

By: Watson

S.B. No. 2498

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the creation of the Travis County Municipal Utility
3 District No. 25; granting a limited power of eminent domain;
4 providing authority to issue bonds; providing authority to impose
5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws
8 Code, is amended by adding Chapter 8025 to read as follows:

9 CHAPTER 8025. TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 25

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 8025.0101. DEFINITIONS. In this chapter:

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

13 (2) "Commission" means the Texas Commission on
14 Environmental Quality.

15 (3) "Director" means a board member.

16 (4) "District" means the Travis County Municipal
17 Utility District No. 25.

18 Sec. 8025.0102. NATURE OF DISTRICT. The district is a
19 municipal utility district created under Section 59, Article XVI,
20 Texas Constitution.

21 Sec. 8025.0103. CONFIRMATION AND DIRECTOR ELECTION
22 REQUIRED. The temporary directors shall hold an election to
23 confirm the creation of the district and to elect five permanent
24 directors as provided by Section 49.102, Water Code.

1 Sec. 8025.0104. CONSENT OF MUNICIPALITY REQUIRED. The
2 temporary directors may not hold an election under Section
3 8025.0103 until each municipality in whose corporate limits or
4 extraterritorial jurisdiction the district is located has
5 consented by ordinance or resolution to the creation of the
6 district and to the inclusion of land in the district.

7 Sec. 8025.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

8 (a) The district is created to serve a public purpose and benefit.

9 (b) The district is created to accomplish the purposes of:

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

12 (2) Section 52, Article III, Texas Constitution, that
13 relate to the construction, acquisition, improvement, operation,
14 or maintenance of macadamized, graveled, or paved roads, or
15 improvements, including storm drainage, in aid of those roads.

16 Sec. 8025.0106. INITIAL DISTRICT TERRITORY. (a) The
17 district is initially composed of the territory described by
18 Section 2 of the Act enacting this chapter.

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

23 (1) organization, existence, or validity;

24 (2) right to issue any type of bond for the purposes
25 for which the district is created or to pay the principal of and
26 interest on a bond;

27 (3) right to impose a tax; or

1 (4) legality or operation.

2 SUBCHAPTER B. BOARD OF DIRECTORS

3 Sec. 8025.0201. GOVERNING BODY; TERMS. (a) The district is
4 governed by a board of five elected directors.

5 (b) Except as provided by Section 8025.0202, directors
6 serve staggered four-year terms.

7 Sec. 8025.0202. TEMPORARY DIRECTORS. (a) The temporary
8 board consists of:

9 (1) Steven Stein;

10 (2) Keith Darden;

11 (3) Ruby Clotiere;

12 (4) Monica Hale; and

13 (5) Curtis K. Dyer.

14 (b) Temporary directors serve until the earlier of:

15 (1) the date permanent directors are elected under
16 Section 8025.0103; or

17 (2) the fourth anniversary of the effective date of
18 the Act enacting this chapter.

19 (c) If permanent directors have not been elected under
20 Section 8025.0103 and the terms of the temporary directors have
21 expired, successor temporary directors shall be appointed or
22 reappointed as provided by Subsection (d) to serve terms that
23 expire on the earlier of:

24 (1) the date permanent directors are elected under
25 Section 8025.0103; or

26 (2) the fourth anniversary of the date of the
27 appointment or reappointment.

1 (d) If Subsection (c) applies, the owner or owners of a
2 majority of the assessed value of the real property in the district
3 may submit a petition to the commission requesting that the
4 commission appoint as successor temporary directors the five
5 persons named in the petition. The commission shall appoint as
6 successor temporary directors the five persons named in the
7 petition.

8 SUBCHAPTER C. POWERS AND DUTIES

9 Sec. 8025.0301. GENERAL POWERS AND DUTIES. The district
10 has the powers and duties necessary to accomplish the purposes for
11 which the district is created.

12 Sec. 8025.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
13 DUTIES. The district has the powers and duties provided by the
14 general law of this state, including Chapters 49 and 54, Water Code,
15 applicable to municipal utility districts created under Section 59,
16 Article XVI, Texas Constitution.

17 Sec. 8025.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
18 52, Article III, Texas Constitution, the district may design,
19 acquire, construct, finance, issue bonds for, improve, operate,
20 maintain, and convey to this state, a county, or a municipality for
21 operation and maintenance macadamized, graveled, or paved roads, or
22 improvements, including storm drainage, in aid of those roads.

23 Sec. 8025.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
24 road project must meet all applicable construction standards,
25 zoning and subdivision requirements, and regulations of each
26 municipality in whose corporate limits or extraterritorial
27 jurisdiction the road project is located.

1 (b) If a road project is not located in the corporate limits
2 or extraterritorial jurisdiction of a municipality, the road
3 project must meet all applicable construction standards,
4 subdivision requirements, and regulations of each county in which
5 the road project is located.

6 (c) If the state will maintain and operate the road, the
7 Texas Transportation Commission must approve the plans and
8 specifications of the road project.

9 Sec. 8025.0305. COMPLIANCE WITH MUNICIPAL CONSENT
10 ORDINANCE OR RESOLUTION. The district shall comply with all
11 applicable requirements of any ordinance or resolution that is
12 adopted under Section 54.016 or 54.0165, Water Code, and that
13 consents to the creation of the district or to the inclusion of land
14 in the district.

15 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

16 Sec. 8025.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
17 The district may issue, without an election, bonds and other
18 obligations secured by:

19 (1) revenue other than ad valorem taxes; or

20 (2) contract payments described by Section 8025.0403.

21 (b) The district must hold an election in the manner
22 provided by Chapters 49 and 54, Water Code, to obtain voter approval
23 before the district may impose an ad valorem tax or issue bonds
24 payable from ad valorem taxes.

25 (c) The district may not issue bonds payable from ad valorem
26 taxes to finance a road project unless the issuance is approved by a
27 vote of a two-thirds majority of the district voters voting at an

1 election held for that purpose.

2 Sec. 8025.0402. OPERATION AND MAINTENANCE TAX. (a) If
3 authorized at an election held under Section 8025.0401, the
4 district may impose an operation and maintenance tax on taxable
5 property in the district in accordance with Section 49.107, Water
6 Code.

7 (b) The board shall determine the tax rate. The rate may not
8 exceed the rate approved at the election.

9 Sec. 8025.0403. CONTRACT TAXES. (a) In accordance with
10 Section 49.108, Water Code, the district may impose a tax other than
11 an operation and maintenance tax and use the revenue derived from
12 the tax to make payments under a contract after the provisions of
13 the contract have been approved by a majority of the district voters
14 voting at an election held for that purpose.

15 (b) A contract approved by the district voters may contain a
16 provision stating that the contract may be modified or amended by
17 the board without further voter approval.

18 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

19 Sec. 8025.0501. AUTHORITY TO ISSUE BONDS AND OTHER
20 OBLIGATIONS. The district may issue bonds or other obligations
21 payable wholly or partly from ad valorem taxes, impact fees,
22 revenue, contract payments, grants, or other district money, or any
23 combination of those sources, to pay for any authorized district
24 purpose.

25 Sec. 8025.0502. TAXES FOR BONDS. At the time the district
26 issues bonds payable wholly or partly from ad valorem taxes, the
27 board shall provide for the annual imposition of a continuing

1 direct ad valorem tax, without limit as to rate or amount, while all
2 or part of the bonds are outstanding as required and in the manner
3 provided by Sections 54.601 and 54.602, Water Code.

4 Sec. 8025.0503. BONDS FOR ROAD PROJECTS. At the time of
5 issuance, the total principal amount of bonds or other obligations
6 issued or incurred to finance road projects and payable from ad
7 valorem taxes may not exceed one-fourth of the assessed value of the
8 real property in the district.

9 SECTION 2. The Travis County Municipal Utility District No.
10 25 initially includes all the territory contained in the following
11 area:

12 DESCRIPTION OF 568.22 ACRES OF LAND IN THE D&W RR CO. SURVEY
13 NO. 101, THE M.F. CAMPBELL SURVEY NO. 98, AND THE W.B. CORWIN SURVEY
14 NO. 189, TRAVIS COUNTY, TEXAS; SAID 568.22 ACRES OF LAND BEING AREA
15 OF THE RESIDENTIAL LOTS AND STREETS OF THE PROPOSED MARSHALL'S
16 VISTA SUBDIVISION AND BEING ALL OF A CALLED 0.439 ACRE TRACT
17 DESCRIBED AS TRACT 2, A PORTION OF A CALLED 533.312 ACRE TRACT
18 DESCRIBED AS TRACT 1, AND BEING ALL OF A CALLED 6.336 ACRE TRACT
19 DESCRIBED AS TRACT 3, 25.408 ACRE TRACT DESCRIBED AS TRACT 4 AND A
20 1.903 ACRE TRACT DESCRIBED AS TRACT 5, DESCRIBED IN DEEDS TO
21 MARSHALL'S VISTA, LTD, OF RECORD IN DOCUMENT NO. 2000200222 AND
22 DOCUMENT NO. 2001039121, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
23 TEXAS, AND ALL OF A 1.815 ACRE TRACT AND A PORTION OF A 3.721 ACRE
24 TRACT DESCRIBED IN A DEED TO STEVEN MORSE, TRUSTEE OF RECORD IN
25 DOCUMENT NO. 1999139961, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
26 SAVE AND EXCEPT 207.59 ACRES OF LAND BEING LOTS 117-G THROUGH 126-G
27 (GOLF COURSE LOTS) AND LOT 130-FS OF THE SAID PROPOSED MARSHALL'S

1 VISTA SUBDIVISION FOR A NET AREA OF 360.63 ACRES; SAID 360.63 NET
2 ACRES OF LAND, AS SHOWN ON LOOMIS AUSTIN, INC. PLAN NO. 3084-C,
3 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4 BEGINNING at a 5/8-inch iron rod found for the most western
5 corner of said 533.312 acre tract, same being in the east line of a
6 called 101.00 acre tract described in a deed to Lago Vista
7 Independent School District of record in Volume 13174, Page 3008,
8 Real Property Records of Travis County, Texas, being the north
9 corner of Lot 74, Marshall's Harbor, a subdivision according to the
10 plat of record in Document No, 200000248, Official Public Records
11 of Travis County, Texas, being the most western corner and POINT OF
12 BEGINNING of the tract described herein;

13 THENCE, with the west line of said 533.312 acre tract, the
14 following eleven (11) courses and distances:

- 15 1. N 28° 33' 16" E, a distance of 134.52 feet to a 1/2-inch iron rod
16 found,
- 17 2. N 29° 44' 31" E, a distance of 302.92 feet to a 1/2-inch iron rod
18 found,
- 19 3. N 27° 37' 31" E, a distance of 694.17 feet to a 5/8-inch iron rod
20 found,
- 21 4. N 23° 01' 06" E, a distance of 298.86 feet to a 5/8-inch iron rod
22 found,
- 23 5. N 06° 39' 54" E, a distance of 95.69 feet to a 5/8-inch iron rod
24 found,
- 25 6. N 01° 18' 13" E, a distance of 148.31 feet to a 5/8-inch iron rod
26 found,
- 27 7. N 00° 20' 35" E, a distance of 148.14 feet to a 5/8-inch iron rod

1 found,

2 8. N 03° 13' 17" W, a distance of 197.02 feet to a 5/8-inch iron rod
3 found,

4 9. N 04° 41' 22" W, a distance of 174.43 feet to a 5/8-inch iron rod
5 found,

6 10. N 13° 17' 17" W, a distance of 120.49 feet to a 5/8-inch iron
7 rod found, and

8 11. N 17° 52' 27" W, a distance of 11.14 feet to a 1/2-inch iron rod
9 found for the south corner of said 0.439 acre tract and an angle
10 point in the west line of the tract described herein

11 THENCE with the west line of said 0.439 acre tract the
12 following three (3) courses and distances:

13 1. N 15° 05' 02" W, a distance of 119.06 feet to a 1/2-inch iron rod
14 found,

15 2. N 19° 41' 55" W a distance of 63.38 feet to a 1/2-inch iron rod
16 found, and

17 3. N 23° 29' 38" W, a distance of 100.20 feet to a 1/2-inch iron rod
18 found for the west corner of said 0.439 acre tract and the northwest
19 corner of the tract described herein;

20 THENCE, S 63° 09' 41" E, with the north line of said 0.439 acre
21 tract, a distance of 209.55 feet to a 1/2-inch iron rod found for
22 the east corner of said 0.439 acre tract, being an angle point in
23 the west line of said 533.312 acre tract and an angle point in the
24 north line of the tract described herein;

25 THENCE N 28° 50' 50" E, with the west line of said 533.312 acre
26 tract, a distance of 1,777.55 feet to a 1/2-inch iron rod found for
27 an angle point;

1 THENCE N 29° 05' 46" E, continuing with the west line of said
2 533.312 acre tract, a distance of 325.26 feet to a 1/2-inch iron rod
3 found for the northwest corner of said 533.312 acre tract and being
4 the northwest corner of the tract described herein;

5 THENCE with the north line of said 533.312 acre tract the
6 following three (3) courses and distances:

7 1. S 62° 01' 05" E a distance of 1,197.02 feet to a 1/2-inch iron
8 rod found for an angle point in the north line of said 533.312 acre
9 tract,

10 2. S 61° 56' 25" E a distance of 969.37 feet to a 1/2-inch iron rod
11 found for an angle point in the north line of said 533.312 acre
12 tract,

13 3. S 61° 58' 36" E a distance of 2,486.35 feet to a 1/2-inch iron
14 rod found for the northeast corner of said 533.312 acre tract, being
15 the northwest corner of Lot 18, Marshall's Point, a subdivision
16 according to the plat of record in Document No. 19990289, Official
17 Public Records of Travis County, Texas, and being the most northern
18 northeast corner;

19 THENCE S 28° 00' 37" W, with the east line of said 533.132 acre
20 tract, same being the west line of said Marshall's Point
21 subdivision, at a distance of 1,141.82 feet pass a 1/2-inch iron rod
22 found for the southwest corner of Lot 19, said Marshall's Point, and
23 continuing across said 533.132 acre tract for a total distance of
24 1,196.71 feet to a 1/2-inch iron rod with plastic cap stamped "LAI"
25 set in the north line of public right-of-way easement described in
26 Document Nos. 1999045815 and 2000127760, Official Public Records of
27 Travis County, Texas, said right-of-way easement known as

1 Marshall's Point Drive;

2 THENCE with the north line of said right-of-way easement,
3 being the arc of a curve to the right an arc distance of 151.21 feet,
4 having a radius of 1,730.00 feet and a chord bearing S 70° 58' 12" E a
5 distance of 151.16 feet to a 1/2-inch iron rod found for a corner in
6 the south line of said Lot 19, and being the west corner of a called
7 0.184 acre tract dedicated for additional public right-of-way by
8 the final plat of said Marshall's Point subdivision;

9 THENCE S 53° 19' 56" E continuing with the south line of said
10 Marshall's Point, same being the south terminus of Marshall's Point
11 Drive as dedicated by said final plat of Marshall's Point, for a
12 distance of 451.75 feet to a 1/2-inch iron rod found in the south
13 line of said public right-of-way easement described in Document
14 Nos. 1999045815 and 2000127760, Official Public Records of Travis
15 County, Texas;

16 THENCE with the south line of said right-of-way easement,
17 being a curve to the left, an arc distance of 599.54, having a
18 radius of 1,670.00 feet and a chord bearing N 63° 36' 51" W a
19 distance of 596.33 feet to a 1/2-inch iron rod with plastic cap
20 stamped "LAI" set for corner;

21 THENCE S 21° 37' 03" W, leaving the south ROW line of said
22 easement and crossing said 533.312 acre tract, a distance of 284.12
23 feet to a 1/2-inch iron rod set for corner;

24 THENCE with the north and east line of said 533.312 acre
25 tract, said 1.903 acre tract, said 25.408 acre tract, and said 6.336
26 acre tract, the following thirty (30) courses and distances:

27 1. S 54° 50' 47" E a distance of 246.76 feet to a calculated angle

- 1 point,
- 2 2. S 54° 26' 18" E a distance of 323.03 feet to a calculated angle
- 3 point,
- 4 3. S 54° 57' 45" E, a distance of 73.48 feet to a calculated angle
- 5 point,
- 6 4. S 41° 50' 04" E, a distance of 298.92 feet to a calculated angle
- 7 point;
- 8 5. S 47° 40' 07" W, a distance of 250.00 feet to a calculated angle
- 9 point,
- 10 6. S 69° 32' 50" W, a distance of 182.51 feet to a calculated angle
- 11 point,
- 12 7. S 18° 28' 05" E, a distance of 312.23 feet to a 1/2-inch iron rod
- 13 found for an angle point,
- 14 8. S 18° 48' 27" E, a distance of 199.40 feet to a 1-inch iron pipe
- 15 found for an angle point,
- 16 9. S 75° 58' 36" E, a distance of 167.44 feet to a 1-inch iron pipe
- 17 found for an angle point,
- 18 10. S 03° 30' 58" W, a distance of 91.15 feet to a 1-inch iron pipe
- 19 found for an angle point,
- 20 11. N 78° 56' 36" W, a distance of 126.63 feet to a 1-inch iron pipe
- 21 found for an angle point,
- 22 12. S 43° 57' 53" W, a distance of 169.13 feet to a 1-inch iron pipe
- 23 found for an angle point,
- 24 13. S 51° 52' 46" W, a distance of 36.85 feet to a 1-inch iron pipe
- 25 found for an angle point,
- 26 14. S 07° 32' 45" E, a distance of 259.13 feet to a 1-inch iron pipe
- 27 found for an angle point,

- 1 15. S 07° 39' 29" E, a distance of 73.40 feet to a 1-inch iron pipe
- 2 found for an angle point,
- 3 16. S 29° 53' 51" W, a distance of 82.19 feet to a 1-inch iron pipe
- 4 found for an angle point,
- 5 17. S 59° 11' 09" W, a distance of 114.76 feet to a 1-inch iron pipe
- 6 found for an angle point,
- 7 18. S 68° 39' 00" W, a distance of 129.56 feet to a 1-inch iron pipe
- 8 found for an angle point,
- 9 19. S 69° 10' 41" W, a distance of 119.97 feet to a 1-inch iron pipe
- 10 found for an angle point,
- 11 20. S 23° 48' 38" W, a distance of 104.01 feet to a 1-inch iron pipe
- 12 found for an angle point,
- 13 21. S 23° 46' 33" W, a distance of 98.90 feet to a 1-inch iron pipe
- 14 found for an angle point,
- 15 22. S 38° 49' 03" W, a distance of 96.75 feet to a 1-inch iron pipe
- 16 found for an angle point,
- 17 23. S 40° 34' 29" W, a distance of 100.13 feet to a 1-inch iron pipe
- 18 found for an angle point,
- 19 24. S 26° 32' 54" W, a distance of 100.17 feet to a 1-inch iron pipe
- 20 found for an angle point,
- 21 25. S 26° 48' 44" W, a distance of 100.29 feet to a 1-inch iron pipe
- 22 found for an angle point,
- 23 26. S 26° 49' 23" W, a distance of 204.20 feet to a 1/2-inch iron
- 24 rod found for an angle point,
- 25 27. S 79° 08' 18" W, a distance of 35.87 feet to a 1-inch iron pipe
- 26 found for an angle point,
- 27 28. S 80° 12' 16" W, a distance of 33.60 feet to a 1/2-inch iron rod

1 found for an angle point,
2 29. S 56° 27' 34" W, a distance of 38.06 feet to a 1-inch iron pipe
3 found for an angle point, and
4 30. S 31° 00' 56" W, a distance of 72.23 feet to a 1-inch iron pipe
5 found, for the southeast corner of said 25.408 acre tract, and being
6 the southeast corner of the tract described herein;

7 THENCE, with the south line of said 25.408 acre tract, the
8 following four (4) courses and distances:

- 9 1. N 55° 12' 54" W, a distance of 115.53 feet to a 1/2-inch iron rod
10 found for an angle point,
11 2. N 40° 30' 23" W, a distance of 191.74 feet to a 1/2-inch iron rod
12 found for an angle point,
13 3. N 72° 16' 50" W, at 42.18 feet passing a 1/2-inch iron rod with
14 plastic cap stamped "LAI" set, for a total distance of 45.92 feet to
15 a 1/2-inch iron rod found for an angle point, and
16 4. S 71° 40' 47" W, at 32.62 feet passing a 1/2-inch iron rod with
17 plastic cap stamped "LAI" set, for a total distance of 102.83 feet
18 to a 5/8-inch iron rod found for the southwest corner of said 25.408
19 acre tract, same being the north corner of said 6.336 acre tract;

20 THENCE with the east and south lines of said 6.336 acre tract
21 the following eight (8) courses and distances:

- 22 1. S 10° 44' 39" E, a distance of 326.31 feet to a 1/2-inch iron rod
23 found for and angle point,
24 2. S 12° 52' 20" E, a distance of 331.50 feet to a calculated angle
25 point,
26 3. N 74° 05' 18" E, a distance of 10.34 feet to a calculated angle
27 point,

1 4. S 02° 25' 48" E, a distance of 172.87 feet to a calculated angle
2 point,

3 5. S 19° 24' 55" W, a distance of 224.77 feet to a calculated angle
4 point,

5 6. S 58° 51' 02" W, a distance of 113.17 feet to calculated angle
6 point,

7 7. S 56° 20' 39" W, a distance of 221.85 feet to a calculated angle
8 point, and

9 8. N 35° 47' 59" W, a distance of 417.89 feet to a calculated angle
10 point for the southwest corner of said 6.336 acre tract, same being
11 the southeast corner of said 533.312 acre tract and an angle point
12 in the south line of the tract described herein;

13 THENCE with the south line of said 1.815 acre tract, being the
14 north line of said Marshall's Harbor subdivision the following
15 three (3) courses and distances:

16 1. N 17° 36' 21" W a distance of 387.70 feet to a calculated angle
17 point,

18 2. N 41° 18' 47" W a distance of 224.01 feet to a calculated angle
19 point, and

20 3. N 08° 03' 43" W a distance of 141.59 feet to a calculated point,
21 being the southwest corner of said 1.815 acre tract, same being in
22 the south line of said 533.312 acre tract and an angle point in the
23 south line of the tract described herein;

24 THENCE S 77° 23' 46" W, continuing with the south line of said
25 533.312 acre tract, being the north line of said Marshall's Harbor
26 subdivision a distance of 81.88 feet to a calculated angle point in
27 the north line of said Marshall's Harbor subdivision;

1 THENCE N 58° 27' 46" W, continuing with the south line of said
2 533.312 acre tract, being the north line of said Marshall's Harbor
3 subdivision a distance of 519.00 feet to a 1/2-inch iron rod found
4 at a point of curvature of a curve to the left;

5 THENCE continuing with the south line of said 533.312 acre
6 tract, being the north line of said Marshall's Harbor subdivision,
7 with the arc of said curve to the left an arc distance of 584.97
8 feet, having a radius of 850.00 feet and a chord bearing N 44° 50'
9 38" W a distance of 573.50 feet to a 1/2-inch iron rod found for an
10 angle point;

11 THENCE N 64° 33' 14" W, with the south line of said 533.312
12 acre tract, being the north line of said Marshall's Harbor
13 subdivision, at 665.24 feet passing 1/2-inch iron rod found and
14 continuing for a total distance of 1,410.17 feet to a 1/2-inch iron
15 rod found for an angle point;

16 THENCE, N 53° 51' 21" W, with the south line of said 533.312
17 acre tract, same being the north line of said Marshall's Harbor
18 subdivision, a distance of 1,736.03 feet to the POINT OF BEGINNING
19 and containing 568.22 acres of land, more or less.

20 SAVE AND EXCEPT THE FOLLOWING SEVEN TRACTS OF LAND WITHIN THE
21 BOUNDS OF THE ABOVE DESCRIBED 568.22 ACRES (BEING LOTS 117-G
22 THROUGH 126-G, THE GOLF COURSE LOTS AND LOT 130-FS OF THE PROPOSED
23 MARSHALL'S VISTA SUBDIVISION):

24 TRACT 117-G -- 7.54 ACRES

25 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
26 "LAI" set in the south line of Shoreline Ranch Drive, a varying
27 width public right-of-way easement described in the instruments of

1 record in Document No. 1999045815 and Document No. 2000127760,
2 Official Public Records of Travis County, Texas, and being the
3 southwest corner and POINT OF BEGINNING of the tract described
4 herein, from which a 5/8-inch iron rod found for the most western
5 corner of said 533.312 acre tract bears S 75° 35' 57" W a distance of
6 2,142.85 feet;

7 THENCE crossing said 533.312 acre tract with the south
8 right-of-way line of said Shoreline Ranch Drive, the following
9 three (3) course and distances:

10 1. with a curve to the right an arc distance of 528.92 feet, having
11 a radius of 1,560.00 feet and a chord bearing N 41° 19' 08" E, a
12 distance of 526.39 feet to a 1/2-inch iron found,

13 2. N 51° 00' 17" E, a distance of 192.66 feet to a 1/2-inch iron rod
14 found, and

15 3. with the arc of a curve to the left an arc distance of 46.35
16 feet, having a radius of 840.00 feet and a chord bearing N 49° 26'
17 23" E, a distance of 46.35 feet to a 1/2-inch iron rod found for the
18 northeast corner of the tract described herein and being at the
19 intersection of the southeast right-of-way line of said Shoreline
20 Drive and the southwest right-of-way line of Marshall's Point
21 Drive, a varying width public right-of-way easement described in
22 the instruments of record in Document No. 1999045815 and Document
23 No. 2000127760, Official Public Records of Travis County, Texas;

24 THENCE continuing across said 533.312 acre tract with the
25 southwest line of said Marshall's Point Drive the following three
26 (3) courses and distances:

27 1. with a curve to the right an arc distance of 74.67 feet, having

1 a radius of 50.00 feet and a chord bearing S 89° 08' 28" W, a distance
2 of 67.92 feet to a 1/2-inch iron found,

3 2. S 47° 59' 46" E a distance of 204.07 feet to a 1/2-inch iron rod
4 found, and

5 3. with the arc of a curve to the left an arc distance of 122.99
6 feet, having a radius of 730.00 feet and a chord bearing S 52° 49'
7 49" E a distance of 122.85 feet to a 1/2-inch iron rod with plastic
8 cap stamped "LAI" set,

9 THENCE leaving said right-of-way line of Marshall's Point
10 Drive and continuing across said 533.312 acre tract, the following
11 four (4) courses and distances:

12 1. S 32° 34' 07" W a distance of 166.55 feet to a 1/2-inch iron rod
13 with plastic cap stamped "LAI" set,

14 2. with the arc of a curve to the left an arc distance of 235.37
15 feet, having a radius of 75.00 feet and a chord bearing S 32° 28' 21"
16 W a distance of 150.00 feet to a 1/2-inch iron rod with plastic cap
17 stamped "LAI" set,

18 3. S 32° 22' 35" W a distance of 317.94 feet to a 1/2-inch iron rod
19 with plastic cap stamped "LAI" set, and

20 4. N 68° 43' 04" W a distance of 546.79 feet to the POINT OF
21 BEGINNING and containing 7.54 acres of land, more or less.

22 TRACT 118-G -- 30.62 ACRES

23 BEGINNING at a 5/8-inch iron rod found for the most western
24 corner of said 533.312 acre tract, same being in the east line of a
25 called 101.00 acre tract described in a deed to Lago Vista
26 Independent School District of record in Volume 13174, Page 3008,
27 Real Property Records of Travis County, Texas, being the north

1 corner of Lot 74, Marshall's Harbor, a subdivision according to the
2 plat of record in Document No, 200000248, Official Public Records
3 of Travis County, Texas, being the most western corner and POINT OF
4 BEGINNING of the tract described herein;

5 THENCE, with the west line of said 533.312 acre tract, the
6 following seven (7) courses and distances:

- 7 1. N 28° 33' 16" E, a distance of 134.52 feet to a 1/2-inch iron rod
8 found,
- 9 2. N 29° 44' 31" E, a distance of 302.92 feet to a 1/2-inch iron rod
10 found,
- 11 3. N 27° 37' 31" E, a distance of 694.17 feet to a 5/8-inch iron rod
12 found,
- 13 4. N 23° 01' 06" E, a distance of 298.86 feet to a 5/8-inch iron rod
14 found,
- 15 5. N 06° 39' 54" E, a distance of 95.69 feet to a 5/8-inch iron rod
16 found,
- 17 6. N 01° 18' 13" E, a distance of 148.31 feet to a 5/8-inch iron rod
18 found, and
- 19 7. N 00° 20' 35" E, a distance of 108.66 feet to a 1/2-inch iron rod
20 with plastic cap stamped "LAI" set for a western exterior corner of
21 the tract described herein;

22 THENCE leaving the west line of said 533.312 acre tract and
23 crossing said 533.312 acre tract with the perimeter of the tract
24 described herein the following nineteen (19) courses and distances:

- 25 1. N 61° 49' 18" E, a distance of 260.97 feet to a 1/2-inch iron rod
26 with plastic cap stamped "LAI" set,
- 27 2. S 45° 23' 25" E, a distance of 158.62 feet to a 1/2-inch iron rod

- 1 with plastic cap stamped "LAI" set,
- 2 3. S 16° 48' 43" E, a distance of 111.37 feet to a 1/2-inch iron rod
- 3 with plastic cap stamped "LAI" set,
- 4 4. S 13° 56' 29" W, a distance of 211.31 feet to a 1/2-inch iron rod
- 5 with plastic cap stamped "LAI" set,
- 6 5. S 08° 58' 24" E, a distance of 168.31 feet to a 1/2-inch iron rod
- 7 with plastic cap stamped "LAI" set,
- 8 6. S 19° 50' 50" W, a distance of 547.90 feet to a 1/2-inch iron rod
- 9 with plastic cap stamped "LAI" set,
- 10 7. with the arc of a curve to the left an arc distance of 190.84
- 11 feet, having a radius of 210.00 feet, and a chord bearing S 62° 57'
- 12 13" W, a distance of 184.34 feet to a 1/2-inch iron rod with plastic
- 13 cap stamped "LAI" set,
- 14 8. S 36° 55' 09" W, a distance of 63.88 feet to a 1/2-inch iron rod
- 15 with plastic cap stamped "LAI" set,
- 16 9. with the arc of a curve to the right an arc distance of 60.00
- 17 feet, having a radius of 470.00 feet and a chord bearing S 40° 34'
- 18 35" W a distance of 59.96 feet to a 1/2-inch iron rod with plastic
- 19 cap stamped "LAI" set,
- 20 10. S 44° 14' 01" W, a distance of 164.49 feet to a 1/2-inch iron
- 21 rod with plastic cap stamped "LAI" set,
- 22 11. with the arc of a curve to the left an arc distance of 286.19
- 23 feet, having a radius of 245.00 feet and a chord bearing S 10° 46'
- 24 08" W, a distance of 270.20 feet to a 1/2-inch iron rod with plastic
- 25 cap stamped "LAI" set,
- 26 12. S 22° 41' 45" E, a distance of 33.05 feet to a 1/2-inch iron rod
- 27 with plastic cap stamped "LAI" set,

1 13. with the arc of a curve to the left an arc distance of 136.11
2 feet, having a radius of 203.25 feet and a chord bearing S 41° 52'
3 48" E, a distance of 133.58 feet to a 1/2-inch iron rod with plastic
4 cap stamped "LAI" set,

5 14. with the arc of a curve to the left an arc distance of 65.54
6 feet, having a radius of 256.50 feet and a chord bearing S 68° 23'
7 04" E, a distance of 65.36 feet to a 1/2-inch iron rod with plastic
8 cap stamped "LAI" set,

9 15. with the arc of a curve to the left an arc distance of 124.25
10 feet, having a radius of 203.25 feet and a chord bearing N 86° 46'
11 59" E, a distance of 122.32 feet to a 1/2-inch iron rod with plastic
12 cap stamped "LAI" set,

13 16. with the arc of a curve to the right an arc distance of 25.57
14 feet, having a radius of 140.00 feet and a chord bearing N 74° 30'
15 09" E, a distance of 25.53 feet to a 1/2-inch iron rod with plastic
16 cap stamped "LAI" set,

17 17. S 57° 13' 20" E, a distance of 1,015.66 feet to a 1/2-inch iron
18 rod with plastic cap stamped "LAI" set,

19 18. with the arc of a curve to the right an arc distance of 103.55
20 feet, having a radius of 139.75 feet and a chord bearing S 35° 59'
21 38" E, a distance of 101.20 feet to a 1/2-inch iron rod with plastic
22 cap stamped "LAI" set, and

23 19. S 68° 44' 31" E, a distance of 227.13 feet to a 1/2-inch iron
24 rod with plastic cap stamped "LAI" set in the northwest
25 right-of-way line of Shoreline Drive a public right-of-way easement
26 described in the instruments of record in Document No. 1999045815
27 and Document No. 2000127760, Official Public Records of Travis

1 County, Texas;

2 THENCE continuing across said 533.312 acre tract with the
3 northwest right-of-way line of said Shoreline Drive, the following
4 three (3) courses and distances:

- 5 1. with the arc of a curve to the right an arc distance of 187.94
6 feet, having a radius of 650.00 feet and a chord bearing S 21° 11'
7 56" W, a distance of 187.28 feet to a 1/2-inch iron rod found,
8 2. S 60° 31' 04" E, a distance of 10.00 feet to a 1/2-inch iron rod
9 with plastic cap stamped "LAI" set, and
10 3. with the arc of a curve to the right an arc distance of 242.29
11 feet, having a radius of 660.00 feet and a chord bearing S 39° 59'
12 56" W, a distance of 240.93 feet to a 1/2-inch iron rod found in the
13 south line of said 533.312 acre tract, same being the north line of
14 Lot 67, said Marshall's Harbor, for the southeast corner of the
15 tract described herein;

16 THENCE with the south line of said 533.312 acre tract, same
17 being the north line of said Marshall's Harbor, the following two
18 (2) courses and distances:

- 19 1. N 64° 33' 14" W, a distance of 271.19 feet to a 1/2-inch iron rod
20 found, and
21 2. N 53° 51' 21" W, a distance of 1,736.03 feet to the POINT OF
22 BEGINNING and containing 30.62 acres of land, more or less.

23 TRACT LOT 119-G - 40.08 Acres

24 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
25 "LAI" set for southwestern corner and POINT OF BEGINNING of the
26 tract described herein, from which a 5/8-inch iron rod found for the
27 most western corner of said 533.312 acre tract bears S 22° 46' 53" W

1 a distance of 2,214.55 feet;

2 THENCE, crossing said 533.312 acre tract, the following four
3 (4) courses and distances:

- 4 1. N 34° 03' 38" E a distance of 831.26 feet to a 1/2-inch iron rod
5 with plastic cap stamped "LAI" set,
6 2. N 57° 32' 58" E a distance of 446.49 feet to a 1/2-inch iron rod
7 with plastic cap stamped "LAI" set,
8 3. with the arc of a curve to the left an arc distance of 185.06
9 feet, having a radius of 100.00 feet and a chord bearing N 04° 32'
10 01" E, a distance of 159.76 feet to a 1/2-inch iron rod with plastic
11 cap stamped "LAI" set, and
12 4. N 48° 28' 55" W a distance of 509.00 feet to a 1/2-inch iron rod
13 with plastic cap stamped "LAI" set in the west line of said 533.312
14 acre tract, same being the east line of Lagos Ranchos, a subdivision
15 according to the plat of record in Plat Book/Volume 49, Page 27,
16 Plat Records of Travis County, Texas;

17 THENCE, N 28° 50' 50" E, with the west line of said 533.312
18 acre tract, being the east line of said Lagos Ranchos, a distance of
19 457.77 feet to a 1/2-inch iron rod with plastic cap stamped "LAI"
20 set for the northwest corner of the tract described herein from
21 which a 1/2-inch iron rod found for the northwest corner of said
22 533.312 acre tract bears N 28° 50' 50" E a distance of 25.56 feet to a
23 1/2-inch iron rod found and N 29° 05' 46" E a distance of 325.26
24 feet;

25 THENCE, leaving the west line and crossing said 533.312 acre
26 tract, the following nine (9) courses and distances:

- 27 1. S 68° 25' 02" E, a distance of 907.98 feet to a 1/2-inch iron rod

1 with plastic cap stamped "LAI" set,
2 2. S 49° 43' 17" E a distance of 328.05 feet to a 1/2-inch iron rod
3 with plastic cap stamped "LAI" set,
4 3. S 55° 37' 28" E a distance of 300.57 feet to a 1/2-inch iron rod
5 with plastic cap stamped "LAI" set,
6 4. with the arc of a curve to the right an arc distance of 85.52
7 feet, having a radius of 175.00 feet and a chord bearing S 41° 37'
8 27" E, a distance of 84.67 feet to a 1/2-inch iron rod with plastic
9 cap stamped "LAI" set,
10 5. S 27° 37' 26" E, a distance of 254.88 feet to a 1/2-inch iron rod
11 with plastic cap stamped "LAI" set,
12 6. S 85° 02' 31" E a distance of 502.76 feet to a 1/2-inch iron rod
13 with plastic cap stamped "LAI" set,
14 7. S 59° 47' 31" E a distance of 653.67 feet to a 1/2-inch iron rod
15 with plastic cap stamped "LAI" set,
16 8. with the arc of a curve to the right an arc distance of 173.31
17 feet, having a radius of 175.00 feet and a chord bearing S 31° 25'
18 12" E, a distance of 166.32 feet to a 1/2-inch iron rod with plastic
19 cap stamped "LAI" set, and
20 9. S 03° 02' 53" E, a distance of 336.39 feet to a 1/2-inch iron rod
21 with plastic cap stamped "LAI" set in the curving west line of
22 Marshall's Point Drive a varying width public right-of-way easement
23 described in the said instrument of record in Document
24 No. 1999045815, Official Public Records of Travis County, Texas,
25 and being the northeast corner of the tract described herein,

26 THENCE with said west line of Marshall's Point Drive, being a
27 curve to the left, an arc distance of 200.44 feet, having a radius

1 of 545.00 feet and a chord bearing S 38° 32' 46" W, a distance of
2 199.31 feet to a 1/2-inch iron rod with plastic cap stamped "LAI"
3 set;

4 THENCE leaving the west right-of-way line of said Marshall's
5 Point Drive and crossing said 533.312 acre tract with the perimeter
6 of the tract described herein the following eighteen (18) courses
7 and distances:

- 8 1. N 61° 37' 02" W a distance of 298.94 feet to a 1/2-inch iron rod
9 with plastic cap stamped "LAI" set,
- 10 2. N 17° 49' 35" E a distance of 99.44 feet to a 1/2-inch iron rod
11 with plastic cap stamped "LAI" set,
- 12 3. with the arc of a curve to the left an arc distance of 204.64
13 feet, having a radius of 150.00 feet and a chord bearing N 21° 25'
14 35" W, a distance of 189.13 feet to a 1/2-inch iron rod with plastic
15 cap stamped "LAI" set,
- 16 4. N 60° 30' 32" W, a distance of 284.96 feet to a 1/2-inch iron rod
17 with plastic cap stamped "LAI" set,
- 18 5. N 61° 42' 09" W, a distance of 174.79 feet to a 1/2-inch iron rod
19 with plastic cap stamped "LAI" set,
- 20 6. N 70° 10' 48" W, a distance of 113.87 feet to a 1/2-inch iron rod
21 with plastic cap stamped "LAI" set,
- 22 7. N 71° 42' 37" W a distance of 683.37 feet to a 1/2-inch iron rod
23 with plastic cap stamped "LAI" set,
- 24 8. with a curve to the right an arc distance of 137.03 feet, having
25 a radius of 75.00 feet, and a chord bearing N 19° 18' 25" W, a
26 distance of 118.75 feet to a 1/2-inch iron rod with plastic cap
27 stamped "LAI" set,

1 9. with the arc of a curve to the left an arc distance of 72.50
2 feet, having a radius of 50.00 feet and a chord bearing N 08° 30' 12"
3 W, a distance of 66.31 feet to a 1/2-inch iron rod with plastic cap
4 stamped "LAI" set,
5 10. N 50° 02' 26" W, a distance of 457.96 feet to a 1/2-inch iron
6 rod with plastic cap stamped "LAI" set,
7 11. N 54° 46' 49" W, a distance of 400.36 feet to a 1/2-inch iron
8 rod with plastic cap stamped "LAI" set,
9 12. S 50° 01' 55" W, a distance of 134.64 feet to a 1/2-inch iron
10 rod with plastic cap stamped "LAI" set,
11 13. S 29° 21' 42" E, a distance of 449.67 feet to a 1/2-inch iron
12 rod with plastic cap stamped "LAI" set,
13 14. with the arc of a curve to the right an arc distance of 264.99
14 feet, having a radius of 175.00 feet and a chord bearing S 14° 01'
15 01" W, a distance of 240.39 feet to a 1/2-inch iron rod with plastic
16 cap stamped "LAI" set,
17 15. S 57° 23' 44" W a distance of 513.23 feet to a 1/2-inch iron rod
18 with plastic cap stamped "LAI" set, and
19 16. S 47° 13' 53" W, a distance of 908.64 feet to a 1/2-inch iron
20 rod with plastic cap stamped "LAI" set;
21 17. with the arc of a curve to the right an arc distance of 93.69
22 feet, having a radius of 150.00 feet and a chord bearing N 18° 38'
23 11" W, a distance of 92.17 feet to a 1/2-inch iron rod with plastic
24 cap stamped "LAI" set, and
25 18. N 00° 44' 35" W a distance of 111.24 feet to the POINT OF
26 BEGINNING and containing 40.08 acres of land, more or less.

27 TRACT 120-G - 9.72 ACRES

1 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
2 "LAI" set for the southwest corner and POINT OF BEGINNING of the
3 tract described herein, from which a 5/8-inch iron rod found for the
4 most western corner of said 533.312 acre tract bears S 59° 36' 50" W
5 a distance of 3,227.74 feet;

6 THENCE crossing said 533.312 acre tract with the perimeter of
7 the tract described herein the following eight (8) courses and
8 distances:

9 1. N 01° 40' 58" E, a distance of 52.36 feet to a 1/2-inch iron rod
10 with plastic cap stamped "LAI" set for a point of curvature of a
11 curve to the right,

12 2. with the arc of a curve to the right an arc distance of 91.68
13 feet, having a radius of 150.00 feet, and a chord bearing N 19° 11'
14 33" E a distance of 90.26 feet to a 1/2-inch iron rod with plastic
15 cap stamped "LAI" set,

16 3. N 36° 42' 07" E, a distance of 88.05 feet to a 1/2-inch iron rod
17 with plastic cap stamped "LAI" set,

18 4. N 86° 49' 22" E, a distance of 82.13 feet to a 1/2-inch iron rod
19 with plastic cap stamped "LAI" set,

20 5. with the arc of a curve to the right an arc distance of 166.58
21 feet, having a radius of 175.00 feet, and a chord bearing S 65° 54'
22 30" E a distance of 160.36 feet to a 1/2-inch iron rod with plastic
23 cap stamped "LAI" set,

24 6. S 38° 38' 22" E, a distance of 211.89 feet to a 1/2-inch iron rod
25 with plastic cap stamped "LAI" set,

26 7. with the arc of a curve to the left an arc distance of 192.99
27 feet, having a radius of 175.00 feet, and a chord bearing S 70° 13'

1 54" E a distance of 183.35 feet to a 1/2-inch iron rod with plastic
2 cap stamped "LAI" set, and

3 8. N 78° 10' 34" E, a distance of 651.15 feet to a 1/2-inch iron rod
4 with plastic cap stamped "LAI" set in the west right-of-way line of
5 Marshall's Point Drive, a varying width public right-of-way
6 easement described in the instrument of record in Document
7 1999045815, Official Public Records of Travis County, Texas, and
8 being the northeast corner of the tract described herein;

9 THENCE with the west right-of-way line of said Shoreline
10 Ranch Drive, being a curve to the left, an arc distance of 158.01
11 feet, having a radius of 745.00 feet and a chord bearing S 13° 20'
12 07" W a distance of 157.72 feet to a 1/2-inch iron rod with plastic
13 cap stamped "LAI" set for the southeast corner of the tract
14 described herein;

15 THENCE leaving said right-of-way and continuing across said
16 533.312 acre tract with the perimeter of the tract described herein
17 the following four (4) courses and distances:

18 1. S 64° 51' 53" W, a distance of 669.06 feet to a 1/2-inch iron rod
19 with plastic cap stamped "LAI" set,

20 2. S 64° 52' 14" W, a distance of 218.28 feet to a 1/2-inch iron rod
21 with plastic cap stamped "LAI" set,

22 3. with the arc of a curve to the right an arc distance of 271.86
23 feet, having a radius of 175.00 feet, and a chord bearing N 69° 42'
24 49" W a distance of 245.34 feet to a 1/2-inch iron rod with plastic
25 cap stamped "LAI" set, and

26 4. N 25° 12' 32" W, a distance of 433.39 feet to the POINT OF
27 BEGINNING and containing 9.72 acres of land, more or less.

1 TRACT 121-G -- 15.03 ACRES

2 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
3 "LAI" set in the north line of Shoreline Ranch Drive, a varying
4 width public right-of-way easement described in the instruments of
5 record in Document No. 1999045815 and Document No. 2000127760,
6 Official Public Records of Travis County, Texas, and being the a
7 southeast corner and POINT OF BEGINNING of the tract described
8 herein, from which a 5/8-inch iron rod found for the most western
9 corner of said 533.312 acre tract bears S 69° 04' 42" W a distance of
10 2,374.54 feet;

11 THENCE crossing said 533.312 acre tract with the perimeter of
12 the tract described herein the following twenty-nine (29) courses
13 and distances:

14 1. N 44° 00' 53" W a distance of 397.20 feet to a 1/2-inch iron rod
15 with plastic cap stamped "LAI" set,

16 2. S 68° 30' 00" W a distance of 28.60 feet to a 1/2-inch iron rod
17 with plastic cap stamped "LAI" set,

18 3. with the arc of a curve to the right an arc distance of 426.16
19 feet, having a radius of 175.00 feet and a chord bearing S 61° 28'
20 35" W a distance of 328.40 feet to a 1/2-inch iron rod with plastic
21 cap stamped "LAI" set,

22 4. N 48° 45' 36" W a distance of 284.02 feet to a 1/2-inch iron rod
23 with plastic cap stamped "LAI" set,

24 5. with the arc of a curve to the left an arc distance of 66.05
25 feet, having a radius of 210.00 feet and a chord bearing N 42° 03'
26 00" W a distance of 65.78 feet to a 1/2-inch iron rod with plastic
27 cap stamped "LAI" set,

- 1 6. N 51° 03' 36" W a distance of 183.98 feet to a 1/2-inch iron rod
2 with plastic cap stamped "LAI" set,
- 3 7. with the arc of a curve to the right an arc distance of 126.81
4 feet, having a radius of 150.00 feet and a chord bearing N 26° 50'
5 28" W a distance of 123.07 feet to a 1/2-inch iron rod with plastic
6 cap stamped "LAI" set,
- 7 8. N 02° 37' 21" W a distance of 58.87 feet to a 1/2-inch iron rod
8 with plastic cap stamped "LAI" set,
- 9 9. with the arc of a curve to the right an arc distance of 15.17
10 feet, having a radius of 210.00 feet and a chord bearing N 04° 41'
11 32" W a distance of 15.17 feet to a 1/2-inch iron rod with plastic
12 cap stamped "LAI" set,
- 13 10. N 54° 33' 55" E a distance of 57.27 feet to a 1/2-inch iron rod
14 with plastic cap stamped "LAI" set,
- 15 11. S 65° 12' 35" E a distance of 663.44 feet to a rod 1/2-inch iron
16 rod with plastic cap stamped "LAI" set,
- 17 12. with the arc of a curve to the right an arc distance of 123.50
18 feet, having a radius of 175.00 feet and a chord bearing S 44° 59'
19 34" E a distance of 120.95 feet to a 1/2-inch iron rod with plastic
20 cap stamped "LAI" set,
- 21 13. N 68° 30' 00" E a distance of 44.05 feet to a 1/2-inch iron rod
22 with plastic cap stamped "LAI" set,
- 23 14. with the arc of a curve to the right an arc distance of 216.72
24 feet, having a radius of 175.00 feet and a chord bearing N 17° 15'
25 13" E a distance of 203.14 feet to a 1/2-inch iron rod with plastic
26 cap stamped "LAI" set,
- 27 15. N 52° 43' 54" E a distance of 324.40 feet to a 1/2-inch iron rod

1 with plastic cap stamped "LAI" set,
2 16. N 38° 53' 41" E a distance of 933.85 feet to a 1/2-inch iron rod
3 with plastic cap stamped "LAI" set,
4 17. S 63° 29' 30" E a distance of 6.19 feet to a 1/2-inch iron rod
5 with plastic cap stamped "LAI" set,
6 18. with the arc of a curve to the left an arc distance of 86.26
7 feet, having a radius of 630.00 feet and a chord bearing S 67° 24'
8 51" E a distance of 86.19 feet to a 1/2-inch iron rod with plastic
9 cap stamped "LAI" set,
10 19. S 71° 20' 12" E a distance of 16.81 feet to a 1/2-inch iron rod
11 with plastic cap stamped "LAI" set,
12 20. with the arc of a curve to the right an arc distance of 38.33
13 feet, having a radius of 25.00 feet and a chord bearing S 27° 24' 51"
14 E a distance of 34.68 feet to a 1/2-inch iron rod with plastic cap
15 stamped "LAI" set,
16 21. S 16° 30' 30" W a distance of 255.48 feet to a 1/2-inch iron rod
17 with plastic cap stamped "LAI" set,
18 22. with the arc of a curve to the right an arc distance of 52.87
19 feet, having a radius of 150.00 feet and a chord bearing S 26° 36'
20 19" W a distance of 52.59 feet to a 1/2-inch iron rod with plastic
21 cap stamped "LAI" set,
22 23. S 36° 42' 07" W a distance of 167.74 feet to a 1/2-inch iron rod
23 with plastic cap stamped "LAI" set,
24 24. with the arc of a curve to the left an arc distance of 87.91
25 feet, having a radius of 210.00 feet and a chord bearing S 24° 42'
26 36" W a distance of 87.27 feet to a 1/2-inch iron rod with plastic
27 cap stamped "LAI" set,

1 25. S 25° 14' 45" W a distance of 361.02 feet to a 1/2-inch iron rod
2 with plastic cap stamped "LAI" set,
3 26. S 50° 37' 52" W a distance of 462.70 feet to a 1/2-inch iron rod
4 with plastic cap stamped "LAI" set,
5 27. with the arc of a curve to the right an arc distance of 188.98
6 feet, having a radius of 175.00 feet and a chord bearing S 81° 34'
7 03" W a distance of 179.93 feet to a 1/2-inch iron rod with plastic
8 cap stamped "LAI" set,
9 28. S 45° 59' 07" W a distance of 14.49 feet to a 1/2-inch iron rod
10 with plastic cap stamped "LAI" set, and
11 29. S 44° 00' 53" E a distance of 289.26 feet a 1/2-inch iron rod
12 with plastic cap stamped "LAI" set in the north line of said
13 Shoreline Ranch Drive;

14 THENCE with the arc of a curve to the left, along the north
15 line of said Shoreline Ranch Drive, an arc distance of 20.01 feet,
16 having a radius of 1,640.00 feet and a chord bearing S 44° 01' 30" W a
17 distance of 20.01 feet to the POINT OF BEGINNING and containing
18 15.03 acres of land, more or less.

19 TRACT 122-G -- 11.10 ACRES

20 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
21 "LAI" set in the west line of Shoreline Ranch Drive, a varying width
22 public right-of-way easement described in the instruments of record
23 in Document 1999045815 and Document No. 2000127760 Official Public
24 Records of Travis County, Texas, and being the southwest corner and
25 POINT OF BEGINNING of the tract described herein, from which a
26 5/8-inch iron rod found for the most western corner of said 533.312
27 acre tract bears S 83° 14' 55" W a distance of 1,829.29 feet;

1 THENCE crossing said 533.312 acre tract with the perimeter of
2 the tract described herein the following fourteen (14) courses and
3 distances:

- 4 1. with the arc of a curve to the right an arc distance of 37.49
5 feet, having a radius of 25.00 feet and a chord bearing S 58° 26' 18"
6 W a distance of 34.07 feet to a 1/2-inch iron rod with plastic cap
7 stamped "LAI" set,
- 8 2. N 78° 36' 15" W, a distance of 22.41 feet to a 1/2-inch iron rod
9 with plastic cap stamped "LAI" set,
- 10 3. with the arc of a curve to the left an arc distance of 117.18
11 feet, having a radius of 210.00 feet and a chord bearing S 85° 24'
12 37" W a distance of 115.67 feet to a 1/2-inch iron rod with plastic
13 cap stamped "LAI" set,
- 14 4. S 69° 25' 29" W, a distance of 342.08 feet to a 1/2-inch iron rod
15 with plastic cap stamped "LAI" set,
- 16 5. with the arc of a curve to the right an arc distance of 152.09
17 feet, having a radius of 470.00 feet and a chord bearing S 78° 41'
18 41" W a distance of 151.42 feet to a 1/2-inch iron rod with plastic
19 cap stamped "LAI" set,
- 20 6. S 87° 57' 53" W, a distance of 185.09 feet to a 1/2-inch iron rod
21 with plastic cap stamped "LAI" set,
- 22 7. with the arc of a curve to the left an arc distance of 32.21
23 feet, having a radius of 530.00 feet and a chord bearing S 86° 13'
24 26" W a distance of 32.20 feet to a 1/2-inch iron rod with plastic
25 cap stamped "LAI" set,
- 26 8. N 51° 43' 28" W, a distance of 83.08 feet to a 1/2-inch iron rod
27 with plastic cap stamped "LAI" set,

- 1 9. with the arc of a curve to the right an arc distance of 410.73
2 feet, having a radius of 176.20 feet and a chord bearing N 15° 03'
3 17" E a distance of 323.86 feet to a 1/2-inch iron rod with plastic
4 cap stamped "LAI" set,
5 10. N 81° 50' 03" E, a distance of 323.09 feet to a 1/2-inch iron
6 rod with plastic cap stamped "LAI" set,
7 11. with the arc of a curve to the left an arc distance of 129.79
8 feet, having a radius of 300.00 feet and a chord bearing N 69° 26'
9 25" E a distance of 128.78 feet to a 1/2-inch iron rod with plastic
10 cap stamped "LAI" set,
11 12. N 57° 02' 47" E, a distance of 694.43 feet to a 1/2-inch iron
12 rod with plastic cap stamped "LAI" set,
13 13. with the arc of a curve to the right an arc distance of 140.37
14 feet, having a radius of 100.00 feet and a chord bearing S 82° 44'
15 24" E a distance of 129.13 feet to a 1/2-inch iron rod with plastic
16 cap stamped "LAI" set, and
17 14. S 42° 31' 38" E, a distance of 63.42 feet to a 1/2-inch iron rod
18 with plastic cap stamped "LAI" set in the north right-of-way line of
19 said Shoreline Ranch Drive for the northeast corner of the tract
20 described herein;

21 THENCE continuing across said 533.312 acre tract with the
22 north right-of-way line of said Shoreline Ranch Drive the following
23 four (4) courses and distances:

- 24 1. with the arc of a curve to the left an arc distance of 345.03
25 feet, having a radius of 1,640.00 feet and a chord bearing S 35° 33'
26 13" W a distance of 344.39 feet to a 1/2-inch iron rod found,
27 2. N 60° 28' 25" W, a distance of 9.99 feet to a 1/2-inch iron rod

1 found,

2 3. S 29° 32' 22" W, a distance of 165.78 feet to a 1/2-inch iron rod
3 found, and

4 4. with the arc of a curve to the left an arc distance of 183.66
5 feet, having a radius of 750.00 feet and a chord bearing S 22° 29'
6 46" W a distance of 183.20 feet to the POINT OF BEGINNING and
7 containing 11.10 acres of land, more or less.

8 TRACT 123-G-1 - 47.81 ACRES

9 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
10 "LAI" set in the south line of Marshall's Point Drive, a varying
11 width public right-of-way easement described in the instrument of
12 record in Document No. 1999045815, Official Public Records of
13 Travis County, Texas, and being the northwest corner and POINT OF
14 BEGINNING of the tract described herein, from which a 5/8-inch iron
15 rod found for the most western corner of said 533.312 acre tract
16 bears S 73° 26' 25" W a distance of 3,052.05 feet;

17 THENCE with the south right-of-way line of said Marshall's
18 Point Drive the following six (6) courses and distances:

19 1. with the arc of a curve to the left an arc distance of 517.15
20 feet, having a radius of 730.00 feet, and a chord bearing S 77° 57'
21 06" E a distance of 506.40 to a 1/2-inch iron rod found,

22 2. N 81° 44' 31" E, a distance of 264.45 feet to a 1/2-inch iron rod
23 found,

24 3. S 08° 15' 29" E, a distance of 10.00 feet to a 1/2-inch iron rod
25 found,

26 4. N 81° 44' 31" E, a distance of 300.00 feet to a 1/2-inch iron rod
27 found,

1 5. N 08° 15' 29" W, a distance of 10.00 feet to a 1/2-inch iron rod
2 with plastic cap stamped "LAI" set, and

3 6. N 81° 44' 31" E, a distance of 106.89 feet to a 1/2-inch iron rod
4 with plastic cap stamped "LAI" set;

5 THENCE leaving said right-of-way and crossing said 533.312
6 acre tract with the perimeter of the tract described herein the
7 following five (5) courses and distances:

8 1. S 69° 09' 10" E, a distance of 132.64 feet to a 1/2-inch iron rod
9 with plastic cap stamped "LAI" set,

10 2. with the arc of a curve to the right an arc distance of 377.77
11 feet, having a radius of 175.00 feet, and a chord bearing S 07° 18'
12 43" E a distance of 308.57 feet to a 1/2-inch iron rod with plastic
13 cap stamped "LAI" set,

14 3. S 00° 12' 23" W, a distance of 49.37 feet to a 1/2-inch iron rod
15 with plastic cap stamped "LAI" set,

16 4. S 81° 16' 49" E, a distance of 376.58 feet to a 1/2-inch iron rod
17 with plastic cap stamped "LAI" set, and

18 5. N 02° 52' 37" W, a distance of 533.20 feet to a 1/2-inch iron rod
19 with plastic cap stamped "LAI" set in the south line of said
20 Marshall's Point Drive;

21 THENCE with the south right-of-way line of said Marshall's
22 Point Drive, being a curve to the right an arc distance of 203.30
23 feet, having a radius of 1670.00 feet, and a chord bearing N 87° 13'
24 08" E a distance of 203.17 feet to a 1/2-inch iron rod with plastic
25 cap stamped "LAI" set,

26 THENCE leaving the south right-of-way line of said Marshall's
27 Point Drive and continuing across said 533.312 acre tract, with the

1 perimeter of the tract described herein the following forty-five
2 (45) courses and distances:

- 3 1. with the arc of said curve to the right an arc distance of 40.03
4 feet, having a radius of 25.00 feet, and a chord bearing S 43° 25'
5 14" E a distance of 35.89 feet to a 1/2-inch iron rod with plastic
6 cap stamped "LAI" set,
- 7 2. S 02° 27' 09" W, a distance of 171.62 feet to a 1/2-inch iron rod
8 with plastic cap stamped "LAI" set,
- 9 3. with the arc of a curve to the left an arc distance of 130.81
10 feet, having a radius of 210.00 feet, and a chord bearing S 15° 23'
11 34" E a distance of 128.71 feet to a 1/2-inch iron rod with plastic
12 cap stamped "LAI" set,
- 13 4. S 20° 42' 36" E, a distance of 326.05 feet to a 1/2-inch iron rod
14 with plastic cap stamped "LAI" set,
- 15 5. with the arc of said curve to the right an arc distance of
16 599.86 feet, having a radius of 175.00 feet, and a chord bearing S
17 77° 29' 21" W a distance of 346.42 feet to a 1/2-inch iron rod with
18 plastic cap stamped "LAI" set,
- 19 6. S 82° 40' 51" W, a distance of 478.76 feet to a 1/2-inch iron rod
20 with plastic cap stamped "LAI" set,
- 21 7. with the arc of said curve to the left an arc distance of 87.06
22 feet, having a radius of 210.00 feet, and a chord bearing S 82° 40'
23 51" W a distance of 86.44 feet to a 1/2-inch iron rod with plastic
24 cap stamped "LAI" set,
- 25 8. S 82° 40' 51" W, a distance of 260.76 feet to a 1/2-inch iron rod
26 with plastic cap stamped "LAI" set,
- 27 9. S 59° 39' 19" W, a distance of 406.90 feet to a 1/2-inch iron rod

- 1 with plastic cap stamped "LAI" set,
- 2 10. with the arc of said curve to the right an arc distance of
- 3 16.95 feet, having a radius of 175.00 feet, and a chord bearing S 62°
- 4 25' 48" W a distance of 16.94 feet to a 1/2-inch iron rod with
- 5 plastic cap stamped "LAI" set,
- 6 11. S 21° 31' 09" E, a distance of 313.66 feet to a 1/2-inch iron
- 7 rod with plastic cap stamped "LAI" set,
- 8 12. with the arc of said curve to the right an arc distance of
- 9 72.65 feet, having a radius of 75.00 feet, and a chord bearing S 76°
- 10 06' 30" E a distance of 69.84 feet to a 1/2-inch iron rod with
- 11 plastic cap stamped "LAI" set,
- 12 13. S 49° 19' 18" E, a distance of 797.33 feet to a calculated
- 13 point,
- 14 14. N 84° 54' 11" E, a distance of 456.60 feet to a calculated
- 15 point,
- 16 15. N 40° 47' 54" E, a distance of 80.91 feet to a calculated point,
- 17 16. N 34° 32' 39" W, a distance of 169.27 feet to a calculated
- 18 point,
- 19 17. N 85° 00' 14" E, a distance of 61.97 feet to a calculated point,
- 20 18. S 77° 37' 22" E, a distance of 174.68 feet a calculated point,
- 21 19. N 70° 26' 29" E, a distance of 66.80 feet to a calculated point,
- 22 20. N 77° 47' 23" E, a distance of 74.13 feet to a calculated point,
- 23 21. S 79° 53' 59" E, a distance of 91.75 feet to a calculated point,
- 24 22. S 14° 00' 37" E, a distance of 208.07 feet to a calculated
- 25 point,
- 26 23. S 43° 58' 01" W, a distance of 410.18 feet to a 1/2-inch iron
- 27 rod with plastic cap stamped "LAI" set,

- 1 24. S 10° 28' 00" E, a distance of 99.70 feet to a 1/2-inch iron rod
2 with plastic cap stamped "LAI" set,
- 3 25. with the arc of a curve to the right an arc distance of 115.12
4 feet, having a radius of 75.00 feet, and a chord bearing S 33° 30'
5 20" W a distance of 104.15 feet to a 1/2-inch iron rod with plastic
6 cap stamped "LAI" set,
- 7 26. S 77° 28' 40" W, a distance of 844.10 feet to a 1/2-inch iron
8 rod with plastic cap stamped "LAI" set,
- 9 27. N 88° 46' 31" W, a distance of 157.33 feet to a 1/2-inch iron
10 rod with plastic cap stamped "LAI" set,
- 11 28. with the arc of said curve to the left an arc distance of 9.20
12 feet, having a radius of 203.25 feet, and a chord bearing N 40° 16'
13 53" W a distance of 9.20 feet to a 1/2-inch iron rod with plastic cap
14 stamped "LAI" set,
- 15 29. with the arc of said curve to the right an arc distance of
16 38.23 feet, having a radius of 165.00 feet, and a chord bearing N 34°
17 56' 27" W a distance of 38.15 feet to a 1/2-inch iron rod with
18 plastic cap stamped "LAI" set,
- 19 30. N 28° 18' 11" W, a distance of 125.22 feet to a 1/2-inch iron
20 rod with plastic cap stamped "LAI" set,
- 21 31. with the arc of a curve to the right an arc distance of 46.17
22 feet, having a radius of 140.00 feet, and a chord bearing N 18° 51'
23 17" W a distance of 45.96 feet to a 1/2-inch iron rod with plastic
24 cap stamped "LAI" set,
- 25 32. with the arc of a curve to the left an arc distance of 67.03
26 feet, having a radius of 203.25 feet, and a chord bearing N 18° 51'
27 17" W a distance of 66.73 feet to a 1/2-inch iron rod with plastic

1 cap stamped "LAI" set,
2 33. N 28° 18' 11" W, a distance of 31.28 feet to a 1/2-inch iron rod
3 with plastic cap stamped "LAI" set,
4 34. with the arc of a curve to the left an arc distance of 22.25
5 feet, having a radius of 203.25 feet, and a chord bearing N 31° 26'
6 19" W a distance of 22.23 feet to a 1/2-inch iron rod with plastic
7 cap stamped "LAI" set,
8 35. with the arc of a curve to the right an arc distance of 222.92
9 feet, having a radius of 175.00 feet, and a chord bearing N 19° 39'
10 49" E a distance of 208.15 feet to a 1/2-inch iron rod with plastic
11 cap stamped "LAI" set,
12 36. N 56° 09' 21" E, a distance of 100.06 feet to a 1/2-inch iron
13 rod with plastic cap stamped "LAI" set,
14 37. N 33° 50' 39" W, a distance of 598.82 feet to a 1/2-inch iron
15 rod with plastic cap stamped "LAI" set,
16 38. with the arc of said curve to the right an arc distance of
17 125.86 feet, having a radius of 75.00 feet, and a chord bearing N 12°
18 44' 42" E a distance of 111.60 feet to a 1/2-inch iron rod with
19 plastic cap stamped "LAI" set,
20 39. N 21° 31' 09" W, a distance of 313.66 feet to a 1/2-inch iron
21 rod with plastic cap stamped "LAI" set,
22 40. with the arc of a curve to the right an arc distance of 499.71
23 feet, having a radius of 175.00 feet, and a chord bearing N 26° 26'
24 22" W a distance of 346.43 feet to a 1/2-inch iron rod with plastic
25 cap stamped "LAI" set,
26 41. N 58° 17' 37" E, a distance of 170.62 feet to a 1/2-inch iron
27 rod with plastic cap stamped "LAI" set,

1 42. N 00° 12' 23" E, a distance of 147.22 feet to a 1/2-inch iron
2 rod with plastic cap stamped "LAI" set,
3 43. N 78° 22' 08" W, a distance of 645.52 feet to a 1/2-inch iron
4 rod with plastic cap stamped "LAI" set,
5 44. with the arc of a curve to the right an arc distance of 263.03
6 feet, having a radius of 75.00 feet, and a chord bearing N 22° 05'
7 59" E a distance of 147.50 feet to a 1/2-inch iron rod with plastic
8 cap stamped "LAI" set, and
9 45. N 32° 34' 07" E, a distance of 166.55 feet to the POINT OF
10 BEGINNING and containing 47.81 acres of land, more or less.

11 TRACT 124-G -- 17.14 ACRES

12 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
13 "LAI" set in the south line of Lakeshore Drive, a public
14 right-of-way easement described in the instruments of record in
15 Document No. 1999045815 and Document No. 2000127760, Official
16 Public Records of Travis County, Texas, being a northern corner and
17 the POINT OF BEGINNING of the tract described herein, from which a
18 5/8-inch iron rod found for the most western corner of said 533.312
19 acre tract bears N 87° 11' 41" W a distance of 2,175.29 feet;

20 THENCE across said 533.312 acre tract, with the south line of
21 said Lakeshore Drive, the following three (3) courses and
22 distances:

23 1. N 80° 37' 33" E, a distance of 97.47 feet to a 1/2-inch iron rod
24 with plastic cap stamped "LAI" set for a point of curvature of a
25 curve to the right,

26 2. with the arc of a curve to the right an arc distance of 338.10
27 feet, having a radius of 345.13 feet, and a chord bearing S 71° 18'

1 36" E a distance of 324.74 to a 1/2-inch iron rod with plastic cap
2 stamped "LAI" set, and

3 3. S 43° 15' 07" E, a distance of 234.52 feet to a 1/2-inch iron rod
4 with plastic cap stamped "LAI" set for the eastern terminus of said
5 Lakeshore Drive;

6 THENCE leaving said Lakeshore Drive and crossing said 533.312
7 acre tract the following eighteen (18) courses and distances:

8 1. S 43° 14' 19" E, a distance of 136.38 feet to a 1/2-inch iron rod
9 with plastic cap stamped "LAI" set,

10 2. with the arc of a curve to the right an arc distance of 83.17
11 feet, having a radius of 970.00 feet, and a chord bearing S 40° 46'
12 55" E a distance of 83.15 feet to a 1/2-inch iron rod with plastic
13 cap stamped "LAI" set,

14 3. S 38° 19' 32" E, a distance of 320.84 feet to a 1/2-inch iron rod
15 with plastic cap stamped "LAI" set,

16 4. with the arc of a curve to the left an arc distance of 323.26
17 feet, having a radius of 530.00 feet, and a chord bearing S 55° 47'
18 55" E a distance of 318.27 feet to a 1/2-inch iron rod with plastic
19 cap stamped "LAI" set,

20 5. S 73° 16' 18" E, a distance of 132.58 feet to a 1/2-inch iron rod
21 with plastic cap stamped "LAI" set,

22 6. with the arc of a curve to the right an arc distance of 153.41
23 feet, having a radius of 150.00 feet, and a chord bearing S 43° 58'
24 21" E a distance of 146.81 feet to a 1/2-inch iron rod with plastic
25 cap stamped "LAI" set,

26 7. S 55° 36' 59" W, a distance of 788.44 feet to a 1/2-inch iron rod
27 with plastic cap stamped "LAI",

- 1 8. with the arc of a curve to the left an arc distance of 76.00
2 feet, having a radius of 210.00 feet, and a chord bearing N 40° 26'
3 21" W a distance of 75.58 feet to a 1/2-inch iron rod with plastic
4 cap stamped "LAI" set,
- 5 9. N 50° 48' 23" W, a distance of 203.35 feet to a 1/2-inch iron rod
6 with plastic cap stamped "LAI" set,
- 7 10. N 29° 19' 11" E, a distance of 308.92 feet to a 1/2-inch iron
8 rod with plastic cap stamped "LAI" set,
- 9 11. N 58° 10' 12" W, a distance of 309.62 feet to a 1/2-inch iron
10 rod with plastic cap stamped "LAI" set,
- 11 12. N 30° 34' 12" W, a distance of 366.17 feet to a 1/2-inch iron
12 rod with plastic cap stamped "LAI" set,
- 13 13. N 84° 23' 38" W, a distance of 44.70 feet to a 1/2-inch iron rod
14 with plastic cap stamped "LAI" set,
- 15 14. with the arc of a curve to the left an arc distance of 3.09
16 feet, having a radius of 330.00 feet, and a chord bearing N 25° 53'
17 46" W a distance of 3.09 feet to a 1/2-inch iron rod with plastic cap
18 stamped "LAI" set,
- 19 15. N 26° 09' 51" W, a distance of 440.60 feet to a 1/2-inch iron
20 rod with plastic cap stamped "LAI" set,
- 21 16. with the arc of a curve to the right an arc distance of 30.63
22 feet, having a radius of 270.00 feet, and a chord bearing S 22° 54'
23 51" E a distance of 30.62 feet to a 1/2-inch iron rod with plastic
24 cap stamped "LAI" set,
- 25 17. N 19° 39' 50" W, a distance of 45.84 feet to a 1/2-inch iron rod
26 with plastic cap stamped "LAI" set,
- 27 18. with the arc of a curve to the right an arc distance of 43.76

1 feet, having a radius of 25.00 feet, and a chord bearing N 30° 28'
2 52" E a distance of 38.38 feet to the POINT OF BEGINNING and
3 containing 17.14 acres of land, more or less.

4 TRACT 125-G -- 10.54 ACRES

5 BEGINNING at a 1/2-inch iron rod found for an angle point in
6 the south line of said 533.312 acre tract, being the northwest
7 corner of Lot 56, Marshall's Harbor subdivision, a subdivision
8 according to the plat of record in Document No. 200000248 Official
9 Public Records of Travis County, Texas and being in the east line of
10 Shoreline Ranch Drive, a varying width public right-of-way easement
11 described in the instruments of record in Document No. 1999045815,
12 and Document No. 2000127760, Official Public Records of Travis
13 County, Texas, Official Public Records of Travis County, Texas, and
14 being the southwest corner and POINT OF BEGINNING of the tract
15 described herein, from which a 5/8-inch iron rod found for the most
16 western corner of said 533.312 acre tract bears N 64° 33' 14" W a
17 distance of 358.49 feet to a 1/2-inch iron rod found and N 53° 51'
18 21" W a distance of 1,736.03 feet;

19 THENCE leaving the south line of said 533.312 acre tract with
20 the southeast right-of-way line of said Shoreline Ranch Drive, the
21 following three (3) course and distances:

22 1. with a curve to the left an arc distance of 234.65 feet, having
23 a radius of 740.00 feet and a chord bearing N 38° 33' 59" E, a
24 distance of 233.67 feet to a 1/2-inch iron rod found,

25 2. S 60° 31' 04" E, a distance of 10.00 feet to a 1/2-inch iron rod
26 found,

27 3. with the arc of a curve to the left an arc distance of 301.57

1 feet, having a radius of 750.00 feet and a chord bearing N 17° 57'
2 47" E, a distance of 299.54 feet to a 1/2-inch iron rod with plastic
3 cap stamped "LAI" set for the northwest corner of the tract
4 described herein;

5 THENCE leaving the southeast line of said Shoreline Drive and
6 crossing said 533.312 acre tract the following thirteen (13)
7 courses and distances:

- 8 1. N 50° 19' 25" E, a distance of 95.57 feet to a 1/2-inch iron rod
9 with plastic cap stamped "LAI" set,
- 10 2. with the arc of a curve to the right an arc distance of 204.51
11 feet, having a radius of 175.00 feet and a chord bearing N 83° 48'
12 09" E, a distance of 193.07 feet to a 1/2-inch iron rod with plastic
13 cap stamped "LAI" set,
- 14 3. S 62° 43' 08" E, a distance of 101.22 feet to a 1/2-inch iron rod
15 with plastic cap stamped "LAI" set,
- 16 4. with arc of a curve to the right an arc distance of 36.64 feet,
17 having a radius of 140.00 feet and a chord bearing S 07° 42' 05" W, a
18 distance of 36.53 feet to a 1/2-inch iron rod with plastic cap
19 stamped "LAI" set,
- 20 5. with the arc of a curve to the left an arc distance of 45.18
21 feet, having a radius of 116.84 feet and a chord bearing S 04° 07'
22 10" W, a distance of 44.90 feet to a 1/2-inch iron rod with plastic
23 cap stamped "LAI" set,
- 24 6. S 06° 57' 33" E, a distance of 88.67 feet to a 1/2-inch iron rod
25 with plastic cap stamped "LAI" set,
- 26 7. with the arc of a curve to the right an arc distance of 40.09
27 feet, having a radius of 140.00 feet and a chord bearing S 01° 14'

1 39" W, a distance of 39.95 feet to a 1/2-inch iron rod with plastic
2 cap stamped "LAI" set,
3 8. S 09° 26' 52" W, a distance of 85.97 feet to a 1/2-inch iron rod
4 with plastic cap stamped "LAI" set,
5 9. with the arc of a curve to the left an arc distance of 220.84
6 feet, having a radius of 210.00 feet and a chord bearing S 20° 40'
7 46" E, a distance of 210.81 feet to a 1/2-inch iron rod with plastic
8 cap stamped "LAI" set,
9 10. S 50° 48' 23" E, a distance of 578.64 feet to a 1/2-inch iron
10 rod with plastic cap stamped "LAI" set,
11 11. with the arc of a curve to the right an arc distance of 109.83
12 feet, having a radius of 150.00 feet and a chord bearing S 29° 49'
13 49" E, a distance of 107.39 feet to a 1/2-inch iron rod with plastic
14 cap stamped "LAI" set,
15 12. S 08° 51' 15" E, a distance of 113.85 feet to a 1/2-inch iron
16 rod with plastic cap stamped "LAI" set, and
17 13. with the arc of a curve to the left an arc distance of 115.79
18 feet, having a radius of 210.00 feet and a chord bearing S 24° 39'
19 00" E, a distance of 114.33 feet to a 1/2-inch iron rod with plastic
20 cap stamped "LAI" set in the south line of said 533.312 acre tract,
21 same being the north line of said Marshall's Harbor, and

22 THENCE with the south line of said 533.312 acre tract, same
23 being the north line of said Marshall's Harbor, the following two
24 (2) courses and distances:

25 1. with the arc of a curve to the left an arc distance of 357.74
26 feet, having a radius of 850.00 feet and a chord bearing N 52° 30'
27 09" W, a distance of 355.10 feet to a 1/2-inch iron rod with plastic

1 cap stamped "LAI" set, and

2 2. N 64° 33' 14" W, a distance of 1,051.68 feet to the POINT OF
3 BEGINNING and containing 10.54 acres of land, more or less.

4 TRACT 126-G -- 16.51 ACRES

5 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
6 "LAI" set in the east line of Shoreline Ranch Drive, a varying width
7 public right-of-way easement described in the instruments of record
8 in Document No. 1999045815 and Document No. 2000127760, Official
9 Public Records of Travis County, Texas, and being the north corner
10 and POINT OF BEGINNING of the tract described herein, from which a
11 5/8-inch iron rod found for the most western corner of said 533.312
12 acre tract bears S 75° 35' 57" W a distance of 2,142.85 feet;

13 THENCE leaving the east line of said Shoreline Ranch Drive
14 and crossing said 533.312 acre tract following fourteen (14)
15 courses and distances:

16 1. S 68° 43' 04" E a distance of 1,009.04 feet to a 1/2-inch iron
17 rod with plastic cap stamped "LAI" set,

18 2. S 11° 01' 22" E a distance of 132.52 feet to a 1/2-inch iron rod
19 with plastic cap stamped "LAI" set,

20 3. S 28° 18' 25" E a distance of 115.84 feet to a calculated point,

21 4. with the arc of a curve to the left an arc distance of 20.20
22 feet, having a radius of 60.00 feet and a chord bearing S 37° 57' 08"
23 E a distance of 20.11 feet to a 1/2-inch iron rod with plastic cap
24 stamped "LAI" set,

25 5. with the arc of a curve to the right an arc distance of 21.16
26 feet, having a radius of 25.00 feet and a chord bearing S 23° 11' 14"
27 E a distance of 20.54 feet to a 1/2-inch iron rod with plastic cap

1 stamped "LAI" set,
2 6. with the arc of a curve to the left an arc distance of 115.61
3 feet, having a radius of 330.00 feet and a chord bearing S 08° 58'
4 27" E a distance of 115.02 feet to a 1/2-inch iron rod with plastic
5 cap stamped "LAI" set,
6 7. S 19° 00' 36" E a distance of 521.63 feet to a 1/2-inch iron rod
7 with plastic cap stamped "LAI" set,
8 8. with the arc of a curve to the right an arc distance of 116.30
9 feet, having a radius of 150.00 feet and a chord bearing S 03° 12'
10 03" W a distance of 113.41 feet to a 1/2-inch iron rod with plastic
11 cap stamped "LAI" set,
12 9. S 25° 24' 43" W a distance of 22.19 feet to a 1/2-inch iron rod
13 with plastic cap stamped "LAI" set,
14 10. with the arc of a curve to the right an arc distance of 42.01
15 feet, having a radius of 25.00 feet and a chord bearing S 73° 32' 51"
16 W a distance of 37.24 feet to a 1/2-inch iron rod with plastic cap
17 stamped "LAI" set,
18 11. with the arc of a curve to the right an arc distance of 163.99
19 feet, having a radius of 470.00 feet and a chord bearing N 48° 19'
20 16" W a distance of 163.16 feet to a 1/2-inch iron rod with plastic
21 cap stamped "LAI" set,
22 12. N 38° 19' 32" W a distance of 320.84 feet to a 1/2-inch iron rod
23 with plastic cap stamped "LAI" set,
24 13. with the arc of a curve to the left an arc distance of 88.32
25 feet, having a radius of 1,030.00 feet and a chord bearing N 40° 46'
26 55" W a distance of 88.29 feet to a 1/2-inch iron rod with plastic
27 cap stamped "LAI" set,

1 14. N 43° 14' 19" W a distance of 136.37 feet to a 1/2-inch iron rod
2 with plastic cap stamped "LAI" set for the most eastern terminus of
3 Lakeshore Drive a public right-of-way easement described in the
4 instruments of record in Document No. 1999045815 and Document
5 No. 2000127760, Official Public Records of Travis County, Texas;

6 THENCE continuing across said 533.312 acre tract with the
7 northern right-of-way line of said Lakeshore Drive the following
8 four (4) courses and distances:

9 1. N 43° 15' 07" W a distance of 234.55 feet to a 1/2-inch iron rod
10 with plastic cap stamped "LAI" set,

11 2. with the arc of a curve to the left an arc distance of 396.88
12 feet, having a radius of 405.13 feet and a chord bearing N 71° 18'
13 36" W a distance of 381.20 feet to a 1/2-inch iron rod with plastic
14 cap stamped "LAI" set,

15 3. S 80° 37' 33" W a distance of 323.85 feet to a 1/2-inch iron rod
16 with plastic cap stamped "LAI" set, and

17 4. with the arc of a curve to the right an arc distance of 82.64
18 feet, having a radius of 50.00 feet and a chord bearing N 52° 01' 20"
19 W a distance of 73.55 feet to a 1/2-inch iron rod with plastic cap
20 stamped "LAI" set at the intersection of the southeast right-of-way
21 line of said Shoreline Ranch Drive with the north right-of-way line
22 of said Lakeshore Drive, for the southwest corner of the tract
23 described herein;

24 THENCE continuing across said 533.312 acre tract with the
25 southeast line of said Shoreline Ranch Drive the following six (6)
26 courses and distances:

27 1. with the arc of a curve to the right an arc distance of 63.98

1 feet, having a radius of 660.00 feet and a chord bearing N 01° 53'
2 35" W a distance of 63.96 feet to a 1/2-inch iron rod found,
3 2. S 89° 06' 57" E a distance of 10.00 feet to a 1/2-inch iron rod
4 found,
5 3. with the arc of a curve to the right an arc distance of 324.77
6 feet, having a radius of 650.00 feet and a chord bearing N 15° 11'
7 52" E a distance of 321.40 feet to a 1/2-inch iron rod with plastic
8 cap stamped "LAI" set,
9 4. N 29° 32' 22" E a distance of 165.75 feet to a 1/2-inch iron rod
10 with plastic cap stamped "LAI" set,
11 5. N 60° 28' 25" W a distance of 10.01 feet to a 1/2-inch iron rod
12 with plastic cap stamped "LAI" set,
13 6. with the arc of a curve to the right an arc distance of 56.61
14 feet, having a radius of 1,560.00 feet and a chord bearing N 30° 33'
15 58" E a distance of 56.61 feet to the POINT OF BEGINNING and
16 containing 16.51 acres of land, more or less.

17 TRACT 130-FS -- 1.50 ACRES

18 BEGINNING at a 1/2-inch iron rod with plastic cap stamped
19 "LAI" set for an angle point in the south line of said 533.312 acre
20 tract, same being the south line of a public right-of-way easement
21 described in the instrument of record in Volume 4582, Page 527 of
22 the Deed Records of Travis County, Texas, also being an angle point
23 in the northerly boundary line of a called 4.733 acre tract
24 described in deed to Herman J. Stocker of record in Volume 8207,
25 Page 201 of the Deed Records of Travis County, Texas, same being a
26 point in the south right-of-way line of Lakeshore Drive, a proposed
27 right-of-way of varying width, for the northwest corner and POINT

1 OF BEGINNING of the tract described herein, from which a 5/8-inch
2 iron rod found for the most western corner of said 533.312 acre
3 tract bears N 65° 00' 10" W a distance of 4895.43 feet;

4 THENCE departing the northerly boundary line of said 5.075
5 acre tract, through the interior of said 533.312 acre tract, with
6 the south right-of-way line of said proposed Lakeshore drive, the
7 following two (2) courses and distances:

- 8 1. N 85° 35' 46" E, a distance of 364.04 feet to a 1/2-inch iron rod
9 with plastic cap stamped "LAI" set,
- 10 2. with the arc of a curve to the left an arc distance of 215.46
11 feet, having a radius of 210.00 feet and a chord bearing N 56° 12'
12 13" E a distance of 206.14 feet to a 1-inch iron pipe found,

13 THENCE departing the south right-of-way line of said proposed
14 Lakeshore Drive, with the south boundary line of said 533.312 acre
15 tract, the following nine (9) courses and distances:

- 16 1. S 26° 48' 44" W, a distance of 100.29 feet to a 1-inch iron pipe
17 found,
- 18 2. S 26° 49' 23" W, a distance of 204.20 feet to a 1/2-inch iron rod
19 found,
- 20 3. S 79° 08' 18" W, a distance of 35.87 feet to a 1-inch iron pipe
21 found,
- 22 4. S 80° 12' 16" W, a distance of 33.60 feet to a 1/2-inch iron rod
23 found,
- 24 5. S 56° 27' 34" W, a distance of 38.06 feet to a 1-inch iron pipe
25 found,
- 26 6. S 31° 00' 56" W, a distance of 72.23 feet to a 1-inch iron pipe
27 found,

1 7. N 55° 12' 43" W, a distance of 115.53 feet to a 1/2-inch iron rod
2 found,

3 8. N 40° 30' 23" W, a distance of 191.74 feet to a 1/2-inch iron rod
4 found,

5 9. N 72° 16' 50" W, a distance of 42.18 feet to the POINT OF
6 BEGINNING and containing 1.50 acres of land, more or less.

7 BEARING BASIS: Texas Coordinate System, NAD 83, Central Zone,
8 Grid.

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

16 (b) The governor, one of the required recipients, has
17 submitted the notice and Act to the Texas Commission on
18 Environmental Quality.

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

23 (d) All requirements of the constitution and laws of this
24 state and the rules and procedures of the legislature with respect
25 to the notice, introduction, and passage of this Act are fulfilled
26 and accomplished.

27 SECTION 4. (a) If this Act does not receive a two-thirds

1 vote of all the members elected to each house, Subchapter C, Chapter
2 8025, Special District Local Laws Code, as added by Section 1 of
3 this Act, is amended by adding Section 8025.0306 to read as follows:

4 Sec. 8025.0306. NO EMINENT DOMAIN POWER. The district may
5 not exercise the power of eminent domain.

6 (b) This section is not intended to be an expression of a
7 legislative interpretation of the requirements of Section 17(c),
8 Article I, Texas Constitution.

9 SECTION 5. This Act takes effect immediately if it receives
10 a vote of two-thirds of all the members elected to each house, as
11 provided by Section 39, Article III, Texas Constitution. If this
12 Act does not receive the vote necessary for immediate effect, this
13 Act takes effect September 1, 2019.