

By: Hopson

H.B. No. 3340

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to the conveyance of certain state forest land in Cherokee  
3 County under the control of the board of regents of The Texas A&M  
4 University System.

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

6 SECTION 1. CONVEYANCE BY THE TEXAS A&M UNIVERSITY SYSTEM.  
7 The board of regents of The Texas A&M University System may convey  
8 the following described real property:

9 BEING 221.64 acres of land in the J. S. EVANS SURVEY, ABSTRACT  
10 No. 266, CHEROKEE COUNTY, TEXAS, and being the same land described  
11 in Tract 1 and called 220 acres from the Texas State Hospitals &  
12 Special School to the Texas Forest Service on September 3, 1963 and  
13 recorded in Volume 541, Page 557 of the Deed Records of Cherokee  
14 County, Texas (hereinafter shown as volume/page, DR, OR for  
15 Official Records, LR for Land Records): SAID tract described as  
16 follows:

17 BEARINGS are based on South 89°19' East between the 2" iron pipe  
18 found at the Southwest corner of the J. S. EVANS and an axle found at  
19 the Northeast corner of the A. W. CLARK SURVEY, ABSTRACT No. 1054,  
20 CHEROKEE COUNTY, TEXAS: All bearings and distances of witness trees  
21 are from the corner to the face of the "X". All bearings and  
22 distances of stump holes are from the corner to the center of the  
23 hole: SEE PLAT:

24 BEGINNING at 3/4" iron pipe found 1.0 feet deep for an "ELL" corner

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1 of said 220 acres and said EVANS SURVEY, same being the Southeast  
2 corner that 1/2 undivided interest in 320 acres from H. F. Holcomb  
3 to Helen Cowart on December 8, 1989 in 1111/689, LR, and the  
4 Southeast corner of that 1/2 undivided interest in 320 acres from H.  
5 F. Holcomb to Mary Jane Hinton on December 8, 1989 in 1111/693, LR,  
6 reference description in 290/295, DR and being the Southeast corner  
7 of the J. D. RAINES SURVEY, ABSTRACT No. 754, CHEROKEE COUNTY,  
8 TEXAS, from which found "X" on the face of a 28" Pine South 19° West,  
9 5.8 feet, a stump hole is South 26° East, 28.6 feet, and a 1/2" iron  
10 pipe found for reference is South 89°44' West, 41.17 feet;  
11 THENCE North 00°39'13" East, with the upper West line of said 220  
12 acres and said EVANS SURVEY and the East line of said 320 acres and  
13 said RAINES SURVEY, and along a red painted hack and blazed line,  
14 2327.65 feet to a 3/4" iron pipe found for the Northwest corner of  
15 said 220 acres and the Southwest corner of that Tract 8 of 100 acres  
16 from Lionel K. Newman et ux to Rodney Newman et ux on November 18,  
17 1998 in 1405/697, OR, reference description in 240/446, DR, from  
18 which found "X" on the face of a 27" Red Oak, North 64° East, 5.6  
19 feet, the center of an oak stump South 16° West, 8.4 feet, a 3/4"  
20 iron pipe found for reference is South 89°14' East, 41.79 feet and a  
21 1/2" iron pipe found for reference is South 01°21' West, 41.98 feet;  
22 THENCE South 89°57'06" East, with the North line of said 220 acres  
23 and the South line of said 100 acres, and along a red painted hack  
24 and blazed line, 2488.89 feet to a 2" iron pipe found for the  
25 Northeast corner of said 220 acres and the Southeast corner of said  
26 100 acres in the West line of that Tract 6 of 30.2 acres in 1405/697,  
27 OR, reference description in 373/586, same being the East line of

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1 said EVANS SURVEY and the West line of the BEN ENLOE SURVEY,  
2 ABSTRACT No. 261, CHEROKEE COUNTY, TEXAS, from which a 1/2" iron  
3 pipe found for reference is South 0°01' West, 41.64 feet;  
4 THENCE South 00°22'29" West, with the East line of said 220 acres and  
5 said EVANS SURVEY, and along a red painted hack and blazed line,  
6 passing the Southwest corner of said 30.2 acres and said ENLOE  
7 SURVEY and the Northwest corner of that Tract 7 of 28.7 acres in  
8 1405/697, OR, reference description in 301/55, DR, and the  
9 Northwest corner of the G. J. McCREIGHT SURVEY, ABSTRACT No. 1034,  
10 CHEROKEE COUNTY, TEXAS, at 1986.42 feet pass a 1/2" steel rod found  
11 for the Southwest corner of said 28.7 acres and said McCREIGHT  
12 SURVEY and the Northwest corner of that 48 acres from Jason C.  
13 Kellis and James E. Oliver to James R. Newman on April 8, 2002 in  
14 1541/107, OR and the Northerly Northwest corner of the A. M. HUDSON  
15 SURVEY, ABSTRACT No. 371, CHEROKEE COUNTY, TEXAS, continuing in  
16 all, 3211.41 feet to a 2" iron pipe found for the Southeast corner  
17 of said 220 acres and said EVANS SURVEY, an "ELL" corner of said 48  
18 acres and said HUDSON SURVEY, and in the North line of that called  
19 Tract 4 of 96 acres from Geraldine M. Ford to Joyce R. Schochler et  
20 al on December 21, 1993 in 1231/669, OR;  
21 THENCE North 89°29'58" West, with the South line of said 220 acres  
22 and said EVANS SURVEY, and along a red painted hack and blazed line,  
23 at 460.43 feet pass an axle found for the Northeast corner of said  
24 96 acres and the lower Northwest corner of said HUDSON SURVEY and  
25 the Northeast corner of that Undivided interest in 30.78 acres from  
26 Harold E. Sword to Thomas R. Sword on February 22, 2005 in 1705/186,  
27 OR, and the Northeast corner of the said CLARK SURVEY, continuing in

1 all, 1816.94 feet to a large rock found for the Northwest corner of  
2 said CLARK SURVEY and the Northeast corner of the J. BLACKWELL  
3 SURVEY, ABSTRACT No. 105, CHEROKEE COUNTY, TEXAS, from which found  
4 "X" on the face of a 22" Post Oak South 80° East, 8.4 feet;  
5 THENCE North 89°13'33" West, with the South line of said 220 acres  
6 and said EVANS SURVEY, and along a red painted hack and blazed line,  
7 at 480.42 feet pass the Northwest corner of said 30.78 acres and the  
8 Northeast corner of that Undivided interest in 30.78 acres from  
9 Thomas R. Sword to Harold E. Sword on December 16, 2005 in 1705/183,  
10 OR, at 1815.48 feet pass a 1/2" steel rod found on the East bank of  
11 Bull Creek for reference, at 1865.48 feet pass the center of Bull  
12 Creek for the Northwest corner of said 30.78 acres and the Northeast  
13 corner of that 62.26 acres from Mary Hampton to Rodney and Cathy  
14 Newman on September 19, 1991 in 1163/396, OR, at 1915.48 feet pass a  
15 1/2" steel rod found for reference on the West bank of Bull Creek,  
16 continuing in all, 2627.81 feet to a 2" iron pipe found for the  
17 Southwest corner of said 220 acres and said EVANS SURVEY and the  
18 Southeast corner of that 110 acres in 1111/689, OR, and in 1111/693,  
19 OR, reference description in 290/295, and being the most Easterly  
20 Southeast corner of the M. L. LUSK SURVEY, ABSTRACT No. 1005,  
21 CHEROKEE COUNTY, TEXAS, from which found "X" on the face of a 23"  
22 Red Oak North 43° East, 4.9 feet, a 15" Post Oak North 30° West, 2.7  
23 feet, a 1/2" iron pipe found for reference is North 0°12' West, 41.52  
24 feet, and a 3/4" iron pipe found for reference is South 89°43' East,  
25 41.77 feet;  
26 THENCE North 00°27'46" East, with the lower West line of said 220  
27 acres and said EVANS SURVEY and the lower East line of said 110

1 acres and said LUSK SURVEY, and along a red painted hack and blazed  
2 line, 851.54 feet to a 2" iron pipe found for an "ELL" corner of said  
3 220 acres and said EVANS SURVEY, an "ELL" corner of said 110 acres  
4 and said LUSK SURVEY, and in the South line of said 320 acres and  
5 said RAINES SURVEY, from which found "X" on the face of a 20" Red Oak  
6 North 86° West, 17.6 feet, a 10" Pine North 06° East, 29.8 feet, a  
7 3/4" iron pipe found for reference is South 89°07' East, 42.01 feet,  
8 and a 1/2" iron pipe found for reference is South 01°08' West, 41.12  
9 feet;

10 THENCE South 89°30'02" East, with an interior line of said 220 acres  
11 and said EVANS SURVEY, and the South line of said 320 acres and said  
12 RAINES SURVEY, and along a red painted hack and blazed line, 1943.20  
13 feet to the PLACE OF BEGINNING, and containing within these calls,  
14 221.64 acres of land. This tract has no access to a public road.

15 SECTION 2. INTERESTS CONVEYED. The conveyance authorized  
16 by this Act shall be of fee title to the surface and is exclusive of  
17 all mineral rights. All instruments of conveyance shall be in a  
18 form acceptable to The Texas A&M University System.

19 SECTION 3. This Act takes effect immediately if it receives  
20 a vote of two-thirds of all the members elected to each house, as  
21 provided by Section 39, Article III, Texas Constitution. If this  
22 Act does not receive the vote necessary for immediate effect, this  
23 Act takes effect September 1, 2009.