

1-1 By: Clardy (Senate Sponsor - Nichols) H.B. No. 2963  
 1-2 (In the Senate - Received from the House April 23, 2019;  
 1-3 April 24, 2019, read first time and referred to Committee on Higher  
 1-4 Education; May 8, 2019, reported favorably by the following vote:  
 1-5 Yeas 8, Nays 0; May 8, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13			X	
1-14	X			
1-15	X			
1-16	X			

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the conveyance of certain state forest land in Cherokee  
 1-20 County under the control of the board of regents of The Texas A&M  
 1-21 University System.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-23 SECTION 1. CONVEYANCE BY THE TEXAS A&M UNIVERSITY SYSTEM.  
 1-24 The board of regents of The Texas A&M University System may convey  
 1-25 the following described real property:

1-26 BEING 156.38 acres of land in the G. W. BRASHEAR SURVEY,  
 1-27 ABSTRACT No. 114, CHEROKEE COUNTY, TEXAS, and being all of that  
 1-28 Tract 2 called 158.27 acres from Texas State Hospitals & Special  
 1-29 Schools to Texas Forest Service, Part of Texas Agricultural &  
 1-30 Mechanical College System on September 3, 1963 and recorded in  
 1-31 Volume 541, Page 557 of the Deed Records of Cherokee County, Texas  
 1-32 (hereinafter shown as volume/page, DR, LR for Land Records, OR for  
 1-33 Official Records), and called 156.60 acres in a ReSurvey made by  
 1-34 Frank Speary, RPS No. 777, dated January 17, 1964, but not  
 1-35 recorded: BEARINGS are based on the Texas Coordinate System of  
 1-36 1983, Texas Central Zone per GPS observations: All coordinates are  
 1-37 U.S. Survey Feet, NAD83(2011) Epoch 2010.000 per Trimble VRS  
 1-38 Network Solutions: At the point of beginning, the angle of  
 1-39 convergence is 02°39'04" and the combined scale factor is 0.9999525:  
 1-40 To get geodetic bearings, rotate the bearings recited herein,  
 1-41 clockwise, by the angle of convergence: All distances are grid and  
 1-42 to get surface distances, divide the distances recited herein by  
 1-43 the combined scale factor: w/cap = a plastic cap marked Affiliated  
 1-44 Surveyors: SEE PLAT:

1-45 BEGINNING at a 2" iron pipe found in a fence for the Northeast  
 1-46 comer of said 158.27 acres, the Southeast corner of that 80.00 acres  
 1-47 from Richard & Scott Watson to Rodney Newman on September 21, 2018  
 1-48 in 2456/559, OR, and in the West line of that Tract 1 called 57.3  
 1-49 acres S&E 2.00 acres from Billy & Bessie Lankford to Billy & Bessie  
 1-50 Lankford, Trustees on December 31, 2016 in 2360/336, OR, same  
 1-51 having a state plane coordinate with a Northing of 10643943.982  
 1-52 feet and an Easting of 3895719.774 feet, from which a 1/2" steel rod  
 1-53 w/cap found for an angle point in the East line of said 80.00 acres  
 1-54 and for the Northwest corner of said 57.3 acres is North 02°42'13"  
 1-55 West, 78.10 feet;

1-56 THENCE South 03°18'46" East, with the East line of said 158.27  
 1-57 acres and the West line of said 57.3 acres, 798.11 feet to a 5"x5"  
 1-58 concrete monument found at a x-tie fence corner for the Southwest  
 1-59 corner of said 57.3 acres and the Northwest corner of that 28 1/2  
 1-60 acres from Billy & Bessie Lankford to Billy & Bessie Lankford,  
 1-61 Trustees on February 16, 2001 in 1488/280, OR;

2-1 THENCE South 03°09'00" East, with the East line of said 158.27  
2-2 acres and the West line of said 28 1/2 acres, 501.68 feet to a 1/2"  
2-3 steel rod w/cap set in a pine stump hole for an angle point in the  
2-4 East line of said 158.87 acres, the Southwest corner of said 28 1/2  
2-5 acres and the Northwest corner of that 32 1/2 acres from Billy &  
2-6 Bessie Lankford to Billy & Bessie Lankford, Trustees on February  
2-7 16, 2001 in 1488/274, OR from which a fence corner is South 57°56'  
2-8 West, 1.70 feet;

2-9 THENCE South 03°09'37" East, with the East line of said 158.27  
2-10 acres and the West line of said 32 1/2 acres in 1488/274, OR, and the  
2-11 West line of that 32 1/2 acres from Billy & Bessie Lankford to Billy  
2-12 & Bessie Lankford, Trustees on February 16, 2001 in 1488/277, OR,  
2-13 1389.58 feet to a 2" iron pipe with a pine knot inside and a nail in  
2-14 the top of said pine knot for the Southeast corner of said 158.27  
2-15 acres, the Southwest corner of said 32 1/2 acres in 1488/277, OR,  
2-16 and in the North line of that tract for 1/2 undivided interest in  
2-17 68.00 & 76.328 acres in Family Settlement Agreement from Phillip  
2-18 Power et al to Phillip Power on June 21, 2005 in 1727/408, OR, with a  
2-19 reference description for 150 acres from Gertrude Russell to  
2-20 Winston Power et ux on May 12, 1975 in 685/614, DR;

2-21 THENCE South 87°12'02" West, with the South line of said  
2-22 158.27 acres, passing the Northwest corner of said 150 acres and the  
2-23 most Northerly Northeast corner of that 25 acres from Stacy  
2-24 Southerland to Robert & Wendy Boudreau on December 14, 2011 in  
2-25 2093/636, OR, continuing in all 2569.35 feet to a 1/2" steel rod  
2-26 w/cap set for the Southwest corner of said 158.27 acres, the  
2-27 Northwest corner of said 25 acres and In the occupied East line of  
2-28 that Tract 2 called 36 acres from Edna Dickson to Carnie Wilkinson,  
2-29 Jr. et ux on February 23, 1980 in 790/199, DR, with a reference  
2-30 description in 107/582, DR, from which the center of a 21" Sweet Gum  
2-31 fence corner (no marks) is South 82°30' East, 4.3 feet;

2-32 THENCE North 02°38'58" West, with the West line of said 158.27  
2-33 acres, passing the Northeast corner of said 36 acres and the  
2-34 Southeast corner of that Tract 2 called 15 acres from Beverly  
2-35 Parsons to Brenda Thigpen on September 7, 2017 in 2402/106, OR, with  
2-36 a reference description in 84/376, DR, at 2593.66 feet pass a 1/2"  
2-37 iron pipe at a 16" fence corner found for the Northeast corner of  
2-38 said 15 acres and the Southeast corner of that Tract 4 called 4.65  
2-39 acres in 2402/106, OR, continuing in all 2647.05 feet to an axle  
2-40 found in a 2" iron pipe at a x-tie fence corner by a large pointed  
2-41 rock for the Northwest corner of said 158.27 acres and the Southwest  
2-42 corner of said 80.00 acres;

2-43 THENCE with the common lines of said 80.00 acres and said  
2-44 158.27 acres as follows:

2-45 North 86°38'39" East, 1255.58 feet to an axle found, from  
2-46 which found "X" to the center on an 18" Post Oak South 38° West, 4.0  
2-47 feet;

2-48 North 85°51'47" East, 1288.28 feet to the PLACE OF BEGINNING,  
2-49 and containing within these calls, 156.36 acres of land. This tract  
2-50 has no access to a public road.

2-51 SECTION 2. INTERESTS CONVEYED. The conveyance authorized  
2-52 by this Act shall be of fee title to the surface and is exclusive of  
2-53 all mineral rights. All instruments of conveyance shall be in a  
2-54 form acceptable to The Texas A&M University System.

2-55 SECTION 3. EFFECTIVE DATE. This Act takes effect  
2-56 immediately if it receives a vote of two-thirds of all the members  
2-57 elected to each house, as provided by Section 39, Article III, Texas  
2-58 Constitution. If this Act does not receive the vote necessary for  
2-59 immediate effect, this Act takes effect September 1, 2019.

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