

1-1 By: Hopson (Senate Sponsor - Nichols) H.B. No. 3340
1-2 (In the Senate - Received from the House April 29, 2009;
1-3 May 6, 2009, read first time and referred to Committee on Higher
1-4 Education; May 14, 2009, reported favorably by the following vote:
1-5 Yeas 4, Nays 0; May 14, 2009, sent to printer.)

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

1-8 relating to the conveyance of certain state forest land in Cherokee
1-9 County under the control of the board of regents of The Texas A&M
1-10 University System.

1-11 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-12 SECTION 1. CONVEYANCE BY THE TEXAS A&M UNIVERSITY SYSTEM.
1-13 The board of regents of The Texas A&M University System may convey
1-14 the following described real property:

1-15 BEING 221.64 acres of land in the J. S. EVANS SURVEY, ABSTRACT
1-16 No. 266, CHEROKEE COUNTY, TEXAS, and being the same land described
1-17 in Tract 1 and called 220 acres from the Texas State Hospitals &
1-18 Special School to the Texas Forest Service on September 3, 1963 and
1-19 recorded in Volume 541, Page 557 of the Deed Records of Cherokee
1-20 County, Texas (hereinafter shown as volume/page, DR, OR for
1-21 Official Records, LR for Land Records): SAID tract described as
1-22 follows:

1-23 BEARINGS are based on South 89°19' East between the 2" iron pipe
1-24 found at the Southwest corner of the J. S. EVANS and an axle found at
1-25 the Northeast corner of the A. W. CLARK SURVEY, ABSTRACT No. 1054,
1-26 CHEROKEE COUNTY, TEXAS: All bearings and distances of witness trees
1-27 are from the corner to the face of the "X". All bearings and
1-28 distances of stump holes are from the corner to the center of the
1-29 hole: SEE PLAT:

1-30 BEGINNING at 3/4" iron pipe found 1.0 feet deep for an "ELL" corner
1-31 of said 220 acres and said EVANS SURVEY, same being the Southeast
1-32 corner that 1/2 undivided interest in 320 acres from H. F. Holcomb
1-33 to Helen Cowart on December 8, 1989 in 1111/689, LR, and the
1-34 Southeast corner of that 1/2 undivided interest in 320 acres from H.
1-35 F. Holcomb to Mary Jane Hinton on December 8, 1989 in 1111/693, LR,
1-36 reference description in 290/295, DR and being the Southeast corner
1-37 of the J. D. RAINES SURVEY, ABSTRACT No. 754, CHEROKEE COUNTY,
1-38 TEXAS, from which found "X" on the face of a 28" Pine South 19° West,
1-39 5.8 feet, a stump hole is South 26° East, 28.6 feet, and a 1/2" iron
1-40 pipe found for reference is South 89°44' West, 41.17 feet;

1-41 THENCE North 00°39'13" East, with the upper West line of said 220
1-42 acres and said EVANS SURVEY and the East line of said 320 acres and
1-43 said RAINES SURVEY, and along a red painted hack and blazed line,
1-44 2327.65 feet to a 3/4" iron pipe found for the Northwest corner of
1-45 said 220 acres and the Southwest corner of that Tract 8 of 100 acres
1-46 from Lionel K. Newman et ux to Rodney Newman et ux on November 18,
1-47 1998 in 1405/697, OR, reference description in 240/446, DR, from
1-48 which found "X" on the face of a 27" Red Oak, North 64° East, 5.6
1-49 feet, the center of an oak stump South 16° West, 8.4 feet, a 3/4"
1-50 iron pipe found for reference is South 89°14' East, 41.79 feet and a
1-51 1/2" iron pipe found for reference is South 01°21' West, 41.98 feet;
1-52 THENCE South 89°57'06" East, with the North line of said 220 acres
1-53 and the South line of said 100 acres, and along a red painted hack
1-54 and blazed line, 2488.89 feet to a 2" iron pipe found for the
1-55 Northeast corner of said 220 acres and the Southeast corner of said
1-56 100 acres in the West line of that Tract 6 of 30.2 acres in 1405/697,
1-57 OR, reference description in 373/586, same being the East line of
1-58 said EVANS SURVEY and the West line of the BEN ENLOE SURVEY,
1-59 ABSTRACT No. 261, CHEROKEE COUNTY, TEXAS, from which a 1/2" iron
1-60 pipe found for reference is South 0°01' West, 41.64 feet;

1-61 THENCE South 00°22'29" West, with the East line of said 220 acres and
1-62 said EVANS SURVEY, and along a red painted hack and blazed line,
1-63 passing the Southwest corner of said 30.2 acres and said ENLOE
1-64 SURVEY and the Northwest corner of that Tract 7 of 28.7 acres in

2-1 1405/697, OR, reference description in 301/55, DR, and the
2-2 Northwest corner of the G. J. McCREIGHT SURVEY, ABSTRACT No. 1034,
2-3 CHEROKEE COUNTY, TEXAS, at 1986.42 feet pass a 1/2" steel rod found
2-4 for the Southwest corner of said 28.7 acres and said McCREIGHT
2-5 SURVEY and the Northwest corner of that 48 acres from Jason C.
2-6 Kellis and James E. Oliver to James R. Newman on April 8, 2002 in
2-7 1541/107, OR and the Northerly Northwest corner of the A. M. HUDSON
2-8 SURVEY, ABSTRACT No. 371, CHEROKEE COUNTY, TEXAS, continuing in
2-9 all, 3211.41 feet to a 2" iron pipe found for the Southeast corner
2-10 of said 220 acres and said EVANS SURVEY, an "ELL" corner of said 48
2-11 acres and said HUDSON SURVEY, and in the North line of that called
2-12 Tract 4 of 96 acres from Geraldine M. Ford to Joyce R. Schochler et
2-13 al on December 21, 1993 in 1231/669, OR;
2-14 THENCE North 89°29'58" West, with the South line of said 220 acres
2-15 and said EVANS SURVEY, and along a red painted hack and blazed line,
2-16 at 460.43 feet pass an axle found for the Northeast corner of said
2-17 96 acres and the lower Northwest corner of said HUDSON SURVEY and
2-18 the Northeast corner of that Undivided interest in 30.78 acres from
2-19 Harold E. Sword to Thomas R. Sword on February 22, 2005 in 1705/186,
2-20 OR, and the Northeast corner of the said CLARK SURVEY, continuing in
2-21 all, 1816.94 feet to a large rock found for the Northwest corner of
2-22 said CLARK SURVEY and the Northeast corner of the J. BLACKWELL
2-23 SURVEY, ABSTRACT No. 105, CHEROKEE COUNTY, TEXAS, from which found
2-24 "X" on the face of a 22" Post Oak South 80° East, 8.4 feet;
2-25 THENCE North 89°13'33" West, with the South line of said 220 acres
2-26 and said EVANS SURVEY, and along a red painted hack and blazed line,
2-27 at 480.42 feet pass the Northwest corner of said 30.78 acres and the
2-28 Northeast corner of that Undivided interest in 30.78 acres from
2-29 Thomas R. Sword to Harold E. Sword on December 16, 2005 in 1705/183,
2-30 OR, at 1815.48 feet pass a 1/2" steel rod found on the East bank of
2-31 Bull Creek for reference, at 1865.48 feet pass the center of Bull
2-32 Creek for the Northwest corner of said 30.78 acres and the Northeast
2-33 corner of that 62.26 acres from Mary Hampton to Rodney and Cathy
2-34 Newman on September 19, 1991 in 1163/396, OR, at 1915.48 feet pass a
2-35 1/2" steel rod found for reference on the West bank of Bull Creek,
2-36 continuing in all, 2627.81 feet to a 2" iron pipe found for the
2-37 Southwest corner of said 220 acres and said EVANS SURVEY and the
2-38 Southeast corner of that 110 acres in 1111/689, OR, and in 1111/693,
2-39 OR, reference description in 290/295, and being the most Easterly
2-40 Southeast corner of the M. L. LUSK SURVEY, ABSTRACT No. 1005,
2-41 CHEROKEE COUNTY, TEXAS, from which found "X" on the face of a 23"
2-42 Red Oak North 43° East, 4.9 feet, a 15" Post Oak North 30° West, 2.7
2-43 feet, a 1/2" iron pipe found for reference is North 0°12' West, 41.52
2-44 feet, and a 3/4" iron pipe found for reference is South 89°43' East,
2-45 41.77 feet;
2-46 THENCE North 00°27'46" East, with the lower West line of said 220
2-47 acres and said EVANS SURVEY and the lower East line of said 110
2-48 acres and said LUSK SURVEY, and along a red painted hack and blazed
2-49 line, 851.54 feet to a 2" iron pipe found for an "ELL" corner of said
2-50 220 acres and said EVANS SURVEY, an "ELL" corner of said 110 acres
2-51 and said LUSK SURVEY, and in the South line of said 320 acres and
2-52 said RAINES SURVEY, from which found "X" on the face of a 20" Red Oak
2-53 North 86° West, 17.6 feet, a 10" Pine North 06° East, 29.8 feet, a
2-54 3/4" iron pipe found for reference is South 89°07' East, 42.01 feet,
2-55 and a 1/2" iron pipe found for reference is South 01°08' West, 41.12
2-56 feet;
2-57 THENCE South 89°30'02" East, with an interior line of said 220 acres
2-58 and said EVANS SURVEY, and the South line of said 320 acres and said
2-59 RAINES SURVEY, and along a red painted hack and blazed line, 1943.20
2-60 feet to the PLACE OF BEGINNING, and containing within these calls,
2-61 221.64 acres of land. This tract has no access to a public road.
2-62 SECTION 2. INTERESTS CONVEYED. The conveyance authorized
2-63 by this Act shall be of fee title to the surface and is exclusive of
2-64 all mineral rights. All instruments of conveyance shall be in a
2-65 form acceptable to The Texas A&M University System.
2-66 SECTION 3. This Act takes effect immediately if it receives
2-67 a vote of two-thirds of all the members elected to each house, as
2-68 provided by Section 39, Article III, Texas Constitution. If this
2-69 Act does not receive the vote necessary for immediate effect, this

3-1 Act takes effect September 1, 2009.

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