

1-1 By: Nichols S.B. No. 2518
1-2 (In the Senate - Filed April 9, 2009; April 14, 2009, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; April 28, 2009, reported adversely, with favorable
1-5 Committee Substitute by the following vote: Yeas 5, Nays 0;
1-6 April 28, 2009, sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR S.B. No. 2518 By: Nichols

1-8 A BILL TO BE ENTITLED
1-9 AN ACT

1-10 relating to the creation of the Somerset Municipal Utility District
1-11 No. 3; providing authority to impose a tax and issue bonds; granting
1-12 a limited power of eminent domain.

1-13 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
1-14 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-15 Code, is amended by adding Chapter 8362 to read as follows:

1-16 CHAPTER 8362. SOMERSET MUNICIPAL UTILITY DISTRICT NO. 3

1-17 SUBCHAPTER A. GENERAL PROVISIONS

1-18 Sec. 8362.001. 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 Somerset Municipal Utility
1-22 District No. 3.

1-23 Sec. 8362.002. NATURE OF DISTRICT. The district is a
1-24 municipal utility district created under Section 59, Article XVI,
1-25 Texas Constitution.

1-26 Sec. 8362.003. CONFIRMATION AND DIRECTORS' ELECTION
1-27 REQUIRED. The temporary directors shall hold an election to
1-28 confirm the creation of the district and to elect five permanent
1-29 directors as provided by Section 49.102, Water Code.

1-30 Sec. 8362.004. CONSENT OF MUNICIPALITY REQUIRED. The
1-31 temporary directors may not hold an election under Section 8362.003
1-32 until each municipality in whose corporate limits or
1-33 extraterritorial jurisdiction the district is located has
1-34 consented by ordinance or resolution to the creation of the
1-35 district and to the inclusion of land in the district.

1-36 Sec. 8362.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

1-37 (a) The district is created to serve a public purpose and benefit.

1-38 (b) The district is created to accomplish the purposes of:

1-39 (1) a municipal utility district as provided by
1-40 general law and Section 59, Article XVI, Texas Constitution; and

1-41 (2) Section 52, Article III, Texas Constitution, that
1-42 relate to the construction, acquisition, improvement, operation,
1-43 or maintenance of macadamized, graveled, or paved roads, or
1-44 improvements, including storm drainage, in aid of those roads.

1-45 Sec. 8362.006. INITIAL DISTRICT TERRITORY. (a) The
1-46 district is initially composed of the territory described by
1-47 Section 2 of the Act creating this chapter.

1-48 (b) The boundaries and field notes contained in Section 2 of
1-49 the Act creating this chapter form a closure. A mistake made in the
1-50 field notes or in copying the field notes in the legislative process
1-51 does not affect the district's:

1-52 (1) organization, existence, or validity;

1-53 (2) right to issue any type of bond for the purposes
1-54 for which the district is created or to pay the principal of and
1-55 interest on a bond;

1-56 (3) right to impose a tax; or

1-57 (4) legality or operation.

1-58 [Sections 8362.007-8362.050 reserved for expansion]

1-59 SUBCHAPTER B. BOARD OF DIRECTORS

1-60 Sec. 8362.051. GOVERNING BODY; TERMS. (a) The district is
1-61 governed by a board of five elected directors.

1-62 (b) Except as provided by Section 8362.052, directors serve
1-63 staggered four-year terms.

2-1 Sec. 8362.052. TEMPORARY DIRECTORS. (a) On or after
2-2 September 1, 2009, the owner or owners of a majority of the assessed
2-3 value of the real property in the district may submit a petition to
2-4 the Texas Commission on Environmental Quality requesting that the
2-5 commission appoint as temporary directors the five persons named in
2-6 the petition. The commission shall appoint as temporary directors
2-7 the five persons named in the petition.

2-8 (b) Temporary directors serve until the earlier of:
2-9 (1) the date permanent directors are elected under
2-10 Section 8362.003; or
2-11 (2) September 1, 2013.

2-12 (c) If permanent directors have not been elected under
2-13 Section 8362.003 and the terms of the temporary directors have
2-14 expired, successor temporary directors shall be appointed or
2-15 reappointed as provided by Subsection (d) to serve terms that
2-16 expire on the earlier of:

2-17 (1) the date permanent directors are elected under
2-18 Section 8362.003; or
2-19 (2) the fourth anniversary of the date of the
2-20 appointment or reappointment.

2-21 (d) If Subsection (c) applies, the owner or owners of a
2-22 majority of the assessed value of the real property in the district
2-23 may submit a petition to the Texas Commission on Environmental
2-24 Quality requesting that the commission appoint as successor
2-25 temporary directors the five persons named in the petition. The
2-26 commission shall appoint as successor temporary directors the five
2-27 persons named in the petition.

2-28 [Sections 8362.053-8362.100 reserved for expansion]

2-29 SUBCHAPTER C. POWERS AND DUTIES

2-30 Sec. 8362.101. GENERAL POWERS AND DUTIES. The district has
2-31 the powers and duties necessary to accomplish the purposes for
2-32 which the district is created.

2-33 Sec. 8362.102. MUNICIPAL UTILITY DISTRICT POWERS AND
2-34 DUTIES. The district has the powers and duties provided by the
2-35 general law of this state, including Chapters 49 and 54, Water Code,
2-36 applicable to municipal utility districts created under Section 59,
2-37 Article XVI, Texas Constitution.

2-38 Sec. 8362.103. AUTHORITY FOR ROAD PROJECTS. Under Section
2-39 52, Article III, Texas Constitution, the district may design,
2-40 acquire, construct, finance, issue bonds for, improve, operate,
2-41 maintain, and convey to this state, a county, or a municipality for
2-42 operation and maintenance macadamized, graveled, or paved roads, or
2-43 improvements, including storm drainage, in aid of those roads.

2-44 Sec. 8362.104. ROAD STANDARDS AND REQUIREMENTS. (a) A
2-45 road project must meet all applicable construction standards,
2-46 zoning and subdivision requirements, and regulations of each
2-47 municipality in whose corporate limits or extraterritorial
2-48 jurisdiction the road project is located.

2-49 (b) If a road project is not located in the corporate limits
2-50 or extraterritorial jurisdiction of a municipality, the road
2-51 project must meet all applicable construction standards,
2-52 subdivision requirements, and regulations of each county in which
2-53 the road project is located.

2-54 (c) If the state will maintain and operate the road, the
2-55 Texas Transportation Commission must approve the plans and
2-56 specifications of the road project.

2-57 Sec. 8362.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE
2-58 OR RESOLUTION. The district shall comply with all applicable
2-59 requirements of any ordinance or resolution that is adopted under
2-60 Section 54.016 or 54.0165, Water Code, and that consents to the
2-61 creation of the district or to the inclusion of land in the
2-62 district.

2-63 Sec. 8362.106. LIMITATION ON USE OF EMINENT DOMAIN. The
2-64 district may not exercise the power of eminent domain outside the
2-65 district to acquire a site or easement for:

2-66 (1) a road project authorized by Section 8362.103; or
2-67 (2) a recreational facility as defined by Section
2-68 49.462, Water Code.

2-69 Sec. 8362.107. DIVISION OF DISTRICT. (a) The district may

3-1 be divided into two or more new districts only if the district:
 3-2 (1) has no outstanding bonded debt; and
 3-3 (2) is not imposing ad valorem taxes.
 3-4 (b) This chapter applies to any new district created by the
 3-5 division of the district, and a new district has all the powers and
 3-6 duties of the district.
 3-7 (c) Any new district created by the division of the district
 3-8 may not, at the time the new district is created, contain any land
 3-9 outside the area described by Section 2 of the Act creating this
 3-10 chapter.
 3-11 (d) The board, on its own motion or on receipt of a petition
 3-12 signed by the owner or owners of a majority of the assessed value of
 3-13 the real property in the district, may adopt an order dividing the
 3-14 district.
 3-15 (e) The board may adopt an order dividing the district
 3-16 before or after the date the board holds an election under Section
 3-17 8362.003 to confirm the district's creation.
 3-18 (f) An order dividing the district must:
 3-19 (1) name each new district;
 3-20 (2) include the metes and bounds description of the
 3-21 territory of each new district;
 3-22 (3) appoint temporary directors for each new district;
 3-23 and
 3-24 (4) provide for the division of assets and liabilities
 3-25 between or among the new districts.
 3-26 (g) On or before the 30th day after the date of adoption of
 3-27 an order dividing the district, the district shall file the order
 3-28 with the Texas Commission on Environmental Quality and record the
 3-29 order in the real property records of each county in which the
 3-30 district is located.
 3-31 (h) Any new district created by the division of the district
 3-32 shall hold a confirmation and directors' election as required by
 3-33 Section 8362.003.
 3-34 (i) Municipal consent to the creation of the district and to
 3-35 the inclusion of land in the district granted under Section
 3-36 8362.004 acts as municipal consent to the creation of any new
 3-37 district created by the division of the district and to the
 3-38 inclusion of land in the new district.
 3-39 (j) Any new district created by the division of the district
 3-40 must hold an election as required by this chapter to obtain voter
 3-41 approval before the district may impose a maintenance tax or issue
 3-42 bonds payable wholly or partly from ad valorem taxes.
 3-43 (k) If the voters of a new district do not confirm the
 3-44 creation of the new district, the assets, obligations, territory,
 3-45 and governance of the new district revert to that of the original
 3-46 district.
 3-47 [Sections 8362.108-8362.150 reserved for expansion]
 3-48 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS
 3-49 Sec. 8362.151. ELECTIONS REGARDING TAXES OR BONDS.
 3-50 (a) The district may issue, without an election, bonds and other
 3-51 obligations secured by:
 3-52 (1) revenue other than ad valorem taxes; or
 3-53 (2) contract payments described by Section 8362.153.
 3-54 (b) The district must hold an election in the manner
 3-55 provided by Chapters 49 and 54, Water Code, to obtain voter approval
 3-56 before the district may impose an ad valorem tax or issue bonds
 3-57 payable from ad valorem taxes.
 3-58 (c) The district may not issue bonds payable from ad valorem
 3-59 taxes to finance a road project unless the issuance is approved by a
 3-60 vote of a two-thirds majority of the district voters voting at an
 3-61 election held for that purpose.
 3-62 Sec. 8362.152. OPERATION AND MAINTENANCE TAX. (a) If
 3-63 authorized at an election held under Section 8362.151, the district
 3-64 may impose an operation and maintenance tax on taxable property in
 3-65 the district in accordance with Section 49.107, Water Code.
 3-66 (b) The board shall determine the tax rate. The rate may not
 3-67 exceed the rate approved at the election.
 3-68 Sec. 8362.153. CONTRACT TAXES. (a) In accordance with
 3-69 Section 49.108, Water Code, the district may impose a tax other than

4-1 an operation and maintenance tax and use the revenue derived from
4-2 the tax to make payments under a contract after the provisions of
4-3 the contract have been approved by a majority of the district voters
4-4 voting at an election held for that purpose.

4-5 (b) A contract approved by the district voters may contain a
4-6 provision stating that the contract may be modified or amended by
4-7 the board without further voter approval.

4-8 [Sections 8362.154-8362.200 reserved for expansion]

4-9 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-10 Sec. 8362.201. AUTHORITY TO ISSUE BONDS AND OTHER
4-11 OBLIGATIONS. The district may issue bonds or other obligations
4-12 payable wholly or partly from ad valorem taxes, impact fees,
4-13 revenue, contract payments, grants, or other district money, or any
4-14 combination of those sources, to pay for any authorized district
4-15 purpose.

4-16 Sec. 8362.202. TAXES FOR BONDS. At the time the district
4-17 issues bonds payable wholly or partly from ad valorem taxes, the
4-18 board shall provide for the annual imposition of a continuing
4-19 direct ad valorem tax, without limit as to rate or amount, while all
4-20 or part of the bonds are outstanding as required and in the manner
4-21 provided by Sections 54.601 and 54.602, Water Code.

4-22 Sec. 8362.203. BONDS FOR ROAD PROJECTS. At the time of
4-23 issuance, the total principal amount of bonds or other obligations
4-24 issued or incurred to finance road projects and payable from ad
4-25 valorem taxes may not exceed one-fourth of the assessed value of the
4-26 real property in the district.

4-27 SECTION 2. The Somerset Municipal Utility District No. 3
4-28 initially includes all the territory contained in the following
4-29 area:

4-30 TRACT 1

4-31 Being 44.994 acres of land situated in the State of Texas, County of
4-32 San Jacinto, a part of the M. B. Menard Survey, A-36, and being the
4-33 total combined acreage by resurvey of the 25.000 acres described in
4-34 deed to Charles E. Williams and wife, Jean Williams, recorded in
4-35 Volume 164, Page 865 of the San Jacinto County Official Public
4-36 Records, and the 20.000 acres described in deed to Charles E.
4-37 Williams and wife, Jean Williams, recorded in Volume 146, Page 271
4-38 of said Official Public Records, and this 44.994 acre tract being
4-39 more particularly described by metes and bounds as follows:

4-40 Beginning at a 5/8" square-head bolt found marking the east common
4-41 corner between said 20.000 acre tract and the called 10.0000 acres
4-42 described as "Tract Two" of Exhibit A-1 in deed to Thomas E. Berry,
4-43 Trustee, Priscilla Goodrich Timpson and Hugh R. Goodrich recorded
4-44 in Volume 308, Page 942 of said Official Public Records, located on
4-45 the common survey line between said Menard Survey and the Isaac
4-46 Jones Survey, A-23, at its intersection with the northwest right of
4-47 way line of U. S. Highway No. 190;

4-48 Thence S 52° 34' 12" W, along the southeast line of said 20.000
4-49 acres, same being the common survey line between said Menard and
4-50 Jones Surveys, common in part with the northwest lines of said
4-51 called 10.0000 acres and the called 11.1959 acres described as
4-52 "Tract Two" of Exhibit A-2 in said Berry, et al, deed, at 1,463.69
4-53 ft. pass the southeast common corner between said 20.000 acre tract
4-54 and said 25.000 acre tract, and continuing along said common survey
4-55 line, same being the southeast line of said 25.000 acre tract,
4-56 common in part with the northwest lines of said called 11.1959
4-57 acres, the called 5.0000 acres described as "Tract One" of Exhibit
4-58 A-1 in said Berry, et al, deed, at 1,888.52 ft. pass a concrete
4-59 monument found marking the northwest common corner between said
4-60 Berry, et al, called 5.0000 acre tract and the called 52.88 acres
4-61 described in deed to Randy Harrott recorded in Volume 319, Page 29
4-62 of said Official Public Records, and continuing S 52° 34' 12" W,
4-63 along the common line between said 25.000 acre tract and said
4-64 Harrott called 52.88 acres, same being said common survey line, in
4-65 all a total distance of 2,367.34 ft. to a 1/2" iron rod found
4-66 marking the southeast common corner between said 25.000 acre tract
4-67 and Holiday Villages of Livingston, Section J, a subdivision in San
4-68 Jacinto County, Texas, as shown by the map or plat thereof recorded
4-69 under Clerk's File No. 05-789, Page 3501 of said Official Public

5-1 Records, said point being the most southern corner of the herein
 5-2 described 44.994 acre tract;
 5-3 Thence N 37° 26' 18" W 1,185.87 ft. along the common line between
 5-4 said 25.000 acres and said Holiday Villages of Livingston, Section
 5-5 J, to a 1/2" iron rod set marking the most western corner of said
 5-6 25.000 acre tract and an interior corner of said Section J, said
 5-7 point being the most western corner of the herein described 44.994
 5-8 acre tract;
 5-9 Thence N 52° 34' 12" E 2,183.24 ft. along the common line between
 5-10 said 25.000 acres and said Holiday Villages of Livingston, Section
 5-11 J, to a 1/2" iron rod found marking the east common corner between
 5-12 said tracts, located on the southwest right of way line of Hidden
 5-13 Coves Road [a 60 ft. wide easement and right-of-way granted to the
 5-14 County of San Jacinto, Texas, for road purposes recorded in Volume
 5-15 133, Page 272 of the San Jacinto County Deed Records, said point
 5-16 being the most northern corner of the herein described 44.994 acre
 5-17 tract;
 5-18 Thence S 57° 30' 39" E 63.88 ft. along the southwest right of way
 5-19 line of said Hidden Coves Road to a 1/2" iron rod set marking the
 5-20 east common corner between said 25.000 acre tract and the called
 5-21 10.000 acres described in deed to H. T. Simons recorded under
 5-22 Clerk's File No. 03-3283, Page 14055 of said Official Records;
 5-23 Thence S 52° 34' 12" W 1,511.53 ft. along the common line between
 5-24 said 25.000 acre tract and said Simons called 10.000 acres to a 1/2"
 5-25 iron rod set marking an interior corner of said 25.000 acre tract
 5-26 and the most western corner of said Simons tract, from said point a
 5-27 3" concrete monument found bears N 25° 03' E 0.81 ft.;
 5-28 Thence S 57° 29' 05" E 612.91 ft. along a northeastern line of said
 5-29 25.000 acre tract, common in part with the southwest line of said
 5-30 Simons called 10.000 acres and the called 10.000 acres described in
 5-31 deed to Elizabeth Priest recorded under Clerk's File No. 05-2465,
 5-32 Page 10470 of said Official Records, to a 1/2" iron rod found
 5-33 marking the west common corner between said Williams 20.000 acre
 5-34 tract and said Priest called 10.000 acres;
 5-35 Thence N 52° 34' 12" E 1,513.18 ft. along the common line between
 5-36 said Williams 20.000 acre tract and said Priest called 10.000 acres
 5-37 to a 1/2" iron rod found marking the east common corner between said
 5-38 tracts, located on the southwest right of way line of said Hidden
 5-39 Coves Road;
 5-40 Thence S 57° 12' 35" E 451.08 ft. along the northeast line of said
 5-41 Williams 20.000 acre tract, same being the southwest right of way
 5-42 line of said Hidden Coves Road, to a 1/2" iron rod found marking the
 5-43 most eastern corner of said 20.000 acre tract, located at the
 5-44 intersection of said southwest right of way line with the northwest
 5-45 right of way line of said U. S. Highway No. 190;
 5-46 Thence S 20° 42' 04" W 238.01 ft. along the eastern line of said
 5-47 20.000 acre tract, same being the northwest right of way line of
 5-48 said U. S. Highway No. 190, to the place of beginning and containing
 5-49 within these bounds 44.994 acres of land.
 5-50 Bearings for this description are based on deed call for the
 5-51 northwest line of the 25.000 acre tract described in deed to Charles
 5-52 E. Williams and wife, Jean Williams, recorded in Volume 164, Page
 5-53 865 of the San Jacinto County Official Public Records.
 5-54 TRACT 2
 5-55 Being 109.641 acre of land situated in the State of Texas, County of
 5-56 San Jacinto, a part of the John Foster Survey, A-120, and being the
 5-57 total combined acreage by resurvey of the residue of the called
 5-58 110.77476 acres described in deed to Lillian R. Hulon recorded in
 5-59 Volume 122, Page 409 of the San Jacinto County Deed Records, same
 5-60 being described in deed to Mary Louise Crawford, Annie Kathryn
 5-61 Alvey and Elizabeth Lee Priest (undivided 49% interest) recorded in
 5-62 Volume 126, Page 278 of said Deed Records and in deed to Mary Louise
 5-63 Crawford, Annie Kathryn Alvey and Elizabeth Lee Priest (undivided
 5-64 6% interest) recorded in Volume 214, Page 131 of said Deed Records,
 5-65 the called 1.2728 acres described as Tract # 1, the called 1.091
 5-66 acres described as Tract # 2, the called 1.17 acres described as
 5-67 Tract # 3 and the called 1.19 acres described as Tract # 4 in deed to
 5-68 Mary Louise Crawford, Annie Kathryn Alvey and Elizabeth Lee Priest
 5-69 recorded in Volume 123, Page 294 of said Deed Records, and this

6-1 109.641 acre tract being more particularly described by metes and
6-2 bounds as follows:
6-3 Beginning at the east common corner between said Hulon called
6-4 110.77476 acres and Holiday Villages of Livingston, Woodland
6-5 Shores, Section A, a subdivision in said San Jacinto County, Texas,
6-6 as shown by the map or plat thereof recorded in Volume 303, Page 782
6-7 of the San Jacinto County Official Public Records, located on the
6-8 west line of the called 79.91 acres described as "Fee Tract F-9,
6-9 Parcel A" in deed to the Trinity River Authority of Texas recorded
6-10 in Volume 120, Page 306 of said Deed Records;
6-11 Thence S 52° 51' 02" W, along the common line between said Hulon
6-12 tract and said Holiday Villages of Livingston, Woodland Shores,
6-13 Section A, at 88.85 ft. pass a 1/2" iron rod found for reference, at
6-14 331.04 ft. pass a 1/2" iron rod found for the north common corner
6-15 between Lots 23 and 22 of said Section A, at 411.04 ft. pass a 1/2"
6-16 iron rod found for the north common corner between Lots 21 and 20 of
6-17 said Section A, at 731.04 ft. pass a 1/2" iron rod found for the
6-18 north common corner between Lots 13 and 12 of said Section A, and in
6-19 all a total distance of 871.04 ft. to a 1/2" iron rod found for the
6-20 northwest corner of Lot 11 of said Section A, same being the north
6-21 common corner between said Holiday Villages of Livingston, Woodland
6-22 Shores, Section A and Holiday Villages of Livingston, The Lodges on
6-23 Livingston, Section C, a subdivision in said San Jacinto County,
6-24 Texas, as shown by the map or plat thereof recorded in Volume 303,
6-25 Page 785 of said Official Public Records;
6-26 Thence S 52° 53' 51" W, along the southeast line of said Hulon
6-27 tract, common in part with the northwest lines of said Section C, of
6-28 Holiday Villages of Livingston, Tejas Village, Section B, a
6-29 subdivision in said San Jacinto County, Texas, as shown by the map
6-30 or plat thereof recorded in Volume 303, Page 784 of said Official
6-31 Public Records and of Holiday Villages of Livingston, Silver Creek,
6-32 Section D, a subdivision in said San Jacinto County, Texas, as shown
6-33 by the map or plat thereof recorded in Volume 303, Page 787 of said
6-34 Official Public Records, at 1,411.90 ft. pass a 1/2" iron rod found
6-35 for the northwest corner of said Section D located on the east right
6-36 of way of Hidden Coves Road [a county maintained 60 ft. wide
6-37 right-of-way easement and utility easement granted to San Jacinto
6-38 County, Texas, recorded in Volume 123, Page 97 of said Deed
6-39 Records], and in all a total distance of 1,475.09 ft. to a concrete
6-40 monument found for the most northern northeast corner of the 70.009
6-41 acres described in deed to Foster Timber, Ltd. recorded in Volume
6-42 04-3397, Page 14295 of said Official Public Records, said point
6-43 being an angle point in the southeast line of said Hulon tract;
6-44 Thence S 52° 50' 21" W 1,575.22 ft. along the common line between
6-45 said Hulon tract and said Foster Timber, Ltd. 70.009 acres, to a
6-46 concrete monument found for corner located on the common survey
6-47 line between said Foster Survey and the Michael B. Menard Survey,
6-48 A-36;
6-49 Thence N 70° 56' 46" W 1,568.92 ft. along the common line between
6-50 said Hulon tract and said Foster Timber, Ltd. tract, same being the
6-51 common survey line between said Foster and Menard Surveys, to a
6-52 concrete monument found for the west common corner between said
6-53 Hulon tract and Hidden Coves, Section One, a subdivision in said San
6-54 Jacinto County, Texas, as shown by the map or plat thereof recorded
6-55 in Volume 130, Page 624 of said Deed Records;
6-56 Thence N 52° 54' 22" E 972.54 ft. along the common line between said
6-57 Hulon tract and said Hidden Coves Subdivision, Section One, to a
6-58 concrete monument found for the south common corner between said
6-59 Section One and the called 16.420 acres described in deed to Brooks
6-60 Bouldin, Trustee, recorded under Clerk's File No. 02-7319, Page
6-61 30748 of said Official Public Records;
6-62 Thence N 52° 37' 12" E 415.04 ft. along the common line between said
6-63 Hulon and Bouldin tracts to a concrete monument found marking an
6-64 angle point in said line;
6-65 Thence N 52° 32' 05" E, along the common line between said Hulon and
6-66 Bouldin tracts, at 395.77 ft. pass a concrete monument found on
6-67 line, at 786.47 ft. pass a concrete monument found on line, at
6-68 1,246.88 ft. pass the centerline of said Hidden Coves Road, same
6-69 being the south common corner between said Bouldin tract and a

7-1 called 2.087 acre tract described in deed to Garland Trust recorded
 7-2 under Clerk's File No. 00-5594, Page 18835 of said Official Public
 7-3 Records, and continuing N 52° 32' 05" E, along the common line
 7-4 between said Hulon tract and said Garland Trust called 2.087 acre
 7-5 tract, at 1,277.23 ft. pass a 5/8" iron rod found for reference, at
 7-6 2,556.75 ft. pass a 1/2" iron rod set for reference, and in all a
 7-7 total distance of 2,596.75 ft. to the east common corner between
 7-8 said Hulon and Garland Trust tracts, located on the west line of
 7-9 said Trinity River Authority of Texas called 79.91 acres, same
 7-10 being the fee take line of Lake Livingston Reservoir;
 7-11 Thence along the Trinity River Authority fee take line, same being
 7-12 the common line between said Hulon tract and said called 79.91 acre
 7-13 tract, as follows:

7-14	S 52° 35' 58"	E 124.00 ft.,
7-15	S 40° 21' 58"	E 161.48 ft.,
7-16	S 15° 19' 58"	E 190.50 ft.,
7-17	S 23° 43' 02"	W 196.61 ft.,
7-18	S 74° 35' 02"	W 115.25 ft.,
7-19	S 58° 45' 02"	W 107.75 ft.,
7-20	S 74° 16' 58"	E 99.80 ft.,
7-21	S 17° 13' 02"	W 86.33 ft.,
7-22	S 29° 42' 02"	W 56.77 ft.,
7-23	S 16° 23' 02"	W 80.32 ft. to the most

7-24 western corner of said Tract # 4 described in deed recorded in
 7-25 Volume 123, Page 294 of said Deed Records and a corner of said Hulon
 7-26 residue tract, and continuing along the common line between said
 7-27 Tracts # 4, # 3, # 2 and # 1 and said Trinity River Authority called
 7-28 79.91 acres, as follows;

7-29	N 51° 48' 02"	E 95.56 ft.,
7-30	N 34° 44' 02"	E 132.41 ft.,
7-31	N 52° 05' 02"	E 235.54 ft.,
7-32	S 83° 48' 58"	E 67.99 ft.,
7-33	S 33° 00' 58"	E 184.57 ft.,
7-34	S 22° 19' 58"	E 78.05 ft.,
7-35	S 59° 15' 02"	W 112.99 ft.,
7-36	S 05° 21' 02"	W 180.61 ft.,
7-37	S 02° 32' 02"	W 110.57 ft.,
7-38	S 38° 29' 02"	W 91.62 ft.,
7-39	N 86° 58' 58"	W 61.41 ft.,
7-40	S 53° 09' 02"	W 95.02 ft., passing the

7-41 most southern corner of said Tract # 4 and an exterior corner of
 7-42 said Hulon residue tract, and continuing along the common line
 7-43 between said Hulon residue tract and said Trinity River Authority
 7-44 called 79.91 acres as follows;

7-45	N 66° 42' 58"	W 66.78 ft.,
7-46	S 17° 15' 02"	W 113.14 ft. to a 5/8" iron rod found for
7-47		corner;
7-48	S 41° 52' 02"	W 97.57 ft. to a 5/8" iron rod found for
7-49		corner;
7-50	S 04° 42' 58"	E 152.01 ft. to a 5/8" iron rod found for
7-51		corner;
7-52	N 14° 17' 02"	E 149.05 ft. to a 5/8" iron rod found for
7-53		corner;
7-54	N 47° 11' 02"	E 133.93 ft. to a 5/8" iron rod found for
7-55		corner;
7-56	S 72° 22' 58"	E 78.26 ft.,
7-57	S 13° 02' 58"	E 63.62 ft. to a 1/2" iron rod set for
7-58		corner;
7-59	N 37° 52' 02"	E 74.38 ft.,
7-60	N 28° 41' 02"	E 123.30 ft.,
7-61	N 73° 55' 02"	E 83.84 ft.,
7-62	N 10° 20' 02"	E 160.85 ft.,
7-63	S 80° 07' 58"	E 60.51 ft.,
7-64	S 80° 57' 58"	E 135.66 ft. to a 1/2" iron rod set for
7-65		corner;
7-66	N 51° 51' 58"	W 102.86 ft.,
7-67	N 49° 04' 58"	W 100.80 ft.,
7-68	N 54° 06' 02"	E 159.19 ft.,
7-69	N 17° 33' 02"	E 70.86 ft.,

8-1 N 39° 11' 02" E 91.23 ft.,
 8-2 S 87° 16' 58" E 73.63 ft.,
 8-3 S 45° 53' 58" E 124.81 ft.,
 8-4 N 26° 47' 58" W 139.09 ft.,
 8-5 N 65° 15' 58" W 129.75 ft.,
 8-6 N 37° 45' 58" W 96.06 ft.,
 8-7 N 26° 57' 58" W 196.36 ft.,
 8-8 N 31° 01' 02" E 78.08 ft.,
 8-9 S 79° 32' 58" E 282.48 ft.,
 8-10 S 84° 47' 58" E 191.23 ft.,
 8-11 S 85° 59' 58" E 173.27 ft.,
 8-12 S 71° 29' 58" E 143.11 ft. and
 8-13 S 27° 09' 58" E 95.51 ft. to the place of beginning and
 8-14 containing within these bounds 109.641 acres of land.
 8-15 Bearings for this description are based on deed call for the most
 8-16 eastern northwest line of the 70.009 acre tract described in deed to
 8-17 Foster Timber, Ltd. recorded under Clerk's File No. 04-3397, Page
 8-18 14295 of the San Jacinto County Official Records.
 8-19 TRACT 3
 8-20 Being 135.492 acres of land situated in the State of Texas, County
 8-21 of San Jacinto, a part of the Michael B. Menard Survey, A-36, and
 8-22 being out of the called 1488.272 acre tract described as "Second
 8-23 Parcel - T85SJ1-a" in Exhibit "A" in Special Warranty Deed to
 8-24 Champion Realty Corporation [Florida] as shown of record in Volume
 8-25 22, Page 834 of the San Jacinto County Official Public Records, and
 8-26 this 135.491 acre tract being more particularly described by metes
 8-27 and bounds as follows:
 8-28 Beginning at a 1/2" iron rod found marking the west common corner
 8-29 between the herein described 135.491 acre tract and a 60.920 acre
 8-30 tract described in deed from said Champion Realty Corporation
 8-31 [Florida] to Ted Macon recorded in Volume 202, Page 27 of said
 8-32 Official Public Records located on the northeast right of way line
 8-33 of F.M. Highway No. 980;
 8-34 Thence N 39° 52' 00" E (bearings for this survey are based on the
 8-35 southwest lines of the 60.920 acre tract described in deed to Ted
 8-36 Macon recorded in Volume 202, Page 27 of the San Jacinto County
 8-37 Official Public Records) 169.03 ft. along the common boundary line
 8-38 between the herein described 135.491 acre tract and said 60.920
 8-39 acre tract to a 1/2" iron rod found for corner;
 8-40 Thence N 38° 29' 38" E 396.52 ft. along the common boundary line
 8-41 between the herein described 135.491 acre tract and said 60.920
 8-42 acre tract to a 1/2" iron rod found for corner;
 8-43 Thence N 60° 49' 06" E 176.53 ft. along the common boundary line
 8-44 between the herein described 135.491 acre tract and said 60.920
 8-45 acre tract to a 1/2" iron rod found for corner;
 8-46 Thence N 80° 02' 10" E 121.27 ft. along the common boundary line
 8-47 between the herein described 135.491 acre tract and said 60.920
 8-48 acre tract to a 1/2" iron rod found for corner;
 8-49 Thence S 68° 38' 00" E 128.53 ft. along the common boundary line
 8-50 between the herein described 135.491 acre tract and said 60.920
 8-51 acre tract to a 1/2" iron rod found for corner;
 8-52 Thence S 60° 39' 12" E 650.34 ft. along the common boundary line
 8-53 between the herein described 135.491 acre tract and said 60.920
 8-54 acre tract to a 1/2" iron rod found for corner;
 8-55 Thence S 74° 09' 28" E 313.67 ft. along the common boundary line
 8-56 between the herein described 135.491 acre tract and said 60.920
 8-57 acre tract to a 1/2" iron rod found for corner;
 8-58 Thence S 81° 04' 58" E 100.64 ft. along the common boundary line
 8-59 between the herein described 135.491 acre tract and said 60.920
 8-60 acre tract to a 1/2" iron rod found for corner;
 8-61 Thence N 71° 01' 05" E 82.77 ft. along the common boundary line
 8-62 between the herein described 135.491 acre tract and said 60.920
 8-63 acre tract to a 1/2" iron rod found for corner;
 8-64 Thence S 70° 40' 51" E 1457.33 ft. along the common boundary line
 8-65 between the herein described 135.491 acre tract and said 60.920
 8-66 acre tract, same being the north margin of a dirt road, to a 1/2"
 8-67 iron rod found for corner;
 8-68 Thence S 62° 18' 51" E 152.27 ft. along the common boundary line
 8-69 between the herein described 135.491 acre tract and said 60.920

9-1 acre tract, same being the north margin of a dirt road, to a 1/2"

9-2 iron rod found for corner;

9-3 Thence S 48° 19' 19" E 171.50 ft. along the common boundary line

9-4 between the herein described 135.491 acre tract and said 60.920

9-5 acre tract, same being the north margin of a dirt road, to a 1/2"

9-6 iron rod found for corner;

9-7 Thence S 57° 38' 24" E 69.76 ft. along the common boundary line

9-8 between the herein described 135.491 acre tract and said 60.920

9-9 acre tract, same being the north margin of a dirt road, to a 1/2"

9-10 iron rod found for corner;

9-11 Thence N 44° 53' 16" E 712.02 ft. along the common boundary line

9-12 between the herein described 135.491 acre tract and said 60.920

9-13 acre tract to a 1/2" iron rod found for corner located on the

9-14 westerly line of a called 21.54 acre tract described as "Tract F-2"

9-15 in deed to The Trinity River Authority of Texas, recorded in Volume

9-16 129, Page 382 of the San Jacinto County Deed Records, same being the

9-17 Lake Livingston Fee Take Line;

9-18 Thence along the common line between said Champion and Trinity

9-19 River Authority tracts, same being the Lake Livingston Fee Take

9-20 Line, as follows:

9-21 S 57° 36' 45" E 164.31 ft.,

9-22 S 22° 09' 15" W 108.62 ft.,

9-23 S 65° 09' 15" W 143.60 ft.,

9-24 S 29° 09' 15" W 122.96 ft.,

9-25 S 08° 07' 15" W 158.23 ft.,

9-26 S 06° 56' 45" E 109.12 ft.,

9-27 N 18° 57' 15" E 87.61 ft.,

9-28 N 10° 54' 15" E 170.44 ft.,

9-29 N 42° 06' 15" E 64.27 ft.,

9-30 N 56° 30' 15" E 166.61 ft.,

9-31 N 39° 50' 15" E 77.41 ft.,

9-32 N 06° 42' 15" E 121.59 ft.,

9-33 N 42° 34' 45" W 135.41 ft.,

9-34 N 13° 47' 15" E 248.06 ft. and

9-35 N 34° 43' 15" E 65.20 ft. to a 1/2" iron rod set

9-36 for corner;

9-37 Thence S 23° 13' 00" E, across and severing said Champion Realty

9-38 tract, at 1368.33 ft. pass the terminal point of the centerline of a

9-39 40 ft. wide access and utilities, and continuing S 23° 13' 00" E, in

9-40 all a total distance of 2723.27 ft. to a concrete monument found for

9-41 the common corner between said Champion Realty tract and a called

9-42 1.1 acre tract described in deed to Ocie B. Norman recorded in

9-43 Volume 99, Page 408 of said Official Public Records, located on the

9-44 common survey line between said Menard Survey and the John Crippen

9-45 Survey, A-11, said point being the most southern corner of the

9-46 herein described 135.491 acre tract;

9-47 Thence N 71° 06' 28" W 2048.86 ft. along the southwest boundary line

9-48 of said Champion Realty tract, same being the common survey line

9-49 between said Menard and Crippen Surveys, common in part with the

9-50 north lines of said Norman called 1.1 acre tract, a called 3 acre

9-51 tract described in deed to Ocie B. Norman recorded in Volume 177,

9-52 Page 443 of the San Jacinto County Deed Records, a called 4.10 acre

9-53 tract described in deed to Ocie B. Norman recorded in Volume 176,

9-54 Page 529 of said Deed Records, a called 4.10 acre tract described in

9-55 deed to Dora N. Thomas recorded in Volume 174, Page 341 of said Deed

9-56 Records, a called 4.10 acre tract described in deed to Anne N.

9-57 Charles recorded in Volume 174, Page 344 of said Deed Records, a

9-58 called 4.10 acre tract described in deed to T. W. Elliott recorded

9-59 in Volume 21, Page 231 of said Official Public Records, a called

9-60 4.10 acre tract described in deed to Mattie N. Steely recorded in

9-61 Volume 174, Page 350 of said Deed Records, and a called 4.10 acre

9-62 tract described in deed to Joe Norman recorded in Volume 184, Page

9-63 667 of said Deed Records, to a concrete monument found marking the

9-64 north common corner between said Joe Norman called 4.10 acre tract

9-65 and the residue of a called 596 acre tract described as

9-66 "Twenty-fifth Tract" in deed to Thomas S. Foster recorded in Volume

9-67 6, Page 378 of said Deed Records;

9-68 Thence N 71° 36' 16" W 2767.33 ft. along the common line between said

9-69 Champion Realty and Foster tracts, same being the common survey

10-1 line between said Menard and Crippen Surveys, to a 1/2" iron rod set
 10-2 for the southwest corner of the herein described 135.491 acre tract
 10-3 located on the northeast right of way line of said F.M. Highway No.
 10-4 980;
 10-5 Thence N 44° 55' 13" W 1010.03 ft. along the northeast right of way
 10-6 line of said F.M. Highway No. 980 to the place of beginning and
 10-7 containing within these bounds 135.492 acres of land.
 10-8 TRACT 4
 10-9 FIELDNOTES TO 97.704 ACRES OF LAND AS SITUATED IN THE M.B. MENARD
 10-10 SURVEY, A-36, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF THAT
 10-11 CERTAIN CALLED 419.014 ACRE TRACT CONVEYED BY LEWIE BYERS AND
 10-12 ELAINE BYERS TO C. CONNER, LTD. BY DEED RECORDED IN CLERK'S FILE NO.
 10-13 02-3084, PAGE 12791 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY,
 10-14 SAID 97.704 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND
 10-15 BOUNDS AS FOLLOWS:
 10-16 BEGINNING at a 1/2 inch iron rod found for the east corner of this
 10-17 tract on the northwest line of the Isaac Jones Survey, A-23, and of
 10-18 the Ferris Company residue of a 238.19 acre tract recorded in Volume
 10-19 184, Page 873 of the deed records of said county, same being the
 10-20 south corner of the West Texas Resort Company 100.097 acre tract
 10-21 described in Clerk's File No. 00-8617, Page 22122 of said official
 10-22 records and being the lower east corner of said 419.014 acre tract;
 10-23 THENCE: S 52° 28' W 1402.99 Ft., with said northwest lines and the
 10-24 lower southeast line of said 419.014 acres, to a concrete monument
 10-25 found for an exterior corner of this and of said 419.014 acres, same
 10-26 being the west corner of said 238.19 acres and the north corner of
 10-27 the S.M. O'Brien, et al., Trustees, 112.2433 acre tract described
 10-28 in Volume 43, Page 1274 of said official records;
 10-29 THENCE: S 52° 34' 30" W 2.39 Ft. continuing with said Isaac Jones
 10-30 northwest line and the northwest line of said 112.2433 acres, to a
 10-31 1/2 inch iron rod set for the south corner of this tract;
 10-32 THENCE: N 37° 26' W 3059.98 Ft, on a line severing said 419.014
 10-33 acres to a 1/2 inch iron rod found for the west corner of this tract
 10-34 on the southeast line of the James W. Brown 100.0 acre tract
 10-35 recorded in Volume 183, Page 333 of said official records, same
 10-36 being on a northwest line of said 419.014 acres and the northwest
 10-37 line of a 7.070 acre 40 Ft. wide access and utility easement
 10-38 described in Exhibit "B" in deed recorded in Volume 277, Page 500 of
 10-39 said official records;
 10-40 THENCE: NORTHEASTERLY along the northwest lines of said 419.014
 10-41 and 7.070 acre tracts, the southeast line of said Brown 100.0 acres
 10-42 and the southeast line of the Darrell L. Grein 210.619 acre tract
 10-43 recorded in Volume 188, Page 586 of said official records as
 10-44 follows:
 10-45 1. N 58° 46' E 99.57 Ft., 2. N 70° 28' E 58.54 Ft.,
 10-46 3. N 70° 49' E 107.60 Ft., 4. N 73° 25' E 134.05 ft.,
 10-47 5. N 14° 09' E 40.19 Ft., 6. S 75° 37' E 32.88 Ft.,
 10-48 7. N 75° 50' E 34.84 Ft., 8. N 50° 29' E 49.15 Ft.,
 10-49 9. N 30° 44' E 100.84 Ft., 10. N 27° 10' E 128.08 Ft.
 10-50 to a 1/2 inch iron rod found at the point of curvature of a curve to
 10-51 the right.
 10-52 THENCE: NORTHEASTERLY 195.70 Ft., continuing with said northwest
 10-53 and southeast lines, in a curve having a central angle of 25° 29'
 10-54 01", a radius of 440.00 Ft. and a long chord bearing N 39° 48' 30" E
 10-55 194.09 Ft. to a 1/2 inch iron rod found for the point of tangency of
 10-56 said curve;
 10-57 THENCE: N 52° 33' E 491.69 Ft., continuing with the southeast line of
 10-58 said 210.619 acres and the northwest lines of said 419.014 and 7.070
 10-59 acre tracts, to a 1/2 inch iron rod set for the north corner of this
 10-60 tract;
 10-61 THENCE: S 37° 26' E on a line severing said 419.014 acres and along
 10-62 the southwest line of said West Texas Resort Co. 100.097 acres, at
 10-63 1413.82 Ft. pass a 1/2 inch iron rod found at the west corner of said
 10-64 100.097 acres and an interior corner of said 419.014 acres, in all
 10-65 3069.98 Ft. to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE
 10-66 BOUNDS 97.704 ACRES OF LAND more or less;
 10-67 There is hereby reserved a 20 Foot wide utility easement southeast
 10-68 of and parallel to the southeast line of the above mentioned 40 Foot
 10-69 wide access and utility easement.

11-1 TOGETHER WITH THE FOLLOWING ACCESS AND UTILITY EASEMENT
 11-2 Being 7.070 acres situated in the State of Texas, County of San
 11-3 Jacinto, a part of the Michael B. Manard Survey, A-36, and being a
 11-4 40 ft. wide easement over and across the called 1488.272 acre tract
 11-5 described as "Second Parcel - T85SJI-a" in Exhibit "A" in Special
 11-6 Warranty Deed to Champion Realty Corporation [Florida] as shown of
 11-7 record in Volume 22, Page 834 of the Official Public Records of San
 11-8 Jacinto County, Texas, said easement lying 20 ft. each side of the
 11-9 centerline described as follows:
 11-10 Beginning at the intersection of the centerline of Hidden Coves
 11-11 Road [a 60 ft. wide county maintained roadway described in an
 11-12 easement dated July 19, 1972, granted from Southland Paper Mills,
 11-13 Inc. to the County of San Jacinto, Texas, and recorded in Volume
 11-14 133, Page 272 of the Deed Records of San Jacinto County, Texas] with
 11-15 the centerline of an existing roadway, said point bears S 42° 01' 21"
 11-16 E 3,003.18 ft. from a concrete monument found marking the
 11-17 intersection of the north boundary line of said Champion lands with
 11-18 the west right of way line of said Hidden Coves Road;
 11-19 Thence S 67° 44' 43" W 196.20 ft. along the centerline of said
 11-20 roadway to an angle point in said centerline;
 11-21 Thence S 69° 00' 58" W 1,169.00 ft. along the centerline of said
 11-22 roadway to the P.C. of a curve in said centerline;
 11-23 Thence 714.09 ft. in a southwesterly direction along the centerline
 11-24 of said roadway in a curve to the left having a central angle of 19°
 11-25 27' 52", the radius being 2,102.00 ft. and the chord bears S 59° 17'
 11-26 02" W 710.66 ft. to the P.T. of said curve;
 11-27 Thence S 49° 33' 06" W 241.00 ft. along the centerline of said
 11-28 roadway to an angle point in said centerline;
 11-29 Thence S 62° 26' 14" W 124.01 ft. along the centerline of said
 11-30 roadway to an angle point in said centerline;
 11-31 Thence S 53° 34' 26" W 1,129.89 ft. along the centerline of said
 11-32 roadway to an angle point in said centerline;
 11-33 Thence S 52° 24' 05" W 729.59 ft. along the centerline of said
 11-34 roadway to the P.C. of a curve in said centerline;
 11-35 Thence 186.76 ft. in a southwesterly direction along the centerline
 11-36 of said roadway in a curve to the left having a central angle of 25°
 11-37 28' 41", the radius being 420.00 ft. and the chord bears S 39° 49'
 11-38 44" W 185.23 ft. to the P.T. of said curve;
 11-39 Thence S 27° 05' 24" W 129.02 ft. along the centerline of said
 11-40 roadway to an angle point in said centerline;
 11-41 Thence S 30° 46' 41" W 104.95 ft. along the centerline of said
 11-42 roadway to an angle point in said centerline;
 11-43 Thence S 50° 29' 00" W 57.15 ft. along the centerline of said roadway
 11-44 to an angle point in said centerline;
 11-45 Thence S 75° 56' 12" W 44.44 ft. along the centerline of said roadway
 11-46 to the intersection with the centerline of another existing
 11-47 roadway;
 11-48 Thence S 48° 49' 03" W 42.13 ft. along the centerline of said other
 11-49 roadway to an angle point in said centerline;
 11-50 Thence S 73° 18' 15" W 137.87 ft. along the centerline of said
 11-51 roadway to an angle point in said centerline;
 11-52 Thence S 70° 45' 57" W 107.30 ft. along the centerline of said
 11-53 roadway to an angle point in said centerline;
 11-54 Thence S 70° 26' 43" W 56.39 ft. along the centerline of said roadway
 11-55 to an angle point in said centerline;
 11-56 Thence S 58° 47' 51" W 96.51 ft. along the centerline of said roadway
 11-57 to an angle point in said centerline;
 11-58 Thence S 52° 43' 04" W 1089.21 ft. along the centerline of said
 11-59 roadway to an angle point in said centerline;
 11-60 Thence S 52° 38' 34" W 1028.63 ft. along the centerline of said
 11-61 roadway to the P.C. of a curve in said centerline;
 11-62 Thence 202.09 ft. in a southwesterly direction along the centerline
 11-63 of said roadway in a curve to the right having a central angle of 38°
 11-64 35' 47", the radius being 300.00 ft. and the chord bears S 71° 56'
 11-65 27" W 198.29 ft. to the P.T. of said curve;
 11-66 Thence N 88° 45' 39" W 97.52 ft. along the centerline of said roadway
 11-67 to the terminal point of the herein described access & utilities
 11-68 easement located on the northeast boundary line of a 135.491 acre
 11-69 tract surveyed this date out of said Champion Realty Corporation

12-1 lands, said point bears N 23° 13' 00" W 1354.94 ft. from a concrete
12-2 monument found marking the most southern corner of said 135.491
12-3 acre tract and containing within the rights of way 7.070 acres of
12-4 land.
12-5 TRACT 5
12-6 Fieldnotes to all that certain tract of land, being 74.930 acres,
12-7 more or less, located in the Michael B. Menard Survey, Abstract No.
12-8 36 and the John Foster Survey, Abstract No. 121, in San Jacinto
12-9 County, Texas and being part of the called 100.00 acre tract
12-10 described in a Deed from Champion Realty Corporation to James W.
12-11 Brown, dated January 20, 1994 and recorded in Volume 183, Page 333
12-12 of the Official Public Records of San Jacinto County, Texas
12-13 (OPRSJCT). Said 74.891 acres being more particularly described by
12-14 metes and bounds' as follows:
12-15 BEGINNING at a 1/2 inch iron rod found for the easternmost common
12-16 corner of the referenced tract and a called 210.619 acre tract
12-17 described in a Deed from Champion Realty Corporation to Darrell L.
12-18 Grein, dated April 16, 1994 and recorded in Volume 188, page 586
12-19 OPRSJCT. Said corner is on the West margin of a public road known
12-20 locally as Hidden Coves Road (a 60 foot wide county maintained
12-21 roadway described in an easement dated July 19, 1972, granted to San
12-22 Jacinto County by Southland Paper Mills, Inc. and recorded in
12-23 Volume 133, Page 272 of the Deed Records of San Jacinto County,
12-24 Texas (DRSJCT).
12-25 THENCE in a southwesterly direction with the common lines of the
12-26 referenced tract and the said 210.619 acre tract as follows:
12-27 1. S 52° 50' 21" W 1851.42 feet (basis of bearings) to a 1/2 inch
12-28 iron rod found for angle corner,
12-29 2. S 60° 02' 41" W 355.17 feet to a 1/2 inch iron rod found for
12-30 angle corner,
12-31 3. S 61° 52' 14" W 245.46 feet to a 1/2 inch iron rod found for
12-32 angle corner,
12-33 4. S 59° 52' 24" W 809.57 feet to a 1/2 inch iron rod found for
12-34 angle corner and
12-35 5. S 41° 17' 21" W 253.23 feet to a 1/2 inch iron rod found on the
12-36 West margin of a 40 foot wide access easement (easement
12-37 described in Exhibit "C" in said Deed recorded in Volume 183,
12-38 Page 333 OPRSJCT).
12-39 THENCE in a southeasterly direction continuing with the common
12-40 lines of the referenced tract and the said 210.619 acre tract and
12-41 along the West margin of the said access easement as follows:
12-42 1. S 30° 51' 55" E 155.08 feet to a 1/2 inch iron rod found for
12-43 angle corner,
12-44 2. S 22° 59' 48" E 122.02 feet to a 1/2 inch iron rod found for
12-45 angle corner,
12-46 3. S 27° 43' 41" E 150.69 feet to a 1/2 inch iron rod found for
12-47 angle corner,
12-48 4. S 20° 36' 31" E 173.64 feet to a 1/2 inch iron rod found for the
12-49 beginning of a curve to the right;
12-50 5. With said curve (having a radius of 332.50 feet, a central angle
12-51 of 31° 40' 18", and a long chord of S 04° 47' 44" E 181.47 feet) 183.80
12-52 feet to a 1/2 inch iron rod found for the end of the said curve,
12-53 6. S 11° 03' 29" W 222.77 feet to a 1/2 inch iron rod found for
12-54 angle corner,
12-55 7. S 13° 48' 30" W 83.54 feet to a 1/2 inch iron rod found for the
12-56 beginning of a curve to the left,
12-57 8. With the said curve (having a radius of 1230.00 feet, a central
12-58 angle of 11° 34' 39", and a long chord of S 08° 01' 51" W 248.12 feet)
12-59 248.54 feet to a 1/2 inch iron rod found for the end of the said
12-60 curve,
12-61 9. S 01° 56' 33" W 131.34 feet to a 1/2 inch iron rod found for the
12-62 beginning of a curve to the left,
12-63 10. With the said curve (having a radius of 265.50 feet, a central
12-64 angle of 24° 19' 02", and a long chord of S 09° 32' 22" E 111.84
12-65 feet) 112.68 feet to a 1/2 inch iron rod found for the end of
12-66 the said curve,
12-67 11. S 21° 37' 32" E 75.15 feet to a 1/2 inch iron rod found for the
12-68 beginning of a curve to the right,
12-69 12. With the said curve (having a radius of 112.00 feet, a central

13-1 angle of 41° 30' 56", and a long chord of S 01° 32' 09" E 79.39
 13-2 feet) 81.15 feet to a 1/2 inch iron rod found for the end of
 13-3 the said curve,
 13-4 13. S 19° 24' 39" W 112.50 feet to a 1/2 inch iron rod found for
 13-5 angle corner,
 13-6 14. S 11° 28' 04" W 141.70 feet to a 1/2 inch iron rod found for
 13-7 angle corner, and
 13-8 15. S 08° 10' 52" W 90.66 feet to a 1/2 inch iron rod found for the
 13-9 most northeastern corner of a called 25.000 acre tract described in
 13-10 a Deed from Wanda Brown Barrett to Bettie B. Brown, dated August 6,
 13-11 1998 and recorded in Volume 292, Page 37 OPRSJCT;
 13-12 THENCE S 53° 33' 40" W 1630.91 feet with the Northwest line of the
 13-13 said 25.000 acre tract to a 1/2 inch iron rod found for corner in the
 13-14 most southwestern line of the referenced tract;
 13-15 THENCE N 58° 58' 32" W 928.30 feet with the common line of the
 13-16 referenced tract and a called 48.304 acre tract described in a Deed
 13-17 from Mary Jo Rousselow and Brian Lou Rousselow to Rex Luce, dated
 13-18 August 8, 2003 and recorded under Clerk's File No. 03-6074 OPRSJCT
 13-19 to a 1/2 inch iron rod found for the most westerly corner of the
 13-20 referenced tract in the fee taking line for Lake Livingston
 13-21 Reservoir (a 21.54 acre tract described as Tract S-2 in a Deed from
 13-22 Southland Paper Mills, Inc., dated June 18, 1970 and recorded in
 13-23 Volume 129, Page 382 DRSJCT,
 13-24 THENCE in a northeasterly direction with the common lines of the
 13-25 reference tract and the said 21.54 acre tract as follows:
 13-26 1. N 16° 21' 05" E 114.11 feet to a 5/8 inch iron rod found for
 13-27 angle corner,
 13-28 2. N 47° 06' 20" E 61.06 feet to a 5/8 inch iron rod found for angle
 13-29 corner,
 13-30 3. N 54° 36' 37" S 188.34 feet to a 5/8 inch iron rod found for angle
 13-31 corner,
 13-32 4. N 35° 53' 04" E 112.35 feet to a point in lake for angle corner,
 13-33 5. N 69° 17' 14" E 120.76 feet to a 1/2 inch iron rod found for angle
 13-34 corner,
 13-35 6. N 81° 23' 35" W 66.33 feet to a 1/2 inch iron rod found for angle
 13-36 corner,
 13-37 7. N 14° 35' 05" E 104.67 feet to a 1/2 inch iron rod found for angle
 13-38 corner, and
 13-39 8. N 25° 25' 51" W 139.38 feet to a point in the lake for the most
 13-40 westerly common corner of the referenced tract and a called 120.000
 13-41 acre tract described in a Deed from Champion Realty Corporation to
 13-42 Jessie Gene Steel and wife, Cimantha Marie Steel, dated November
 13-43 23, 1992 and recorded in Volume 158, Page 320 OPRSJCT;
 13-44 THENCE in a northeasterly direction with the common lines of the
 13-45 referenced tract and the said 120.000 acre tract as follows:
 13-46 1. N 66° 55' 42" E, passing at 70.35 feet a 1-inch iron rod found
 13-47 for reference, continuing for a total distance of 576.22 feet to a
 13-48 1/2 inch iron rod found for angle corner,
 13-49 2. N 32° 00' 58" E 962.58 feet to a 1/2 inch iron rod found for
 13-50 angle corner,
 13-51 3. N 30° 08' 48" E 603.73 feet to a 1/2 inch iron rod found for angle
 13-52 corner,
 13-53 4. N 37° 40' 08" E 242.71 feet to a 1/2 inch iron rod found for angle
 13-54 corner,
 13-55 5. N 41° 16' 44" E 443.56 feet to a 1/2 inch iron rod found for angle
 13-56 corner,
 13-57 6. N 59° 51' 45" E 820.21 feet to a 1/2 inch iron rod found for angle
 13-58 corner,
 13-59 7. N 61° 50' 40" E 245.43 feet to a 1/2 inch iron rod found for angle
 13-60 corner,
 13-61 8. N 60° 02' 49" E 350.48 feet to a 1/2 inch iron rod found for angle
 13-62 corner, and
 13-63 9. N 52° 50' 21" E 1,866.02 feet to a 1/2 inch iron rod found for the
 13-64 most easterly common corner of the referenced tract and the said
 13-65 120.000 acre tract in the West margin of the said Hidden Cove Road;
 13-66 THENCE S 20° 06' 39" E 62.67 feet with the West margin of the said
 13-67 Hidden Coves Road and the most northeasterly line of the referenced
 13-68 tract to the PLACE OF BEGINNING, and containing 74.930 acres, more
 13-69 or less, of which approximately 73.130 acres are located in the said

14-1 Menard Survey and approximately 1.80 acres are located in the said
14-2 Foster Survey.
14-3 TRACT 6
14-4 Being 130.45 acres of land, situated in the M.B. MENARD LEAGUE,
14-5 Abstract No. 36, and the JOHN CRIPPEN LEAGUE, Abstract No. 11,
14-6 (Isaac Jones Survey, Abstract No. 23 in conflict), all in San
14-7 Jacinto County, Texas, and being part of a called 238.19 acre tract
14-8 described in a Deed from W.T. Bennett, Trustee to the Farris Company
14-9 dated June 5, 1979 and recorded in Volume 184, page 873, Deed
14-10 Records of San Jacinto County, Texas, said 130.45 acres being more
14-11 definitely described as follows:
14-12 BEGINNING at the most westerly corner of said Farris Company called
14-13 238.19 acre tract and the north corner of a called 112.2433 acre
14-14 tract described as "Share 3" in a Partition Deed from Charles D.
14-15 McMurrey, et al to S.M. O'Brien, et al. Trustees dated August 28,
14-16 1984 and recorded in Volume 43, page 1274, Official Records, said
14-17 corner being in a southeast line of a Champion International Corp.
14-18 tract, found a 3" x 3" concrete monument for corner from which a 18"
14-19 Catalpa bears S 56° 30' W - 34.5 feet;
14-20 THENCE N 52° 33' 59" E, with the common boundary of said Farris
14-21 and Champion tracts, a distance of 1443.94 feet to a 5/8" iron rod
14-22 set for the north corner of the 130.45 acre tract herein described;
14-23 THENCE S 60° 40' 56" E, across said Farris Company 238.19 acre
14-24 tract, a distance of 2279.89 feet to a 5/8" iron rod set for corner
14-25 in its southeast line and the northwest right-of-way line of U.S.
14-26 Highway No. 190;
14-27 THENCE southerly, with the northwest right-of-way line of U.S.
14-28 Highway No. 190, as follows:
14-29 (1) S 22° 12' 24" W, a distance of 885.97 to a concrete
14-30 highway right-of-way monument found;
14-31 (2) S 43° 46' 00" W, a distance of 215.75 to a concrete
14-32 highway right-of-way monument found; and
14-33 (3) S 19° 24' 51" W, a distance of 54.13 to the intersection
14-34 of said Highway right-of-way with the Trinity River Authority Fee
14-35 Taking line for Lake Livingston Reservoir, same being a northeast
14-36 line of a called 229.91 acre tract described in a Deed from the
14-37 Farris Company to Trinity River Authority of Texas dated November
14-38 13, 1967 and recorded in Volume 107, page 263, Deed Records;
14-39 THENCE with the Fee Taking line of said Trinity River Authority
14-40 229.91 acres, as follows:
14-41 (1) N 17° 56' 00" W, a distance of 165.40 feet to T.R.A.
14-42 Point No. 27;
14-43 (2) N 13° 21' 00" W, a distance of 212.19 feet to a 5/8" iron
14-44 rod found for T.R.A. Point No. 26;
14-45 (3) N 74° 17' 11" W, a distance of 337.17 feet to a 5/8" iron
14-46 rod found for T.R.A. Point No. 25;
14-47 (4) S 60° 02' 39" E, a distance of 332.11 feet to a 5/8" iron
14-48 rod found for T.R.A. Point No. 24;
14-49 (5) S 09° 56' 13" E, a distance of 204.06 feet to a 5/8" iron
14-50 rod found for T.R.A. Point No. 23; and
14-51 (6) S 05° 07' 01" E, a distance of 283.80 feet to the
14-52 intersection of said Fee Taking line with the northwest
14-53 right-of-way line of U.S. Highway No. 190;
14-54 THENCE southerly, with the northwest right-of-way line of U.S.
14-55 Highway No. 190, as follows:
14-56 (1) S 18° 03' 14" W, a distance of 306.90 to a concrete
14-57 highway right-of-way monument found; and
14-58 (2) S 05° 44' 23" E, a distance of 99.74 to the Intersection
14-59 of said Highway right-of-way with the Trinity River Authority Fee
14-60 Taking line for Lake Livingston Reservoir, same being a northwest
14-61 line of said T.R.A. called 229.91 acre tract;
14-62 THENCE with the Fee Taking line of said Trinity River Authority
14-63 229.91 acres, as follows:
14-64 (1) S 53° 41' 00" W, a distance of 58.44 feet to a 5/8" iron
14-65 rod found for T.R.A. Point No. 20;
14-66 (2) S 24° 33' 00" W, a distance of 130.18 feet to a T.R.A.
14-67 Point No. 19;
14-68 (3) N 44° 07' 00" E, a distance of 133.64 feet to a T.R.A.
14-69 Point No. 18; and

15-1 (4) N 58° 09' 00" E, a distance of 15.39 feet to the
15-2 intersection of said Fee Taking line with the northwest
15-3 right-of-way line of U.S. Highway No. 190;
15-4 THENCE southerly, with the northwest right-of-way line of U.S.
15-5 Highway No. 190, as follows:
15-6 (1) S 05° 44' 23" E, a distance of 68.95 to a concrete
15-7 highway right-of-way monument found;
15-8 (2) S 11° 42' 22" W, a distance of 616.26 to a concrete
15-9 highway right-of-way monument found;
15-10 (3) S 03° 08' 05" E, a distance of 99.86 to a concrete
15-11 highway right-of-way monument found;
15-12 (4) S 08° 38' 11" W, a distance of 352.42 feet to a concrete
15-13 highway right-of-way; and
15-14 (5) S 11° 56' 00" W, a distance of 30.97 feet to a 5/8" iron
15-15 rod set for the south corner of said Farris called 238.19 acre tract
15-16 in a northeast line of Lake Livingston Subdivision according to a
15-17 Plat of record in Volume 86, page 351, Deed Records;
15-18 THENCE N 37° 24' 30" W, with the common boundary of said Farris
15-19 tract and said Lake Livingston Subdivision, a distance of 1216.27
15-20 feet the north corner of said Subdivision and the east corner of
15-21 said O'Brien, Trustee 112.2433 acre tract, found a 3" x 3" concrete
15-22 monument from which a 16" Red Oak found bears S 18" W - 8.4 feet and
15-23 a 12" Post Oak found bears N45° W - 12.8 feet;
15-24 THENCE N 36° 53' 57" W, with the common boundary of said Farris and
15-25 O'Brien, Trustee tracts, a distance of 2606.64 feet to the POINT OF
15-26 BEGINNING.
15-27 TRACT 7
15-28 Being 25.000 acres of land situated in the State of Texas, County of
15-29 San Jacinto, a part of the M.B. Menard Survey, A-36, and being out
15-30 of the called 1488.272 acre tract described as "Second Parcel -
15-31 T85SJ1-a" in Exhibit "A" in Special Warranty Deed to Champion
15-32 Realty Corporation [Florida] as shown of record in Volume 22, Page
15-33 834 of the San Jacinto Official Public Records, and this 25.000 acre
15-34 tract being more particularly described by metes and bounds as
15-35 follows:
15-36 Beginning at an iron rod found marking the most southern corner of a
15-37 20.000 acre tract titled to Charles E. Williams and wife, Jean
15-38 Williams, by deed recorded in Volume 146, Page 271 of said Official
15-39 Public Records, said point being an exterior corner of the herein
15-40 described 25.000 acre tract, located on the common survey line
15-41 between said Menard Survey and the Isaac Jones Survey, A-23, same
15-42 being the southeast line of said Champion Realty Corporation lands
15-43 and the northwest line of lands titled to The Farris Company of
15-44 Walker County by deed records in Volume 184, Page 873 of the San
15-45 Jacinto County Deed Records;
15-46 Thence S 52° 34' 12" W, along the common line between said Champion
15-47 lands and said Farris Company lands, same being the common survey
15-48 line between said Menard and Jones Surveys, at 424.63 ft. pass a
15-49 concrete monument found on line, and continuing S 52° 34' 12" W,
15-50 along the common line between said Champion and Farris Company
15-51 lands, in all a total distance of 904.13 ft. to an iron rod set
15-52 marking the most southern corner of the herein described 25.000
15-53 acre tract;
15-54 Thence N 37° 25' 48" W 1,185.74 ft. to an iron rod set for the most
15-55 western corner of the herein described 25.000 acre tract;
15-56 Thence N 52° 34' 12" E 2,183.55 ft. to an iron rod set for the most
15-57 northern corner of the herein described 25.000 acre tract located
15-58 on the southwest right of the way line of Hidden Coves Road [a
15-59 county maintained roadway];
15-60 Thence S 57° 30' 39" E 63.88 ft. along the southwest right of way
15-61 line of said Hidden Coves Road to an iron rod set marking the most
15-62 eastern corner of the herein described 25.000 acre tract located on
15-63 the northwest line of a 20.000 acre titled to Robert M. Black and
15-64 wife, M. Renae Black, by deed recorded in Volume 153, Page 469 of
15-65 said Official Public Records;
15-66 Thence S 52° 34' 12" W 1,511.53 ft. along the common line between the
15-67 herein described 25.000 acre tract and said Black 20.000 acre tract
15-68 to an iron rod found marking the most western corner of said Black
15-69 tract and an interior corner of the herein described 25.000 acre

16-1 tract;
 16-2 Thence S 57° 29' 05" E 612.91 ft. along the common line between the
 16-3 herein described 25.000 acre tract and said Black 20.000 acre tract
 16-4 to an iron rod found marking the west common corner between said
 16-5 Black 20.000 acre tract and another 20.000 acre tract titled to
 16-6 Charles E. Williams and wife, Jean Williams, by deed recorded in
 16-7 Volume 146, Page 271 of said Official Public Records;
 16-8 Thence S 37° 25' 48" E 550.00 ft. along the common line between the
 16-9 herein described 25.000 acre tract and said Williams 20.000 acre
 16-10 tract to the place of beginning and containing within these bounds
 16-11 25.000 acre of land.
 16-12 TRACT 8
 16-13 Being 48.304 acres of land situated in the State of Texas, County of
 16-14 San Jacinto, a part of the Michael B. Menard Survey, A-36, and being
 16-15 out of the residue of the called 1488.272 acre tract described as
 16-16 "Second Parcel - T85SJI-a" in Exhibit "A" in Special Warranty Deed
 16-17 to Champion Realty Corporation [Florida] as shown of record in
 16-18 Volume 22, Page 834 of the Official Public Records of San Jacinto
 16-19 County, Texas, and this 48.304 acre tract being more particularly
 16-20 described by metes and bounds as follows:
 16-21 Beginning at an iron rod found marking the east common corner
 16-22 between the herein described 48.304 acre tract and a 100.00 acre
 16-23 tract conveyed out of said Champion lands to James W. Brown by deed
 16-24 recorded in Volume 183, Page 333 of said San Jacinto County Official
 16-25 Public Records, located on the north right of way line of a 40 ft.
 16-26 wide (7.070 acres) access and utilities easement described in
 16-27 Exhibit "B" in deed to Freddy C. Palmer and wife, Carra B. Palmer,
 16-28 recorded in Volume 277, Page 500 of said Official Public Records;
 16-29 Thence S 15° 59' 38" W (Bearings for this survey are based on deed
 16-30 call for the northeast line of the 135.491 acre tract described in
 16-31 deed to Freddy C. Palmer and wife, Carra B. Palmer recorded in
 16-32 Volume 277, Page 500 of the San Jacinto County Official Public
 16-33 Records), at 33.51 ft. pass the centerline of said 40 ft. wide
 16-34 access and utilities easement, at 67.02 ft. pass the south right of
 16-35 way line of said easement and continuing S 15° 59' 38" W, in all a
 16-36 total distance of 2,022.95 ft. to a concrete monument found for the
 16-37 south common corner between the herein described 48.304 acre tract
 16-38 and the 135.491 acre tract described in Exhibit "A" in deed to
 16-39 Freddy C. Palmer and wife, Carra B. Palmer, recorded in Volume 277,
 16-40 Page 500 of said Official Public Records, said point also being the
 16-41 east corner of the called 1.10 acre tract described in deed to Ocie
 16-42 B. Norman recorded in Volume 991, Page 408 of said Official Public
 16-43 Records, and being located on the common survey line between said
 16-44 Menard Survey and the John Crippen Survey, A-11;
 16-45 Thence N 23° 13' 00" W, along the common line between the herein
 16-46 described 48.304 acre tract and said Palmer 135.491 acre tract, at
 16-47 1,322.97 ft. pass the south right of way line of said 40 ft. wide
 16-48 access and utilities easement, at 1,354.94 ft. pass the centerline
 16-49 of said 40 ft. wide easement, at 1,376.91 ft. pass the north right
 16-50 of way line of said easement, and in all a total distance of
 16-51 2,723.27 ft. to a 1/2" iron rod set for the north common corner
 16-52 between said tracts located on the Lake Livingston Fee Take Line
 16-53 along the east back of Rocky Creek as described as "Tract F-2" (a
 16-54 called 21.54 acre tract) in deed to Trinity River Authority of Texas
 16-55 recorded in Volume 129, Page 382 of the San Jacinto County Deed
 16-56 Records;
 16-57 Thence along said Trinity River Authority Lake Livingston Fee Take
 16-58 Line located on the east back of said Rocky Creek as follows:
 16-59 N 25° 00' 45" W 180.37 ft.,
 16-60 N 00° 48' 15" E 87.71 ft.,
 16-61 N 23° 54' 15" E 231.68 ft.,
 16-62 S 21° 51' 45" E 123.88 ft. and
 16-63 S 83° 29' 45" E 71.75 ft. to a 1/2" iron rod
 16-64 set for the northwest common corner between the herein described
 16-65 48.304 acre tract and a said Brown 100.000 acre tract;
 16-66 Thence S 59° 00' 13" E 1,743.66 ft. along the common line between the
 16-67 herein described tract and said Brown 100.00 acre tract to the place
 16-68 of beginning and containing within these bounds 48.304 acres of
 16-69 land.

17-1 TRACT 9
 17-2 Being 47.910 acres of land situated in the State of Texas, County of
 17-3 San Jacinto, a part of the Isaac Jones Survey, A-23 [in conflict
 17-4 with the John Crippen Survey, A-11], and being out of the called
 17-5 208.908 acre tract described as "Fourth Parcel - T85SJ1-c" in
 17-6 Exhibit "A" in Special Warranty Deed to Champion Realty Corporation
 17-7 [Florida] as shown of record in Volume 22, Page 834 of the Official
 17-8 Public Records of San Jacinto County, Texas, and this 47.910 acre
 17-9 tract being more particularly described by metes and bounds as
 17-10 follows:
 17-11 Beginning at a 3"x3" concrete monument found for the south common
 17-12 corner between said Champion Realty Corporation tract and a called
 17-13 1.49 acre tract described in deed to Dungan, Ltd. recorded in Volume
 17-14 248, Page 36 of said Official Public Records, located on the
 17-15 northwest line of the called 2 acre tract described as "Exception"
 17-16 in deed to Houston Baptist University recorded in Volume 200, Page
 17-17 561 of said Deed Records;
 17-18 Thence N 35° 35' 58" W (Bearings for this survey are based on the
 17-19 8.004 acre tract described in deed to Randle McLarrin recorded in
 17-20 Volume 125, Page 569 of the San Jacinto County Official Public
 17-21 Records); along the west line of said Champion Realty tract, common
 17-22 in part with the east lines of said Dungan, Ltd. called 1.49 acre
 17-23 tract, a called 14.159 acre tract described as "Second Tract" in
 17-24 deed to Cynthia P. Pira recorded in Volume 148, Page 334 of said
 17-25 Official Public Records and a called 24.99 acre tract described as
 17-26 "Seventh Tract" in Partition Deed to Dentigue Butler recorded in
 17-27 Volume 24, Page 358 of said Official Public Records, at 1,663 ft.
 17-28 cross the centerline of a county maintained roadway, and in all a
 17-29 total distance of 2,498.16 ft. to a 1/2" iron rod found for the most
 17-30 northern corner of the herein described 47.910 acre tract located
 17-31 on the southwest right-of-way line of said F.M. Highway No. 980
 17-32 described in the 15.298 acre Right-of-Way Easement to the State of
 17-33 Texas recorded in Volume 120, Page 105 of the San Jacinto County
 17-34 Deed Records;
 17-35 Thence in a southeasterly direction along the southwest
 17-36 right-of-way line of said F.M. Highway No. 980, at 943 ft. cross the
 17-37 centerline of said county maintained roadway, and in all a total arc
 17-38 length of 1,035.38 ft. in a curve to the left having a central angle
 17-39 of 49° 11' 35", the radius being 1,205.92 ft. and the chord bears S
 17-40 67° 46' 08" E 1,003.87 ft. to a 1/2" iron rod found marking the P.T.
 17-41 of said curve;
 17-42 Thence N 87° 38' 05" E 265.59 ft. along the southwest right-of-way
 17-43 line of said F.M. Highway No. 980 to a 1/2" iron rod found marking
 17-44 the P.C. of a curve in said right of way, from said point a concrete
 17-45 right of way monument found bears N 53° 23' E 1.16 ft;
 17-46 Thence 286.24 ft. in a southeasterly direction along the southwest
 17-47 right-of-way line of said F.M. Highway No. 980 in a curve to the
 17-48 right having a central angle of 11° 57' 00", the radius being
 17-49 1,372.40 ft. and the chord bears S 86° 23' 25" E 285.72 ft. to a 1/2"
 17-50 iron rod found marking the P.T. of said curve;
 17-51 Thence S 80° 24' 55" E 826.67 ft. along the southwest right-of-way
 17-52 line of said F.M. Highway No. 980 to a concrete right of way
 17-53 monument found marking the P.C. of a curve in said right of way;
 17-54 Thence 233.86 ft. in a southeasterly direction along the southwest
 17-55 right-of-way line of said F.M. Highway No. 980 in a curve to the
 17-56 right having a central angle of 07° 14' 36", the radius being
 17-57 1,849.86 ft. and the chord bears S 76° 47' 37" E 233.70 ft. to a 1/2"
 17-58 iron rod set for the north common corner between the herein
 17-59 described 47.910 acre tract and a 10.000 acre tract surveyed this
 17-60 date out of said Champion Realty Corporation tract;
 17-61 Thence S 27° 50' 40" W 1,270.51 ft. along the common line between the
 17-62 herein described 47.910 acre tract and said 10.000 acre tract to a
 17-63 1/2" iron rod set for the south common corner between said tracts
 17-64 located on the common line between said Champion Realty Corporation
 17-65 tract and the called 18 acre tract described as "Tract 2" in deed to
 17-66 Houston Baptist University recorded in Volume 200, Page 561 of said
 17-67 Deed Records;
 17-68 Thence S 55° 11' 56" W 578.19 ft. along the southeast line of said
 17-69 Champion Realty tract, common in part with the northwest lines of

18-1 said Houston Baptist University called 18 acre tract and said
18-2 called 2 acre tract described as "Exception" in said deed to Houston
18-3 Baptist University recorded in Volume 200, Page 561 of said Deed
18-4 Records, to the place of beginning and containing within these
18-5 bounds 47.910 acres of land.
18-6 TRACT 10
18-7 Being 120.000 acres of land situated in the State of Texas, County
18-8 of San Jacinto, 117.017 acres being a part of the Michael B. Menard
18-9 Survey, A-36, and being out of the called 1488.272 acre tract
18-10 described as "Second Parcel - T85SJ1-a" in Exhibit "A" in Special
18-11 Warranty Deed to Champion Realty Corporation [Florida] as shown of
18-12 record in Volume 22, Page 834 of the Official Public Records of San
18-13 Jacinto County, Texas, and 2.983 acres being a part of the John
18-14 Foster Survey, A-121, and being out of the called 17.486 acre tract
18-15 described as "Fifth Parcel - T85SJ1-d" in Exhibit "A" in said
18-16 Special Warranty Deed, and this 120.000 acre tract being more
18-17 particularly described by metes and bounds as follows:
18-18 Beginning at an iron rod found marking the intersection of the
18-19 northwest line of said Champion Realty Corporation [Florida] lands
18-20 with the Trinity River authority Lake Livingston Fee Take Line
18-21 located on the east bank of Rocky Creek, said point being the most
18-22 western corner of the herein described 120.000 acre tract;
18-23 Thence N 66° 00' 15" E 462.78 ft. along the northwest boundary line
18-24 of said Champion lands to a concrete monument found marking an
18-25 interior corner of said Champion lands;
18-26 Thence N 22° 55' 42" W 553.69 ft. along the boundary line said
18-27 Champion lands to a concrete monument found marking an exterior
18-28 corner of said tract;
18-29 Thence N 66 ° 55' 42" E 2,597.73 ft. along the northwest boundary
18-30 line of said Champion lands to a concrete monument found marking an
18-31 interior corner of said tract;
18-32 Thence S 22° 14' 44" E 1,219.49 ft. to an iron rod set marking an
18-33 interior corner of the herein described 120.000 acre tract;
18-34 Thence N 37° 40' 08" E 138.68 ft. to an iron rod set for corner;
18-35 Thence N 41° 16' 44" E, at 250.29 ft. pass the centerline of a 40 ft.
18-36 wide access easement over and across said Champion lands, and
18-37 continuing N 41° 16' 44" E, in all a total distance of 461.12 ft. to
18-38 an iron rod set for corner;
18-39 Thence N 59° 51' 45" E 836.50 ft. to an iron rod set for corner;
18-40 Thence N 61° 50' 40" E 245.58 ft. to an iron rod set for corner;
18-41 Thence N 60° 02' 49" E 343.40 ft. to an iron rod set for corner;
18-42 Thence N 52° 50' 21" E 1,887.95 ft. to an iron rod set the most
18-43 northern corner of the herein described 120.000 acre tract located
18-44 on the west right of way line of Hidden Coves Road [a 60 ft. wide
18-45 county maintained roadway described in easement dated July 19,
18-46 1972, granted from Southland Paper Mills, Inc. to the County of San
18-47 Jacinto, Texas and recorded in Volume 133, Page 272 of the Deed
18-48 Records of said San Jacinto County];
18-49 Thence S 20° 06' 39" E 94.14 ft. along the west right of way line of
18-50 said Hidden Coves Road to an iron rod set marking the most eastern
18-51 corner of the herein described 120.000 acre tract;
18-52 Thence S 52° 50' 21" W 1,866.02 ft. to an iron rod set for corner;
18-53 Thence S 60° 02' 49" W 350.48 ft. to an iron rod set for corner;
18-54 Thence S 61° 50' 40" W 245.43 ft. to an iron rod set for corner;
18-55 Thence S 59° 51' 45" W 820.21 ft. to an iron rod set for corner;
18-56 Thence S 41° 16' 44" W, at 222.70 ft. pass the centerline of a 40 ft.
18-57 wide access easement over and across said Champion lands, and
18-58 continuing S 41° 16' 44" W, in all a total distance of 443.56 ft. to
18-59 an iron rod set for corner;
18-60 Thence S 37° 40' 08" W 242.71 ft. to an iron rod set for corner;
18-61 Thence S 30° 08' 48" W 603.73 ft. to an iron rod set for corner;
18-62 Thence S 32° 00' 58" W 962.58 ft. to an iron rod set for corner;
18-63 Thence S 66° 55' 42" W 576.22 ft. to an iron rod set for the most
18-64 southern corner of the herein described 120.000 acre tract located
18-65 on said Trinity River Authority Lake Livingston Fee Take Line along
18-66 the east bank of Rocky Creek;
18-67 Thence along said Trinity River Authority Lake Livingston Fee Take
18-68 Line located on east bank of said Rocky Creek as follows:
18-69 N 25° 26' 45" W 48.70 ft.,

19-1 N 44° 58' 45" W 225.95 ft.,
 19-2 N 52° 21' 45" W 192.26 ft.,
 19-3 N 29° 53' 45" W 121.04 ft.,
 19-4 N 36° 28' 15" E 187.39 ft.,
 19-5 N 27° 00' 45" W 69.76 ft.,
 19-6 N 45° 04' 15" E 133.40 ft.,
 19-7 S 67° 45' 15" W 152.85 ft.,
 19-8 S 10° 46' 45" E 119.15 ft.,
 19-9 S 62° 15' 15" W 103.97 ft.,
 19-10 N 46° 27' 45" W 104.39 ft.,
 19-11 N 68° 25' 45" W 154.60 ft.,
 19-12 N 14° 14' 45" W 59.00 ft.,
 19-13 S 61° 20' 15" W 61.46 ft.,
 19-14 N 87° 42' 45" W 94.94 ft.,
 19-15 N 26° 55' 45" W 66.61 ft.,
 19-16 S 21° 12' 15" W 66.76 ft.,
 19-17 N 77° 57' 45" W 156.65 ft.,
 19-18 N 62° 35' 45" W 220.37 ft.,
 19-19 N 07° 44' 15" E 136.84 ft.,
 19-20 S 52° 47' 15" W 113.69 ft.,
 19-21 N 50° 39' 45" W 201.89 ft.,
 19-22 S 70° 42' 15" W 93.55 ft.,
 19-23 N 69° 56' 45" W 122.22 ft. and
 19-24 N 33° 57' 45" W 131.45 ft. to the place
 19-25 of beginning and containing with these bounds 120.000 acres of
 19-26 land.
 19-27 There is reserved over the above described 120.000 acre tract an
 19-28 access roadway easement being 40 ft. in width and lying 20 ft. each
 19-29 side of the centerline described as follows:
 19-30 Beginning at the intersection of the southeast line of said 120.000
 19-31 acre tract with the centerline of the herein described 40 ft. wide
 19-32 easement, said point bears S 41° 16' 44" W 222.70 ft. from an iron
 19-33 rod marking an interior corner of said 120.000 acre tract;
 19-34 Thence N 23° 05' 53" W 49.12 ft. and N 42° 02' 29" W 46.02 ft. along
 19-35 the centerline of the herein described easement to its terminal
 19-36 point at the intersection of said centerline with the north line of
 19-37 said 120.000 acre tract, said point bears N 41° 16' 44" E 250.29 ft.
 19-38 from an iron rod marking an exterior corner of said 120.000 acre
 19-39 tract and containing within the rights of way 0.087 acre of land.
 19-40 TRACT 11
 19-41 Being 210.598 acres of land situated in the State of Texas, County
 19-42 of San Jacinto, 194.798 acres being a part of the Michael B. Menard
 19-43 Survey, A-36, and 15.799 acres being a part of the John Foster
 19-44 Survey, A-120, and being the same land described in Special
 19-45 Warranty Deed to Darrell L. Grein recorded in Volume 188, Page 586
 19-46 of the Official Public Records of San Jacinto County, Texas, and
 19-47 this 210.598 acre tract being more particularly described by metes
 19-48 and bounds as follows:
 19-49 Beginning at an iron rod found marking the east common corner
 19-50 between said Grein called 210.619 acres and the called 74.981 acres
 19-51 described in deed to APMI Athens Limited Partnership recorded under
 19-52 Clerk's File No. 06-3039, Page 13107 of said Official Public
 19-53 Records, said point being located on the west right of way line of
 19-54 Hidden Coves Road [a 60 ft. wide county maintained roadway
 19-55 described in easement dated July 19, 1972, granted from Southland
 19-56 Paper Mills, Inc. to the County of San Jacinto, Texas, and recorded
 19-57 in Volume 133, Page 272 of the Deed Records of said San Jacinto
 19-58 County];
 19-59 Thence S 20° 06' 39" E 48.63 ft. along the east line of said Grein
 19-60 tract, same being the west right of way line of said Hidden Coves
 19-61 Road, to a 1/2" iron rod set for corner;
 19-62 Thence S 04° 26' 43" E 1,256.06 ft. along the east line of said
 19-63 Grein tract, same being the west right of way line of said Hidden
 19-64 Coves Road to a 3/8" iron rod found for corner;
 19-65 Thence S 70° 40' 25" E 682.54 ft. along the east line of said Grein
 19-66 tract, same being the west right of way line of said Hidden Coves
 19-67 Road, to a concrete monument found for corner;
 19-68 Thence S 66° 37' 05" E 1,199.46 ft. along the east line of said
 19-69 Grein tract, same being the west right of way line of said Hidden

20-1 Coves Road to a 1/2" iron rod set for the most eastern corner of the
 20-2 herein described 210.598 acre tract and the most northern corner of
 20-3 the 10.00 acres described in deed to Mark A. Budzise and Samuel M.
 20-4 Borcato recorded under Clerk's File No. 03-3823, Page 16195,
 20-5 located at the intersection of the west right of way line of said
 20-6 Hidden Coves Road with the northwest right of way line of a 40 ft.
 20-7 wide non-exclusive access and utility easement for ingress and
 20-8 egress described in said Grein deed (said easement also described
 20-9 in instruments recorded in Volume 183, Page 333 and Volume 277, Page
 20-10 500 of said Official Public Records);
 20-11 Thence S 67° 35' 00" W 134.10 ft. along the southeast line of said
 20-12 Grein tract and the northwest line of said Budzise and Brocato 10.00
 20-13 acres, same being the northwest right of way line of said 40 ft.
 20-14 wide easement, to a 1/2" iron rod found marking an angle point in
 20-15 said common line;
 20-16 Thence S 69° 01' 27" W 1,168.83 ft. along the southeast line of said
 20-17 Grein tract, same being the northwest right of way line of a 40 ft.
 20-18 wide easement, common in part with the northwest lines of said
 20-19 Budzise and Brocato 10.00 acres and the 29.933 acres described in
 20-20 deed to Mark A. Budzise recorded under Clerk's File No. 06-4096,
 20-21 Page 17393 of said Official Public Records, to a 1/2" iron rod found
 20-22 marking the P.C. of a curve in said right of way line;
 20-23 Thence 720.97 ft. in a southwesterly direction along the southeast
 20-24 line of said Grein tract, same being the northwest right of way line
 20-25 of a 40 ft. wide easement, common in part with
 20-26 the northwest lines of said Budzise 29.933 acres and the 64.122
 20-27 acres described in deed to Carlo Mazzella and wife, Glenda
 20-28 Mazzella, recorded under Clerk's File No. 02-5952, Page 25245 of
 20-29 said Official Public Records, in a curve to the left having a
 20-30 central angle of 19° 28' 00", the radius being 2,122.00 ft. and the
 20-31 chord bears S 59° 17' 27" W 717.50 ft. to a 1/2" iron rod found
 20-32 marking the P.T. of said curve;
 20-33 Thence S 49° 33' 27" W 238.78 ft. along the common line between said
 20-34 Grein and Mazzella tracts, same being the northwest right of way
 20-35 line of said 40 ft. wide easement, to a 1/2" iron rod found marking
 20-36 an angle point in said line;
 20-37 Thence S 62° 21' 47" W 123.62 ft. along the common line between said
 20-38 Grein and Mazzella tracts, same being the northwest right of way
 20-39 line of said 40 ft. wide easement, to a 1/2" iron rod found marking
 20-40 an angle point in said line;
 20-41 Thence S 53° 34' 27" W 1,131.33 ft. along the common line between
 20-42 said Grein and Mazzella tracts, same being the northwest right of
 20-43 way line of said 40 ft. wide easement, to a 1/2" iron rod found
 20-44 marking an angle point in said line;
 20-45 Thence S 52° 34' 52" W, along the common line between said Grein and
 20-46 Mazzella tracts, same being the northwest right of way line of said
 20-47 40 ft. wide easement, at 238.63 ft. pass a 1/2" iron rod found
 20-48 marking the northwest common corner between said Mazzella tract and
 20-49 the 97.731 acres described in deed to APMI Athens Limited
 20-50 Partnership recorded under Clerk's File No. 07-2588, Page 10948 of
 20-51 said Official Public Records, and continuing along the common line
 20-52 between said Grein and APMI Athens Limited Partnership tract, in
 20-53 all a total distance of 729.99 ft. to a 1/2" iron rod found marking
 20-54 the P.C. of a curve;
 20-55 Thence 195.84 ft. in a southwesterly direction along the common
 20-56 line between said Grein and APMI Athens Limited Partnership tract,
 20-57 same being the northwest right of way line of said 40 ft. wide
 20-58 easement, in a curve to the left having a central angle of 25° 30'
 20-59 07", the radius being 440.00 ft. and the chord bears S 39° 49' 48" W
 20-60 194.23 ft. to a 1/2" iron rod found marking the P.T. of said curve;
 20-61 Thence S 27° 06' 11" W 128.38 ft. along the common line between said
 20-62 Grein and APMI Athens Limited Partnership tract, same being the
 20-63 northwest right of way line of said 40 ft. wide easement, to a 1/2"
 20-64 iron rod found marking an angle point in said line;
 20-65 Thence S 30° 47' 28" W 100.83 ft. along the common line between said
 20-66 Grein and APMI Athens Limited Partnership tract, same being the
 20-67 northwest right of way line of said 40 ft. wide easement, to a 1/2"
 20-68 iron rod found marking an angle point in said line;
 20-69 Thence S 50° 23' 48" W 49.15 ft. along the common line between said

21-1 Grein and APMI Athens Limited Partnership tract, same being the
 21-2 northwest right of way line of said 40 ft. wide easement, to a 1/2"
 21-3 iron rod found marking an angle point in said line;
 21-4 Thence S 76° 04' 14" W 34.85 ft. along the common line between said
 21-5 Grein and APMI Athens Limited Partnership tract, same being the
 21-6 northwest right of way line of said 40 ft. wide easement, to a 1/2"
 21-7 iron rod found marking an angle point in said line;
 21-8 Thence N 75° 22' 58" W 32.67 ft. along the common line between said
 21-9 Grein and APMI Athens Limited Partnership tract, same being the
 21-10 northwest right of way line of said 40 ft. wide easement, to a 1/2"
 21-11 iron rod found marking an angle point in said line;
 21-12 Thence S 14° 37' 02" W 40.00 ft. along the common line between said
 21-13 Grein and APMI Athens Limited Partnership tract, over and across
 21-14 said 40 ft. wide easement, to a 1/2" iron
 21-15 rod found marking a common corner between said Grein tract, said
 21-16 APMI Athens Limited Partnership 97.731 acre tract and the 25.00
 21-17 acre tract described in deed to APMI Athens Limited Partnership
 21-18 recorded under Clerk's File No. 06-3040, Page 13118 of said
 21-19 Official Public Records, located on the west right of way line of
 21-20 said 40 ft. wide easement, said point being the most southern corner
 21-21 of the herein described 210.598 acre tract;
 21-22 Thence along the common line between said Grein tract and said APMI
 21-23 Athens Limited Partnership 25.000 acre tract, same being the west
 21-24 right of way line of said 40 ft. wide easement, as follows:
 21-25 1. N 75° 33' 58" W 75.87 ft. to a 1/2" iron rod found for corner;
 21-26 2. N 80° 28' 19" W 90.22 ft. to a 1/2" iron rod found for corner;
 21-27 3. S 84° 38' 07" W 56.88 ft. to a 1/2" iron rod found marking the
 21-28 P.C. of a curve;
 21-29 4. 84.67 ft. in a northwesterly direction in a curve to the right
 21-30 having a central angle of 61° 23' 34", the radius being 79.02
 21-31 ft. and the chord bears N 64° 46' 27" W 80.68 ft. to a 1/2" iron
 21-32 rod found marking the P.T. of said curve;
 21-33 5. N 34° 05' 08" W 249.87 ft. to a 1/2" iron rod found for corner;
 21-34 6. N 29° 00' 00" W 121.63 ft. to a 1/2" iron rod found marking the
 21-35 P.C. of a curve;
 21-36 7. 60.06 ft. in a northwesterly direction, in a curve to the left
 21-37 having a central angle of 15° 38' 32", the
 21-38 radius being 220.00 ft. and the chord bears N
 21-39 36° 54' 27" W 59.88 ft. to an iron rod found
 21-40 marking the P.T. of said curve;
 21-41 8. N 44° 35' 11" W 93.35 ft. to a 1/2" iron rod found marking the
 21-42 P.C. of a curve;
 21-43 9. 100.26 ft. in a northerly direction, in a curve to the right
 21-44 having a central angle of 52° 50' 54", the radius being 108.70
 21-45 ft. and the chord bears N 18° 16' 44" W 96.75 ft. to a 1/2" iron
 21-46 rod set marking the P.T. of said curve, said point also being
 21-47 the east common corner between said APMI Athens Limited
 21-48 Partnership 25.000 acres and the 74.981 acres described in deed
 21-49 to APMI Athens Limited Partnership recorded under Clerk's File
 21-50 No. 06-3039, Page 13107 of said Official Public Records;
 21-51 Thence along the common line between said Grein tract and said APMI
 21-52 Athens Limited Partnership 74.981 acre tract, same being the west
 21-53 right of way line of said 40 ft. wide easement, as follows:
 21-54 1. N 08° 10' 52" E 90.66 ft. to a 1/2" iron rod found for corner;
 21-55 2. N 11° 28' 04" E 141.70 ft. to a 1/2" iron rod found for corner;
 21-56 3. N 19° 24' 39" E 112.50 ft. to a 1/2" iron rod found marking the
 21-57 P.C. of a curve;
 21-58 4. 81.15 ft. in a northerly direction, in a curve to the left
 21-59 having a central angle of 41° 30' 56", the radius being 112.00
 21-60 ft. and the chord bears N 01° 32' 09" W 79.39 ft. to a 1/2" iron
 21-61 rod found marking the P.T. of said curve;
 21-62 5. N 21° 37' 32" W 75.15 ft. to a 1/2" iron rod found marking the
 21-63 P.C. of a curve;
 21-64 6. 112.68 ft. in a northerly direction, in a curve to the right
 21-65 having a central angle of 24° 19' 02", the radius being 265.50
 21-66 ft. and the chord bears N 09° 32' 22" W 111.84 ft. to a 1/2" iron
 21-67 rod found marking the P.T. of said curve;
 21-68 7. N 01° 56' 33" E 131.34 ft. to a 1/2" iron rod found marking the
 21-69 P.C. of a curve;

- 22-1 8. 248.54 ft. in a northerly direction, in a curve to the right
- 22-2 having a central angle of 11° 34' 39", the radius being 1,230.00
- 22-3 ft. and the chord bears N 08° 01' 51" E 248.12 ft. to a 1 /2" iron
- 22-4 rod found marking the P.T. of said curve;
- 22-5 9. N 13° 48' 30" E 83.54 ft. to a 1 /2" iron rod found for corner;
- 22-6 10. N 11° 03' 29" E 222.77 ft. to a 1 /2" iron rod found marking the
- 22-7 P.C. of a curve;
- 22-8 11. 183.80 ft. in a northerly direction, in a curve to the left
- 22-9 having a central angle of 31° 40' 18", the radius being 332.50
- 22-10 ft. and the chord bears N 04° 47' 44" W 181.47 ft. to a 1 /2" iron
- 22-11 rod found marking the P.T. of said curve;
- 22-12 12. N 20° 36' 31" W 173.64 ft. to a 1 /2" iron rod found for corner;
- 22-13 13. N 27° 43' 41" W 150.69 ft. to a 1 /2" iron rod found for corner;
- 22-14 14. N 22° 59' 48" W 122.02 ft. to a 1 /2" iron rod found for corner;
- 22-15 15. N 30° 51' 55" W 155.08 ft. to a 1 /2" iron rod found marking the
- 22-16 northwest corner of the herein described
- 22-17 210.598 acre tract;
- 22-18 16. N 41° 17' 21" E, at 42.03 ft. pass the east right of way line of
- 22-19 said 40 ft. wide easement, and continuing N 41° 17' 21" E, along
- 22-20 said common line, in all a total distance of 253.23 ft. to a
- 22-21 1/2" iron rod found for corner;
- 22-22 17. N 59° 52' 24" E 809.57 ft. to a 1 /2" iron rod found for corner;
- 22-23 18. N 61° 52' 14" E 245.46 ft. to a 1 /2" iron rod found for corner;
- 22-24 19. N 60° 02' 41" E 355.17 ft. to a 1 /2" iron rod found for corner;
- 22-25 20. N 52° 50' 21" E 1,851.42 ft. to the place of beginning and
- 22-26 containing within these bounds 210.599 acres
- 22-27 of land.

22-28 Bearings for this survey are based on deed call for the most
 22-29 northerly northwest line of the called 210.619 acres described in
 22-30 deed to Darrell L. Grein recorded in Volume 188, Page 586 of the
 22-31 Official Public Records of San Jacinto County, Texas.

22-32 SECTION 3. (a) The legal notice of the intention to
 22-33 introduce this Act, setting forth the general substance of this
 22-34 Act, has been published as provided by law, and the notice and a
 22-35 copy of this Act have been furnished to all persons, agencies,
 22-36 officials, or entities to which they are required to be furnished
 22-37 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
 22-38 Government Code.

22-39 (b) The governor, one of the required recipients, has
 22-40 submitted the notice and Act to the Texas Commission on
 22-41 Environmental Quality.

22-42 (c) The Texas Commission on Environmental Quality has filed
 22-43 its recommendations relating to this Act with the governor, the
 22-44 lieutenant governor, and the speaker of the house of
 22-45 representatives within the required time.

22-46 (d) All requirements of the constitution and laws of this
 22-47 state and the rules and procedures of the legislature with respect
 22-48 to the notice, introduction, and passage of this Act are fulfilled
 22-49 and accomplished.

22-50 SECTION 4. This Act takes effect immediately if it receives
 22-51 a vote of two-thirds of all the members elected to each house, as
 22-52 provided by Section 39, Article III, Texas Constitution. If this
 22-53 Act does not receive the vote necessary for immediate effect, this
 22-54 Act takes effect September 1, 2009.

22-55 * * * * *