Exchange recorded under Montgomery County Clerk's File
3-55 Number 9556511, out of the called 4,300.288 acre tract described in
3-56 Special Warranty Deed from BST Timberlands of Texas to Woodard
3-57 Ranch West, LP, recorded under Montgomery County Clerk's File
3-58 Number 2005-064857 and also out of the tracts described in Special
3-59 Warranty Deed to Magnolia Timber Partners, LP recorded under Volume
3-60 553, Page 001 of the Deed Records of Waller County Texas, Volume
3-61 849, Page 205 of the Deed Records of Grimes County, Texas, and
3-62 Montgomery County Clerk's File Number 968009; and located in the
3-63 Joseph C. Ferguson Survey, Abstract 221, Montgomery County,
3-64 Alexander Robblis Survey, Abstract 464, Montgomery County and
3-65 Abstract 400, Grimes County, H. M. Bullock Survey, Abstract 96,
3-66 Grimes County, Robert Elgin Survey, Abstract 199, Montgomery
3-67 County, R. O. Lusk Survey, Abstract 312, Montgomery County, and
3-68 Abstract 299 Grimes County James M. Hamm Survey, Abstract 263,
3-69 Montgomery County, James Pierpont Survey, Abstract 426, Montgomery

4-1 County, Robert Watson Survey, Abstract 605, Montgomery County and
 4-2 Abstract 271, Waller County, and also located in Grimes County,
 4-3 Waller County, and Montgomery County, Texas and more particularly
 4-4 described as follows:
 4-5 BEGINNING at a 5/8 inch iron rod with cap marked "Carter & Burgess"
 4-6 set in the west right-of-way of FM 1774 (100.0 feet wide per Volume
 4-7 219, Page 423, Volume 252, Page 343, Volume 252, Page 344, Volume
 4-8 257, Page 71, Volume 254, Page 556, Volume 215, Page 512, and Volume
 4-9 218, Page 2 of Montgomery County Deed Records) and in the north line
 4-10 of said Woodard Ranch West, LP tract and the south line of the
 4-11 called 1,995.300 acre tract described in Special Warranty Deed to
 4-12 the Charles Eugene Campbell Marital Trust recorded under Montgomery
 4-13 County Clerk's File Number 2004-058220;
 4-14 THENCE South 02 Degrees 34 Minutes 58 Seconds East, with west
 4-15 right-of-way line of FM 1486, a distance of 3459.57 feet to a set
 4-16 5/8 inch iron rod with rap marked "Carter & Burgess";
 4-17 THENCE South 03 Degrees 11 Minutes 11 Seconds East, continuing with
 4-18 the west right-of-way line of FM 1486, a distance of 2100.08 feet to
 4-19 a 5/8 inch iron rod with cap marked "Carter & Burgess" set for the
 4-20 northeast corner of a called 30.7877 acre tract described in deed to
 4-21 Tim Halfin recorded under Montgomery County Clerk's File Number
 4-22 9868341;
 4-23 THENCE South 02 Degrees 34 Minutes 20 Seconds East, continuing with
 4-24 the west right-of-way line of FM 1486, a distance of 551.60 feet to
 4-25 a 5/8 inch iron rod with rap marked "Carter & Burgess" set for
 4-26 corner;
 4-27 THENCE South 87 Degrees 03 Minutes 39 Seconds West, with the north
 4-28 line of said Tim Halfin tract and the south line of said Woodard
 4-29 Ranch West, LP tract, at a distance of 4.17 feet passing a rod in
 4-30 concrete, a total distance of 1433.74 feet to a 1 inch iron pipe
 4-31 found for the northwest corner of said Rim Halfin tract and a corner
 4-32 of said Woodard Ranch West, LP tract;
 4-33 THENCE South 02 Degrees 57 Minutes 58 Seconds East, with the
 4-34 west line of the said Jack Halfin tract, the west line of the called
 4-35 7.50 acre tract described in deed to Robert Mautz recorded under
 4-36 Montgomery County Clerk's File Number 9895592, the west line of the
 4-37 called 5.00 acre tract described in deed to Fred Muzkya recorded
 4-38 under Montgomery County Clerk's File Number 99074582, the west line
 4-39 of the called 10 acre tract described in deed to Fred Muzkya
 4-40 recorded under Montgomery County Clerk's File Number 99074581, the
 4-41 west line of the called 10.00 acre tract described in deed to David
 4-42 McDonald recorded under Montgomery County Clerk File Number
 4-43 9812063, and the west line of the called 60.80 acre tract described
 4-44 in deed to Brenda Smith recorded under Montgomery County Clerk's
 4-45 File Number 8005582, and the east line of said Woodard Ranch West,
 4-46 LP tract, a distance of 3750.82 feet to a bolt in concrete found for
 4-47 the northwest corner of said Brenda Smith tract and a corner of said
 4-48 Woodard Ranch West, LP tract;
 4-49 THENCE North 87 Degrees 05 Minutes 09 Seconds East, with the south
 4-50 line of said Brenda Smith tract and the north line of said Woodard
 4-51 Ranch West, LP tract, at a distance of 1411.99 feet passing a found
 4-52 concrete monument, a total distance of 1416.40 feet to a 5/8 inch
 4-53 iron rod with cap marked "Carter & Burgess" set for corner in the
 4-54 west right-of-way line of FM 1486;
 4-55 THENCE South 02 Degrees 44 Minutes 42 Seconds East, with the west
 4-56 right-of-way line of FM 1486, a distance of 196.91 feet to a 5/8
 4-57 inch iron rod with cap marked "Carter & Burgess" set for corner;
 4-58 THENCE South 02 Degrees 56 Minutes 32 Seconds East, with the west
 4-59 right-of-way line of FM 1486, a distance of 1741.20 feet to a 5/8
 4-60 inch iron rod with cap masked "Carter & Burgess" set for the
 4-61 northeast corner of the called 10.00 acre tract described in deed to
 4-62 Magnolia Independent School District recorded under Montgomery
 4-63 County Clerk's File Number 9350680;
 4-64 THENCE South 87 Degrees 11 Minutes 27 Seconds West, with the north
 4-65 line of said Magnolia Independent School District tract and the
 4-66 south line of said Woodard Ranch West, LP tract, a distance of
 4-67 661.95 feet to a 5/8 inch iron rod with cap found for the northwest
 4-68 corner of said Magnolia Independent School District;
 4-69 THENCE South 02 Degrees 48 Minutes 41 Seconds East, with the west

5-1 line of said Magnolia Independent School District tract and the
 5-2 east line of said Woodard Ranch West, LP tract, a distance of
 5-3 660.21, feet to a 5/8 inch iron rod with cap found for the southwest
 5-4 corner of said Magnolia Independent School District tract;
 5-5 THENCE North 87 Degrees 10 Minutes 30 Seconds East, with the south
 5-6 line of said Magnolia Independent School District tract and the
 5-7 north line of said Woodard Ranch West, LP tract, a distance of
 5-8 663.46 feet to a 5/8 inch iron rod with cap marked "Carter &
 5-9 Burgess" act in the west right-of-way line of FM 1486;
 5-10 THENCE South 02 Degrees 56 Minutes 32 Seconds East, with the west
 5-11 right-of-way line of FM 1486, a distance of 1510.35 feet to a set
 5-12 5/8 inch iron rod with cap marked "Carter & Burgess";
 5-13 THENCE South 01 Degrees 35 Minutes 42 Seconds East, continuing with
 5-14 the west right-of-way line of FM 1486, a distance of 755.41 feet to
 5-15 a point in the center of Mill Creek;
 5-16 THENCE with the center of Mill Creek the following calls:
 5-17 North 66 Degrees 29 Minutes 42 Seconds West, a distance of 153
 5-18 feet;
 5-19 North 47 Degrees 03 Minutes 46 Seconds West, a distance of
 5-20 25.15 feet;
 5-21 North 15 Degrees 23 Minutes 49 Seconds West, a distance of
 5-22 34.41 feet;
 5-23 North 50 Degrees 04 Minutes 47 Seconds West, a distance of
 5-24 42.44 feet;
 5-25 North 69 Degrees 33 Minutes 31 Seconds West a distance 53.78
 5-26 feet;
 5-27 North 51 Degrees 00 Minutes 58 Seconds West, a distance of
 5-28 148.95 feet;
 5-29 North 21 Degrees 18 Minutes 25 Seconds West, a distance of
 5-30 69.98 feet;
 5-31 South 74 Degrees 51 Minutes 13 Seconds West, a distance of
 5-32 120.60 feet;
 5-33 North 41 Degrees 09 Minutes 02 Seconds West, a distance of
 5-34 46.98 feet;
 5-35 North 21 Degrees 20 Minutes 56 Seconds West, a distance of
 5-36 117.72 feet;
 5-37 North 50 Degrees 52 Minutes 08 Seconds West, a distance of
 5-38 74.60 feet;
 5-39 North 24 Degrees 19 Minutes 33 Seconds West, a distance of
 5-40 53.22 feet;
 5-41 North 87 Degrees 17 Minutes 11 Seconds West, a distance 46.99
 5-42 feet;
 5-43 South 69 Degrees 05 Minutes 22 Seconds West, a distance of
 5-44 180.84 feet;
 5-45 South 43 Degrees 04 Minutes 37 Seconds West, a distance of
 5-46 126.16 feet;
 5-47 South 74 Degrees 00 Minutes 22 Seconds West, a distance of
 5-48 56.30 feet;
 5-49 South 83 Degrees 01 Minutes 41 Seconds West, a distance of
 5-50 110.13 feet;
 5-51 South 76 Degrees 38 Minutes 10 Seconds West, a distance of
 5-52 52.88 feet,
 5-53 North 50 Degrees 24 Minutes 09 Seconds West, a distance of
 5-54 125.15 feet;
 5-55 North 74 Degrees 07 Minutes 57 Seconds West, a distance of
 5-56 104.06 feet,
 5-57 North 48 Degrees 05 Minutes 58 Seconds West, a distance of
 5-58 76.65 feet;
 5-59 North 58 Degrees 18 Minutes 08 Seconds West, a distance of
 5-60 111.05 feet;
 5-61 North 86 Degrees 46 Minutes 10 Seconds West, a distance of
 5-62 32.03 feet;
 5-63 South 12 Degrees 23 Minutes 06 Seconds West, a distance of
 5-64 95.06 feet;
 5-65 South 54 Degrees 16 Minutes 54 Seconds West, a distance of
 5-66 67.33 feet;
 5-67 South 18 Degrees 21 Minutes 22 Seconds West; a distance of
 5-68 72.49 feet;
 5-69 North 84 Degrees 12 Minutes 58 Seconds West, a distance of

6-1 94.80 feet;
 6-2 South 70 Degrees 02 Minutes 40 Seconds West, a distance of
 6-3 148.00 feet;
 6-4 North 19 Degrees 36 Minutes 03 Seconds West, a distance of
 6-5 23.54 feet;
 6-6 North 0 Degrees 13 Minutes 43 Seconds West, a distance of
 6-7 60.16 feet;
 6-8 North 55 Degrees 29 Minutes 43 Seconds West, a distance of
 6-9 46.99 feet;
 6-10 South 81 Degrees 09 Minutes 48 Seconds West, a distance of
 6-11 55.26 feet;
 6-12 South 54 Degrees 46 Minutes 58 Seconds West, a distance of
 6-13 160.79 feet;
 6-14 South 46 Degrees 36 Minutes 18 Seconds West, a distance of
 6-15 71.94 feet;
 6-16 North 88 Degrees 40 Minutes 16 Seconds West, a distance of
 6-17 68.48 feet;
 6-18 South 3 Degrees 03 Minutes 49 Seconds East a distance of
 6-19 103.80 feet;
 6-20 South 58 Degrees 10 Minutes 14 Seconds West, a distance of
 6-21 99.77 feet;
 6-22 North 69 Degrees 43 Minutes 47 Seconds West, a distance of
 6-23 111.89 feet;
 6-24 North 5 Degrees 02 Minutes 25 Seconds West; a distance of
 6-25 142.38 feet;
 6-26 North 39 Degrees 45 Minutes 16 Seconds West a distance of
 6-27 17.27 feet;
 6-28 North 38 Degrees 58 Minutes 20 Seconds West, a distance of
 6-29 20.56 feet;
 6-30 South 72 Degrees 58 Minutes 37 Seconds West, a distance of
 6-31 107.26 feet,
 6-32 North 35 Degrees 30 Minutes 48 Seconds West, a distance of
 6-33 52.44 feet;
 6-34 North 75 Degrees 00 Minutes 07 Seconds East; a distance of
 6-35 44.76 feet;
 6-36 North 49 Degrees 16 Minutes 57 Seconds West, a distance of
 6-37 76.44 feet;
 6-38 South 76 Degrees 18 Minutes 51 Seconds West, a distance of
 6-39 124.20 feet;
 6-40 North 79 Degrees 16 Minutes 32 Seconds West, a distance of
 6-41 163.51 feet;
 6-42 South 51 Degrees 38 Minutes 22 Seconds West, a distance of
 6-43 65.74 feet,
 6-44 South 59 Degrees 16 Minutes 59 Seconds East, a distance of
 6-45 87.74 feet;
 6-46 South 62 Degrees 51 Minutes 02 Seconds West, a distance of
 6-47 105.40 feet;
 6-48 South 86 Degrees 13 Minutes 08 Seconds West, a distance of
 6-49 127.37 feet;
 6-50 North 59 Degrees 15 Minutes 27 Seconds West, a distance of
 6-51 20.51 feet;
 6-52 North 12 Degrees 05 Minutes 23 Seconds East, a distance of
 6-53 42.25 feet;
 6-54 North 66 Degrees 09 Minutes 22 Seconds West, a distance of
 6-55 45.72 feet;
 6-56 South 75 Degrees 11 Minutes 42 Seconds West, a distance of
 6-57 98.33 feet;
 6-58 South 30 Degrees 35 Minutes 00 Seconds West, a distance of
 6-59 152.59 feet;
 6-60 South 6 Degrees 03 Minutes 19 Seconds East, a distance of
 6-61 32.22 feet;
 6-62 South 31 Degrees 53 Minutes 33 Seconds East, a distance of
 6-63 101.56 feet;
 6-64 South 55 Degrees 27 Minutes 10 Seconds East, a distance of
 6-65 105.07 feet;
 6-66 South 33 Degrees 52 Minutes 46 Seconds West, a distance of
 6-67 68.75 feet;
 6-68 South 78 Degrees 25 Minutes 54 Seconds West, a distance of
 6-69 207.12 feet;

7-1 North 84 Degrees 39 Minutes 12 Seconds a distance of 159.86
 7-2 feet;
 7-3 North 18 Degrees 00 Minutes 22 Seconds West, a distance of
 7-4 92.87 feet;
 7-5 North 35 Degrees 15 Minutes 57 Seconds East, a distance of
 7-6 85.03 feet;
 7-7 North 33 Degrees 03 Minutes 10 Seconds West, a distance of
 7-8 135.81 feet;
 7-9 North 36 Degrees 04 Minutes 39 Seconds East, a distance of
 7-10 78.18 feet;
 7-11 North 33 Degrees 09 Minutes 02 Seconds West, a distance of
 7-12 95.91 feet;
 7-13 North 84 Degrees 40 Minutes 30 Seconds West, a distance of
 7-14 210.32 feet;
 7-15 South 51 Degrees 35 Minutes 52 Seconds West, a distance of
 7-16 36.19 feet;
 7-17 South 50 Degrees 27 Minutes 50 Seconds East, a distance of
 7-18 33.36 feet;
 7-19 North 63 Degrees 52 Minutes 38 Seconds East, a distance of 22.
 7-20 30 feet;
 7-21 South 15 Degrees 55 Minutes 37 Seconds East, a distance of
 7-22 37.13 feet;
 7-23 South 47 Degrees 10 Minutes 49 Seconds West, a distance of
 7-24 48.72 feet;
 7-25 South 86 Degrees 10 Minutes 28 Seconds West, a distance of
 7-26 167.22 feet;
 7-27 South 52 Degrees 25 Minutes 53 Seconds West, a distance of
 7-28 246.19 feet;
 7-29 South 40 Degrees 38 Minutes 57 Seconds West, a distance of
 7-30 74.90 feet;
 7-31 North 74 Degrees 19 Minutes 02 Seconds West, a distance of
 7-32 92.79 feet;
 7-33 South 69 Degrees 10 Minutes 55 Seconds West, a distance of
 7-34 66.48 feet;
 7-35 North 48 Degrees 06 Minutes 52 Seconds West, a distance of
 7-36 60.65 feet;
 7-37 South 72 Degrees 19 Minutes 16 Seconds West, a distance of
 7-38 30.00 feet;
 7-39 South 2 Degrees 12 Minutes 42 Seconds East, a distance of
 7-40 54.18 feet;
 7-41 South 30 Degrees 24 Minutes 19 Seconds West, a distance of
 7-42 70.78 feet;
 7-43 South 66 Degrees 36 Minutes 03 Seconds West, a distance of
 7-44 147.99 feet;
 7-45 North 59 Degrees 24 Minutes 18 Seconds West, a distance of
 7-46 64.04 feet;
 7-47 North 81 Degrees 46 Minutes 49 Seconds West, a distance of
 7-48 149.37 feet;
 7-49 North 52 Degrees 20 Minutes 57 Seconds West, a distance of
 7-50 89.40 feet;
 7-51 South 89 Degrees 42 Minutes 29 Seconds West, a distance of
 7-52 53.97 feet;
 7-53 South 29 Degrees 38 Minutes 45 Seconds West, a distance of
 7-54 206.94 feet;
 7-55 South 54 Degrees 20 Minutes 53 Seconds West, a distance of
 7-56 99.96 feet;
 7-57 South 37 Degrees 00 Minutes 20 Seconds West, a distance of
 7-58 183.95 feet;
 7-59 South 7 Degrees 16 Minutes 40 Seconds East, a distance of
 7-60 66.68 feet;
 7-61 South 18 Degrees 37 Minutes 13 Seconds West, a distance of
 7-62 145.00 feet;
 7-63 South 50 Degrees 55 Minutes 33 Seconds West a distance of
 7-64 50.37 feet;
 7-65 South 81 Degrees 25 Minutes 05 Seconds West, a distance of
 7-66 117.81. feet;
 7-67 South 43 Degrees 33 Minutes 33 Seconds West, a distance of
 7-68 214.19 feet;
 7-69 South 55 Degrees 56 Minutes 20 Seconds West, a distance of

8-1 199.82 feet;
 8-2 North 86 Degrees 30 Minutes 30 Seconds West, a distance of
 8-3 66.04 feet;
 8-4 North 39 Degrees 31 Minutes 13 Seconds West, a distance of
 8-5 73.41 feet,
 8-6 North 24 Degrees 35 Minutes 20 Seconds West, a distance of
 8-7 20.52 feet;
 8-8 North 64 Degrees 12 Minutes 02 Seconds West, a distance of
 8-9 197.24 feet;
 8-10 North 42 Degrees 28 Minutes 22 Seconds West, a distance of
 8-11 185.27 feet;
 8-12 North 5 Degrees 07 Minutes 35 Seconds East, a distance of
 8-13 75.65 feet;
 8-14 North 19 Degrees 31 Minutes 28 Seconds West, a distance of
 8-15 44.62 feet;
 8-16 North 0 Degrees 27 Minutes 51 Seconds East, a distance of
 8-17 239.11 feet;
 8-18 North 27 Degrees 30 Minutes 15 Seconds East, a distance of
 8-19 83.52 feet;
 8-20 North 60 Degrees 50 Minutes 32 Seconds West, a distance of
 8-21 69.65 feet;
 8-22 South 79 Degrees 21 Minutes 19 Seconds West, a distance of
 8-23 191.59 feet;
 8-24 North 51 Degrees 02 Minutes 23 Seconds West, a distance of
 8-25 107.06 feet;
 8-26 North 13 Degrees 38 Minutes 34 Seconds West, a distance of
 8-27 156.05 feet;
 8-28 North 48 Degrees 55 Minutes 46 Seconds West, a distance of
 8-29 390.43 feet;
 8-30 North 36 Degrees 13 Minutes 39 Seconds West, a distance of
 8-31 166.29 feet;
 8-32 North 89 Degrees 35 Minutes 57 Seconds West, a distance of
 8-33 45.71 feet,
 8-34 South 61 Degrees 51 Minutes 40 Seconds West, a distance of
 8-35 198.79 feet;
 8-36 South 30 Degrees 04 Minutes 49 Seconds West, a distance of
 8-37 36.09 feet;
 8-38 South 20 Degrees 11 Minutes 29 Seconds East, a distance of
 8-39 96.61 feet;
 8-40 South 6 Degrees 08 Minutes 11 Seconds East, a distance of
 8-41 174.03 feet;
 8-42 South 7 Degrees 28 Minutes 44 Seconds West, a distance of
 8-43 106.64 feet,
 8-44 South 27 Degrees 41 Minutes 51 Seconds West, a distance of
 8-45 131.32 feet;
 8-46 South 4 Degrees 34 Minutes 07 Seconds West, a distance of
 8-47 152.56 feet;
 8-48 South 24 Degrees 50 Minutes 38 Seconds West, a distance of
 8-49 324.10 feet;
 8-50 North 62 Degrees 01 Minutes 07 Seconds West, a distance of
 8-51 59.93 feet;
 8-52 South 63 Degrees 06 Minutes 40 Seconds West, a distance of
 8-53 55.18 feet;
 8-54 South 11 Degrees 19 Minutes 06 Seconds West, a distance of
 8-55 17.89 feet;
 8-56 North 84 Degrees 39 Minutes 41 Seconds West, a distance of
 8-57 15.53 feet;
 8-58 South 27 Degrees 40 Minutes 44 Seconds West, a distance of
 8-59 52.50 feet;
 8-60 South 54 Degrees 48 Minutes 46 Seconds West, a distance of
 8-61 163.39 feet;
 8-62 South 1 degree 53 Minutes 56 Seconds East, a distance of 74.20
 8-63 feet;
 8-64 South 25 Degrees 46 Minutes 31 Seconds West; a distance of
 8-65 41.01 feet;
 8-66 South 43 Degrees 04 Minutes 41 Seconds West, a distance of
 8-67 153.67 feet;
 8-68 South 65 Degrees 24 Minutes 42 Seconds West, a distance of
 8-69 152.12 feet;

9-1 South 85 Degrees 45 Minutes 56 Seconds West, a distance of
 9-2 59.54 feet;
 9-3 North 60 Degrees 55 Minutes 21 Seconds West, a distance of
 9-4 68.90 feet;
 9-5 North 14 Degrees 20 Minutes 24 Seconds West, a distance of
 9-6 145.46 feet;
 9-7 North 37 Degrees 47 Minutes 55 Seconds West, a distance of
 9-8 91.94 feet;
 9-9 North 17 Degrees 32 Minutes 20 Seconds West, a distance of
 9-10 83.43 feet;
 9-11 North 49 Degrees 24 Minutes 51 Seconds West; a distance of
 9-12 71.33 feet;
 9-13 North 15 Degrees 47 Minutes 09 Seconds West, a distance of
 9-14 79.77 feet;
 9-15 North 44 Degrees 54 Minutes 58 Seconds West, a distance of
 9-16 149.26 feet;
 9-17 South 78 Degrees 48 Minutes 22 Seconds West, a distance of
 9-18 104.91 feet;
 9-19 THENCE North 76 Degrees 24 Minutes 51 Seconds West; with the center
 9-20 of Mill Creek, a distance of 90.78 feet to the northwest corner of
 9-21 the called 73.594 acre tract described in deed to Ruel Sanders
 9-22 recorded under Volume 679 Page 212 of the Deed Records of Montgomery
 9-23 County;
 9-24 THENCE South 3 Degrees 17 Minutes 07 Seconds East, with the west
 9-25 line of said Ruel Sanders tract and the east line of the Magnolia
 9-26 Timber Partners tract, a distance of 19.89 feet to a 5/8 inch iron
 9-27 rod with cap marked "Carter & Burgess" set for corner;
 9-28 THENCE South 86 Degrees 42 Minutes 53 Seconds West, with the north
 9-29 line of the called 103 acre tract described in deed to R. F. Sanders
 9-30 recorded under Volume 280, Page 301 of the Deed Records of
 9-31 Montgomery County and the south line of the Woodard Ranch West, LP
 9-32 tract, a distance of 1194.54 feet to a 5/8 inch iron rod with cap
 9-33 marked "Carter & Burgess" set for the northwest corner of said R. F.
 9-34 Sanders tract;
 9-35 THENCE South 3 Degrees 17 Minutes 07 Seconds East, with the east
 9-36 line of the Woodard Ranch West, LP tract and the west line of the
 9-37 said R. F. Sanders tract, a distance of 3635.69 feet to a 5/8 inch
 9-38 iron rod with cap marked "Carter & Burgess" set for corner;
 9-39 THENCE South 2 Degrees 25 Minutes 09 Seconds East, continuing with
 9-40 the east line of the Woodard Ranch West, LP tract and the west line
 9-41 of the R. F. Sanders tract, a distance of 919.23 feet to a 5/8 inch
 9-42 iron rod with cap marked "Carter & Burgess" set previous in the
 9-43 north right-of-way line of FM 1774 (60.0 feet wide per Volume 204,
 9-44 Page 522 of Montgomery County Deed Records);
 9-45 THENCE North 74 Degrees 43 Minutes 59 Seconds West, with the north
 9-46 right-of-way of FM 1774, a distance of 479.95 feet to a 5/8 inch
 9-47 iron rod with cap marked "Carter & Burgess" set for the beginning of
 9-48 a curve to the right;
 9-49 THENCE in a northwesterly direction with the north right-of-way of
 9-50 FM 1774 and said curve to the right, having a radius of 1170.47
 9-51 feet, a central angle of 30 Degrees 46 Minutes 39 Seconds, a chord
 9-52 bearing of North 59 Degrees 20 Minutes 40 Seconds West, a chord
 9-53 distance of 621.21 feet, at an arc distance of 297 feet crossing the
 9-54 Montgomery County and Waller County Line, a total arc distance of
 9-55 628.74 feet to 5/8 inch iron rod with cap marked "Carter & Burgess"
 9-56 set for the point of tangency;
 9-57 THENCE North 43 Degrees 57 Minutes 20 Seconds West, continuing with
 9-58 the north right-of-way line of FM 1774, a distance of 574.51 feet to
 9-59 a 5/8 inch iron rod with cap marked "Carter & Burgess" set for
 9-60 corner;
 9-61 THENCE North 42 Degrees 58 Minutes 17 Seconds West, continuing with
 9-62 the north right-of-way line of FM 1774, a distance of 443.48 feet to
 9-63 a 5/8 inch iron rod with cap marked "Carter & Burgess" set for
 9-64 corner of the herein described tract and the southeast corner of a
 9-65 called 3.3907 acre tract described in deed to Chaminade Capital
 9-66 Corporation recorded under Volume 554, Page 571 of the Waller
 9-67 County Deed Records, from which a found concrete monument bears
 9-68 South 02 Degrees 36 Minutes 21 Seconds East, a distance of 337.82
 9-69 feet;

10-1 THENCE North 02 Degrees 36 Minutes 21 Seconds West, with the east
10-2 line of the Richard Prior Survey and the west line of the Robert
10-3 Watson Survey, Abstract 271 Waller County, also with the west line
10-4 of the Woodard Ranch West, LP tract, the east line of the called
10-5 3.3907 acre tract described in deed to Chaminade Capital Corp.
10-6 recorded under Volume 554, Page 571, the east line of the call
10-7 3.3907 acre tract described in deed to Kevin Zabiegala recorded
10-8 under Volume 559, Page 882, the east line of the called 3.3907 acre
10-9 tract described in deed to Donna Hoyt recorded under Volume 414,
10-10 Page 582, the east line of the tract described in deed to Randolph
10-11 Hardee recorded under Volume 378, Page 911, the east line of the
10-12 call 7.458 acre tract described in deed to Eugene Mattern recorded
10-13 under Volume 531, Page 898, the east line of the called 56.0438 acre
10-14 tract described in deed to Brenda Tolleson recorded under Volume
10-15 474, Page 479, the east line of the called 19.755 acre tract
10-16 described in deed to Eugene Mattern recorded under Volume 571, Page
10-17 767, and the east line of the called 90.0 acre tract described in
10-18 deed to Wm. F. Jackson recorded under Volume 168, Page 540 all of
10-19 the Deed Records of Waller County, a distance of 6362 .56 feet to a
10-20 5/8 inch iron rod with cap marked "Carter & Burgess" set for corner;
10-21 THENCE North 02 Degrees 51 Minutes 14 Seconds West, with the west
10-22 line of the Woodard Ranch West, LP tract, and the east line of Lake
10-23 Hollyhill Acres subdivision recorded under Volume 275, Page 292 of
10-24 Grimes County Deed Records, a distance of 3169.95 feet to a square
10-25 bolt in concrete found for corner;
10-26 THENCE South 86 Degrees 55 Minutes 20 Seconds West, with the south
10-27 line of the Woodard Ranch West, LP tract and the north line of Lake
10-28 Hollyhill, a distance of 3150.62 feet to a 1/2 inch iron rod found
10-29 for corner,
10-30 THENCE North 3 Degrees 05 Minutes 22 Seconds West, with the west
10-31 line of the Woodard Ranch West, LP tract and the east line of the
10-32 called 19.484 acre tract, a distance of 954.90 feet to a 1/2 inch
10-33 iron rod found for corner;
10-34 THENCE North 87 Degrees 05 Minutes 46 Seconds East, with the north
10-35 line of the Woodard Ranch West, LP tract and with the south line of
10-36 the tracts described in deeds to Todd Mission Farm recorded under
10-37 Volume 427, Page 712 and Volume 450 Page 739 of the Deed Records of
10-38 Grimes County, a distance of 366.94 feet to a 1/2 inch iron rod
10-39 found for corner;
10-40 THENCE North 2 Degrees 47 Minutes 46 Seconds West, with the west
10-41 line of the Woodard Ranch West, LP tract and with the east line of
10-42 said Todd Mission Farm tract, a distance of 1565.13 feet to a 1/2
10-43 inch iron rod found for corner;
10-44 THENCE South 87 Degrees 10 Minutes 42 Seconds West. with the south
10-45 line of the Woodard Ranch West, LP tract and the north line of said
10-46 Todd Mission Farm tract, a distance of 499.97 feet to a 1 1/2 inch
10-47 iron pipe found for corner;
10-48 THENCE North 3 Degrees 34 Minutes 54 Seconds West, with the west
10-49 line of the Woodard Ranch West, LP tract and the east line of the
10-50 Todd Mission Farm tract, a distance of 1112.04 feet to a 3/8 inch
10-51 iron rod found for corner;
10-52 THENCE North 04 Degrees 11 Minutes 26 Seconds West, continuing with
10-53 the west line of the Woodard Ranch West, LP tract and the east line
10-54 of the Todd Mission Farm tract, a distance of 1123.78 feet to a 1/2
10-55 inch iron rod found for the northeast corner of said Todd Mission
10-56 Farm tract from which a 3/4 inch iron bolt bears North 84 Degrees 42
10-57 Minutes 36 Seconds East a distance of 21.66 feet;
10-58 THENCE North 86 Degrees 07 Minutes 53 Seconds East, with the north
10-59 line of the Woodard Ranch West, LP tract, the south line of the
10-60 called 182.9495 acre tract described in deed to the Texas
10-61 Renaissance Festival, Inc. recorded under Volume 565, Page 23 of
10-62 the Deed Records of Grimes County, and with the south line of the
10-63 tract described in deed to Clifford Largent recorded under Volume
10-64 265, Page 369 of the Deed Records of Grimes County, a distance of
10-65 2146.80 feet to a 1 1/2 inch iron pipe found for corner;
10-66 THENCE North 06 Degrees 53 Minutes 24 Seconds West, with the west
10-67 line of the Woodard Ranch West, LP tract and the east line of the
10-68 Texas Renaissance Festival tract, a distance of 1856.50 feet to a
10-69 concrete monument found for corner;

11-1 THENCE North 3 Degrees 32 Minutes 02 Seconds West, with the west
11-2 line of the Woodard Ranch West, LP tract, the east line of the Texas
11-3 Renaissance Festival tract, the east line of the called 36.706 acre
11-4 tract described in deed to Autry Maywald recorded under Volume 696,
11-5 Page 103, the east line of the called 16.0 acre tract described in
11-6 deed to Michael Cotie recorded under Volume 362, Page 558, and also
11-7 with the east line of the H. M. Bullock Survey, Abstract 96 Grimes
11-8 County, and with the west line of the Alexander Robblis Survey,
11-9 Abstract 400 Grimes County, a distance of 2064.64 feet to a 5/8 inch
11-10 iron rod with cap marked "Carter & Burgess" set for corner;
11-11 THENCE North 87 Degrees 31 Minutes 54 Seconds East, departing the
11-12 east line of the a H. M. Bullock Survey and with the west line of the
11-13 Alexander Robblis Survey, a distance of 12655.49 feet to the POINT
11-14 OF BEGINNING and containing 4,286.698 acres less the following save
11-15 and except 0.057 acre tract.
11-16 SAVE & EXCEPT
11-17 Description of a 0.057 acre tract of land, being that called 0.057
11-18 acre tract described in deed to Lufkin-Conroe Telephone Exchange
11-19 recorded under Montgomery County Clerk File Number 9556511, and
11-20 located in the Joseph G. Ferguson Survey, Abstract 221, Montgomery
11-21 County, Texas, and more particularly described as follows:
11-22 COMMENCING at a 5/8 inch iron rod with cap marked "Carter & Burgess"
11-23 set in the west right-of-way of FM 1774 (100.0 feet wide per Volume
11-24 219, Page 423, Volume 252, Page 343, Volume 252, Page 344, Volume
11-25 257, Page 71, Volume 254, Page 556, Volume 215, Page 512, and Volume
11-26 218, Page 2 of Montgomery County Deed Records) and in the north line
11-27 of said Woodard Ranch West, LP tract and the south line of the
11-28 called 1,995.300 acre tract described in Special Warranty Deed to
11-29 the Charles Eugene Campbell Marital Trust recorded under Montgomery
11-30 County Clerk's File Number 2004-058220;
11-31 THENCE South 02 Degrees 34 Minutes 58 Seconds East, with west
11-32 right-of-way line of FM 1486, a distance of 3459.37 feet to a set
11-33 5/8 inch iron rod with cap marked "Carter & Burgess";
11-34 THENCE South 03 Degrees 11 Minutes 11 Seconds East, continuing with
11-35 the west right-of-way of FM 1486, a distance 20.24 feet to a point
11-36 for corner;
11-37 THENCE South 87 Degrees 45 Minutes 51 Seconds West, with the south
11-38 line of the 20 feet wide easement described in deed to Lufkin-Conroe
11-39 Telephone Exchange recorded under Montgomery County Clerk's File
11-40 Number 9556511, a distance of 99.52 feet to a 5/8 inch iron rod with
11-41 cap marked "Carter & Burgess" set for the southeast corner of said
11-42 Lufkin-Conroe Telephone Exchange called 0.057 acre tract and POINT
11-43 OF BEGINNING of the herein described tract;
11-44 THENCE South 87 Degrees 45 Minutes 51 Seconds West, with the south
11-45 line of said Lufkin-Conroe Telephone Exchange tract and a north
11-46 line of the tracts described in Special Warranty Deed to Magnolia
11-47 Timber Partners LP recorded under Volume 553, Page 001 of the Deed
11-48 Records of Waller County, Texas, Volume 849, Page 205 of the Deed
11-49 Records of Grimes County, Texas, and Montgomery County Clerk's File
11-50 Number 968009, a distance of 50.00 feet to a 1/2 inch iron rod found
11-51 for the southwest corner of said Lufkin-Conroe Telephone Exchange
11-52 tract;
11-53 THENCE 02 Degrees 14 Minutes 09 Seconds West, with the west line of
11-54 said Lufkin-Conroe Telephone Exchange tract and a east line of said
11-55 Woodard Ranch West, LP tract, a distance of 50.00 feet to a 1/2 inch
11-56 iron rod found for the northwest corner of said Lufkin-Conroe
11-57 Telephone Exchange tract;
11-58 THENCE North 87 Degrees 45 Minutes 51 Seconds East, with the north
11-59 line of said Lufkin-Conroe Telephone Exchange tract and a south
11-60 line of said Woodard Ranch West; LP tract, a distance of 50.00 feet
11-61 to a 1/2 inch iron rod found for the northeast corner of said
11-62 Lufkin-Conroe Telephone Exchange tract;
11-63 THENCE South 02 Degrees 14 Minutes 09 Seconds East, with the east
11-64 line of said Lufkin-Conroe Telephone Exchange tract and a west line
11-65 of said Woodard Ranch West, LP tract, a distance of 50.00 feet to
11-66 the POINT OF BEGINNING and containing 0.057 acre of land.
11-67 TRACT TWO:
11-68 Description of 1,445.197 acres of land out of the called 2,323.214
11-69 acre tract described in Special Warranty Deed from BST Timberlands

12-1 of Texas, L.P. to Woodard Ranch Partners, L P recorded August 26,
12-2 2005 under Montgomery County Clerk File Number 2005-095962 of the
12-3 real property records of Montgomery County, Texas, and located in
12-4 the William Stansbury Survey, Abstract 508 and the Thomas G. Allen
12-5 Survey, Abstract 64, Montgomery County, Texas and more particularly
12-6 described as follows:
12-7 BEGINNING at a concrete monument found in the east right-of-way
12-8 line of FM 1486 (100 feet wide) recorded under Volume 219, Page 423,
12-9 Volume 252, Page 343, Volume 252, Page 344, Volume 257, Page 71,
12-10 Volume 254, Page 556, Volume 215, Page 512 and Volume 218, Page 2 of
12-11 the Deed Records of Montgomery County, Texas in the south line of
12-12 said Woodard Ranch Partners, L.P. called 2,323 214 acre tract, and
12-13 the northwest corner of the called 9.9999 acre tract described in
12-14 deed to Joanne Moore recorded under Montgomery County Clerk's File
12-15 Number 2003-042415;
12-16 THENCE North 02 degrees 53 minutes 38 seconds West, with the east
12-17 right-of-way line of FM 1486, a distance of 1,165.37 feet to a
12-18 concrete monument found for the southwest corner of the called
12-19 29.397 acre tract described in deed to M. L. Maciejewski recorded
12-20 under Volume 259, Page 791 of Montgomery County Deed Records and in
12-21 the north line of said Woodard Ranch Partners, L.P. tract;
12-22 THENCE North 87 degrees 12 minutes 36 seconds East, with the north
12-23 line of said Woodard Ranch Partners, L.P. called 2,323.214 acre
12-24 tract and the south line of the called 29.397 acre tract, a distance
12-25 of 1,681.98 feet to a point in a creek from which a set 5/8 inch iron
12-26 rod with cap marked "Carter & Burgess" bears South 87 degrees 12
12-27 minutes 36 seconds West, a distance of 100.00 feet;
12-28 THENCE North 16 degrees 26 minutes 24 seconds West, with the creek,
12-29 a distance of 233.50 feet to a point for corner;
12-30 THENCE North 40 degrees 41 minutes 24 seconds West, continuing with
12-31 the creek, a distance of 123.30 feet to a point for corner;
12-32 THENCE North 04 degrees 56 minutes 24 seconds West, continuing with
12-33 the creek, a distance of 207.40 feet to a point for corner;
12-34 THENCE North 22 degrees 34 minutes 08 seconds West continuing with
12-35 the creek, a distance of 71.00 feet to a point for corner;
12-36 THENCE North 41 degrees 35 minutes 52 seconds East, continuing with
12-37 the creek, a distance of 71.50 feet to a point for corner;
12-38 THENCE North 40 degrees 39 minutes 49 seconds West, continuing with
12-39 the creek, a distance of 187.91 feet to a point for corner;
12-40 THENCE North 29 degrees 57 minutes 45 seconds West, continuing with
12-41 the creek, a distance of 450.22 to a point for corner;
12-42 THENCE North 66 degrees 31 minutes 40 seconds West, continuing with
12-43 the creek, a distance of 308.15 feet to a point for corner;
12-44 THENCE North 45 degrees 01 minutes 38 seconds West, continuing with
12-45 the creek, a distance of 363.18 feet to a point for corner;
12-46 THENCE North 19 degrees 20 minutes 00 seconds West, continuing with
12-47 the creek, a distance of 259.64 feet to a point for corner;
12-48 THENCE North 17 degrees 39 minutes 04 seconds West, continuing with
12-49 the creek, a distance of 394.32 feet to a point for corner;
12-50 THENCE North 63 degrees 20 minutes 45 seconds West, continuing with
12-51 the creek, a distance of 56.90 feet to a point for corner;
12-52 THENCE North 22 degrees 21 minutes 29 seconds West, continuing with
12-53 the creek, a distance of 480.58 feet to a point for corner;
12-54 THENCE North 23 degrees 41 minutes 20 seconds West, continuing with
12-55 the creek, a distance of 263.57 feet to a point for corner;
12-56 THENCE North 38 degrees 22 minutes 48 seconds West, continuing with
12-57 the creek, a distance of 427.55 feet to a 3/4 inch iron rod found in
12-58 the east right-of-way line of FM 1486;
12-59 THENCE North 02 degrees 42 minutes 57 seconds West, with the east
12-60 right-of-way line of FM 1486, a distance of 400.73 feet to a
12-61 concrete monument found for the southwest corner of the Convenient
12-62 County Estates Subdivision, Phase II, recorded under Cabinet H,
12-63 Sheet 79 B of Montgomery County Map Records and in the north line of
12-64 the William Stansbury Survey, Abstract 508 and the south line of the
12-65 William Stansbury Survey, Abstract 531;
12-66 THENCE North 87 degrees 22 minutes 40 seconds East, with the north
12-67 line of said Woodard Ranch Partners, L.P. tract, the south line of
12-68 the Convenient County Estates Subdivision, the north line of the
12-69 William Stansbury Survey, Abstract 508, and the south line of the

13-1 William Stansbury Survey, Abstract 531, a distance of 6,641.21 feet
 13-2 to a 5/8 inch iron rod found for corner;
 13-3 THENCE North 87 degrees 10 minutes 42 seconds East, continuing with
 13-4 the north line of said Woodard Ranch Partners, L.P. tract and the
 13-5 south line of said Convenient County Estates, a distance of
 13-6 5,747.50 feet to a 4 inch iron pipe found for the southeast corner
 13-7 of the Convenient County Estates Subdivision, a northern corner of
 13-8 said Woodard Ranch Partners, L.P. tract, the northeast corner of
 13-9 William Stansbury Survey, Abstract 192;
 13-10 THENCE South 02 degrees 44 minutes 34 seconds East, with the east
 13-11 line of said William Stansbury Survey and the west line of said
 13-12 Jacob Eyler Survey, a distance of 1,243.66 feet to 3/4 inch iron
 13-13 pipe found for a southern corner of said Woodard Ranch Partners,
 13-14 L.P. tract, the northwest corner of the John T. Rockwell Survey,
 13-15 Abstract 451 and the northwest corner of the. called 320 acre tract
 13-16 described in deed to Dan H. Madeley recorded under Volume 414, Page
 13-17 291 of Montgomery County Deed Records;
 13-18 THENCE South 02 degrees 35 minutes 52 seconds East, with the east
 13-19 line of said William Stansbury Survey, the east line of said Woodard
 13-20 Ranch Partners, L.P. tract, and the west line of said John T.
 13-21 Rockwell Survey, a distance of 4,322.67 feet to a 2 inch iron pipe
 13-22 found for a southern corner of said Woodard Ranch Partners, L.P.
 13-23 tract;
 13-24 THENCE South 87 degrees 02 minutes 33 seconds West, with the south
 13-25 line of the Woodard Ranch Partners, L.P. tract, the south line of
 13-26 said William Stansbury Survey, and the north line of the called
 13-27 131.230 acre tract described in deed to Raymond C. Rickett, Jr.
 13-28 recorded under Montgomery County Clerk File Number 9719186, a
 13-29 distance of 3,324.80 feet to a 1 inch iron pipe found for a southern
 13-30 corner of said Woodard Ranch Partners, L.P. tract and the northwest
 13-31 corner of said Raymond C. Rickett, Jr. tract;
 13-32 THENCE South 02 degrees 46 minutes 27 seconds East, with the east
 13-33 line of said Woodard Ranch Partners, L.P. tract and the west line of
 13-34 said Raymond C. Rickett, Jr. tract, a distance of 1,264.55 feet to a
 13-35 1 inch iron pipe found for a southern corner of said Woodard Ranch
 13-36 Partners, L.P. tract, the southwest corner of said Raymond C.
 13-37 Rickett, Jr. tract and in the north line of the called 209.46 acre
 13-38 tract described in deed to Christopher Rhodes recorded under
 13-39 Montgomery County Clerk's File Number 9526828;
 13-40 THENCE South 86 degrees 51 minutes 47 seconds West, with the south
 13-41 line of said Woodard Ranch Partners, L.P. tract and the north line
 13-42 of the Christopher Rhodes tract, a distance of 1,617.63 feet to a
 13-43 5/8 inch iron rod set for a southern corner of said Woodard Ranch
 13-44 Partners, L.P. tract and the northwest corner of said Christopher
 13-45 Rhodes tract, and in the west line of the Thomas G. Allen Survey;
 13-46 THENCE North 03 degrees 11 minutes 35 seconds West, with the west
 13-47 line of said Woodard Ranch Partners, L.P. tract and the east line of
 13-48 the Magnolia East Unrecorded Subdivision described in deeds
 13-49 recorded under Montgomery County Clerk's File Numbers 9019503,
 13-50 8917284, 9770914, 99006599, 9750729, and 8913130, a distance of
 13-51 1,975.88 feet to a 4 inch iron pipe found for the northeast corner
 13-52 of said Magnolia East Unrecorded Subdivision, a southern corner of
 13-53 said Woodard Ranch Partners, L.P. tract, the northeast corner of
 13-54 the John Niles Survey, Abstract 396, and in the south line of the
 13-55 William Stansbury Survey, Abstract 508;
 13-56 THENCE South 87 degrees 20 minutes 16 seconds West, with the south
 13-57 line of said Woodard Ranch Partners, L.P. tract and the north line
 13-58 of said Magnolia East Unrecorded Subdivision described in deeds
 13-59 recorded under Montgomery County Clerk's File Numbers 8913130,
 13-60 2001-115769, 2000-102053, 8807383, 8502145, 9808626, 9207949,
 13-61 8844012, 8303341, Volume 1163, Page 759, 2004-112602, 8436226,
 13-62 9250650, 2002-018876, 9842447, 8751939, and 2003-042415 of
 13-63 Montgomery County Deed Records, at a distance of 797.74 feet
 13-64 passing a set 5/8 inch iron rod with cap marked "Carter & Burgess",
 13-65 a total distance of 7,414.45 feet to the POINT OF BEGINNING and
 13-66 containing 1,445.197 acres of land.
 13-67 SECTION 3. (a) The legal notice of the intention to
 13-68 introduce this Act, setting forth the general substance of this
 13-69 Act, has been published as provided by law, and the notice and a

14-1 copy of this Act have been furnished to all persons, agencies,
14-2 officials, or entities to which they are required to be furnished
14-3 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
14-4 Government Code.

14-5 (b) The governor, one of the required recipients, has
14-6 submitted the notice and Act to the Texas Commission on
14-7 Environmental Quality.

14-8 (c) The Texas Commission on Environmental Quality has filed
14-9 its recommendations relating to this Act with the governor, the
14-10 lieutenant governor, and the speaker of the house of
14-11 representatives within the required time.

14-12 (d) All requirements of the constitution and laws of this
14-13 state and the rules and procedures of the legislature with respect
14-14 to the notice, introduction, and passage of this Act are fulfilled
14-15 and accomplished.

14-16 SECTION 4. This Act takes effect September 1, 2007.

14-17 * * * * *