



**AMENDED INFORMATION FORM
AS OF OCTOBER 10, 2023**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF JEFFERSON §

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF CHAMBERS §

**JEFFERSON COUNTY
DRAINAGE DISTRICT NO. 6**

That this "Amended Information Form" is being filed by Jefferson County Drainage District No. 6, with the County Clerks of Jefferson County, Texas and Chambers County, Texas, pursuant to Section 49.455 of the Texas Water Code, as amended; accordingly, the following information is provided:

1. The name of the district is Jefferson County Drainage District No. 6.
2. A complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "A."

A complete and accurate map showing the boundaries of the District is on file in the offices of the County Clerk of Jefferson County, Texas, recorded in File # 2015024695, Jefferson County Official Public Records.
3. The most recent rate of District taxes on property located in the District is \$0.192429 per \$100 valuation.
4. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$0.
5. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$0.
6. A standby fee is not imposed by the Drainage District.
7. The date on which the election to confirm the creation of the District was held was January 10, 1920.

By special act of the Legislature (H. B. 1063, Acts of 57th Legislature, R. S.), the Drainage District was converted to a conservation and reclamation district; and its boundaries were enlarged as shown on Exhibit "A" attached hereto.

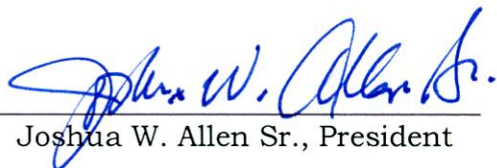
8. The functions performed by the District include, but are not limited to, protection against flooding and overflow from rain waters, tide waters, and other waters, and the right and authority to construct, erect, improve, operate, and maintain canals, ditches, laterals, levees, and other structures necessary to carry out those protections.

9. The particular form of "Notice to Purchasers" required by V. T. C. A., Water Code, Section 49.452, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "B" and made a part hereof for all purposes.


Executed this **10th** day of **October, 2023**.

The undersigned Directors of JEFFERSON COUNTY DRAINAGE DISTRICT NO. 6, by their signatures hereto, on oath, affirm, and acknowledge the foregoing instrument as the act and deed of JEFFERSON COUNTY DRAINAGE DISTRICT NO. 6.

**JEFFERSON COUNTY
DRAINAGE DISTRICT NO. 6**

By: 
Joshua W. Allen Sr., President

By: 
Bernie Daleo, Vice President

By: 
Charles "Chuck" Guillory, Secretary

By: 
Anthony "Tony" Malley III, Director

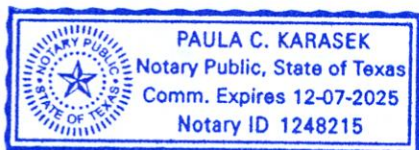
By: 
Charles "Chuck" Kiker III, Director

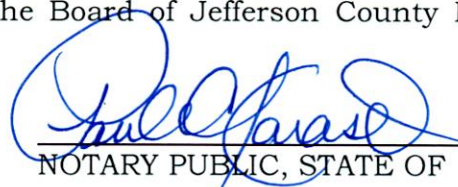
STATE OF TEXAS

§
§
§

COUNTY OF JEFFERSON

Sworn to and subscribed before me on this **10th** day of **October, 2022**, by **Joshua W. Allen Sr.**, President of the Board of Jefferson County Drainage District No. 6.




NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires **12-07-2025**

Paula C. Karasek

Print or Type Name of Notary

STATE OF TEXAS §
COUNTY OF JEFFERSON §

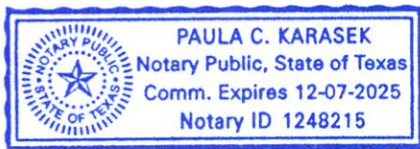
Sworn to and subscribed before me on this **10th** day of **October, 2023**, by **Charles "Chuck" Guillory**, Secretary of the Board of Jefferson County Drainage District No. 6.

NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires **12-07-2025** **Paula C. Karasek**
Print or Type Name of Notary

STATE OF TEXAS §
COUNTY OF JEFFERSON §

Sworn to and subscribed before me on this **10th** day of **October, 2023**, by **Bernie Daleo**, Vice President of the Board of Jefferson County Drainage District No. 6.

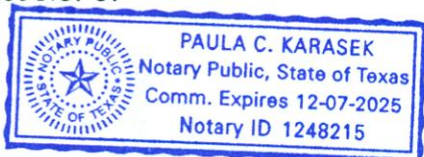


Paula C. Karasek
NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires **12-07-2025** **Paula C. Karasek**
Print or Type Name of Notary

STATE OF TEXAS §
COUNTY OF JEFFERSON §

Sworn to and subscribed before me on this **10th** day of **October, 2023**, by **Anthony "Tony" Malley III**, Director of the Board of Jefferson County Drainage District No. 6.

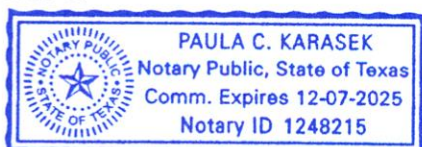


Paula C. Karasek
NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires **12-07-2025** **Paula C. Karasek**
Print or Type Name of Notary

STATE OF TEXAS §
COUNTY OF JEFFERSON §

Sworn to and subscribed before me on this **10th** day of **October, 2023**, by **Charles "Chuck" Kiker III** Director of the Board of Jefferson County Drainage District No. 6.



Paula C. Karasek
NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires **12-07-2025** **Paula C. Karasek**
Print or Type Name of Notary

EXHIBIT "A"

TRACT ONE

BEGINNING at the common line between Jefferson and Liberty Counties at its intersection with the right descending bank of Pine Island Bayou;

THENCE down the right descending bank of Pine Island Bayou with its meanders to its intersection with the right descending bank of the Neches River;

THENCE down the right descending bank of the Neches River with its meanders to a point where the northerly projection of a line parallel with and 2,000 feet easterly of the centerline of Carroll Street would intersect said right descending bank of the Neches River;

THENCE in a straight line in a southeasterly direction to the northeast corner of the James W. Bullock Survey, said point also being the northwest corner of the B.S.& F. Section No. 11;

THENCE in a southerly and southeasterly direction along the easterly boundary line of said James W. Bullock Survey, the westerly boundary line of said B.S.& F. Section No. 11, and the westerly and southerly boundary lines of the Jeff and Jas Chaison Survey to a point in the southerly boundary line of said Chaison Survey where the northwest boundary line of the Pelham Humphries Survey intersects the same;

THENCE southwesterly, southeasterly, and southwesterly along the northwest boundary line of said Pelham Humphries Survey to its intersection with the west line of the Union Pacific Railroad Company (formerly known as the Sabine and East Texas Railway Company) right-of-way;

THENCE southeasterly along the west line of said right-of-way to its intersection with the top of the northerly bank of the McFaddin, Wiess, Kyle Land Company's No. 2 Canal;

THENCE in a southwesterly direction along the top of the northerly bank of said No. 2 Canal with its meanders to its intersection with the centerline of Hillebrandt Road in the Marcelan Grange League;

THENCE south along the centerline of said Hillebrandt Road to the center of Hillebrandt Bayou;

THENCE down the center of Hillebrandt Bayou with its meanders to its intersection with the center of Taylor's Bayou;

THENCE up the center of Taylor's Bayou with its meanders passing the **POINT OF COMMENCING** of Tract Two, and continuing along the centerline of Taylor's Bayou, passing the most northerly northwest corner of Tract Two at the common line between Labelle Ranch and M Half Circle Ranch, and continuing along the center of Taylor's Bayou with its meanders to the point where the center of the North Fork of Taylor's Bayou and the center of the South Fork of Taylor's Bayou meet;

THENCE up the center of the South Fork of Taylor's Bayou with its meanders, to its intersection with the east line of the B.B.B. & C.R.R. Co. Survey;

THENCE north along the east line of said B.B.B. & C.R.R. Co. Survey to its northeast corner, which is also the southeast corner of the David Burrell Survey;

THENCE west along the south line of said David Burrell Survey to its southwest corner in the east line of the William H. Smith League;

THENCE in a straight line in a northwesterly direction across said William H. Smith League to the southeast corner of the J. P. Probarth Survey in the north line of said Smith League;

THENCE west along the north line of said William H. Smith League to its northwest corner, which is also the northeast corner of the W. D. Cotton Survey;

THENCE south along the east line of said Cotton Survey to its southeast corner;

THENCE west along the south line of said Cotton Survey to its southwest corner in the east line of the Christopher Teal Survey;

THENCE south along the east line of said Teal Survey to its southeast corner;

THENCE west along the south line of said Teal Survey to its southwest corner;

THENCE north along the west line of said Teal Survey to the south line of Texas and New Orleans Railroad Section No. 86, said point being also the northeast corner of the Texas and New Orleans Railroad Survey No. 267;

THENCE west along the south line of the Texas and New Orleans Railroad Sections No.'s 86, 85, and 84 to the southwest corner of said Section 84 in the common line between Jefferson and Chambers Counties;

THENCE north along the common line between Jefferson and Chambers Counties to the northeast corner of Chambers County, the same being an inner corner of Jefferson County;

THENCE west along the common line between Jefferson and Chambers Counties to the point where said common county line intersects the west line of the Texas and New Orleans Railroad Section No. 80;

THENCE north along the west line of said Section No. 80 to its northwest corner;

THENCE continuing on the same course north across the Texas and New Orleans Railroad Sections No.'s 70 and 67 to the north line of said Section No. 67;

THENCE west along the north lines of Texas and New Orleans Railroad Section No. 67, A-214 to the west right-of-way of the Lower Neches Valley Authority Neches South Canal;

THENCE southwesterly along the west right-of-way line of the said Neches South Canal, across the said A-214 to the northwest right-of-way line of the Lower Neches Valley Authority Winnie Canal;

THENCE southwesterly along the northwest right-of-way line of the said Winnie Canal, across the said A-124 to its west line, and the east line of the H.S. Spangler Survey, A-722, and continuing southwesterly along the northwest line of the said Winnie Canal, across the southeast portion of the said A-722 to its south line;

THENCE west along the south line of the said A-722 to its southwest corner;

THENCE north along the west line of the said A-722 to its northwest corner and the southeast corner of the G.K. Petry Survey, A-882;

THENCE west along the south line of the said A-822 to the common line between Jefferson and Liberty Counties;

THENCE north along the common line between Jefferson and Liberty Counties to the **PLACE OF BEGINNING**.

TRACT TWO

BEGINNING at the intersection of the centerline of Taylor's Bayou, with the northerly extension of the east line of the Bennett Blackman Survey, A-2; **THENCE** south, down the northerly extension of the east line of the said A-2, and the east line of the said A-2, to the north right-of-way line of State Highway No. 73;

THENCE northeasterly down the north right-of-way line of State Highway No. 73, across the Archibald Hotchkiss Survey to the southwest corner of a Labelle Property tract being Tract 16, A-31 in the Jefferson County Appraisal District Records, and being recorded in Film Code 105-16-0794 of the Real Property Records of Jefferson County;

THENCE north up the west line of the said Labelle tract to its northwest corner, and continuing north up the west line of a B.C. Hebert Heirs tract recorded in Volume 31, Page 88 of the Deed Records of Jefferson County, to the south right-of-way line of the east/west portion of Country Club Road;

THENCE east along the south right-of-way line of Country Club Road, passing the west right-of-way line of the north/south portion of Country Club Road, and continuing east across its right-of-way to its east right-of-way line.

THENCE north down the east right-of-way line of Country Club Road to the south line of Lake Estates as recorded in the Map Records, Vol. 17, Page 342, and a north line of the aforementioned B.C. Hebert Heirs tract;

THENCE east, north and east along the north line of the B.C. Hebert Heirs tract, and the south line of Lake Estates to a southwesterly line of the B.F. Calhoun Survey, A-818;

THENCE continuing east along the north line of the said B.C. Hebert Heirs tract, and the south line of Lake Estates, across the said A-818, to its east line, and the west line of the H.A.F. Survey, A-839;

THENCE south along the A-839 west line and the A-818 east line, to the northwest corner of the Carl Bengel Survey, A-402;

THENCE east along the north line of the A-402 to its northeast corner;

THENCE south along the east line of the said A-402, passing the southeast corner of the said A-402 and the northeast corner of Emile Broussard Survey, A-447, and continuing south along the east line of the said A-447 to the northwest corner of the T.&N.O.RR. Co., Section 267, A-322;

THENCE east along the north line of the said A-322 to its northeast corner;

THENCE south along the east line of the said A-322, passing its southeast corner and the northeast corner of the Anthony Oswald Survey, A-768, and continuing south along its east line to the northwest corner of the T.&N.O.RR. Co., Section 299, A-328;

THENCE east along the north line of the said A-328, passing its northeast corner and the northwest corner of the Nathan Blevins Survey, A-740, and continuing east along its north line passing its northeast corner and the northwest corner of the T.&N.O.RR. Co., Section 301, A-329, and continuing east along its north line to its northeast corner;

THENCE south along the east line of the said A-329, to its southeast corner, and the northeast corner of the T&N.O.RR. Co., Section 309, A-298, and continuing south along its east line to its southeast corner and the northeast corner of the T.&N.O.RR. Co., Section 315, A-300, and continuing south along its east line to its southeast corner;

THENCE west along the south line of the said A-300 to its southwest corner, and the southeast corner of the Anthony Oswald Survey, A-766, and continuing west along its south line to its southwest corner in the east line of the T.&N.O.RR. Co., Section 313, A-299;

THENCE south along the east line of the said A-299 to a point for a southeast corner of Labelle Ranch, and an interior corner point in the north line of the U.S. Fish and Wildlife Services McFaddin National Wildlife Refuge;

THENCE west across the said A-299, along a said Labelle Ranch south line to a southwest corner of the said A-299, and the southeast corner of the T.&N.O.RR. Co., Section 209, A-274, and continuing west along its south line to its southwest corner, and the southeast corner of the L.J. Hebert Survey, A-500, and continuing west along its south line to its southwest corner, and the southeast corner of the T.&N.O.RR. Co., Section 205, A-272, and continuing west along its south one to its southwest corner,

and the southeast corner of the T.&N.O.RR. Co., Section 203, A-271, and continuing west along its south line to the northeast corner of the S.D. Decordova Survey, A-748;

THENCE south along the east line of the said A-748 to its southeast corner;

THENCE west along the south line of the said A-748 to its southwest corner in the east line of the T.&N.O.RR. Co., Section 201, A-270;

THENCE south along the east line of the said A-270 to its southeast corner in the north line of the Seth Davis Survey, A-494;

THENCE east along the north line of the said A-494 to its northeast corner;

THENCE south along the east line of the said A-494 to its southeast corner, and the northeast corner of the T.&N.O.RR. Co., Section 22, A-310, and continuing south along its east line to its southeast corner, and the northeast corner of the A.B. Pipkin Survey, A-522, and continuing south along its east line to its southeast corner and the northeast corner of the A.B. Pipkin Survey, A-523, and continuing south along its east line to its southeast corner and the northeast corner of the T.&N.O.RR. Co., Section 347, A-285, and continuing south along its east line to a southeast corner in the north bank of the Gulf Intracoastal Waterway;

THENCE westerly and southwesterly along the north bank of the Gulf Intracoastal Waterway across the said A-285, and across the southeast portion of the Lewis B. Pipkin Survey, A-528, and across the northwest portion of the W.J. Bryan Survey, A-560, and across the T.&N.O.RR. Co., Section 263, A-358, to a point 400 feet east of the west line of the said A-358;

THENCE north across the said A-358 parallel to, and 400 feet east of its west line to its north line, and the south line of the Lewis B. Pipkin survey, A-525, and continuing north parallel to, and 400 feet east of its west line to its north line and the south line of the T.&N.O.RR. Co., Section 243, A-226, and continuing north parallel to and 400 feet east of its west line, 400 feet to a corner;

THENCE west along a line parallel to, and 400 feet north of the south line of the said A-226, to its west line, and the east line of the Lewis B. Pipkin Survey, A-524, and continuing west along a line parallel to, and 400 feet north of its south line to its west line, and the east line of the T.&N.O.RR. Co. Survey, Section 245, A-227, and continuing west parallel to, and 400 feet north of its south line to its west line, and the east line of the A.B. Pipkin Survey, A-520, and continuing west along a line parallel to,

and 400 feet north of its south line to its west line, and the east line of the T.&N.O.RR. Co., Section 247, A-228, and continuing west along a line parallel to, and 400 feet north of its south line to its west line, and the east line of the W.P.H. McFaddin Survey, A-515, and continuing west along a line parallel to, and 400 feet north of its south line to its west line, and the east line of the T.&N.O.RR. Co., Section 249, A-230, and continuing west along a line parallel to, and 400 feet north of its south line, to its west line, and the east line of the H.W. Smith Survey, A-538, and continuing west along a line parallel to, and 400 feet north of its south line, 600 feet to a corner;

THENCE north along a line parallel to, and 600 feet west of the east line of the said A-538 to its north line, and the south line of the H.W. Smith Survey, A-537, and continuing north along a line parallel to, and 600 feet west of its east line to its north line, and the south line of the T.&N.O.RR. Co., Section 185, A-347, and continuing north along a line parallel to, and 600 feet west of its east line to a point 250 feet east of the centerline of Spindletop Bayou, where the bayou turns from a north/south direction to a northwesterly/southeasterly direction;

THENCE northwesterly, westerly and northerly, along a line parallel to, and 250 feet northeasterly of the centerline of Spindletop Bayou, across the said A-347 to its west line, and the east line of the D.L. Broussard Survey, A-470, and continuing northwesterly across the northeast portion of the said A-470 to its north line, and the south line of the T.&N.O.RR. Co., Section 181, A-345, and continuing northwesterly and westerly parallel to, and 250 feet northeast and north of the centerline of Spindletop Bayou, across the said A-345 to its west line;

THENCE north along the west line of the said A-345 to its northwest corner;

THENCE east along the north line of the said A-345 to its northeast corner, and the northwest corner of the said E.I. White Survey, A-621, and continuing east along its north line to its northeast corner, and the northwest corner of the T.&N.O.RR. Co., Section 183, A-346, and continuing east along its north line to its northeast corner, and the northwest corner of the T.J. Baldwin Survey, A-624, and continuing east along its north line to its northeast corner, and the northwest corner of the T.J. Baldwin Survey, A-824, and continuing east along its north line to its northeast corner, and the northwest corner of the E.L. and R.R. RR. Co., Section 373, A-551,

and continuing east along its north line to its northeast corner, in the north line of the Stephen Eaton Survey, A-22;

THENCE northeasterly and southeasterly along the north line of the said A-22, to the northwest corner of the J.L.O. Survey, A-791;

THENCE east along the north line of the said A-791 to its northeast corner, and the northwest corner of the D.D.D. Survey, A-790, and continuing east along its north line to its northeast corner, and the southwest corner of the T.&N.O.RR. Co., Section 171, A-340;

THENCE north along the west line of the said A-340 to its northwest corner;

THENCE east along the north line of the said A-340 to its northeast corner, and the northwest corner of the Seth Davis Survey, A-490, and continuing east along its north line to its northeast corner, in the west line of the Joseph E. Broussard Survey, A-485;

THENCE north along the west line of the said A-485 to its northwest corner, and the southwest corner of the T.&N.O.RR. Co., Section 199, A-269, and continuing north along its west line to the northwest corner of its south half;

THENCE east along the north line of the south half of the said A-269 to its east line, and the west line of the William B. Burton Survey, A-8;

THENCE south along the east line of the said A-269 and the west line of the said A-8 to the southeast corner of the said A-269;

THENCE east along the common line between M Half Circle Ranch and Labelle Ranch across the said A-8 to a southeast corner of the M Half Circle Ranch, and an interior corner of the Labelle Ranch;

THENCE north, east, north, east, and then north, across the said A-8, along the common line between M Half Circle Ranch on the west, and Labelle Ranch on the east, to the most northerly northwest corner of the herein described tract in the centerline of Taylor's Bayou;

THENCE along the centerline of Taylor's Bayou with its meanders in all overall northeasterly direction to the **PLACE OF BEGINNING**;

The area included in the previous description includes all of the property lying in the surveys and abstracts bounded by the description, with the exception of the following surveys and abstracts, and that part which is included in the following surveys and abstracts is described below:

- | | | | |
|-----|----------------------------|--------------|-------|
| 1. | T.&N.O.RR. Co. | Section 181, | A-345 |
| 2. | E.I. White Survey | Section 182, | A-621 |
| 3. | T.J. Baldwin Survey | Section 374, | A-624 |
| 4. | Ch. A. Lucas Survey | A-828 | |
| 5. | Stephen Eaton Survey | A-22 | |
| 6. | William McFaddin Survey | A-442 | |
| 7. | W.P.H. McFaddin Survey | A-513 | |
| 8. | T.&N.O.RR. Co. | Section 249, | A-230 |
| 9. | T.&N.O.RR. Co. | Section 263, | A-358 |
| 10. | J.S. Gallier Survey | A-751 | |
| 11. | Archibald Hotchkiss Survey | A-31 | |
-
1. Being that portion of the Jefferson County Appraisal District Tracts 2, 4, 7, 8, 13, and 14 of the T.&N.O.RR. Co., Section 181, A-345, which lies north and east of a line which is parallel to and 250 feet north and east of the center line of Spindletop Bayou; said Tract 2 being that tract of land conveyed by Lillian Buck, et ux., to S. W. Pipkin dated August 20, 1935, and recorded in Vol. 402, Page 16, of the Deed Records of Jefferson County, Texas; said Tract 4 being the land described in deed from A. E. Boqua to S. W. Pipkin dated March 5, 1929, and recorded in Vol. 320, Page 36, of the Deed Records of Jefferson, Texas; said Tract 7 being that tract of land described in the said deed in Vol. 402, Page 16; said Tract 8 being that tract of land described in a deed from the W. C. Tyrrell Trust by W. C. Tyrrell, Jr., trustee to S. W. Pipkin, dated May 27, 1927, and recorded in Vol. 285, Page 450, of the Deed Records of Jefferson County, Texas; said Tract 13 being described in a deed from J. P. Freedman to John F. Pipkin dated March 11, 1953, and recorded in Vol. 888, Page 476, of the Deed Records of Jefferson County, Texas; said Tract 14 being described in a deed from Franz Kofeldt, et ux., to S. W. Pipkin dated October 5, 1928, and recorded in Vol. 309, Page 611, of the Deed Records of Jefferson County, Texas;
 2. Jefferson County Appraisal District Tracts 2 and 3 out of the E. I. White Survey, A-621, Section 182; said Tracts 2 and 3 being 30 acres more or less in the northeast $\frac{1}{4}$ of Section 182 and being the same 30 acres, more or less, described in deed from Ms. Mary C. F. Easton to S. W. Pipkin, dated March 26, 1931, recorded in Vol. 345, Page 620, of the Deed Records of Jefferson County, Texas;
 3. Jefferson County Appraisal District Tract 1 out of the T. J. Baldwin Survey, A-624; Section 374; said Tract 1 being 160 acres, more or less, and being the south 160 acres, more or less, of Section 374;

4. Jefferson County Appraisal District Tract 3 out of the Ch. A. Lucas Survey, A-828; said Tract 3 being 6 acres, more or less, and being the same land described in deed from Ms. Lena Meredith as independent executrix of the estate of L. A. Carlton, et al., to John J. Pipkin, dated January 5, 1954, and recorded in Vol. 934, Page 447, of the Deed Records of Jefferson County, Texas;
5. Jefferson County Appraisal District Tracts 1, 2, 3, and 6 out of the Stephen Eaton Survey, A-22; said Tract 1 being 356 acres, more or less, and being the same tract of land described in deed from Henry Schmidt to S. W. Pipkin dated April 1, 1933, and recorded in Vol. 365, Page 178, of the Deed Records of Jefferson County, Texas; said Tract 2 being 356 acres, more or less, and being the same land described in deed from Yount-Lee Oil Company to S. W. Pipkin, dated August 30, 1934, and recorded in Vol. 391, Page 23, of the Deed Records of Jefferson County, Texas; said Tract 3 being 356 acres, more or less, and being the same land described in deed from W. P. H. McFaddin to S. W. Pipkin, et al., dated July 30, 1925, and recorded in Vol. 259, Page 54, of the Deed Records of Jefferson County; said Tract 6 being 10 acres, more or less, and being the same land described in deed from J. W. Riedel, et ux., to S. W. Pipkin, dated February 28, 1944, and recorded in Vol. 547, Page 162, of the Deed Records of Jefferson County, Texas;
6. Jefferson County Appraisal District Tracts 1, 2, 3, and 4 out of the William McFaddin Survey, A-442; said Tract 1 being 640 acres, more or less, in the southwestern portion of the William McFaddin Survey, being two 320-acre tracts described and set aside to H. T. Beauregard in partition deed by and between H. T. Beauregard, Seth Davis, and S. W. Pipkin, dated June 17, 1901, recorded in Vol. 47, page 437 of the Deed Records of Jefferson County, Texas; said Tract 2 being 593.502 acres, more or less, in the William McFaddin Survey, A-442, being the east 640 acres, more or less, set aside to S. W. Pipkin and Seth Davis in partition deed by and between H. T. Beauregard, S. W. Pipkin, and Seth Davis, dated June 17, 1901, recorded in Vol. 47, Page 437, Deed Records of Jefferson County, Texas, less (1) 10 acres, more or less, described in deed from Seth Davis, S. W. Pipkin, et al., to G. A. Meyer, dated August 6, 1901, recorded in Vol. 49, Page 429, of the Deed Records of Jefferson County, Texas, (2) 12 acres, more or less, described in deed from S. W. Pipkin and Seth Davis to John L. Colby, dated August 1901, recorded in Vol. 48, Page 624, Deed Records of Jefferson County, Texas, and (3) 24.598 acres taken by the United States of America described in the Notice of Condemnation in Civil Action No. B-83-570-CA-MF-1572-7 (Tract No. 200) in the United States District Court for the Eastern District of Texas, Beaumont Division; said Tract 3 being 1.5 undivided acres, more or less, an undivided $\frac{1}{2}$ interest in a 6-acre tract out of the J. L. Colby 12 acres in the William McFaddin Survey, A-442, said undivided $\frac{1}{2}$ interest in the land being described in deed from Cora Taylor Colby to S. W. Pipkin and W. B. Flynn, dated February 6, 1922, recorded in Vol. 211, Page 356, Deed Records of Jefferson County, Texas, less 1.5 acres taken by the United States of America described in the Notice of Condemnation in Civil Action No. B-83-569-CA-MF-1572-5 (Tract No. 206), in the United States District Court for the Eastern District of Texas, Beaumont Division; said Tract 4 being 4.038 undivided acres, more or less, being an undivided $\frac{1}{2}$ interest in a 10-acre tract in the William McFaddin Survey, A-442, described in deed from Gulf Oil Corporation to John F. Pipkin, dated August 13, 1957, recorded in Vol. 1079, Page 243, Deed Records of Jefferson County, Texas, less 0.962 acres taken by the United States of America described in the Notice of Condemnation in Civil Action No. B-83-567-CA-MF-1572-4 (Tract No. 201), in the United States District Court for the Eastern District of Texas, Beaumont Division;

7. Jefferson County Appraisal District Tracts 5, 7, 9, 11, 13, 14, 15, and 16 out of the W. P. H. McFaddin Survey, A-513, Section 196; said Tracts 5, 7, 9, 11, 13, 14, 15, and 16 being 270 acres, more or less, and being the same tracts of land described in deeds from Max Jacobs to S. W. Pipkin dated December 6, 1924, recorded in Vol. 249, Page 49, of the Deed Records of Jefferson County, Texas, and from Fred Cole, et ux., to S. W. Pipkin, dated June 30, 1941, and recorded in Vol. 495, Page 388, of the Deed Records of Jefferson County, Texas, and from Hortense Finkelstine Feldblum and P. Morgan Chase Bank, N.A. as Co-Trustee of the Morris Bear Finkelstein Estate Trust to Donald Deaton and recorded in the Real Property Records of Jefferson County, Texas, File 2012008907;
8. Jefferson County Appraisal District Tracts 1 and 5 out of the T.&N.O.R.R. Co., Section 249, A-230, save and except the south 400 feet; said Tracts 1 and 5 being 500 acres, more or less, and being the east $\frac{3}{4}$ of Section 249 and 20 acres in the west $\frac{1}{4}$ of Section 249 and being the same land described in deed from E. Novak, et ux., to S. W. Pipkin dated August 6, 1928, and recorded in Vol. 307, Page 153, of the Deed Records of Jefferson County, Texas;
9. That portion of the T.&N.O.R.R. Co., Section 263, A-358, north of the Gulf Intracoastal Waterway north bank, save and except the west 400 feet, and also save and except that certain 5.459- acre tract taken by the United States of America described in the Notice of Condemnation in Civil Action No. B-83-566-CA-MF-1572-3 (Tract No. 400) for the Eastern District of Texas, Beaumont Division; said 5.459-acre tract being Jefferson County Appraisal District Tract 3 out of Section 263;
10. Being all of the J.S. Gallier Survey, A-751, save and except Jefferson County Appraisal District Tract 1 out of the A-751, said Tract 1 being that certain 4.65-acres, more or less, tract conveyed by Reginald Wilson, et ux. to Randall Wilson, et al., and recorded in the Real Property Records of Jefferson County, Texas, File 94-9414678.
11. Being all of the Archibald Hotchkiss Survey, A-31 inside the description of Tract 2, save and except Jefferson County Appraisal District Tracts 10, 41 through 47, and 50 out of A-31, said Tract 10 being that certain 13.87-acres, more or less, tract conveyed by Evelyn L. Bolinger to Milton Gashy et al., and recorded in the Real Property Records of Jefferson County, File 2000046996, said Tract 41 being that certain 1.0-acre, more or less, tract conveyed to Jessee Turner and recorded in the Deed Records, Volume 2111, Page 411, said Tracts 40, 42, 44, 46, and 47 being those certain 1-acre, more or less, tracts conveyed to Milton Gashy et al., and recorded in the Real Property Records of Jefferson County Files 2000043356, 2000043357, 2000043359, 2000043359, and 2000043358 respectively, said tracts 43 and 45 being those 1.0-acre, more or less, conveyed to Bolinger and Co., and recorded in the Deed Records, Vol. 2205, Page 56.

TRACT THREE

BEGINNING at the northwest corner of the T.&N.O.RR. Co. Survey Section 285, A-321;

THENCE east along the north line of the said A-321 to its northeast corner;

THENCE south along the east line of the said A-321 to the northwest corner of the south two-thirds of the T. Broussard Survey, A-448;

THENCE east along the north line of the said south two-thirds to the east line of the western two-thirds of the said A-448;

THENCE south along the east line of the western two-thirds of the said A-448 to the north line of the south one-third of the said A-448;

THENCE east along the north line of the said south one-third of the said A-448 to its east line;

THENCE south along the east line of the said A-448 to its southeast corner;

THENCE west along the south line of the said A-448, to the northeast corner of the T.&N.O.RR; Co. Section 289, A-323;

THENCE south along the east line of the said A-323 to its southeast corner;

THENCE west along the south line of the said A-323 to its southwest corner, and the southeast corner of the Emile Broussard Survey, A-458, and continuing west along its south line to the southwest corner of the south one-quarter of the east half of the southeast one-quarter of the said A-458;

THENCE north along the west line of the said south one-quarter of the east half of the southeast one-quarter of the said A-458, to its northwest corner;

THENCE east along the north line of the said south one-quarter of the east half of the southeast one-quarter of the said A-458 to the west line of the said A-323;

THENCE north along the west line of the said A-323 to its northwest corner in the south line of the said A-321;

THENCE west along the south line of the said A-321 to the southwest corner of the southeast quarter of the said A-321;

THENCE north along the west line of the said southeast quarter of the said A-321 to its northwest corner;

THENCE west along the south line of the northwest one-quarter of the said A-321, to the west line of the said A-321;

THENCE north along the west line of the said A-321, to the **PLACE OF BEGINNING**;

Save and except the east half of the south one-third of the west two-thirds of the T. Broussard Survey, A-448;

TRACT FOUR

BEGINNING at a point for the intersection of the north boundary line of the Gulf Intracoastal Canal and the east line of Chambers County School Land, Abstract 353 and the west line of Chambers County School Land, Abstract 355 in Chambers County;

THENCE southwest along the north boundary line of the said Intracoastal Canal, across the said A-353 to the southwest corner of Chambers County Appraisal District Tract No. 1-1, to a westerly line of Finch Ranch;

THENCE in a northwesterly direction along the westerly line of the said Tract 1-1 and the said Finch Ranch, passing the north line of the said A-353 and the south line of A-399, at the southwest corner of Chambers County Appraisal District Tract 2-1 out of A-399, and continuing in a northwesterly direction along the westerly line of the said Tract 2-1 to the easterly right-of-way line of State Highway #124;

THENCE in a northerly direction along the east right-of-way line of State Highway #124 through A-399, A-296, A-355 and A-302 to the north line of Whites Ranch, at the north line extended of Chambers County Appraisal District Tract 3-1 out of A-302;

THENCE in a northeasterly direction along the north line of Whites Ranch and the said Tract 3-1, to the east line of the said A-302 and the west line of A-576;

THENCE south along the west line of A-576 to the most northerly northwest corner of Chambers County Appraisal District Tract 3-2-1 out of A-576;

THENCE easterly along the north line of the said Tract 3-2-1 and Whites Ranch to an east line of A-576 and the west line of A-633, and the northwest corner of Chambers County Appraisal District Tract 2-1 out of A-633;

THENCE continuing in an easterly direction along the north line of the said Tract 2-1 and Whites Ranch, across the said A-633 to the east line of the said A-633 and the Chambers County east line, and the west line of A-543 and the Jefferson County west line at the northwest corner of Jefferson County Appraisal District Tract 2 out of A-543;

THENCE continuing in an easterly direction along the north line of the said Tract 2 and Whites Ranch and the north line of Jefferson County Appraisal District Tract 3, to its northeast corner in the east line of A-543 and the west line of Abstract 333;

THENCE south along the west line of the said A-333 to its southwest corner and the northwest corner of A-580;

THENCE east along the north line of A-580 and Whites Ranch to the northeast corner of A-580 and the northwest corner of A-579;

THENCE south along the east line of A-580 and an east line of Whites Ranch and the west line of A-579, to its southwest corner and the northwest corner of A-439;

THENCE east along the north line of A-439 and Whites Ranch, and passing the northeast corner of A-439 and the northwest corner of A-436, and continuing along its north line and the north line of Whites Ranch to the northeast corner of Jefferson County Appraisal District Tract 4 out of A-436, at a northeast corner of Whites Ranch;

THENCE in a southeasterly direction along the northeast line of the said Tract 4 and a northeast line of Whites Ranch, to the northerly line of the Gulf Intracoastal Canal;

THENCE in a southwesterly direction along the northerly line of the Gulf Intracoastal Canal, to the **PLACE OF BEGINNING**:

Save and except Chambers County Appraisal District Tract 1-1-3 out of Abstract 631 and Jefferson County Appraisal District Tract 3 out of Abstract 327.

EXHIBIT "B"

NOTICE TO PURCHASERS

The real property described below, which you are about to purchase, is located in **Jefferson County Drainage District No. 6** ("District"). The District has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.192429 on each \$100 of assessed valuation.

The total amount of bonds that have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$0;

The aggregate initial principal amount of all bonds of the District payable in whole or part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is \$0.

The District does not impose a standby fee.

The purpose of this District is to provide drainage or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District.

The legal description of the property which you are acquiring is as follows:

(Description of Property)

Date

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Date

Signature of Purchaser

return to:

JEFFERSON COUNTY DD6
ATTN: PAULA KARASEK
6550 WALDEN RD
BEAUMONT, TX 77707

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Roxanne Acosta-Hellberg, County Clerk
Jefferson County, Texas

October 25, 2023 02:48:20 PM

FEE: \$98.00

2023030023