

1-1 By: Cook of Colorado (Senate Sponsor - Armbrister) H.B. No. 3612  
1-2 (In the Senate - Received from the House May 19, 2003;  
1-3 May 20, 2003, read first time and referred to Committee on Natural  
1-4 Resources; May 23, 2003, reported favorably by the following vote:  
1-5 Yeas 9, Nays 0; May 23, 2003, sent to printer.)

1-6 A BILL TO BE ENTITLED  
1-7 AN ACT

1-8 relating to the creation, administration, powers, duties,  
1-9 operation, and financing of the Garfield Municipal Utility District  
1-10 No. 1.

1-11 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-12 SECTION 1. DEFINITIONS. In this Act:

1-13 (1) "Board" means the board of directors of the  
1-14 district.

1-15 (2) "Commission" means the Texas Commission on  
1-16 Environmental Quality.

1-17 (3) "District" means the Garfield Municipal Utility  
1-18 District No. 1.

1-19 SECTION 2. CREATION. (a) A conservation and reclamation  
1-20 district, to be known as the Garfield Municipal Utility District  
1-21 No. 1, is created in Bastrop County, subject to approval by the City  
1-22 of Bastrop, as provided by Section 7(b) of this Act, and to approval  
1-23 at a confirmation election under Section 12 of this Act.

1-24 (b) The district is a governmental agency and a political  
1-25 subdivision of this state.

1-26 SECTION 3. AUTHORITY FOR CREATION. The district is created  
1-27 under and is essential to accomplish the purposes of Section 59,  
1-28 Article XVI, Texas Constitution.

1-29 SECTION 4. FINDING OF BENEFIT AND PUBLIC PURPOSE. (a) The  
1-30 district is created to serve a public use and benefit.

1-31 (b) All of the land and other property included within the  
1-32 boundaries of the district will be benefited by the works and  
1-33 projects that are to be accomplished by the district under powers  
1-34 conferred by Section 59, Article XVI, Texas Constitution.

1-35 SECTION 5. BOUNDARIES. The district includes the territory  
1-36 contained within the following area:

1-37 Approximately 3,030.926 acres of land, consisting of the  
1-38 following tracts:

1-39 Tract 1: Being a 1,435.190 acre tract or parcel of land out  
1-40 of the JOSE ANTONIO NAVARRO SURVEY, A-53, in Bastrop County, Texas,  
1-41 consisting of (a) a 718.549 acre tract or parcel of land, being all  
1-42 of that 769.524 acre tract or parcel of land described by metes and  
1-43 bounds in Section 15(a) of this Act, SAVE, LESS AND EXCEPT the  
1-44 28.941 acre tract or parcel of land described by metes and bounds in  
1-45 Section 15(b) of this Act; and LESS, SAVE AND EXCEPT a 22.034 acre  
1-46 portion of that 120.00 acre tract or parcel of land described by  
1-47 metes and bounds in Section 15(c) of this Act; and (b) a 716.641  
1-48 acre tract or parcel of land described by metes and bounds in  
1-49 Section 15(d) of this Act;

1-50 Tract 2: Being an 786.864 acre tract or parcel of land out  
1-51 of the JOSE ANTONIO NAVARRO SURVEY, A-53 in Bastrop County, Texas,  
1-52 consisting of all that 951.10 acre tract or parcel of land described  
1-53 by metes and bounds in Section 15(e) of this Act, SAVE, LESS and  
1-54 EXCEPT the 66.27 acre portion thereof located in Travis County,  
1-55 Texas, and LESS, SAVE and EXCEPT a 97.966 acre portion of that  
1-56 120.00 acre tract or parcel of land described by metes and bounds in  
1-57 Section 15(c) of this Act;

1-58 Tract 3: Being a 808.872 acre tract or parcel of land out of  
1-59 the ISAAC LINDSEY SURVEY, A-226, and the REUBEN GAGE SURVEY, A-31,  
1-60 in Bastrop County, Texas, described by metes and bounds in Section  
1-61 15(f) of this Act.

1-62 SECTION 6. FINDINGS RELATIVE TO BOUNDARIES. The  
1-63 legislature finds that the boundaries and field notes of the  
1-64 district form one or more closures. If a mistake is made in the

2-1 field notes or in copying the field notes in the legislative  
2-2 process, the mistake does not affect:

2-3 (1) the organization, existence, or validity of the  
2-4 district;

2-5 (2) the right of the district to impose taxes; or

2-6 (3) the legality or operation of the district or the  
2-7 board.

2-8 SECTION 7. POWERS. (a) The district has all of the rights,  
2-9 powers, privileges, authority, functions, and duties provided by  
2-10 the general law of this state, including Chapters 49 and 54, Water  
2-11 Code, applicable to municipal utility districts created under  
2-12 Section 59, Article XVI, Texas Constitution.

2-13 (b) The district is partly located in the extraterritorial  
2-14 jurisdiction of the City of Bastrop. Creation of the district is  
2-15 subject to the approval of the City of Bastrop, as provided by  
2-16 Section 42.042, Local Government Code, and Section 54.016, Water  
2-17 Code.

2-18 (c) Subject to the approval of the governing body of the  
2-19 City of Bastrop, the district may divide into two or more contiguous  
2-20 districts as provided by Sections 51.749-51.758, Water Code,  
2-21 without any further approval or consent.

2-22 (d) Land within the district that is located in the City of  
2-23 Bastrop's extraterritorial jurisdiction is subject to the  
2-24 requirements of municipal ordinances of the City of Bastrop  
2-25 applicable to extraterritorial areas, unless the municipality's  
2-26 governing body waives compliance.

2-27 (e) The rights, powers, privileges, authority, functions,  
2-28 and duties of the district are subject to the continuing right of  
2-29 supervision of the state to be exercised by and through the  
2-30 commission.

2-31 SECTION 8. DEVELOPMENT AGREEMENT. (a) The district may  
2-32 enter into a written contract with a municipality within whose  
2-33 extraterritorial jurisdiction the district is wholly or partly  
2-34 located:

2-35 (1) guaranteeing the continuation of the  
2-36 extraterritorial status of the district and its immunity from  
2-37 annexation by the municipality for a period not to exceed 15 years;

2-38 (2) regulating the development within the boundaries  
2-39 of the district in a manner that the parties agree will further the  
2-40 health, safety, and welfare of the residents of the district; and

2-41 (3) containing other terms and consideration that the  
2-42 district and the municipality agree to be reasonable and  
2-43 appropriate.

2-44 (b) A contract under this section may be renewed or extended  
2-45 for successive periods not to exceed 15 years.

2-46 SECTION 9. APPLICABILITY OF OTHER LAW. This Act prevails  
2-47 over any provision of general law that is in conflict or  
2-48 inconsistent with this Act.

2-49 SECTION 10. BOARD OF DIRECTORS. (a) The district is  
2-50 governed by a board of five directors.

2-51 (b) Temporary directors serve until initial directors are  
2-52 elected under Section 12 of this Act.

2-53 (c) Initial directors serve until the election of permanent  
2-54 directors under Section 13 of this Act.

2-55 (d) Except as provided by Section 13(a) of this Act,  
2-56 permanent directors serve staggered four-year terms.

2-57 (e) Each director must qualify to serve as director in the  
2-58 manner provided by Section 49.055, Water Code.

2-59 SECTION 11. TEMPORARY DIRECTORS. (a) The temporary board  
2-60 consists of:

2-61 (1) Ricky Turner;

2-62 (2) John Lefner;

2-63 (3) Tom Granger;

2-64 (4) Allen Williams; and

2-65 (5) Elroy Williams.

2-66 (b) If a temporary director fails to qualify for office, the  
2-67 temporary directors who have qualified shall appoint a person to  
2-68 fill the vacancy. If at any time there are fewer than three  
2-69 qualified temporary directors, the commission shall appoint the

3-1 necessary number of persons to fill all vacancies on the board.

3-2 SECTION 12. CONFIRMATION AND INITIAL DIRECTORS ELECTION.

3-3 (a) Not later than the fourth anniversary of the effective date of  
3-4 this Act, the temporary board shall hold an election to confirm  
3-5 establishment of the district and to elect five initial directors  
3-6 as provided by Section 49.102, Water Code.

3-7 (b) Section 41.001(a), Election Code, does not apply to a  
3-8 confirmation and initial directors election held under this  
3-9 section.

3-10 SECTION 13. ELECTION OF PERMANENT DIRECTORS. (a) On the  
3-11 first Saturday in May of an even-numbered year occurring not later  
3-12 than three years after the year in which the district is authorized  
3-13 to be created at a confirmation election, an election shall be held  
3-14 in the district to elect five permanent directors. The directors  
3-15 elected shall draw lots to determine which two directors shall  
3-16 serve two-year terms and which three shall serve four-year terms.

3-17 (b) On the first Saturday in May of each subsequent  
3-18 even-numbered year, the appropriate number of directors shall be  
3-19 elected.

3-20 SECTION 14. FINDINGS RELATED TO PROCEDURAL REQUIREMENTS.

3-21 (a) The legal notice of the intention to introduce this Act,  
3-22 setting forth the general substance of this Act, has been published  
3-23 as provided by law, and the notice and a copy of this Act have been  
3-24 furnished to all persons, agencies, officials, or entities to which  
3-25 they are required to be furnished under Section 59, Article XVI,  
3-26 Texas Constitution, and Chapter 313, Government Code.

3-27 (b) The governor has submitted the notice and Act to the  
3-28 commission.

3-29 (c) The commission has filed its recommendations relating  
3-30 to this Act with the governor, lieutenant governor, and speaker of  
3-31 the house of representatives within the required time.

3-32 (d) All requirements of the constitution and laws of this  
3-33 state and the rules and procedures of the legislature with respect  
3-34 to the notice, introduction, and passage of this Act are fulfilled  
3-35 and accomplished.

3-36 SECTION 15. METES AND BOUNDS DESCRIPTIONS. (a) FIELD NOTES  
3-37 FOR TRACT NO. 1, A 769.524 ACRE TRACT OUT OF A 1489 ACRE TRACT IN THE  
3-38 JOSE ANTONIO NAVARRO SURVEY IN BASTROP COUNTY, TEXAS.

3-39 Being a 769.524 acre tract or parcel of land out of and being a part  
3-40 of the JOSE ANTONIO NAVARRO SURVEY, A-53, in Bastrop County, Texas,  
3-41 and being a part of that certain 1489 acre tract described in a deed  
3-42 from Ellis Brejcha and wife, Claudia Brejcha to Clyde Nelson and  
3-43 Wesley Nelson, dated July 19, 1961, recorded in Vol. 154, Page 568,  
3-44 Bastrop County Deed Records. Herein described 769.524 acre tract or  
3-45 parcel being the same tract or parcel described as Tract No. 1 in a  
3-46 deed from Wesley Clyde Nelson, et ux, to Will Thurman, Jr., recorded  
3-47 in Vol. 337, Page 153, Bastrop County Deed Records. Herein  
3-48 described 769.524 acre tract or parcel being more particularly  
3-49 described by metes and bounds as follows;

3-50 BEGINNING at a 3/4 inch iron rod found at a fence corner at  
3-51 the intersection of the west line of the before mentioned 1489 acre  
3-52 tract with the north line of the Austin-Cedar Creek Road (Pearce  
3-53 Lane), the southeast corner of P.R. Donnelly 506 acre tract  
3-54 described in a deed recorded in Vol. 208, Page 741, Bastrop County  
3-55 Deed Records for the southwest corner of this tract. Said point  
3-56 being the southeast corner of Elm Ridge, phase 1-A, a subdivision of  
3-57 a portion of the said 506 acre tract and being recorded in Plat  
3-58 Cabinet No. 2, Page 302B, Bastrop County Plat Records.

3-59 THENCE with the west line, as fenced, of the said 1489 acre  
3-60 tract, the east line of Elm Ridge, Phase 1-A and Elm Ridge, Phase  
3-61 1-B, N 30 deg 24 min 02 sec E, 3026.39 feet to an 3/4 inch iron pipe  
3-62 found at a fence corner, the northeast corner of the Elm Ridge,  
3-63 Phase 1-B same being the southeast corner of that certain 951.10  
3-64 acre tract described in a deed from NCNB Texas National Bank to  
3-65 Robert C. Carr, dated September 27, 1991, recorded in Vol. 612, Page  
3-66 225, Bastrop County Deed Records for an angle corner of this tract.

3-67 THENCE continuing with the west line, as fenced, of the said  
3-68 1489 acre tract, the lower east line of the Carr 951.10 acre tract,  
3-69 N 30 deg 49 min 37 sec E, 3067.79 feet to an 1/2 inch iron rod found

4-1 at a fence corner, the occupied northwest corner of the said 1489  
4-2 acre tract, an interior corner of the Carr 951.10 acre tract for the  
4-3 northwest corner of this tract.

4-4 THENCE with the north line, as fenced, of the said 1489 acre  
4-5 tract, a upper south line of the Carr 951.10 acre tract, S 59 deg 44  
4-6 min 23 sec E, 627.45 feet to an 5/8 inch iron rod found at a fence  
4-7 corner, the upper southeast corner of the Carr 951.10 acre tract  
4-8 same being the southwest corner of that certain 121.758 acre tract  
4-9 described in a deed from Robert Scharfer to Jack Roth recorded in  
4-10 Vol. 458, Page 212, Bastrop County Deed Records, for an angle corner  
4-11 of this tract.

4-12 THENCE continuing with the north line, as fenced, of the said  
4-13 1489 acre tract, the south line of the Roth 121.758 acre tract, and  
4-14 a upper south line of the T.J. Caldwell 1145.5 acre tract described  
4-15 in a deed recorded in Vol. 103, Page 161, Bastrop County Deed  
4-16 Records, S 59 deg 28 min 21 sec E, at approx. 1880.6 feet pass the  
4-17 southeast corner of the Roth 121.758 acre tract, a upper southwest  
4-18 corner of the Caldwell 1145.5 acre tract, in all 4652.49 feet to a  
4-19 5/8 inch iron rod found at a fence corner, the northeast corner of  
4-20 the said 1489 acre tract, an interior corner of the Caldwell 1145.5  
4-21 acre tract, for the most northerly northeast corner of this tract.

4-22 THENCE with the east line, as fenced, of the said 1489 acre  
4-23 tract, a west line of the Caldwell 1145.5 acre tract, S 30 deg 53 min  
4-24 41 sec W, 4410.46 feet to an 5/8 inch iron rod found at a fence  
4-25 corner; S 56 deg 58 min 04 sec E, 1325.85 feet to an 5/8 inch iron  
4-26 rod found at a fence corner; S 30 deg 53 min 46 sec W, 258.60 feet to  
4-27 an 1/2 inch iron rod found at a fence corner; S 48 deg 40 min 14 sec  
4-28 E, 84.15 feet to an 1/2 inch iron rod found at a fence corner; S 30  
4-29 deg 58 min 24 sec W, 680.41 feet to an 3/4 inch iron pipe found at a  
4-30 fence corner, the most southerly southwest corner of the Caldwell  
4-31 1145.5 acre tract, the northwest corner of the Star Ranch 2181.28  
4-32 acre tract described in a deed recorded in Vol. 211, Page 197,  
4-33 Bastrop County Deed Records for an angle corner of this tract.

4-34 THENCE continuing with the east line, as fenced, of the said  
4-35 1489 acre tract, the west line, as fenced, of the Star Ranch 2181.28  
4-36 acre tract, S 35 deg 06 min 34 sec W, 287.13 feet to an 5/8 inch iron  
4-37 rod found at a fence corner where same intersects the north line of  
4-38 the before mentioned Austin-Cedar Road (Pearce Lane), for the  
4-39 southeast corner of this tract.

4-40 THENCE with the north line of the Austin-Cedar Road (Pearce  
4-41 Lane), N 66 deg 06 min 03 sec W, 200.87 feet to an 3/8 inch iron rod  
4-42 found; N 71 deg 12 min 32 sec W, 465.12 feet to an 5/8 inch iron rod  
4-43 found; N 65 deg 56 min 10 sec W, 692.14 feet to an 5/8 inch iron rod  
4-44 found; N 68 deg 31 min 53 sec W, 526.57 feet to an 1/2 inch iron rod  
4-45 found; N 64 deg 09 min 44 sec W, 1334.80 feet to an 1/2 inch iron rod  
4-46 found; N 37 deg 52 min 04 sec W, 425.24 feet to an 1/2 inch iron rod  
4-47 found; N 53 deg 21 min 07 sec W, 200.39 feet to an 1/2 inch iron rod  
4-48 found; N 56 deg 58 min 14 sec W, 427.71 feet to an 1/2 inch iron rod  
4-49 found; N 64 deg 06 min 42 sec W, 2431.40 feet to the POINT OF  
4-50 BEGINNING, containing 769.524 acres of land, less and except that  
4-51 certain 0.517 acre tract described in a deed from Will Thurman, Jr.,  
4-52 to Aqua Water Supply Corp. recorded in Vol. 365, Page 620, Bastrop  
4-53 County Deed Records. Said 0.517 acre tract being included in the  
4-54 description of the before described 769.524 acre tract and being  
4-55 more particularly described by metes and bounds as follows;

4-56 COMMENCING for reference at a 5/8 inch iron rod found at the  
4-57 northeast corner of the before described 769.524 acre tract and an  
4-58 interior corner of the Caldwell 1145.5 acre tract.

4-59 THENCE with the north line of the said 769.524 acre tract, N  
4-60 59 deg 28 min 21 sec W, 2791.62 feet to a point.

4-61 THENCE at right angles with a lie line, S 30 deg 31 min 39 sec  
4-62 W, 1231.39 feet to a 5/8 inch iron rod set for the POINT OF  
4-63 BEGINNING, the northeast corner of this tract.

4-64 THENCE S 14 deg 51 min 15 sec W, 150.00 feet to a 1/2 inch iron  
4-65 rod found for the southeast corner of this tract.

4-66 THENCE N 75 deg 02 min 45 sec W, 150.00 feet to a 1/2 inch iron  
4-67 rod found for the southwest corner of this tract.

4-68 THENCE N 14 deg 57 min 15 sec E, 150.00 feet to a 5/8 inch iron  
4-69 rod set for the northwest corner of this tract.

5-1           THENCE S 75 deg 02 min 45 sec E, 150.00 feet to the POINT OF  
5-2 BEGINNING, containing 0.517 acres of land.

5-3           (b) FIELD NOTES FOR A 28.941 ACRE TRACT IN THE JOSE ANTONIO  
5-4 NAVARRO SURVEY IN BASTROP COUNTY, TEXAS.

5-5 Being a 28.941 acre tract or parcel of land out of and being a part  
5-6 of the JOSE ANTONIO NAVARRO SURVEY, A-53, in Bastrop County, Texas,  
5-7 and being a part of that certain 769.524 acre tract described as  
5-8 Tract One in a deed from Franklin Federal Bancorp to Robert C. Carr,  
5-9 dated November 14, 1993, recorded in Vol. 690, Page 495, Bastrop  
5-10 County Deed Records. Herein described 28.941 acre tract or parcel  
5-11 being more particularly described by metes and bounds as follows:

5-12           COMMENCING for reference at a 1/2 inch iron rod found at a  
5-13 fence corner, the northwest corner of the said 769.524 acre tract,  
5-14 an interior corner of that certain 951.10 acre tract described in a  
5-15 deed from NCNB Texas National Bank to Robert C. Carr, dated  
5-16 September 27, 1991, recorded in Vol. 612, Page 225, Bastrop County  
5-17 Deed Records.

5-18           THENCE with the west line of the said 769.524 acre tract, a  
5-19 lower east line of the said 951.10 acre tract, S 30 deg 49 min 37 sec  
5-20 W, 2197.90 feet to a 5/8 inch iron rod set for the POINT OF  
5-21 BEGINNING, the northwest corner of this tract.

5-22           THENCE S 59 deg 18 min 11 sec E, 1059.77 feet to a 5/8 inch  
5-23 iron rod set for the northeast corner of this tract.

5-24           THENCE S 29 deg 03 min 11 sec W, 1170.36 feet to a 5/8 inch  
5-25 iron rod set for the southeast corner of this tract.

5-26           THENCE N 59 deg 18 min 11 sec W, 1093.77 feet to a 5/8 inch  
5-27 iron rod set in the west line of the before mentioned 769.524 acre  
5-28 tract, the east line of Elm Ridge, Phase 1-B, a subdivision as  
5-29 recorded in Plat Cabinet 2, Page 301A-302A, Bastrop County Plat  
5-30 Records for the southwest corner of this tract.

5-31           THENCE with the west line of the said 769.524 acre tract, the  
5-32 east line of Elm Ridge, Phase 1-B, N 30 deg 24 min 02 sec E, 300.00  
5-33 feet to a 3/4 inch iron rod found at a fence corner the northeast  
5-34 corner of Elm Ridge, Phase 1-B, the southeast corner of the before  
5-35 mentioned Carr 951.10 acre tract for an angle corner of this tract.

5-36           THENCE with the west line of the said 769.524 acre tract, the  
5-37 lower east line of the Carr 951.10 acre tract, N 30 deg 49 min 37 sec  
5-38 E, 869.89 feet to the POINT OF BEGINNING, containing 28.941 acres of  
5-39 land.

5-40           (c) LEGAL DESCRIPTION: BEING 120.000 ACRES OF LAND LYING IN  
5-41 AND SITUATED OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT 53 IN  
5-42 BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN REMAINDER  
5-43 PORTION OF A 769.524 ACRE TRACT (TRACT 2) OF LAND CONVEYED TO CARR  
5-44 FAMILY PARTNERSHIP, LTD. BY DEED RECORDED IN VOLUME 736, PAGE 233  
5-45 AND THAT CERTAIN 951.10 ACRE TRACT OF LAND CONVEYED TO ROBERT C.  
5-46 CARR BY DEED RECORDED IN VOLUME 612, PAGE 225, ALL RECORDED IN THE  
5-47 OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS; SAID 120.000 ACRE TRACT  
5-48 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS  
5-49 SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN  
5-50 FEBRUARY, 2000:

5-51 BEGINNING at an iron rod found in the west line of said 769.524 acre  
5-52 tract and the east line of the Elm Ridge Subdivision, Phase 1-B, a  
5-53 subdivision recorded in Cabinet 2, Page 301-A of the Plat Records of  
5-54 Bastrop County, Texas, for the southwest corner of that certain  
5-55 28.941 acre tract conveyed to the City of Austin, Texas by deed  
5-56 recorded in Volume 707, Page 158 of said official records and an ell  
5-57 corner hereof from which an iron pipe found in the west line of said  
5-58 28.941 acre tract for the southeast corner of said 951.10 acre tract  
5-59 and the northeast corner of said Elm Ridge Subdivision bears North  
5-60 27°15'38" East a distance of 300.29 feet;

5-61 THENCE South 62°25'47" East a distance of 1093.58 feet along the  
5-62 south line of the said 28.941 acre tract to an iron rod found for the  
5-63 southeast corner of the said 28.941 acre tract and an interior  
5-64 corner hereof;

5-65 THENCE North 25°57'55" East a distance of 1170.38 feet along the  
5-66 east line of the said 28.941 acre tract to an iron rod found for the  
5-67 northeast corner of the said 28.941 acre tract and an interior  
5-68 corner hereof;

5-69 THENCE North 62°26'06" West a distance of 1060.18 feet along the

6-1 north line of the said 28.941 acre tract to an iron rod found in the  
6-2 east line of the said 951.10 acre tract for the northwest corner of  
6-3 the said 28.941 acre tract and an interior corner hereof;  
6-4 THENCE South 27°43'05" West a distance of 869.54 feet along the  
6-5 common line of the said 28.941 acre tract and said 951.10 acre tract  
6-6 to said iron pipe found for the common corner of said 951.10 acre  
6-7 tract, said 28.941 acre tract, said Elm Ridge Subdivision, and  
6-8 hereof;  
6-9 THENCE along the common line of said 951.10 acre tract and said Elm  
6-10 Ridge Subdivision North 62°25'42" West a distance of 782.90 feet to  
6-11 an iron rod found for an angle point and North 62°25'03" West a  
6-12 distance of 1817.11 feet to an iron rod set for the southwest corner  
6-13 hereof;  
6-14 THENCE North 27°43'05" East a distance of 1641.30 feet to an iron rod  
6-15 set for the northwest corner hereof;  
6-16 THENCE South 62°25'13" East a distance of 2599.71 feet to an iron rod  
6-17 set in the common line of said 951.10 acre and said 769.524 acre  
6-18 tracts for an ell corner hereof;  
6-19 THENCE South 27°41'45" West a distance of 143.05 feet along said  
6-20 common line to an iron rod set for an interior corner hereof;  
6-21 THENCE South 62°25'13" East a distance of 1141.24 feet to an iron rod  
6-22 set for the northeast corner hereof;  
6-23 THENCE South 25°57'55" West a distance of 1899.08 feet to an iron rod  
6-24 set for the southeast corner hereof;  
6-25 THENCE North 62°25'47" West a distance of 1195.92 feet to an iron rod  
6-26 set in the common line of said Elm Ridge Subdivision and said  
6-27 769.524 acre tract for an ell corner hereof;  
6-28 THENCE North 27°16'46" East a distance of 100.00 feet along said  
6-29 common line to the POINT OF BEGINNING and containing 120.000 acres  
6-30 of land, more or less, and as shown on map prepared herewith.  
6-31 (d) FIELD NOTES FOR TRACT NO. 2, A 716.641 ACRE TRACT OUT OF  
6-32 A 1489 ACRE TRACT IN THE JOSE ANTONIO NAVARRO SURVEY IN BASTROP  
6-33 COUNTY, TEXAS.  
6-34 Being a 716 acre tract or parcel of land out of and being a part of  
6-35 the JOSE ANTONIO NAVARRO SURVEY, A-53, in Bastrop County, Texas,  
6-36 and being a part of that certain 1489 acre tract described in a deed  
6-37 from Ellis Brejcha and wife, Claudia Brejcha to Clyde Nelson and  
6-38 Wesley Nelson, dated July 19, 1961, recorded in Vol, 154, Page 565,  
6-39 Bastrop County Deed Records. Herein described 716.641 acre tract or  
6-40 parcel being the same tract described as Tract No. 2 in a deed from  
6-41 Wesley Clyde Nelson, et ux, to Will Thurman, Jr., recorded in Vol.  
6-42 337, Page 153, Bastrop County Deed Records. Herein described  
6-43 716.641 acre tract or parcel being more particularly described by  
6-44 metes and bounds as follows;  
6-45 BEGINNING at a 3/4 inch iron pipe found at a fence corner in the  
6-46 occupied south line of the before mentioned JOSE ANTONIO NAVARRO  
6-47 SURVEY, the occupied north line of the REUBEN GAGE SURVEY, the north  
6-48 line of Thousand Oaks, a subdivision in the said same being the  
6-49 southwest corner of the Star Ranch 2181.28 acre tract described in a  
6-50 deed recorded in Vol. 211, Page 197, Bastrop County Deed Records for  
6-51 the southeast corner of this tract.  
6-52 THENCE with the south line, as fenced, of the JOSE ANTONIO NAVARRO  
6-53 SURVEY, the north line of the REUBEN GAGE SURVEY, a north line of  
6-54 Thousand Oaks, the before mentioned subdivision, the south line of  
6-55 the said 1489 acre tract, as fenced, N 57 deg 28 min 05 sec W,  
6-56 1775.81 feet to a 5/6 inch iron rod found at a fence corner, the  
6-57 occupied northwest corner of the REUBEN GAGE SURVEY, the northeast  
6-58 corner of the ISAAC LINDSEY SURVEY, for an angle corner of this  
6-59 tract.  
6-60 THENCE continuing with the south line, as fenced, of the JOSE  
6-61 ANTONIO NAVARRO SURVEY, the south line, as fenced, of the said 1489  
6-62 acre tract, the occupied north line of the ISAAC LINDSEY SURVEY, N  
6-63 44 deg 51 min 59 sec W, 22.04 feet to an 5/8 inch iron rod found; N 59  
6-64 deg 29 min 33 sec W, 4243.31 feet to a 1/2 inch iron rod found at a  
6-65 fence corner, the occupied northwest corner of the ISAAC LINDSEY  
6-66 SURVEY, the occupied northeast corner of the MICHAEL GREEN SURVEY,  
6-67 the northeast corner of Charro Estates, a subdivision in the said  
6-68 MICHAEL GREEN SURVEY, as recorded in Plat Cabinet 1, Page 83-B for  
6-69 an angle corner of this tract.

7-1 THENCE continuing with the south line, as fenced, of the JOSE  
7-2 ANTONIO NAVARRO SURVEY, the south line of the said 1489 acre tract,  
7-3 the occupied north line of the MICHAEL GREEN SURVEY, the north line  
7-4 of Charro Estates, N 59 deg 44 min 59 sec W, 621.07 feet to a 1/2  
7-5 inch iron rod found at a fence corner in the east line of the Charles  
7-6 Graham 583.070 acre tract surveyed by the undersigned in 1976, the  
7-7 occupied southwest corner of the said 1489 acre tract, an angle  
7-8 corner of Charro Estates for the southwest corner of this tract.  
7-9 THENCE with the west line, as fenced, of the said 1489 acre tract,  
7-10 the west line of the Charles Graham 583.070 acre tract, N 30 deg 27  
7-11 min 23 sec E, 2677.44 feet to a steel fence corner post; S 65 deg 51  
7-12 min 00 sec E, 23.76 feet to a steel fence corner post; N 29 deg 52  
7-13 min 54 sec E, 1852.29 feet to a 1/2 inch iron rod found in the south  
7-14 line of the Austin-Cedar Creek Road (Pearce Lane), the northeast  
7-15 corner of the Charles Graham 583.070 acre tract, for the northwest  
7-16 corner of this tract.  
7-17 THENCE with the south line of the Austin-Cedar Creek Road (Pearce  
7-18 Lane), S 64 deg 09 min 16 sec E, 2387.68 feet to a 1/2 inch iron rod  
7-19 found; S 56 deg 24 min 03 sec E, 619.18 feet to a 1/2 inch iron rod  
7-20 found; S 50 deg 39 min 41 sec E; 79.14 feet to a 1/2 inch iron rod  
7-21 found; S 46 deg 53 min 18 sec E, 97.29 feet to a 1/2 inch iron rod  
7-22 found; S 35 deg 29 min 54 sec E, 202.53 feet to an iron rod 1/2 inch  
7-23 iron rod found; S 42 deg 01 min 24 sec E, 120.46 feet to a 1/2 inch  
7-24 iron rod found; S 60 deg 26 min 10 sec E, 285.70 feet to an 5/8 iron  
7-25 rod found; S 70 deg 20 min 31 sec, E, 88.00 feet to a 3/4 inch iron  
7-26 rod found; S 64 deg 27 min 52 sec E, 1,000.19 feet to a 5/8 inch iron  
7-27 rod found; S 68 deg 56 min 31 sec E, 526.59 feet to a 5/8 inch iron  
7-28 rod found; S 66 deg 00 min 39 sec E, 742.01 feet to a 1/2 inch iron  
7-29 rod found; S 69 deg 11 min 51 sec E, 362.16 feet to a 5/8 inch iron  
7-30 rod found; S 71 deg 22 min 18 sec E, 173.67 feet to a 3/8 inch iron  
7-31 rod found; S 60 deg 47 min 04 sec E, 69.60 feet to a 5/8 inch iron rod  
7-32 found at a fence corner where same intersects the east line of the  
7-33 said 1489 acre tract, the west line of the before mentioned Star  
7-34 Ranch 2181.28 acre tract for the northeast corner of this tract.  
7-35 THENCE with the west line, as fenced, of the Star Ranch 2181.28 acre  
7-36 tract, the east line of the said 1489 acre tract, S 30 deg 53 min 30  
7-37 sec W, 4983.66 feet to the POINT OF BEGINNING, containing 716.641  
7-38 acres of land.  
7-39 (e) 951.10 ACRE TRACT TRAVIS AND BASTROP COUNTIES  
7-40 A DESCRIPTION OF A 951.10 ACRE TRACT OF LAND OUT OF THE JOSE ANTONIO  
7-41 NAVARRO GRANT, IN TRAVIS AND BASTROP COUNTIES, TEXAS AND BEING  
7-42 COMPRISED OF THE FOLLOWING FOUR (4) TRACTS OF LAND: FIRST TRACT 9.01  
7-43 ACRES, SECOND TRACT 141.52 ACRES, THIRD TRACT 562.24 ACRES, AND  
7-44 FOURTH TRACT 240.25 ACRES ALL BEING DESCRIBED IN A GENERAL WARRANTY  
7-45 DEED FROM LEWIS N. LITTLE TO NCNB TEXAS NATIONAL BANK AS RECORDED IN  
7-46 VOLUME 10874, PAGE 1964 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS  
7-47 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
7-48 FOLLOWS:  
7-49 BEGINNING at a 1/2-inch iron rod found being the intersection of the  
7-50 east right-of-way line of Bastrop County Road No. 214 and the south  
7-51 right-of-way line of State Highway No. 71 as described in Volume  
7-52 125, Page 114 of the Deed Records of Travis County, Texas, said iron  
7-53 rod being the northwest corner of said 9.01 acre tract;  
7-54 THENCE N 82° 44' 36" E, with the south right-of-way line of said  
7-55 State Highway No. 71, the north line of said 9.01 acre tract, a  
7-56 distance of 106.99 feet to a broken concrete monument found for  
7-57 corner;  
7-58 THENCE S 56° 47' 12" E, continuing with said south right-of-way line  
7-59 and the north line of said 9.01 acre tract, a distance of 550.52  
7-60 feet to a 3/4-inch rebar set for the northeast corner of said 9.01  
7-61 acre tract;  
7-62 THENCE S 30° 18' 48" W, with the east line of said 9.01 acre tract, a  
7-63 distance of 615.28 feet to a 1/2-inch rebar set for the southeast  
7-64 corner of said 9.01 acre tract same being the northeast corner of  
7-65 said 141.52 acre tract;  
7-66 THENCE S 30° 40' 09" W, with the east line of said 141.52 acre tract,  
7-67 a distance of 3030.36 feet to a 1/2-inch rebar set;  
7-68 THENCE S 30° 26' 39" W, continuing with the east line of said 141.52  
7-69 acre tract, a distance of 6637.23 feet to a 1/2-inch rebar found for



8-1 the southeast corner of said 141.52 acre tract;  
8-2 THENCE N 59° 44' 24" W, with the south line of said 141.52 acre  
8-3 tract, a distance of 627.59 feet to a 1/2-inch rebar found for the  
8-4 southwest corner of said 141.52 acre tract same being the northwest  
8-5 corner of a 769.524 acre tract conveyed to Will Thurman, Jr. as  
8-6 recorded in Volume 337, Page 153 of the Deed Records of Bastrop  
8-7 County, Texas;  
8-8 THENCE S 30° 48' 56" W, with the east line of said 562.24 acre tract,  
8-9 and the west line of said 769.524 acre tract, a distance of 3068.02  
8-10 feet to a 1-1/2 inch iron pipe found for the southeast corner of  
8-11 said 562.74 acre tract same being the northeast corner of Elm Ridge  
8-12 Phase 1-B, a subdivision recorded in Cabinet 2, Page 301-A of the  
8-13 Plat Records of Bastrop County, Texas;  
8-14 THENCE N 59° 18' 30" W, with the south line of said 562.24 acre  
8-15 tract, passing a brass monument found stamped "Lower Colorado River  
8-16 Authority" at a distance of 3022.11 feet, and continuing with the  
8-17 south line of said 562.24 acre tract for a total distance of 3422.49  
8-18 feet to a 1/2-inch iron rod found for the southwest corner of said  
8-19 562.24 acre tract same being the northwest corner of a 1.80 acre  
8-20 tract conveyed to Billy G. Radford and Pat L. Poehl as recorded in  
8-21 Volume 332, Page 724 of the Deed Records of Bastrop County, Texas;  
8-22 THENCE N 30° 46' 24" E, with the west line of said 562.24 acre tract,  
8-23 a distance of 3831.98 feet to a 3/4-inch iron rod found for the  
8-24 southeast corner of a 19.82 acre tract conveyed to Charles C.  
8-25 Johnstone as recorded in Volume 7753, Page 184 of the Deed Records  
8-26 of Travis County, Texas;  
8-27 THENCE N 30° 35' 08" E, continuing with the west line of said 562.24  
8-28 acre tract, being the east line of said 19.82 acre tract and also  
8-29 continuing with the east line of a 20.00 acre tract conveyed to  
8-30 Charles Johnstone as recorded in Volume 7753, Page 194 for a  
8-31 distance of 976.77 feet to a 3/4-inch iron rod found being the  
8-32 northeast corner of said 20.00 acre tract;  
8-33 THENCE N 30° 34' 39" E, continuing with the west line of said 562.24  
8-34 acre tract, a distance of 2350.23 feet to a 1/2-inch iron rod found  
8-35 for the northwest corner of said 562.24 acre tract;  
8-36 THENCE S 59° 09' 56" E, with the north line of said 562.24 acre  
8-37 tract, the south line of the remainder of a 66.00 acre tract  
8-38 conveyed to Gwen Ericson as recorded in Volume 7465, Page 141 of the  
8-39 Deed Records of Travis County, Texas, for a distance of 1147.35 feet  
8-40 to a 1/2-inch iron rod found for the southwest corner of said 240.25  
8-41 acre tract;  
8-42 THENCE N 30° 40' 00" E, with the west line of said 240.25 acre tract,  
8-43 a distance of 4636.76 feet to a 3/4-inch rebar found for the  
8-44 northwest corner of said 240.25 acre tract said rebar being in the  
8-45 south line of 19.43 acre tract conveyed to Patti J. Higginbotham as  
8-46 recorded in Volume 10689, Page 481 of the Deed Records of Travis  
8-47 County, Texas;  
8-48 THENCE S 59° 30' 16" E, with the north line of said 240.25 acre  
8-49 tract, passing at 1207.06 feet a 1-1/2 inch iron pipe found marking  
8-50 the Travis/Bastrop County Line, and continuing for a total distance  
8-51 of 2246.51 feet to a 1-1/4-inch iron pipe found for the northeast  
8-52 corner of said 240.25 acre tract same being the southeast corner of  
8-53 a 6.00 acre tract conveyed to Gordon and Velda V. Griffin as  
8-54 recorded in Volume 561, Page 610 of the Deed Records of Bastrop  
8-55 County, Texas;  
8-56 THENCE N 30° 36' 07" E, with the west line of said 141.52 acre tract  
8-57 and continuing with the west line of said 9.01 acre tract, a  
8-58 distance of 1513.41 feet to the POINT OF BEGINNING and containing  
8-59 951.10 acres of land more or less.  
8-60 (f) TRACT ONE: 808.872 acres of land, more or less, being  
8-61 out of and a part of the ISAAC LINDSEY SURVEY, A-226 and RUBEN GAGE  
8-62 SURVEY, A-31, Bastrop County, Texas; Said 808.872 acres being more  
8-63 particularly described by metes and bounds.  
8-64 Being a 808.872 acre tract or parcel of land out of and being a part  
8-65 of the ISAAC LINDSEY SURVEY, A-226, and the REUBEN GAGE SURVEY,  
8-66 A-31, in Bastrop County, Texas, and being a part of that certain  
8-67 1613.909 acre tract in the ISAAC LINDSEY, REUBEN GAGE, HIRAM  
8-68 BEALES, and MICHAEL GREEN SURVEYS described in a deed from W.D.  
8-69 Moore, Jr., and Sylvia Moore-Fowler to The Bastrop 1600, an Arizona



9-1 Partnership, dated Jan. 8, 1985, recorded in Vol. 357, Page 376,  
 9-2 Bastrop County Deed Records. Herein described tract being all of  
 9-3 that certain 199.1 acre tract described in a deed from Alameda W.  
 9-4 Carter, individually and as independent executrix of the Estate of  
 9-5 Arthur E. Carter, deceased, to James L. Moore, et, al, dated Jan. 4,  
 9-6 1947, recorded in Vol. 120, Page 596, Bastrop County Deed Records;  
 9-7 and being a part of that certain 1735 acre tract described as Lot  
 9-8 1-289 acres, Lot 4-152.4 acres, Lot 5-205.3 acres, Lot 7-191.6  
 9-9 acres, Lot 8-258.5 acres, Lot 10-191.6 acres, Lot 11-258.5 acres,  
 9-10 Lot 16-199.6 acres, said tracts being described in a Divorce  
 9-11 Judgment recorded in Vol. 139, Page 20, Bastrop County Deed  
 9-12 Records. Said tracts being a part of the subdivision of the Mark  
 9-13 Young Ranch, according to the map of said subdivision as recorded in  
 9-14 the deed Records of Bastrop County, Texas. Herein described  
 9-15 808.872 acre tract or parcel being more particularly described by  
 9-16 metes and bounds, as follows:

9-17 BEGINNING at an iron rod found at a fence corner in the  
 9-18 occupied southeast corner of the DANIEL GRAY SURVEY, the most  
 9-19 easterly corner of the before mentioned ISAAC LINDSEY SURVEY, the  
 9-20 northwest line of the before mentioned REUBEN GAGE SURVEY, the most  
 9-21 northerly east corner of the said 1613.989 acre tract for the most  
 9-22 northerly corner of this tract. Said point being a north corner of  
 9-23 Thousand Oaks, a subdivision as recorded in Plat Cabinet 1, Page  
 9-24 129A-133B, Bastrop County Plat Records and being the most easterly  
 9-25 corner of Lot 16 of the before mentioned Mark Young Ranch  
 9-26 Subdivision.

9-27 THENCE with a upper southeast line of the said 1613.989 acre  
 9-28 tract, the northwest line of Thousand Oaks, the southeast line of  
 9-29 Lot 16 of said Mark Young Ranch Subdivision, S 45° 52' 29" W, 2685.82  
 9-30 feet to an iron rod found; S 45° 39' 25" W, 674.60 feet to an iron rod  
 9-31 found; S 45° 40' 30" W, 1579.00 feet to an iron rod found at the  
 9-32 occupied south corner of Lot 16, the east corner of Lot 12 of said  
 9-33 Mark Young Ranch Subdivision, an angle corner of the said 1613.90  
 9-34 acre track for an angle corner of this tract.

9-35 THENCE continuing with the upper southeast line of the said  
 9-36 1613.989 acre tract, the northwest line of Thousand Oaks, the  
 9-37 southeast line of said Lot 12, S 45° 20' 53" W, 1054.06 feet to an  
 9-38 iron rod found at a fence corner, the most westerly corner of  
 9-39 Thousand Oaks, the most northerly corner of Lot 10 of said Mark  
 9-40 Young Ranch Subdivision, an Interior corner of the said 1613.989  
 9-41 acre tract for an interior corner of this tract.

9-42 THENCE with the southwest line of Thousand Oaks, the  
 9-43 northeast line of Lots 10 and 11 of Mark Young Ranch Subdivision, a  
 9-44 lower northeast line of the said 1613.989 acre tract, S 44° 47' 30"  
 9-45 E, 3764.01 feet to an iron rod found at the most southerly east  
 9-46 corner of the said 1613.989 acre tract for the most southerly east  
 9-47 corner of this tract.

9-48 THENCE with the southeast line of the said 1613.989 acre  
 9-49 tract, S 45° 00' 00" W, 4641.20 feet to an iron rod found for the most  
 9-50 southerly corner of this tract.

9-51 THENCE crossing said 1613.989 acre tract, N 44° 47' 30" W,  
 9-52 3807.00 feet to an iron rod found in a northwest line of same, the  
 9-53 occupied southeast line of the HIRAM BEALES SURVEY, the northwest  
 9-54 line of the REUBEN GAGE SURVEY, the northwest line of Lot 7 of the  
 9-55 Mark Young Ranch Subdivision for the most southerly west corner of  
 9-56 this tract.

9-57 THENCE with the occupied southeast line of the HIRAM BEALES  
 9-58 SURVEY, the northwest line of said Lot 7, N 45° 15' 01" E, 519.50  
 9-59 feet to an iron rod found at the east corner of the Ranch  
 9-60 Subdivision, the south corner of Forest Lakes Subdivision; S 82° 08'  
 9-61 40" E 34.74 feet to an iron rod found; N 44° 58' 13" E, 1112.95 feet  
 9-62 to an iron rod found at the north corner of Lot 7, the west corner of  
 9-63 Lot 10 of said Mark Young Ranch Subdivision, the east corner of  
 9-64 Forest Lakes Subdivision, the south corner of Escondido  
 9-65 Subdivision, an angle corner of the said 1613.989 acre tract for an  
 9-66 angle corner of this tract.

9-67 THENCE continuing with the southeast line, as fenced, of the  
 9-68 HIRAM BEALES SURVEY and Escondido Subdivision, the northwest line  
 9-69 of the REUBEN GAGE SURVEY, N 45° 18' 09" E, 769.68 feet to an iron rod

found; N 45° 13' 55" E, 1231.00 feet to an iron rod found; N 45° 06' 13" E, 681.68 feet to an iron rod found; N 10° 00' 21" E, 52.14 feet to an Iron rod found; N 45° 08' 33" E, 328.00 feet to an iron rod found; N 45° 31' 19" E, 988.72 feet to an iron rod found at a fence corner in the southwest line of Lot 16 of said Mark Young Ranch Subdivision, the most easterly corner of Escondido Subdivision, an interior corner of the said 1613.989 acre tract for an interior corner of this tract.

THENCE with the northeast line of Escondido Subdivision, the south-west line, as fenced, of Lots 16 and 15 of Mark Young Ranch Subdivision, N 44° 51' 25" W, 3960.58 feet to an iron rod found at a fence corner in the southeast line of Charro Estates Subdivision, the occupied west corner of Lot 15, a west corner of the said 1613.989 acre tract for a west corner of this tract.

THENCE with the southeast line of Charro Estates, N 45° 08' 46" E, 414.45 feet to an iron rod found; N 27° 18' 33" W, 29.88 feet to an iron rod found, N 43° 32' 45" E, 385.65 feet to an iron rod found; N 45° 03' 46" E, 806.14 feet to an iron rod found; N 55° 18' 54" E, 197.22 feet to an iron rod found; N 44° 23' 45" E, 1526.67 feet to an iron rod found; N 40° 48' 42" E, 458.50 feet to an iron rod found lit the southwest line of the before mentioned DANIEL GRAY SURVEY, the northeast line of the ISAAC LINDSEY SURVEY, the most northerly corner of the said 1613.989 acre tract for the most northerly corner of this tract.

THENCE with the southwest line, as fenced, of the DANIEL GRAY SURVEY, the northeast line of the ISAAC LINDSEY SURVEY, and said 1613.989 acre tract, the northeast line of Lots 15 and 16 of the Mark Young Ranch Subdivision, S 60° 31' 19" E, 4243.31 feet to an iron rod found, S 45° 54' 23" E, 22.04 feet to the POINT OF BEGINNING, containing 808.872 acres of land.

SECTION 16. EFFECTIVE DATE. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2003.

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