

By: Cole

H.B. No. 4694

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the SH130 Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3971 to read as follows:

CHAPTER 3971. SH130 MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3971.0101. DEFINITIONS. In this chapter:

(1) "Board" means the district's board of directors.

(2) "City" means the City of Austin.

(3) "Director" means a board member.

(4) "District" means the SH130 Municipal Management District No. 1.

Sec. 3971.0102. NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3971.0103. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter.

(b) By creating the district and in authorizing the city and

1 other political subdivisions to contract with the district, the  
2 legislature has established a program to accomplish the public  
3 purposes set out in Section 52-a, Article III, Texas Constitution.

4 (c) The creation of the district is necessary to promote,  
5 develop, encourage, and maintain employment, commerce,  
6 transportation, housing, tourism, recreation, the arts,  
7 entertainment, economic development, safety, and the public  
8 welfare in the district.

9 (d) This chapter and the creation of the district may not be  
10 interpreted to relieve the city from providing the level of  
11 services provided as of the effective date of the Act enacting this  
12 chapter to the area in the district. The district is created to  
13 supplement and not to supplant city services provided in the  
14 district.

15 Sec. 3971.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

16 (a) All land and other property included in the district will  
17 benefit from the improvements and services to be provided by the  
18 district under powers conferred by Sections 52 and 52-a, Article  
19 III, and Section 59, Article XVI, Texas Constitution, and other  
20 powers granted under this chapter.

21 (b) The district is created to serve a public use and  
22 benefit.

23 (c) The creation of the district is in the public interest  
24 and is essential to further the public purposes of:

25 (1) developing and diversifying the economy of the  
26 state;

27 (2) eliminating unemployment and underemployment; and

1           (3) developing or expanding transportation and  
2 commerce.

3           (d) The district will:

4           (1) promote the health, safety, and general welfare of  
5 residents, employers, potential employees, employees, visitors,  
6 and consumers in the district, and of the public;

7           (2) provide needed funding for the district to  
8 preserve, maintain, and enhance the economic health and vitality of  
9 the district territory as a community and business center;

10           (3) promote the health, safety, welfare, and enjoyment  
11 of the public by providing pedestrian ways and by landscaping and  
12 developing certain areas in the district, which are necessary for  
13 the restoration, preservation, and enhancement of scenic beauty;  
14 and

15           (4) provide for water, wastewater, drainage, road, and  
16 recreational facilities for the district.

17           (e) Pedestrian ways along or across a street, whether at  
18 grade or above or below the surface, and street lighting, street  
19 landscaping, parking, and street art objects are parts of and  
20 necessary components of a street and are considered to be a street  
21 or road improvement.

22           (f) The district will not act as the agent or  
23 instrumentality of any private interest even though the district  
24 will benefit many private interests as well as the public.

25           Sec. 3971.0105. INITIAL DISTRICT TERRITORY. (a) The  
26 district is initially composed of the territory described by  
27 Section 2 of the Act enacting this chapter.

1       (b) The boundaries and field notes contained in Section 2 of  
2 the Act enacting this chapter form a closure. A mistake in the  
3 field notes or in copying the field notes in the legislative process  
4 does not affect the district's:

5           (1) organization, existence, or validity;

6           (2) right to issue any type of bonds for the purposes  
7 for which the district is created or to pay the principal of and  
8 interest on the bonds;

9           (3) right to impose or collect an assessment or tax; or

10          (4) legality or operation.

11       Sec. 3971.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

12 All or any part of the area of the district is eligible to be  
13 included in:

14           (1) a tax increment reinvestment zone created under  
15 Chapter 311, Tax Code; or

16           (2) a tax abatement reinvestment zone created under  
17 Chapter 312, Tax Code.

18       Sec. 3971.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
19 DISTRICTS LAW. Except as otherwise provided by this chapter,  
20 Chapter 375, Local Government Code, applies to the district.

21       Sec. 3971.0108. CONSTRUCTION OF CHAPTER. This chapter  
22 shall be liberally construed in conformity with the findings and  
23 purposes stated in this chapter.

24           SUBCHAPTER B. BOARD OF DIRECTORS

25       Sec. 3971.0201. GOVERNING BODY; TERMS. (a) The district is  
26 governed by a board of five elected directors who serve staggered  
27 terms of four years.

1 (b) Directors are elected in the manner provided by  
2 Subchapter D, Chapter 49, Water Code.

3 Sec. 3971.0202. COMPENSATION; EXPENSES. (a) The district  
4 may compensate each director in an amount not to exceed \$150 for  
5 each board meeting. The total amount of compensation for each  
6 director in one year may not exceed \$7,200.

7 (b) A director is entitled to reimbursement for necessary  
8 and reasonable expenses incurred in carrying out the duties and  
9 responsibilities of the board.

10 Sec. 3971.0203. INITIAL DIRECTORS. (a) The initial board  
11 consists of the following directors:

| <u>Pos. No.</u> | <u>Name of Director</u> |
|-----------------|-------------------------|
| <u>1</u>        | <u>Warren Hayes</u>     |
| <u>2</u>        | <u>Stephen Shang</u>    |
| <u>3</u>        | <u>Jim Young</u>        |
| <u>4</u>        | <u>Robert Walker</u>    |
| <u>5</u>        | <u>Albert Hawkins</u>   |

18 (b) Initial directors serve until permanent directors are  
19 elected under Section 3971.0201.

20 SUBCHAPTER C. POWERS AND DUTIES

21 Sec. 3971.0301. GENERAL POWERS AND DUTIES. The district  
22 has the powers and duties necessary to accomplish the purposes for  
23 which the district is created.

24 Sec. 3971.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
25 district, using any money available to the district for the  
26 purpose, may provide, design, construct, acquire, improve,  
27 relocate, operate, maintain, or finance an improvement project or

1 service authorized under this chapter or Chapter 375, Local  
2 Government Code.

3 (b) The district may contract with a governmental or private  
4 entity to carry out an action under Subsection (a).

5 (c) The implementation of a district project or service is a  
6 governmental function or service for the purposes of Chapter 791,  
7 Government Code.

8 Sec. 3971.0303. NONPROFIT CORPORATION. (a) The board by  
9 resolution may authorize the creation of a nonprofit corporation to  
10 assist and act for the district in implementing a project or  
11 providing a service authorized by this chapter.

12 (b) The nonprofit corporation:

13 (1) has each power of and is considered to be a local  
14 government corporation created under Subchapter D, Chapter 431,  
15 Transportation Code; and

16 (2) may implement any project and provide any service  
17 authorized by this chapter.

18 (c) The board shall appoint the board of directors of the  
19 nonprofit corporation. The board of directors of the nonprofit  
20 corporation shall serve in the same manner as the board of directors  
21 of a local government corporation created under Subchapter D,  
22 Chapter 431, Transportation Code, except that a board member is not  
23 required to reside in the district.

24 Sec. 3971.0304. LAW ENFORCEMENT SERVICES. To protect the  
25 public interest, the district may contract with a qualified party,  
26 including the city, to provide law enforcement services in the  
27 district for a fee.

1 Sec. 3971.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

2 The district may join and pay dues to a charitable or nonprofit  
3 organization that performs a service or provides an activity  
4 consistent with the furtherance of a district purpose.

5 Sec. 3971.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
6 district may engage in activities that accomplish the economic  
7 development purposes of the district.

8 (b) The district may establish and provide for the  
9 administration of one or more programs to promote state or local  
10 economic development and to stimulate business and commercial  
11 activity in the district, including programs to:

12 (1) make loans and grants of public money; and

13 (2) provide district personnel and services.

14 (c) The district may create economic development programs  
15 and exercise the economic development powers provided to  
16 municipalities by:

17 (1) Chapter 380, Local Government Code; and

18 (2) Subchapter A, Chapter 1509, Government Code.

19 Sec. 3971.0307. PARKING FACILITIES. (a) The district may  
20 acquire, lease as lessor or lessee, construct, develop, own,  
21 operate, and maintain parking facilities or a system of parking  
22 facilities, including lots, garages, parking terminals, or other  
23 structures or accommodations for parking motor vehicles off the  
24 streets and related appurtenances.

25 (b) The district's parking facilities serve the public  
26 purposes of the district and are owned, used, and held for a public  
27 purpose even if leased or operated by a private entity for a term of

1 years.

2 (c) The district's parking facilities are parts of and  
3 necessary components of a street and are considered to be a street  
4 or road improvement.

5 (d) The development and operation of the district's parking  
6 facilities may be considered an economic development program.

7 Sec. 3971.0308. ADDING OR EXCLUDING LAND. The district may  
8 add or exclude land in the manner provided by Subchapter J, Chapter  
9 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

10 Sec. 3971.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
11 board by resolution shall establish the number of directors'  
12 signatures and the procedure required for a disbursement or  
13 transfer of district money.

14 Sec. 3971.0310. NO EMINENT DOMAIN POWER. The district may  
15 not exercise the power of eminent domain.

16 SUBCHAPTER D. ASSESSMENTS

17 Sec. 3971.0401. PETITION REQUIRED FOR FINANCING SERVICES  
18 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
19 service or improvement project with assessments under this chapter  
20 unless a written petition requesting that service or improvement  
21 has been filed with the board.

22 (b) A petition filed under Subsection (a) must be signed by  
23 the owners of a majority of the assessed value of real property in  
24 the district subject to assessment according to the most recent  
25 certified tax appraisal roll for the county.

26 Sec. 3971.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
27 The board by resolution may impose and collect an assessment for any



1 purpose authorized by this chapter in all or any part of the  
2 district.

3 (b) An assessment, a reassessment, or an assessment  
4 resulting from an addition to or correction of the assessment roll  
5 by the district, penalties and interest on an assessment or  
6 reassessment, an expense of collection, and reasonable attorney's  
7 fees incurred by the district:

8 (1) are a first and prior lien against the property  
9 assessed;

10 (2) are superior to any other lien or claim other than  
11 a lien or claim for county, school district, or municipal ad valorem  
12 taxes; and

13 (3) are the personal liability of and a charge against  
14 the owners of the property even if the owners are not named in the  
15 assessment proceedings.

16 (c) The lien is effective from the date of the board's  
17 resolution imposing the assessment until the date the assessment is  
18 paid. The board may enforce the lien in the same manner that the  
19 board may enforce an ad valorem tax lien against real property.

20 (d) The board may make a correction to or deletion from the  
21 assessment roll that does not increase the amount of assessment of  
22 any parcel of land without providing notice and holding a hearing in  
23 the manner required for additional assessments.

24 SUBCHAPTER E. TAXES AND BONDS

25 Sec. 3971.0501. TAX ELECTION REQUIRED. The district must  
26 hold an election in the manner provided by Chapter 49, Water Code,  
27 or, if applicable, Chapter 375, Local Government Code, to obtain

1 voter approval before the district may impose an ad valorem tax.

2 Sec. 3971.0502. OPERATION AND MAINTENANCE TAX. (a) If  
3 authorized by a majority of the district voters voting at an  
4 election under Section 3971.0501, the district may impose an  
5 operation and maintenance tax on taxable property in the district  
6 in the manner provided by Section 49.107, Water Code, for any  
7 district purpose, including to:

8 (1) maintain and operate the district;

9 (2) construct or acquire improvements; or

10 (3) provide a service.

11 (b) The board shall determine the operation and maintenance  
12 tax rate. The rate may not exceed the rate approved at the  
13 election.

14 Sec. 3971.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE  
15 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
16 terms determined by the board.

17 (b) The district may issue bonds, notes, or other  
18 obligations payable wholly or partly from ad valorem taxes,  
19 assessments, impact fees, revenue, contract payments, grants, or  
20 other district money, or any combination of those sources of money,  
21 to pay for any authorized district purpose.

22 (c) The limitation on the outstanding principal amount of  
23 bonds, notes, or other obligations provided by Section 49.4645,  
24 Water Code, does not apply to the district.

25 Sec. 3971.0504. BONDS SECURED BY REVENUE OR CONTRACT  
26 PAYMENTS. The district may issue, without an election, bonds  
27 secured by:

1           (1) revenue other than ad valorem taxes, including  
2 contract revenues; or

3           (2) contract payments, provided that the requirements  
4 of Section 49.108, Water Code, have been met.

5           Sec. 3971.0505. BONDS SECURED BY AD VALOREM TAXES;  
6 ELECTIONS. (a) If authorized at an election under Section  
7 3971.0501, the district may issue bonds payable from ad valorem  
8 taxes.

9           (b) Section 375.243, Local Government Code, does not apply  
10 to the district.

11           (c) At the time the district issues bonds payable wholly or  
12 partly from ad valorem taxes, the board shall provide for the annual  
13 imposition of a continuing direct annual ad valorem tax, without  
14 limit as to rate or amount, for each year that all or part of the  
15 bonds are outstanding as required and in the manner provided by  
16 Sections 54.601 and 54.602, Water Code.

17           (d) All or any part of any facilities or improvements that  
18 may be acquired by a district by the issuance of its bonds may be  
19 submitted as a single proposition or as several propositions to be  
20 voted on at the election.

21           Sec. 3971.0506. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT  
22 UNDER AGREEMENT. If the improvements financed by an obligation  
23 will be conveyed to or operated and maintained by a municipality or  
24 retail utility provider pursuant to an agreement between the  
25 district and the municipality or retail utility provider entered  
26 into before the issuance of the obligation, the obligation may be in  
27 the form of bonds, notes, or other obligations payable wholly or

1 partly from assessments, issued by public or private sale, in the  
2 manner provided by Subchapter A, Chapter 372, Local Government  
3 Code.

4 Sec. 3971.0507. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
5 board may not issue bonds until each municipality in whose  
6 corporate limits or extraterritorial jurisdiction the district is  
7 located has consented by ordinance or resolution to the creation of  
8 the district and to the inclusion of land in the district.

9 (b) This section applies only to the district's first  
10 issuance of bonds payable from ad valorem taxes.

11 SUBCHAPTER F. SALES AND USE TAX

12 Sec. 3971.0601. APPLICABILITY OF CERTAIN TAX CODE  
13 PROVISIONS. (a) Chapter 321, Tax Code, governs the imposition,  
14 computation, administration, enforcement, and collection of the  
15 sales and use tax authorized by this subchapter except to the extent  
16 Chapter 321, Tax Code, is inconsistent with this chapter.

17 (b) For the purposes of this subchapter, a reference in  
18 Chapter 321, Tax Code, to a municipality or the governing body of a  
19 municipality is a reference to the district or the board,  
20 respectively.

21 Sec. 3971.0602. ELECTION; ADOPTION OF TAX. (a) The  
22 district may adopt a sales and use tax if:

- 23 (1) the city consents to the adoption of the tax; and  
24 (2) the tax is authorized by a majority of the voters  
25 of the district voting at an election held for that purpose.

26 (b) Subject to city consent under Subsection (a), the board  
27 by order may call an election to authorize the adoption of the sales

1 and use tax. The election may be held on any uniform election date  
2 and in conjunction with any other district election.

3 (c) The district shall provide notice of the election and  
4 shall hold the election in the manner prescribed by Section  
5 3971.0501.

6 (d) The ballot shall be printed to provide for voting for or  
7 against the proposition: "Authorization of a sales and use tax in  
8 the SH130 Municipal Management District No. 1 at a rate not to  
9 exceed \_\_\_\_ percent" (insert rate of one or more increments of  
10 one-eighth of one percent).

11 Sec. 3971.0603. SALES AND USE TAX RATE. (a) Not later than  
12 the 10th day after the date the results are declared of an election  
13 held under Section 3971.0602 at which the voters authorized  
14 imposition of a tax, the board shall provide by resolution or order  
15 the initial rate of the tax, which must be in one or more increments  
16 of one-eighth of one percent.

17 (b) After the authorization of a tax under Section  
18 3971.0602, the board may decrease the rate of the tax by one or more  
19 increments of one-eighth of one percent.

20 (c) The board may not decrease the rate of the tax if the  
21 decrease would impair the repayment of any outstanding debt or  
22 obligation payable from the tax.

23 (d) The initial rate of the tax or any rate resulting from  
24 subsequent decreases may not exceed the lesser of:

25 (1) the maximum rate authorized at the election held  
26 under Section 3971.0602; or

27 (2) a rate that, when added to the rates of all sales

1 and use taxes imposed by other political subdivisions with  
2 territory in the district, would result in the maximum combined  
3 rate prescribed by Section 321.101(f), Tax Code, at any location in  
4 the district.

5 Sec. 3971.0604. NOTIFICATION OF RATE CHANGE. The board  
6 shall notify the comptroller of any changes made to the tax rate  
7 under this subchapter in the same manner the municipal secretary  
8 provides notice to the comptroller under Section 321.405(b), Tax  
9 Code.

10 Sec. 3971.0605. USE OF REVENUE. Revenue from the sales and  
11 use tax imposed under this subchapter is for the use and benefit of  
12 the district and may be used for any district purpose. The district  
13 may pledge all or part of the revenue to the payment of bonds,  
14 notes, or other obligations, and that pledge of revenue may be in  
15 combination with other revenue, including tax revenue, available to  
16 the district.

17 Sec. 3971.0606. ABOLITION OF TAX. (a) Except as provided  
18 by Subsection (b), the board may abolish the tax imposed under this  
19 subchapter without an election.

20 (b) The board may not abolish the tax imposed under this  
21 subchapter if the district has any outstanding debt or obligation  
22 secured by the tax, and repayment of the debt or obligation would be  
23 impaired by the abolition of the tax.

24 (c) If the board abolishes the tax, the board shall notify  
25 the comptroller of that action in the same manner the municipal  
26 secretary provides notice to the comptroller under Section  
27 321.405(b), Tax Code.

1       (d) If the board abolishes the tax or decreases the tax rate  
2 to zero, a new election to authorize a sales and use tax must be held  
3 under Section 3971.0602 before the district may subsequently impose  
4 the tax.

5                   SUBCHAPTER G. HOTEL OCCUPANCY TAX

6       Sec. 3971.0701. DEFINITION. In this subchapter, "hotel"  
7 has the meaning assigned by Section 156.001, Tax Code.

8       Sec. 3971.0702. APPLICABILITY OF CERTAIN TAX CODE  
9 PROVISIONS. (a) For the purposes of this subchapter:

10           (1) a reference in Chapter 352, Tax Code, to a county  
11 is a reference to the district; and

12           (2) a reference in Chapter 352, Tax Code, to the  
13 commissioners court is a reference to the board.

14       (b) Except as inconsistent with this subchapter, Subchapter  
15 A, Chapter 352, Tax Code, governs a hotel occupancy tax authorized  
16 by this subchapter, including the collection of the tax, subject to  
17 the limitations prescribed by Sections 352.002(b) and (c), Tax  
18 Code.

19       Sec. 3971.0703. TAX AUTHORIZED; USE OF REVENUE. (a) The  
20 district may not impose a hotel occupancy tax unless the city  
21 consents to the imposition.

22       (b) The district may impose the hotel occupancy tax for:

23           (1) any purpose authorized under Chapter 351, Tax  
24 Code; or

25           (2) the construction, operation, or maintenance of a  
26 sports-related facility of the district if the city is authorized  
27 to impose the tax under Section 351.002, Tax Code, for that purpose

1 that:

2 (A) has a notable impact on tourism and hotel  
3 activity; and

4 (B) is available to the public.

5 Sec. 3971.0704. TAX RATE. The amount of the hotel occupancy  
6 tax may not exceed seven percent of the price paid for a room in a  
7 hotel.

8 Sec. 3971.0705. INFORMATION. The district may examine and  
9 receive information related to the imposition of hotel occupancy  
10 taxes to the same extent as if the district were a county.

11 SUBCHAPTER I. DISSOLUTION

12 Sec. 3971.0901. DISSOLUTION. (a) The board shall dissolve  
13 the district on written petition filed with the board by the owners  
14 of:

15 (1) 66 percent or more of the assessed value of the  
16 property subject to assessment by the district based on the most  
17 recent certified county property tax rolls; or

18 (2) 66 percent or more of the surface area of the  
19 district, excluding roads, streets, highways, utility  
20 rights-of-way, other public areas, and other property exempt from  
21 assessment by the district according to the most recent certified  
22 county property tax rolls.

23 (b) The board by majority vote may dissolve the district at  
24 any time.

25 (c) The district may not be dissolved by its board under  
26 Subsection (a) or (b) if the district:

27 (1) has any outstanding debt until that debt has been



1 repaid or defeased in accordance with the order or resolution  
2 authorizing the issuance of the debt;

3 (2) has a contractual obligation to pay money until  
4 that obligation has been fully paid in accordance with the  
5 contract; or

6 (3) owns, operates, or maintains public works,  
7 facilities, or improvements unless the district contracts with  
8 another person for the ownership and operation or maintenance of  
9 the public works, facilities, or improvements.

10 (d) Sections 375.261, 375.262, and 375.264, Local  
11 Government Code, do not apply to the district.

12 SECTION 2. The SH130 Municipal Management District No. 1  
13 initially includes all territory contained in the following area:

14 Tract 1: Being a 23.92 acre tract or parcel of land, situated in the  
15 Oliver Buckman Survey, Number 40, Abstract 60, Travis County,  
16 Texas, and being the remainders of "Tract 1", a called 20.00 acre  
17 tract of land, "Tract 2", a called 5.00 acre tract of land and  
18 "Tract 3", a called 20.05 acre tract of land, all as conveyed to  
19 Hayes Modular Group, Inc., recorded in Document No. 2009120857,  
20 Official Public Records of Travis County, Texas, save and except  
21 that portion conveyed to the State of Texas in Document  
22 No. 2005052171, Official Public Records of Travis County, Texas,  
23 also being the remainder of that certain called 5.15 acre tract of  
24 land conveyed to Hayes Trucking Service, Inc., recorded in Document  
25 No. 2003226321, Official Public Records of Travis County, Texas,  
26 save and except that portion described in a Possession and Use  
27 Agreement for Transportation Purposes, recorded in Document

1 No. 2006027200, Official Public Records of Travis County, Texas,  
2 and being more particularly described as follows:

3 BEGINNING at a 1/2" iron rod found on the east line of that certain  
4 tract of land called 402.07 acres, as described in a deed to the  
5 City of Austin, recorded in Volume 3428, Page 565, Deed Records of  
6 Travis County, Texas, marking the northwest corner of the said  
7 Tract 3, also marking the southeast corner of that certain tract of  
8 land called 269.22 acres, as described in a deed to Ann Bloor  
9 Schryver, recorded in Volume 8251, Page 216, Deed Records of Travis  
10 County, Texas, for the northwest corner hereof;

11 THENCE, with the north line of the said Tract 3, the south line of  
12 the said Schryver tract, S 62° 16' 13" E, passing the northwest  
13 corner of the said Tract 2, for a distance of 619.37 feet to a 1/2"  
14 iron rod found on the north line of the said Tract 3 and the north  
15 line of the said Tract 2, being on the west right-of-way of State  
16 Highway 130, as described in a deed to the State of Texas, recorded  
17 in Document No. 2005052171, Official Public Records of Travis  
18 County, Texas, marking the northeast corner of the said remainder  
19 of Tract 2 and Tract 3, for the northeast corner hereof;

20 THENCE, with the west right-of-way of State Highway 130, the east  
21 line of the remainders of Tract 2 and Tract 3, S 31° 20' 06" W, 646.66  
22 feet to a 1/2" iron rod found, marking the southeast corner of the  
23 remainder of Tract 3 and the northeast corner of the remainder of  
24 Tract 1, for an angle point hereof;

25 THENCE, with the west right-of-way of State Highway 130 and the east  
26 line of the said remainder of Tract 1, S 24° 47' 53" W, 710.79 feet to  
27 an iron rod found with an aluminum cap marked "TXDOT" on the

1 northeast line of the remainder of the said Hayes Trucking tract, on  
2 the southwest right-of-way of State Highway 130, marking the  
3 southeast corner of the said Remainder of Tract 1, for an angle  
4 point hereof;

5 THENCE, with the southwest right-of-way of State Highway 130 and  
6 the northeast line of the remainder of the said Hayes Trucking  
7 tract, S 15° 27' 52" E, 50.67 feet to a calculated point on the  
8 southwest line of the said State Highway 130 tract recorded in  
9 Document No. 2005052171, marking the most northerly corner of that  
10 certain tract of land called 0.474 of an acre as described in a  
11 Possession and Use Agreement for Transportation Purposes, recorded  
12 in Document No. 2006027200, Official Public Records of Travis  
13 County, Texas, also marking the most easterly southeast corner of  
14 the remainder of the said Hayes Trucking tract, for an angle point  
15 hereof;

16 THENCE, with the west right-of-way of State Highway 130 and the east  
17 line of the remainder of the said Hayes Trucking tract, the  
18 following three (3) calls:

19 S 48° 58' 27" W, 147.87 feet to a calculated point for an angle point  
20 hereof;

21 N 89° 08' 20" W, 42.86 feet to an iron rod found with an aluminum cap  
22 marked "TXDOT" for an angle point hereof;

23 S 40° 50' 32" W, 90.78 feet to an iron rod found with an aluminum cap  
24 marked "TXDOT" on the north right-of-way of Farm to Market Highway  
25 973, marking the southwest corner of the said Possession and Use  
26 Agreement tract, also marking the most southerly southeast corner  
27 of the remainder of the said Hayes Trucking tract, for the southeast

1 corner hereof;

2 THENCE, with the north right-of-way of Farm to Market Highway 973  
3 and the south line of the remainder of the said Hayes Trucking  
4 tract, N 88° 59' 51" W, 607.68 feet to a 1/2" iron rod found, marking  
5 the southwest corner of the remainder of the said Hayes Trucking  
6 tract, also marking the southeast corner of that certain tract of  
7 land called 77.52 acres, as described in a deed to the City of  
8 Austin, recorded in Volume 3555, Page 1196, Deed Records of Travis  
9 County, Texas, for the southwest corner hereof;

10 THENCE, with the west line of the remainders of the said Hayes  
11 Trucking tract, Tract 1 and Tract 3, the following four (4) calls:

12 With the east line of the said City of Austin 77.52 acre tract, N 29°  
13 02' 43" E, 345.28 feet to a 1/2" iron rod found marking the  
14 northwest corner of the remainder of the said Hayes Trucking tract  
15 and the southwest corner of the remainder of the said Tract 1;

16 N 29° 04' 04" E, passing the northeast corner of the said City of  
17 Austin 77.52 acre tract and the southeast corner of the said City of  
18 Austin 402.07 acre tract, 439.37 feet to a round head bolt found on  
19 the west line of the said Tract 1 remainder, for an angle point  
20 hereof;

21 With the east line of the said City of Austin 402.07 acre tract, N  
22 27° 07' 24" E, 478.47 feet to a 1/2" iron rod found marking the  
23 northwest corner of the said Tract 1 remainder and the southwest  
24 corner of the said Tract 3 remainder, for an angle point hereof;

25 With the east line of the said City of Austin 402.07 acre tract, N  
26 27° 03' 16" E, 648.87 feet to the PLACE OF BEGINNING, and containing  
27 23.92 acres of land in all, more or less, based on a map or plat

1 prepared by Holt Carson, Inc. on October 4, 2011.

2 Tract 2: Being a 61.484 acre tract or parcel of land, situated in  
3 the Oliver Buckman Survey No. 40, Abstract 60, and the Reuben  
4 Hornsby Survey No. 17, Abstract 15, in Travis County, Texas, being  
5 all of that certain tract of land called Tract 3A, 94.910 acres, as  
6 described in a deed to William D. Wittliff and wife, Salty B.  
7 Wittliff, recorded in Volume 12034, Page 325, Real Property Records  
8 of Travis County, Texas, Save and Except that certain tract of land  
9 called 31.676 acres, as described in an agreed judgment to the State  
10 of Texas, recorded in Document No. 2013046364, Official Public  
11 Records of Travis County, Texas, and being more particularly  
12 described as follows:

13 BEGINNING at an iron rod found at a fence comer, on the north line of  
14 the said Wittliff tract, being on the east right-of-way of State  
15 Highway 130, marking the northeast comer of the said 31.676 acre  
16 tract, also marking the southwest comer of that certain tract of  
17 land called 7 .306 acres, as described in a deed to Bobby Gosey and  
18 wife, Sheldon Gosey, recorded in Document No. 2012151067, Official  
19 Public Records of Travis County, Texas, for the northwest comer  
20 hereof;

21 THENCE, with the south tine of the said Gosey tract and the north  
22 line of the said Wittliff tract, S 63° 17' 08" E, 1098.03 feet, to a  
23 calculated point in a 2 'x2' rock column fence comer on the west  
24 right-of-way of Gilbert Lane, for the southeast comer of the said  
25 Gosey tract and the northeast comer of the said Wittliff tract, for  
26 the northeast comer hereof;

27 THENCE, with the west right-of-way of Gilbert Lane and the east line

1 of the said Wittliff tract, the following three (3) calls:  
2 S 08° 31' 11" W, 496.94 feet to an iron rod found at the beginning of  
3 a curve to the right;  
4 With said curve to the right, having a radius of 1148.47 feet, a  
5 chord bears S 19° 03' 50" W, 421.11 feet, for an arc distance of  
6 423.50 feet to an iron rod found at the end of said curve;  
7 S 29° 41' 17" W, 571.46 feet to a calculated point in a 2'x2' rock  
8 column fence comer, marking the northeast comer of that certain  
9 tract of land called Tract 1: 159.06 acres, as described in a deed  
10 to Vincent DiMare III Trust on 2012. Recorded in document  
11 No. 2013222143, Official Public Records of Travis County, Texas,  
12 also marking the southeast comer of the said Wittliff tract, for the  
13 southeast comer hereof;  
14 THENCE, with the north line of the said DiMare tract and the south  
15 line of the said Wittliff tract, the following three (3) calls:  
16 N 60° 42' 55" W, 188.79 feet to an iron rod found at the beginning of  
17 a curve to the left;  
18 With said curve to the left, having a radius of 1351.54 feet, a  
19 chord bears N 80° 38' 14" W, 934.29 feet, for an arc distance of  
20 953.97 feet to an iron rod found at the end of said curve;  
21 S 79° 08' 00" W, 1042.53 feet to an iron rod found on the approximate  
22 west line of the said Oliver Buckman Survey and the east line of the  
23 said Reuben Hornsby Survey, marking an angle point in the said  
24 DiMare tract, also marking the most southerly southwest corner of  
25 the said Wittliff tract, for the most southerly southwest corner  
26 hereof;  
27 THENCE, with the approximate west tine of the said Buckman Survey

1 and the approximate east line of the said Hornsby Survey, an east  
2 line of the said DiMare tract and a west line of the said Wittliff  
3 tract, N 26° 50' 36" E, 123.00 feet to an iron rod found for an angle  
4 point in the DiMare tract and the Wittliff tract;

5 THENCE, with the north line of the said DiMare tract and the south  
6 line of the said Wittliff tract, the following three (3) calls:

7 N 37° 35' 23" W, 30.60 feet to a 1 2" tree stump fence post; N 85° 11'  
8 11" W, 17 .07 feet, to a 10" tree stump fence post;

9 N 63° 50' 59" W, 59. 72 feet to a 2" pipe fence comer post on the east  
10 right-of-way of State Highway 1 30, marking the southeast comer of  
11 the said 3 1 .676 acre tract, marking the northwest comer of the  
12 said DiMare tract, for the most westerly southwest corner hereof;

13 THENCE, crossing the said Wittliff tract, with the east  
14 right-of-way of State Highway 1 30 and the east line of the said  
15 31.676 acre tract, the following two (2) calls:

16 N 45" 36' 23" E, at 539.60 feet, pass an iron rod found with a cap  
17 marked Inland, for a total distance of 2039.47 feet to an iron rod  
18 found;

19 N 39° 27' 15" E, 314.97 feet to the PLACE OF BEGINNING and containing  
20 61.484 acres of land, more or less.

21 Tract 3: FIELD NOTES DESCRIPTION OF 715.48 ACRES OF LAND OUT OF THE  
22 JAMES GILLELAND SURVEY NUMBER 13 AND THE THOMAS TOULSON SURVEY  
23 NUMBER 12, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT  
24 CALLED PARCEL 1 TRACT 1, ALL OF THAT CERTAIN TRACT CALLED PARCEL 1  
25 TRACT II, ALL OF THAT CERTAIN TRACT CALLED PARCEL 2 TRACT I AND ALL  
26 OF THAT CERTAIN TRACT CALLED PARCEL 2 TRACT II IN A DEED TO GRAGG  
27 INTERESTS, LTD, RECORDED IN VOLUME 11561, PAGE 1637 OF THE REAL

1 PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID PARCEL 1 TRACT I  
2 BEING MORE PARTICULARLY DESCRIBED AS 236.08 ACRES IN A DEED TO  
3 CHARLES H. MORRISON RECORDED IN VOLUME 3103, PAGE 382 OF THE DEED  
4 RECORDS OF TRAVIS COUNTY, TEXAS AND THE SAID PARCEL 1 TRACT II BEING  
5 MORE PARTICULARLY DESCRIBED AS 168.2 ACRES IN A DEED TO GARY  
6 MORRISON RECORDED IN VOLUME 3124, PAGE 1120 OF THE DEED RECORDS OF  
7 TRAVIS COUNTY, TEXAS. THE SAID PARCEL 2 TRACT 1 BEING ALL OF THAT  
8 CERTAIN 236.08 ACRES CALLED SECOND TRACT CONVEYED TO THOMAS WARREN  
9 BURLESON IN AN EXECUTOR'S AND PARTITION DEED RECORDED IN VOLUME  
10 3049, PAGE 1609 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE  
11 AND EXCEPT THE PORTION LOCATED IN THE 41.432 ACRE TRACT, CALLED TO  
12 BE SAVED AND EXCEPTED IN THE DESCRIPTION OF THE SAID PARCEL 2 TRACT  
13 II. THE SAID PARCEL 2 TRACT II BEING ALL OF THAT CERTAIN 236.08 ACRE  
14 TRACT CALLED SECOND TRACT CONVEYED TO BAYLOR EUGENE BURLESON IN AN  
15 EXECUTOR'S AND PARTITION DEED RECORDED IN VOLUME 3049, PAGE 1619 OF  
16 THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT TRACT  
17 DESCRIBED AS 117.986 ACRES IN A DEED TO BETTY JANE LAWRENCE RECORDED  
18 IN VOLUME 10837, PAGE 154 OF THE REAL PROPERTY RECORDS OF TRAVIS  
19 COUNTY, TEXAS AND SAVE AND EXCEPT THAT PORTION LOCATED IN THE SAID  
20 41.432 ACRE TRACT, CALLED TO BE SAVED AND EXCEPTED IN THE  
21 DESCRIPTION OF THE SAID PARCEL 2 TRACT II. THE SAID 715.48 ACRES OF  
22 LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
23 FOLLOWS:

24 BEGINNING at a fence corner post found on the south line of F.M.  
25 Highway 969, the same being the north line of the said 236.08 acre  
26 Thomas Warren Burleson tract, at the northeast corner of the said  
27 Parcel 2, Tract I and the northwest corner of the said 41.432 acre



1 Save and Except tract, from which a concrete right-of-way monument  
2 found, called to be at Station 617+00.7, according to Texas  
3 Department of Transportation maps, bears S 72°09'54" E, 875.35 feet;  
4 THENCE, traversing the interior of the said 236.08 acre Thomas  
5 Warren Burlleson tract and the said 236.08 acre Baylor Eugene  
6 Burlleson tract, along the westerly and southerly lines of the said  
7 41.432 acre Save and Except tract, being common lines with the said  
8 Parcel 2, Tract I and the said Parcel 2, Tract II, the following  
9 four (4) courses and distances:

10 1) S 27°53'06" W, 703.43 feet to a 1/2 inch diameter steel pin  
11 set with cap stamped Lenz & Assoc., from which a fence corner post  
12 found bears N 48°43' E, 1.6 feet;

13 2) S 31°21'54" E, 272.57 feet to a 1/2 inch diameter steel pin  
14 set with cap stamped Lenz & Assoc., from which a 3/4 inch diameter  
15 iron pipe found bears S 23°37'E, 1.50 feet;

16 3) S 30°25;54: E, 272.57 feet to a 1/2 inch diameter steel pin  
17 set with cap stamped Lenz & Assoc.;

18 4) S 62°29'36: E, 43.00 feet to a 1/2 inch diameter steel pin  
19 set with cap stamped Lenz & Assoc. in the interior of the said  
20 236.08 acre Baylor Eugene Burlleson tract, at an exterior corner of  
21 the said 117.986 acre Betty Jane Lawrence tract, and northeast  
22 corner of the said Parcel 2, Tract II, from which a fence corner  
23 post found bears N 85°55'W, 1.9 feet and a 1/2 inch diameter steel  
24 pin found at the southeast corner of the said 41.432 acre Save and  
25 Except tract bears S 62°29'36" E, 903.59 feet;

26 THENCE, S 27°54'57" W, a distance of 4993.00 feet to a 1/2 inch  
27 diameter steel pin set with cap stamped Lenz & Assoc. In the

1 interior of the said 236.08 acre Baylor Eugene Burleson tract at the  
2 southwest corner of the said 117.986 acre Lawrence tract, the same  
3 being an interior corner of the said Parcel 2, Tract II, from which  
4 a fence corner post found bears N 02°50' W, 0.9 feet;

5 THENCE, S62°29'17" E, a distance of 1003.46 feet to a 1/2 inch  
6 diameter steel pin found on the east line of the said 236.08 acre  
7 Baylor Eugene Burleson tract, at the southeast corner of the said  
8 117.986 acre Lawrence tract, and being an exterior corner of the  
9 said Parcel 2, Tract II, from which a fence corner post found bears  
10 S88°11'W, 1.7 feet;

11 THENCE, S27°55'09" W, a distance of 3147.99 feet to an iron pipe  
12 found at the southeast corner of the said 236.08 acre Baylor Eugene  
13 Burleson tract and the said Parcel 2, Tract II, from which the  
14 present centerline of Gilleland Creek bears S 27°55'09" W, 693.93  
15 feet;

16 THENCE, along the south line of the said 236.08 acre Baylor Eugene  
17 Burleson tract and the said Parcel 2, Tract II, the following six  
18 (6) courses and distances:

19           1)N 42°10'37" W, 125.04 feet to a 1/2 inch diameter steel pin  
20 found;

21           2)N 37°00'37" W, 257.22 feet to a 1/2 inch diameter steel pin  
22 set with cap stamped Lenz & Assoc.;

23           3)N 30°21'17" W, 176.02 feet to a 1/2 inch diameter steel pin  
24 set with cap stamped Lenz & Assoc;

25           4)N 44°21'37" W, 164.44 feet to a 1/2 inch diameter steel pin  
26 found;

27           5)N 51°16'37" W, 118.36 feet to a 1/2 inch diameter steel pin

1 found;

2           6)N 50°11'37" W, 355.28 feet to a 1/2 inch diameter steel pin  
3 set with cap stamped Lenz & Assoc. at the southwest corner of the  
4 said 236.08 acre Baylor Eugene Burleson tract and the said Parcel 2,  
5 Tract II, the same being the southeast corner of the said 236.08  
6 acre Thomas Warren Burleson tract and the said Parcel 2, Tract I;  
7 THENCE, along and with the south line of the said 236.08 acre Thomas  
8 Eugene Burleson tract and the said Parcel 2, Tract 1, the following  
9 three (3) courses and distances:

10           1)N 50°20'03" W, 167.78 feet to a 1/2 inch diameter steel pin  
11 set with cap stamped Lenz Assoc;

12           2)N 64°45'03" W, 223.61 feet to a 1/2 inch diameter steel pin  
13 set with cap stamped Lenz & Assoc;

14           3)N 54°35'03" W, 85.62 feet to a point at the intersection  
15 with the present centerline of Gilleland Creek, the same being the  
16 east line of that certain 732.18 acre tract called Tract Three  
17 conveyed to William Karl Rison in a Partition Deed recorded in  
18 Volume 11686, Page 684 of the Real Property Records of Travis  
19 County, Texas;

20 THENCE, along the approximate centerline of Gilleland Creek, being  
21 the west line of the said Parcel 2, Tract I, the west line of the  
22 said Parcel 1, Tract II and the west line of the said Parcel 1, Tract  
23 1, the centerline of Gilleland Creek also being the east line of the  
24 said 732.18 acre William Karl Rison tract, the east line of that  
25 certain 464.75 acre tract called Tract Three conveyed to Charles  
26 Wilson Hackett, Jr. in the said Partition Deed recorded in Volume  
27 11686, page 684 of the Real Property Records of Travis County,

1 Texas, the east line of Twin Creek Meadows, a subdivision of record  
2 in Book 83, pages 121A-122C of the Plat Records of Travis County,  
3 Texas and the east line of that certain 157.763 acre tract described  
4 in a deed to Jack D. Shaw, Sr. and wife, Betty R. Shaw recorded in  
5 Volume 8304, Page 250 of the Real Property Records of Travis County,  
6 Texas, the following one-hundred & seventy-four (174) courses and  
7 distances:

- 8 1)N 21°07'51" W, 119.68 feet to a point;
- 9 2)N 32°11'53" W, 121.33 feet to a point;
- 10 3)N 64°17'33" W, 74.37 feet to a point;
- 11 4)N 77°46'49" W, 62.86 feet to a point;
- 12 5)N 49°27'13" W, 111.95 feet to a point;
- 13 6)N 38°01'21" W, 67.54 feet to a point;
- 14 7)N 29°20'25" W, 45.76 feet to a point;
- 15 8)N 10°24'43" W, 239.47 feet to a point;
- 16 9)N 16°50'03" W, 200.68 feet to a point;
- 17 10)N 22°49'16" W, 149.75 feet to a point;
- 18 11)N 02°35'51" W, 47.20 feet to a point;
- 19 12)N 60°54'27" W, 77.59 feet to a point;
- 20 13)S 78°06'31" W, 159.40 feet to a point;
- 21 14)S 84°23'42" W, 70.65 feet to a point;
- 22 15)N 64°54'15" W, 37.91 feet to a point;
- 23 16)N 42°55'05" W, 177.12 feet to a point;
- 24 17)N 27°00'12" W, 121.62 feet to a point;
- 25 18)N 20°31'51" W, 57.20 feet to a point;
- 26 19)N 27°40'32" E, 51.58 feet to a point;
- 27 20)N 64°22'50" E, 49.64 feet to a point;

- 1 21) N 71°19'41" E, 167.54 feet to a point;
- 2 22) N 66°21'43" E, 138.83 feet to a point;
- 3 23) N 72°07'46" E, 87.42 feet to a point;
- 4 24) N 81°38'05" E, at 83.44 feet passing the intersection with
- 5 Elm Branch for a common corner of the said 732.18 acre William Karl
- 6 Rison tract and the said 464.75 acre Charles Wilson Hackett, Jr.
- 7 tract, and continuing a total distance of 92.15 feet to a point;
- 8 25) S 73°40'39" E, 69.77 feet to a point;
- 9 26) S 89°00'20" E, 90.52 feet to a point;
- 10 27) N 74°54'33" E, 110.02 feet to a point;
- 11 28) N 64°32'15" E, 197.07 feet to a point;
- 12 29) N 52°53'54" E, 60.90 feet to a point;
- 13 30) N 65°43'41" E, 63.64 feet to a point;
- 14 31) N 29°25'31" E, 150.21 feet to a point;
- 15 32) N 24°44'29" E, 120.47 feet to a point;
- 16 33) N 02°12'04" E, 158.83 feet to a point;
- 17 34) N 13°00'10" W, 127.46 feet to a point;
- 18 35) N 24°56'30" E, 165.55 feet to a point;
- 19 36) N 29°06'17" E, 100.13 feet to a point;
- 20 37) N 03°31'23" E, 97.42 feet to a point;
- 21 38) N 20°07'04" E, 102.08 feet to a point;
- 22 39) N 11°55'31" E, 72.43 feet to a point;
- 23 40) N 20°10'49" W, 285.50 feet to a point;
- 24 41) N 11°51'37" W, 59.35 feet to a point;
- 25 42) N 23°47'15" W, 77.99 feet to a point;
- 26 43) N 42°53'07" W, 228.83 feet to a point;
- 27 44) N 38°50'02" W, 68.38 feet to a point;

- 1 45) N 63°53'40" W, 67.10 feet to a point;
- 2 46) N 78°00'32" W, 57.26 feet to a point;
- 3 47) S 89°03'54" W, 110.52 feet to a point;
- 4 48) N 75°50'30" W, 65.54 feet to a point;
- 5 49) N 85°39'50" W, 48.83 feet to a point;
- 6 50) N 79°58'43" W, 106.82 feet to a point;
- 7 51) N 73°09'30" W, 165.41 feet to a point;
- 8 52) N 84°37'13" W, 170.04 feet to a point;
- 9 53) N 69°39'14" W, 161.46 feet to a point;
- 10 54) N 57°17'20" W, 84.79 feet to a point;
- 11 55) N 65°56'10" W, 104.16 feet to a point;
- 12 56) N 73°48'53" W, 157.22 feet to a point;
- 13 57) N 89°41'57" W, 46.42 feet to a point;
- 14 58) N 75°33'09" W, 124.24 feet to a point;
- 15 59) N 57°11'51" W, 102.51 feet to a point;
- 16 60) N 37°27'55" W, 92.08 feet to a point;
- 17 61) N 20°00'42" W, 129.64 feet to a point;
- 18 62) N 04°34'16" E, 31.57 feet to a point;
- 19 63) N 23°34'39" W, 32.77 feet to a point;
- 20 64) N 44°45'11" W, 55.41 feet to a point;
- 21 65) N 62°55'00" W, 32.67 feet to a point;
- 22 66) N 81°58'50" W, 84.74 feet to a point;
- 23 67) N 75°51'02" W, 141.20 feet to a point;
- 24 68) N 68°12'39" W, 83.84 feet to a point;
- 25 69) N 85°13'14" W, 48.91 feet to a point;
- 26 70) N 71°50'44" W, 58.26 feet to a point;
- 27 71) N 13°25'49" W, 105.53 feet to a point;

- 1           72) N 01°27'16" W, 55.36 feet to a point;
- 2           73) N 12°03'14" E, 173.31 feet to a point;
- 3           74) N 34°19'48" E, . feet to a point;
- 4           75) N 07°46'02" E, at 30.94 feet passing the intersection of
- 5 Decker Branch for the southeast corner of the said Twin Creek
- 6 Meadows subdivision, the same being a corner of the said 464.75 acre
- 7 Charles Wilson Hackett, Jr. tract, and continuing a total distance
- 8 of 98.65 feet to a point;
- 9           76) N 08°48'24" W, 83.86 feet to a point;
- 10          77) N 09°27'12" W, 85.62 feet to a point;
- 11          78) N 06°07'48" E, 180.87 feet to a point at the common rear
- 12 corner of Lots 20 and 21 of the said Twin Creek Meadows subdivision,
- 13 from which a 1/2 inch diameter steel pin found on the east line of
- 14 Decker Creek Drive at the common front corner of the said Lots 20
- 15 and 21 bears N 47°21'06" W, 53.91 feet and N 60°36'06" W, 989.29 feet;
- 16          79) N 16°16'48" E, 163.87 feet to a point;
- 17          80) N 20°32'48" E, 82.09 feet to a point;
- 18          81) N 24°00'48" E, 69.50 feet to a point;
- 19          82) N 16°33'48" E, 69.76 feet to a point;
- 20          83) N 37°23'48" E, 61.98 feet to a point;
- 21          84) N 40°21'27" E, 76.96 feet to a point;
- 22          85) N 49°21'27" E, 60.46 feet to a point;
- 23          86) N 86°02'12" E, 91.44 feet to a point;
- 24          87) N 28°06'12" W, 81.71 feet to a point;
- 25          88) N 86°02'12" W, 80.77 feet to a point;
- 26          89) N 53°36'12" W, 138.43 feet to a point;
- 27          90) N 17°37'12" W, 58.43 feet to a point;

- 1 91) N 27°15'12" W, 77.46 feet to a point;
- 2 92) N 10°02'12" W, 83.40 feet to a point;
- 3 93) N 06°38'12" W, 115.05 feet to a point;
- 4 94) N 08°27'48" E, 75.97 feet to a point;
- 5 95) N 01°07'12" W, 103.15 feet to a point;
- 6 96) N 07°49'48" E, 49.66 feet to a point;
- 7 97) N 36°44'48" E, 197.55 feet to a point;
- 8 98) N 40°50'48" E, 104.02 feet to a point;
- 9 99) N 32°22'48" E, 149.35 feet to a point at the common rear  
10 corner of Lots 27 and 28 of the said Twin Creek Meadows subdivision,  
11 from which a 1/2 inch diameter steel pin found on the east  
12 right-of-way line of Decker Creek Drive on the west line of the said  
13 Lot 28, at the beginning of a 60 foot radius curve, bears N 62°25'21"  
14 W, 446.69 feet and N 29°22'46" E, 144.21 feet;
- 15 100) N 29°18'48" E, 151.47 feet to a point;
- 16 101) N 15°49'48" E, 100.39 feet to a point at the northeast  
17 corner of the said Twin Creek Meadows subdivision and southeast  
18 corner of the said 157.763 acre Shaw tract;
- 19 102) N 32°16'16" E, 186.67 feet to a point;
- 20 103) N 66°53'45" E, 69.37 feet to a point;
- 21 104) N 63°07'19" E, 114.58 feet to a point;
- 22 105) N 25°42'03" E, 155.37 feet to a point;
- 23 106) N 40°53'01" E, 47.33 feet to a point;
- 24 107) N 83°36'08" E, 44.60 feet to a point;
- 25 108) S 59°14'12" E, 92.35 feet to a point;
- 26 109) S 53°56'49" E, 45.73 feet to a point;
- 27 110) N 59°34'22" E, 45.98 feet to a point;



- 1 111) N 21°04'27" E, 66.74 feet to a point;
- 2 112) N 31°51'50" E, 49.95 feet to a point;
- 3 113) N 47°15'41" E, 57.09 feet to a point;
- 4 114) N 26°23'21" E, 170.26 feet to a point;
- 5 115) N 37°13'19" E, 90.34 feet to a point;
- 6 116) N 67°44'09" E, 73.83. feet to a point;
- 7 117) S 34°48'49" E, 117.74 feet to a point;
- 8 118) S 18°07'49" E, 86.24 feet to a point;
- 9 119) S 63°05'14" E, 84.83 feet to a point;
- 10 120) S 83°45'31" E, 51.65 feet to a point;
- 11 121) S 68°49'56" E, 108.81 feet to a point;
- 12 122) N 74°10'25" E, 76.10 feet to a point;
- 13 123) N 55°26'04" E, 149.30 feet to a point;
- 14 124) N 06°42'55" E, 43.34 feet to a point;
- 15 125) N 48°28'11" E, 85.96 feet to a point;
- 16 126) N 63°53'47" E, 139.95 feet to a point;
- 17 127) N 65°47'12" E, 51.68 feet to a point;
- 18 128) N 10°06'21" E, 44.58 feet to a point;
- 19 129) N 13°09'02" W, 70.23 feet to a point;
- 20 130) N 22°16'48" E, 65.12 feet to a point;
- 21 131) S 83°51'42" E, 32.19 feet to a point;
- 22 132) N 53°14'52" E, 68.27 feet to a point;
- 23 133) S 80°25'08" E, 92.91 feet to a point;
- 24 134) N 78°36'50" E, 88.54 feet to a point;
- 25 135) N 58°00'33" E, 61.71 feet to a point;
- 26 136) N 24°39'17" E, 84.20 feet to a point;
- 27 137) N 60°09'04" E, 75.55 feet to a point;

- 1 138) S 71°49'56" W, 42.26 feet to a point;
- 2 139) N 88°50'36" W, 80.48 feet to a point;
- 3 140) N 36°37'28" W, 62.68 feet to a point;
- 4 141) N 23°17'02" E, 162.01 feet to a point;
- 5 142) N 13°30'15" W, 118.38 feet to a point;
- 6 143) N 23°27'28" W, 76.36 feet to a point;
- 7 144) N 04°51'59" E, 114.74 feet to a point;
- 8 145) N 60°03'01" W, 60.82 feet to a point;
- 9 146) N 60°03'01" W, 132.50 feet to a point;
- 10 147) N 01°22'12" W, 49.44 feet to a point;
- 11 148) N 34°22'37" E, 66.00 feet to a point;
- 12 149) N 50°55'42" E, 171.34 feet to a point;
- 13 150) N 76°35'07" E, 60.99 feet to a point;
- 14 151) N 53°54'01" E, 168.94 feet to a point;
- 15 152) N 72°31'25" E, 79.23 feet to a point;
- 16 153) S 57°46'48" E, 82.69 feet to a point;
- 17 154) S 30°13'55" E, 97.85 feet to a point;
- 18 155) S 08°44'30" E, 44.68 feet to a point;
- 19 156) S 28°10'24" E, 102.81 feet to a point;
- 20 157) S 63°59'59" E, 121.08 feet to a point;
- 21 158) N 60°16'49" E, 45.46 feet to a point;
- 22 159) S 86°31'48" E, 41.90 feet to a point;
- 23 160) S 73°13'02" E, 107.79 feet to a point;
- 24 161) N 76°40'56" E, 14.51 feet to a point;
- 25 162) S 57°46'48" E, 32.55 feet to a point;
- 26 163) S 89°07'42" E, 102.03 feet to a point;
- 27 164) S 18°36'11" E, 20.56 feet to a point;

1           165) S 86°28'54" E, 32.87 feet to a point;  
2           166) N 68°24'52" E, 64.55 feet to a point;  
3           167) N 14°23'09" W, 49.62 feet to a point;  
4           168) N 42°54'47" W, 102.34 feet to a point;  
5           169) N 27°56'54" W, 39.87 feet to a point;  
6           170) N 51°09'15" E, 36.99 feet to a point;  
7           171) S 87°21'40" E, 123.19 feet to a point;  
8           172) N 54°33'22" E, 24.59 feet to a point;  
9           173) N 02°43'51" W, 59.49 feet to a point;  
10          174) N 04°04'03" E, 63.40 feet to a point at the intersection  
11 with the south right-of-way line of F.M. Highway No. 969 at the  
12 northwest corner of the said Parcel 1, Tract I and northeast corner  
13 of the said 157.763 acre Shaw tract, from which a concrete  
14 right-of-way monument found bears S 89°46'58" W, 177.73 feet;  
15 THENCE, along and with the south right-of-way line of F.M. Highway  
16 Number 969 and north lines of the said Parcel 1, Tract I and Parcel  
17 2, Tract I, the following three (3) courses and distances:  
18           1)N 89°46'58" E, 1352.07 feet to a concrete right-of-way  
19 monument found;  
20           2)With a curve to the right, having a central angle of  
21 18°09'15", a radius of 1859.86 feet, an arc of 589.29 feet and a  
22 chord bearing and distance of S 81°15'26" E, 586.83 feet to a  
23 concrete right-of-way monument found;  
24           3)S 72°09'54" E, 908.15 feet to the PLACE OF BEGINNING,  
25 containing 715.48 acres of land, more or less.

26 Tract 4: FIELD NOTES DESCRIPTION OF 18.53 ACRES OF LAND OUT OF THE  
27 THOMAS TOULSON SURVEY NUMBER 12, TRAVIS COUNTY, TEXAS, ALSO BEING A

1 PORTION OF THAT CERTAIN TRACT CALLED TO CONTAIN 400 ACRES, CALLED  
2 THIRD TRACT, IN A DEED TO BAYLOR B. BURLESON AND EUGENE S. BURLESON  
3 RECORDED IN VOLUME 257, PAGE 508 OF THE DEED RECORDS OF TRAVIS  
4 COUNTY, TEXAS. THE SAID 18.53 ACRES OF LAND BEING MORE PARTICULARLY  
5 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

6 BEGINNING at an iron pipe found on the east line of the said 400 acre  
7 Burleson tract at the southeast corner of that certain 236.08 acre  
8 tract called Second Tract conveyed to Baylor Eugene Burleson in an  
9 Executor's and Partition Deed recorded in Volume 3049, Page 1619 of  
10 the Deed Records of Travis County, Texas, the same being the  
11 southeast corner of that certain tract called Parcel 2, Tract II in  
12 a deed to Gragg Interests LTD, recorded in Volume 11561, Page 1637  
13 of the Real Property Records of Travis County, Texas;

14 THENCE, S27°55'09" W, a distance of 693.93 feet along the east line  
15 of the said 400 acre Burleson tract to a point at the intersection  
16 with the present centerline of Gilleland Creek for the southeast  
17 corner of the said 400 acre Burleson tract;

18 THENCE, with the approximate present centerline of Gilleland Creek  
19 and west line of the said 400 acre Burleson tract, the same being  
20 the east line of that certain 732.18 acre tract called Tract Three  
21 conveyed to William Karl Rison in a Partition Deed recorded in  
22 Volume 11686, Page 684 of the Real Properly Records of Travis  
23 County, Texas, the following thirteen (13) courses and distances:

- 24 1)N 56°18'59" W, 52.49 feet to a point;
- 25 2)N 61°12'22" W, 167.33 feet to a point;
- 26 3)N 44°52'14" W, 74.35 feet to a point;
- 27 4)N 36°22'55" W, 173.57 feet to a point;

1           5)N 27°20'55" W, 170.45 feet to a point;  
2           6)N 17°41'10" W, 145.99 feet to a point;  
3           7)N 02°32'12" W, 101.23 feet to a point;  
4           8)N 10°04'19" W, 164.05 feet to a point;  
5           9)N 19°05'44" W, 185.93 feet to a point;  
6           10) N 21°01'07" W, 85.59 feet to a point;  
7           11) N 24°30'51" W, 507.79 feet to a point;  
8           12) N 28°36'36" W, 129.79 feet to a point;  
9           13) N 21°07'51" W, 50.91 feet to a point on the west line of  
10 that certain 236.08 acre tract called Second Tract conveyed to  
11 Thomas Warren Burleson in an Executor's and Partition Deed recorded  
12 in Volume 3049, Page 1609 of the Deed Records of Travis, County,  
13 Texas, the same being the west line of that certain tract called  
14 Parcel 2, Tract I in a deed to Gragg Interests LTD, recorded in  
15 Volume 11561, Page 1637 of the Real Property Records of Travis  
16 County, Texas;  
17 THENCE, along and with the west line of the said 236.08 acre Thomas  
18 Warren Burleson tract and the said Parcel 2, Tract I, the following  
19 three (3) courses and distances;  
20           1)S 54°35'03" E, 85.62 feet to a 1/2 inch diameter steel pin  
21 set with cap stamped Lenz & Assoc;  
22           2)S 64°45'03" E, 223.61 feet to a 1/2 inch diameter steel pin  
23 set with cap stamped Lenz & Assoc;  
24           3)S 50°20'03" E, 167.78 feet to a 1/2 inch diameter steel pin  
25 set with cap stamped Lenz & Assoc. at the southeast corner of the  
26 said 236.08 acre Thomas Warren Burleson tract and the said Parcel 2,  
27 Tract I, the same being the southwest corner of the said 236.08 acre

1 Baylor Eugene Burleson tract and the said parcel 2, Tract II;  
2 THENCE, along and with the west line of the said 236.08 acre Baylor  
3 Eugene Burleson tract and the said parcel 2, Tract II, the following  
4 six (6) courses and distances:

5 1)S 50°11'37" E, 355.28 feet to a 1/2 inch diameter steel pin  
6 found;

7 2)S51°16'37" E, 118.36 feet to a 1/2 inch diameter steel pin  
8 found;

9 3)S 44°21'37" E, 164.44 feet to a 1/2 inch diameter steel pin  
10 set with cap stamped Lenz & Assoc;

11 4)S 30°21'17" E, 176.02 feet to a 1/2 inch diameter steel pin  
12 set with cap stamped Lenz & Assoc;

13 5)S 37°00'37" E, 257.22 feet to a 1/2 inch diameter steel pin  
14 found;

15 6)S 42°10'37" E, 125.04 feet to the PLACE OF BEGINNING,  
16 containing 18.53 acres of land, more or less.

17 Tract 5: FIELD NOTES DESCRIPTION OF 117.98 ACRES OF LAND (GROSS  
18 AREA) OUT OF THE THOMAS TOULSON SURVEY NUMBER 12, TRAVIS COUNTY,  
19 TEXAS, BEING ALL OF THAT CERTAIN TRACT CALLED TO CONTAIN 117.986  
20 ACRES DESCRIBED IN A DEED TO BETTY JANE LAWERENCE RECORDED IN VOLUME  
21 10837, PAGE 154 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY,  
22 TEXAS, SAVE AND EXCEPT 0.23 ACRES, BEING ALL OF THAT CERTAIN TRACT  
23 CALLED TO CONTAIN 0.2296 ACRES, DESCRIBED IN A DEED FROM BETTY JANE  
24 LAWRENCE TO MANVILLE WATER SUPPLY CORPORATION RECORDED IN VOLUME  
25 11545, PAGE 824 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY,  
26 TEXAS, RESULTING IN A NET AREA OF 117.75 ACRES OF LAND. THE SAID  
27 117.75 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND

1 BOUNDS AS FOLLOWS:  
2 BEGINNING at a 1/2 inch diameter steel pine set with cap stamped  
3 Lenz & Assoc. on the curving south right-of-way line of F.M. Highway  
4 969 at the northeast corner of the said Lawrence tract, the same  
5 being at the northwest corner of that certain 9.371 acre tract  
6 described in a deed to Robert Gliden Kuykendall, III and Ann  
7 Kuykendall recoded in Volume 13232, Page 199 of the Real Property  
8 Records of Travis County, Texas, from which a concrete right-of-way  
9 monument found at the east end of said curve, called to be at  
10 Station 628+07.4 Bk = 628+08.8 Fwd according to Texas Department of  
11 Highways and Transportation maps bears a chord bearing and distance  
12 of S 55°04'05" E, 263.18, feet;  
13 Thence, S 27°55'12" W, along the east line of the said Lawrence  
14 tract, passing a 1/2 inch diameter steel pin found at 2.36 feet,  
15 passing a 1/2 inch diameter steel pin found at the southwest corner  
16 of the said 9.371 acre Kuykendall tract, the same being the  
17 northwest corner of the certain 18.357 acre tract described in the  
18 said deed to Kuykendall at 1052.32 feet, passing a 1/2 inch diameter  
19 steel pin found at the southwest corner of the said 18.357 acre  
20 Kuykendall tract, the same being an exterior corner of that certain  
21 819.425 acre tract described in a deed to Bill F. McGraw and  
22 Katherine H. McGraw recorded in Volume 13229, Page 2338 of the Real  
23 Property Records of Travis County, Texas at 2145.17 feet and  
24 continuing a total distance of 6264.23 feet to a 1/2 inch diameter  
25 steel pin found on the west line of the said McGraw tract at the  
26 southeast corner of the said Lawrence tract and Southeast corner of  
27 the Erin described tract, the same being an exterior corner of that

1 certain 715.48 acre tract described in a deed to Webbers Crossing  
2 Ltd. recorded in Document Number 2005228084 of the Official Public  
3 Records of Travis County, Texas;

4 THENCE, N 62°29'17" W, a distance of 1003.46 feet to a 1/2 inch  
5 diameter steel pin found with cap stamped Lenz & Assoc. at the  
6 southwest corner of the said Lawrence tract, the same being an  
7 interior corner of the said 715.48 acre Webbers Crossing, Ltd.  
8 tract;

9 THENCE, N 27°54'57" E, a distance of 4993.00 feet to a 1/2 diameter  
10 steel pin four with cap stamped Lenz & Assoc. at an exterior corner  
11 of the said Lawrence tract for an angle point on the east line of the  
12 said 715.48 acre Webbers Crossing, Ltd. tract, the same being an  
13 angle point on the south line of that certain 41.432 acre Save and  
14 Except tract described in Parcel 2, Tract II of a deed recorded in  
15 Volume 11561, Page 1637 of the Real Property Records of Travis  
16 County, Texas;

17 THENCE, S 62°29'36" E, a distance of 903.59 feet to a 1/2 inch  
18 diameter steel pin found at an interior corner of the said Lawrence  
19 tract, the same being the southeast corner of the said 41.432 acre  
20 Save and Except tract;

21 THENCE, N 27°55'12" E, a distance of 1284.62 feet to a 1/2 inch  
22 diameter steel pin set with cap stamped Lenz & Assoc. on the south  
23 right-of-way line of F.M. Highway 969 at the northerly northwest  
24 corner of the said Lawrence tract and northeast corner of the said  
25 41.432 acre Save and Except tract, from which a concrete  
26 right-of-way monument found in the north right-of-way line of F.M.  
27 Highway Number 969 bears N 53°07'06" W, 34.78 feet and N 30°11'22" E,



1 80.31 feet;

2 THENCE along the south right-of-way line of F.M. Highway 969, the  
3 following two (2) courses and distance:

4 1)S 53°07'06" E, 63.79 feet to a 1/2 diameter steel pin set,  
5 from which a concrete right-of-way monument found on the north  
6 right-of-way line of F.M. Highway 969 bears N 31°55'47" E, 99.43  
7 feet;

8 2)With a curve to the right, having a central angle of  
9 0°39'48", a radius of 3224.05 feet, an arc of 37.32 feet and a chord  
10 bearing and distance of S 57°44'20" E, 37.32 feet to the PLACE OF  
11 BEGINNING, containing 117.98 acres of land (Gross Area), SAVE AND  
12 EXCEPT the following described tract containing 0.23 acres of land  
13 resulting 117.75 acres (Net Area):

14 0.23 ACRES OF LAND OUT OF THE THOMAS TOULSON SURVEY 12, TRAVIS  
15 COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT CONVEYED FROM BETTY  
16 JANE LAWRENCE TO MANVILLE WATER SUPPLY CORPORATION RECORDED IN  
17 VOLUME 11545, PAGE 824 OF THE REAL PROPERTY RECORDS OF TRAVIS  
18 COUNTY, TEXAS. THE SAID 0.23 ACRE OF LAND BEING MORE PARTICULARLY  
19 DESCRIBED BY METES AND BOUND AS FOLLOWS:

20 COMMENCING at a 1/2 inch diameter steel pin found at the southeast  
21 corner of the above described tract:

22 THENCE, N 62°29'17" W, a distance of 377.97 feet along the south line  
23 of the above described tract to a point;

24 THENCE, N 27°30'43" E, a distance of 127.04 feet to a 1/2 inch  
25 diameter steel pin found in the interior of the said Lawrence tract  
26 at the southeast corner of the said Manville Water Supply  
27 Corporation tract of the PLACE OF BEGINNING of the herein described

1 tract;

2 THENCE, N 62°28'12" W, a distance of 99.90 feet to a 1/2 inch  
3 diameter steel pin found southwest corner of the said Manville  
4 Water Supply Corporation tract;

5 THENCE, N 27°28'34" W, a distance of 99.96 feet to a 1/2 inch  
6 diameter steel pin found northwest corner of the said Manville  
7 Water Supply Corporation tract;

8 THENCE, N 62°20'59" W, a distance of 99.90 feet to a 1/2 inch  
9 diameter steel pin found northeast corner of the said Manville  
10 Water Supply Corporation tract;

11 THENCE, N 27°35'23" W, a distance of 99.75 feet to the PLACE OF  
12 BEGINNING, containing 0.23 acres of land, more or less.

13 Tract 6: FIELD NOTES DESCRIPTION OF 41.39 ACRES OF LAND OUT OF THE  
14 THOMAS TOULSON SURVEY NUMBER 12, TRAVIS COUNTY. TEXAS. BEING A  
15 REMAINDER PORTION OF THAT CERTAIN 236.08 ACRE TRACT, CALLED  
16 SECOND TRACT, CONVEYED TO THOMAS WARREN BURLESON BY DEED  
17 RECORDED IN VOLUME 3049, PAGE 1609 OF THE DEED RECORDS OF TRAVIS  
18 COUNTY, TEXAS, ALSO BEING A REMAINDER PORTION OF THAT CERTAIN  
19 236.08 ACRE TRACT, CALLED SECOND TRACT, CONVEYED TO  
20 BAYLOR EUGENE BURLESON BY DEED RECORDED IN VOLUME 3049, PAGE 1619  
21 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 41.39 ACRES  
22 OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
23 FOLLOWS:

24 BEGINNING at a 1/2 inch diameter steel pin set with cap stamped  
25 Lenz & Assoc. on the south right-of-way line of F.M. Highway 969, as  
26 described in a deed to the State of Texas recorded in Volume 1421,  
27 Page 174 of the Deed Records of Travis County, Texas, the same being

1 the north line of the said 236.08 acre Baylor Eugene Burleson  
2 tract, and being at the northerly most northwest corner of that  
3 certain 117.75 acre tract described in a deed to James R.  
4 Carpenter recorded in Document Number 2006148977 of the  
5 Official Public Records of Travis County, Texas;

6 THENCE, S 27°55'12" W, a distance of 1284.62 feet to a 1/2 inch  
7 diameter steel pin found at an interior corner of the said 117.75  
8 acre Carpenter tract;

9 THENCE, N 62°29'36" W, at 903.59 feet passing a 1/2 inch  
10 diameter steel pin set with cap stamped Lenz & Assoc. at an  
11 exterior corner of the said 117.75 acre Carpenter tract, the same  
12 being an exterior corner of that certain 715.48 acre tract  
13 described in a deed to Webbers Crossing, LTO recorded in  
14 Document Number 2005228084 of the Official Public Records of  
15 Travis County, Texas, and continuing a total distance of 946.59  
16 feet to a 1/2 inch diameter steel pin set with cap stamped Lenz &  
17 Assoc. at an angle point on the east line of the said 715.48 acre  
18 Webbers Crossing, LTD tract;

19 THENCE, along the east line of the said 715.48 acre Webbers  
20 Crossing, LTO tract, the following three (3) courses and distances:

21 1) N 30°25'54" W, 272.57 feet to a 60d nail set on top of a fence  
22 corner post;

23 2) N 31°21'54" W, 471.22 feet to a 1/2 inch diameter steel pin set  
24 with cap stamped Lenz & Assoc.;

25 3) N 2°53'06" E, 703.43 feet to a fence corner post found on the  
26 south line of F.M. Highway Number 969 at an exterior corner of the  
27 said 715.48 acre Webbers Crossing, LTO tract, from which a concrete

1 right-of-way monument found bears N 72°09'54" W, 908.15 feet;  
2 THENCE, along and with the south right-of-way line of F.M. Highway  
3 Number 969, the following five {5) courses and distances:  
4 1) S 72°09'54" E, 875.35 feet to a concrete right-of-way monument  
5 found;  
6 2) With a curve to the right, having a central angle of 03°27'57", a  
7 radius of 3224.05 feet, an arc of 195.02 feet and a chord bearing  
8 and distance of S 70°20'53" E, 194.99 feet to a concrete  
9 right-of-way monument found;  
10 3) S 73°28'24" E, 99.96 feet to a concrete right-of-way monument  
11 found;  
12 4) With a curve to the right, having a central angle of 07°02'23", a  
13 radius of 3234.05 feet. an arc of 397.36 feet and a chord bearing  
14 and distance of S 63°19'49" E, 397.11 feet to a 1/2 inch diameter  
15 steel pin set with cap stamped Lenz & Assoc., from which a concrete  
16 right- of-way monument found on the north right-of-way line of F.M.  
17 Highway Number 969 bears N 30°11'22" E, 80.31 feet;  
18 5) S 53°07'06" E, 34.78 feet to the PLACE OF BEGINNING, containing  
19 41.39 acres of land, more or less.  
20 Tract 7: FIELD NOTES DESCRIPTION OF 159.802 ACRES OF LAND OUT OF THE  
21 JAMES GILLELAND SURVEY NO. 13 TRAVIS COUNTY, TEXAS. BEING ALL OF  
22 THAT CERTAIN TRACT CALLED 159.631 ACRES IN A TO EQUIVEST  
23 PROPERTIES, INC. TRUSTEE, RECORDED IN VOLUME 11205, PAGE 1205 OF  
24 THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE  
25 PARTICULARLY DESCRIBED AS TWO TRACTS, BEING 77.92 ACRES DESCRIBED  
26 IN A DEED TO EQUIVEST PROPERTIES, INC., TRUSTEE RECORDED IN VOLUME  
27 4738, PAGE 647 AND 81.90 ACRES IN A DEED TO QUIVEST PROPERTIES,

1 INC., TRUSTEE RECORD ED IN VOLUME 4736, PAGE 662, BOTH OF THE DEED  
2 RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 159.802 ACRES OF LAND  
3 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4 BEGINNING, at a 1/2 inch diameter steel pin found at the  
5 intersection of the north right-of-way line of F.M. Highway Number  
6 969 with the west line of Burlleson-Manor Road and being at the  
7 southeast corner of the aid 77.92 acre tract describe in Volume  
8 4735, Page 547 of the Deed Record of Travis County, Texas;

9 THENCE, along and with the north right-of-way line of F.M. Highway  
10 Number 969, the following three (3) courses and distances:

11 1)N 70°03'56" W, 529.64 feet to a concrete right-of-way  
12 monument found;

13 2)With a curve to the left, having a central angle of  
14 18°09'25", a radius of 1959.86 feet, an arc of 621.07 feet and a  
15 chord bearing and distance of N 79°06'31" W, 618.48 feet to a  
16 concrete right-of-way monument found;

17 3)N 88°07'39" W, 710.64 feet to a 1/2 inch diameter steel pin  
18 set with cap stamped Lenz & Assoc. at the southwest corner of the  
19 said 81.90 acre tract, the same being the southeast corner of the  
20 certain 79.756 acre tract described in a deed to Christopher R.  
21 Murray and Florentina Murry recorded in Volume 12322, Page 344 of  
22 the Real Property Records of Travis County, Texas, the same being  
23 the southeast corner of a 1.39 acre portion of the said 79.785 acre  
24 Murray tract described in a deed to Tremur Consulting Contractors,  
25 Inc. recorded in Volume 12658, Page 421 of the Real Property Records  
26 of Travis County, Texas, from which a concrete right-of-way  
27 monument found bears N 88°07'39" W, 820.07 feet and a 1/2 inch

1 diameter steel pin found bears S 30°00'00" W, 0.31 feet;  
2 THENCE, N 30°00'00" E, along the west line of the said 81.90 acre  
3 tract, the same being the east line of the said 1.39 acre Tremor  
4 Consulting Contractors, Inc. tract and the remainder portion of the  
5 said 79.788 acre Murray tract, passing a 1/2 inch diameter steel pin  
6 found 0.29 feet east of line at 169.38 feet passing a 1/2 inch  
7 diameter steel pin found 0.28 feet west of line at 305.27 feet,  
8 passing a 1/2 inch diameter steel pin found 0.29 feet west of line  
9 at 1331.22 feet and continuing a total distance of 4303.44 feet to a  
10 1/2 inch diameter steel pin found at a fence corner post at the  
11 northwest corner of the said 81.90 acre tract, the same being the  
12 northeast corner of the said 79.785 acre Murray tract and being on  
13 the south line, as presently fenced, of that certain 72.453 acre  
14 tract described in a deed to Mary Frances Wisian recorded in Volume  
15 5208, Page 989 of the northwest corner of the said 79.785 Murray  
16 tract, the same being an interior corner of the said 72.453 acre  
17 Wisian tract bears N 50°27'54" W. 588.19 feet;  
18 THENCE, S 50°56'10" E, a distance of 1775.73 feet along the north  
19 line of the said 81.90 acre and 77.92 acre Equivest Properties, Inc.  
20 Trustee tracts, as presently fenced, the same being the south line  
21 of the said 72.453 acre Wisian tract, as presently fenced, to a  
22 fenced corner post on the west line of Burleson-Manor Road;  
23 THENCE, along and with the east line of the said 77.92 acre tract  
24 and west line of Burleson-Manor Road, the following three (3)  
25 course and distances;  
26 1) S 29°52'56" W, 3129.27 feet to a 1/2 inch diameter steel pin  
27 set cap stamped Lenz & Assoc.;

1           2)S 44°27'00" W, 165.92 feet to a 1/2 inch diameter steel pin  
2 set with cap stamped Lenz & Assoc.;  
3 S 31°14'00" W, 413.61 feet to the PLACE OF BEGINNING, containing  
4 159.802 acres of land, more or less.

5           SECTION 3. (a) The legal notice of the intention to  
6 introduce this Act, setting forth the general substance of this  
7 Act, has been published as provided by law, and the notice and a  
8 copy of this Act have been furnished to all persons, agencies,  
9 officials, or entities to which they are required to be furnished  
10 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
11 Government Code.

12           (b) The governor, one of the required recipients, has  
13 submitted the notice and Act to the Texas Commission on  
14 Environmental Quality.

15           (c) The Texas Commission on Environmental Quality has filed  
16 its recommendations relating to this Act with the governor,  
17 lieutenant governor, and speaker of the house of representatives  
18 within the required time.

19           (d) All requirements of the constitution and laws of this  
20 state and the rules and procedures of the legislature with respect  
21 to the notice, introduction, and passage of this Act have been  
22 fulfilled and accomplished.

23           SECTION 4. This Act takes effect immediately if it receives  
24 a vote of two-thirds of all the members elected to each house, as  
25 provided by Section 39, Article III, Texas Constitution. If this  
26 Act does not receive the vote necessary for immediate effect, this  
27 Act takes effect September 1, 2019.