

By: Armbrister

S.B. No. 1922

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the creation, administration, powers, duties,
3 operation, and financing of the Garfield Municipal Utility District
4 No. 1.

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

6 SECTION 1. DEFINITIONS. In this Act:

7 (1) "Board" means the board of directors of the
8 district.

9 (2) "Commission" means the Texas Commission on
10 Environmental Quality.

11 (3) "District" means the Garfield Municipal Utility
12 District No. 1.

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

18 (b) The district is a governmental agency and a political
19 subdivision of this state.

20 SECTION 3. AUTHORITY FOR CREATION. The district is created
21 under and is essential to accomplish the purposes of Section 59,
22 Article XVI, Texas Constitution.

23 SECTION 4. FINDING OF BENEFIT AND PUBLIC PURPOSE. (a) The
24 district is created to serve a public use and benefit.

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

5 SECTION 5. BOUNDARIES. The district includes the territory
6 contained within the following area:

7 Approximately 3,030.926 acres of land, consisting of the
8 following tracts:

9 Tract 1: Being a 1,435.190 acre tract or parcel of land out
10 of the JOSE ANTONIO NAVARRO SURVEY, A-53, in Bastrop County, Texas,
11 consisting of (a) a 718.549 acre tract or parcel of land, being all
12 of that 769.524 acre tract or parcel of land described by metes and
13 bounds in Section 15(a) of this Act, SAVE, LESS AND EXCEPT the
14 28.941 acre tract or parcel of land described by metes and bounds in
15 Section 15(b) of this Act; and LESS, SAVE AND EXCEPT a 22.034 acre
16 portion of that 120.00 acre tract or parcel of land described by
17 metes and bounds in Section 15(c) of this Act; and (b) a 716.641
18 acre tract or parcel of land described by metes and bounds in
19 Section 15(d) of this Act;

20 Tract 2: Being an 786.864 acre tract or parcel of land out
21 of the JOSE ANTONIO NAVARRO SURVEY, A-53 in Bastrop County, Texas,
22 consisting of all that 951.10 acre tract or parcel of land described
23 by metes and bounds in Section 15(e) of this Act, SAVE, LESS and
24 EXCEPT the 66.27 acre portion thereof located in Travis County,
25 Texas, and LESS, SAVE and EXCEPT a 97.966 acre portion of that
26 120.00 acre tract or parcel of land described by metes and bounds in
27 Section 15(c) of this Act;

1 Tract 3: Being a 808.872 acre tract or parcel of land out of
2 the ISAAC LINDSEY SURVEY, A-226, and the REUBEN GAGE SURVEY, A-31,
3 in Bastrop County, Texas, described by metes and bounds in Section
4 15(f) of this Act.

5 SECTION 6. FINDINGS RELATIVE TO BOUNDARIES. The
6 legislature finds that the boundaries and field notes of the
7 district form one or more closures. If a mistake is made in the
8 field notes or in copying the field notes in the legislative
9 process, the mistake does not affect:

- 10 (1) the organization, existence, or validity of the
11 district;
- 12 (2) the right of the district to impose taxes; or
- 13 (3) the legality or operation of the district or the
14 board.

15 SECTION 7. POWERS. (a) The district has all of the rights,
16 powers, privileges, authority, functions, and duties provided by
17 the general law of this state, including Chapters 49 and 54, Water
18 Code, applicable to municipal utility districts created under
19 Section 59, Article XVI, Texas Constitution.

20 (b) The district is partly located in the extraterritorial
21 jurisdiction of the City of Bastrop. Creation of the district is
22 subject to the approval of the City of Bastrop, as provided by
23 Section 42.042, Local Government Code, and Section 54.016, Water
24 Code.

25 (c) Subject to the approval of the governing body of the
26 City of Bastrop, the district may divide into two or more contiguous
27 districts as provided by Sections 51.749-51.758, Water Code,

1 without any further approval or consent.

2 (d) Land within the district that is located in the City of
3 Bastrop's extraterritorial jurisdiction is subject to the
4 requirements of municipal ordinances of the City of Bastrop
5 applicable to extraterritorial areas, unless the municipality's
6 governing body waives compliance.

7 (e) The rights, powers, privileges, authority, functions,
8 and duties of the district are subject to the continuing right of
9 supervision of the state to be exercised by and through the
10 commission.

11 SECTION 8. DEVELOPMENT AGREEMENT. (a) The district may
12 enter into a written contract with a municipality within whose
13 extraterritorial jurisdiction the district is wholly or partly
14 located:

15 (1) guaranteeing the continuation of the
16 extraterritorial status of the district and its immunity from
17 annexation by the municipality for a period not to exceed 15 years;

18 (2) regulating the development within the boundaries
19 of the district in a manner that the parties agree will further the
20 health, safety, and welfare of the residents of the district; and

21 (3) containing other terms and consideration that the
22 district and the municipality agree to be reasonable and
23 appropriate.

24 (b) A contract under this section may be renewed or extended
25 for successive periods not to exceed 15 years.

26 SECTION 9. APPLICABILITY OF OTHER LAW. This Act prevails
27 over any provision of general law that is in conflict or

1 inconsistent with this Act.

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

4 (b) Temporary directors serve until initial directors are
5 elected under Section 12 of this Act.

6 (c) Initial directors serve until the election of permanent
7 directors under Section 13 of this Act.

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

10 (e) Each director must qualify to serve as director in the
11 manner provided by Section 49.055, Water Code.

12 SECTION 11. TEMPORARY DIRECTORS. (a) The temporary board
13 consists of:

- 14 (1) Ricky Turner;
- 15 (2) John Lefner;
- 16 (3) Tom Granger;
- 17 (4) Allen Williams; and
- 18 (5) Elroy Williams.

19 (b) If a temporary director fails to qualify for office, the
20 temporary directors who have qualified shall appoint a person to
21 fill the vacancy. If at any time there are fewer than three
22 qualified temporary directors, the commission shall appoint the
23 necessary number of persons to fill all vacancies on the board.

24 SECTION 12. CONFIRMATION AND INITIAL DIRECTORS ELECTION.

25 (a) Not later than the fourth anniversary of the effective date of
26 this Act, the temporary board shall hold an election to confirm
27 establishment of the district and to elect five initial directors

1 as provided by Section 49.102, Water Code.

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

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

12 (b) On the first Saturday in May of each subsequent
13 even-numbered year, the appropriate number of directors shall be
14 elected.

15 SECTION 14. FINDINGS RELATED TO PROCEDURAL REQUIREMENTS.

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

22 (b) The governor has submitted the notice and Act to the
23 commission.

24 (c) The commission has filed its recommendations relating
25 to this Act with the governor, lieutenant governor, and speaker of
26 the house of representatives within the required time.

27 (d) All requirements of the constitution and laws of this

1 state and the rules and procedures of the legislature with respect
2 to the notice, introduction, and passage of this Act are fulfilled
3 and accomplished.

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

7 Being a 769.524 acre tract or parcel of land out of and being a part
8 of the JOSE ANTONIO NAVARRO SURVEY, A-53, in Bastrop County, Texas,
9 and being a part of that certain 1489 acre tract described in a deed
10 from Ellis Brejcha and wife, Claudia Brejcha to Clyde Nelson and
11 Wesley Nelson, dated July 19, 1961, recorded in Vol. 154, Page 568,
12 Bastrop County Deed Records. Herein described 769.524 acre tract or
13 parcel being the same tract or parcel described as Tract No. 1 in a
14 deed from Wesley Clyde Nelson, et ux, to Will Thurman, Jr., recorded
15 in Vol. 337, Page 153, Bastrop County Deed Records. Herein
16 described 769.524 acre tract or parcel being more particularly
17 described by metes and bounds as follows;

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

27 THENCE with the west line, as fenced, of the said 1489 acre

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1 tract, the east line of Elm Ridge, Phase 1-A and Elm Ridge, Phase
2 1-B, N 30 deg 24 min 02 sec E, 3026.39 feet to an 3/4 inch iron pipe
3 found at a fence corner, the northeast corner of the Elm Ridge,
4 Phase 1-B same being the southeast corner of that certain 951.10
5 acre tract described in a deed from NCNB Texas National Bank to
6 Robert C. Carr, dated September 27, 1991, recorded in Vol. 612, Page
7 225, Bastrop County Deed Records for an angle corner of this tract.

8 THENCE continuing with the west line, as fenced, of the said
9 1489 acre tract, the lower east line of the Carr 951.10 acre tract,
10 N 30 deg 49 min 37 sec E, 3067.79 feet to an 1/2 inch iron rod found
11 at a fence corner, the occupied northwest corner of the said 1489
12 acre tract, an interior corner of the Carr 951.10 acre tract for the
13 northwest corner of this tract.

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

22 THENCE continuing with the north line, as fenced, of the said
23 1489 acre tract, the south line of the Roth 121.758 acre tract, and
24 a upper south line of the T.J. Caldwell 1145.5 acre tract described
25 in a deed recorded in Vol. 103, Page 161, Bastrop County Deed
26 Records, S 59 deg 28 min 21 sec E, at approx. 1880.6 feet pass the
27 southeast corner of the Roth 121.758 acre tract, a upper southwest

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1 corner of the Caldwell 1145.5 acre tract, in all 4652.49 feet to a
2 5/8 inch iron rod found at a fence corner, the northeast corner of
3 the said 1489 acre tract, an interior corner of the Caldwell 1145.5
4 acre tract, for the most northerly northeast corner of this tract.

5 THENCE with the east line, as fenced, of the said 1489 acre
6 tract, a west line of the Caldwell 1145.5 acre tract, S 30 deg 53 min
7 41 sec W, 4410.46 feet to an 5/8 inch iron rod found at a fence
8 corner; S 56 deg 58 min 04 sec E, 1325.85 feet to an 5/8 inch iron
9 rod found at a fence corner; S 30 deg 53 min 46 sec W, 258.60 feet to
10 an 1/2 inch iron rod found at a fence corner; S 48 deg 40 min 14 sec
11 E, 84.15 feet to an 1/2 inch iron rod found at a fence corner; S 30
12 deg 58 min 24 sec W, 680.41 feet to an 3/4 inch iron pipe found at a
13 fence corner, the most southerly southwest corner of the Caldwell
14 1145.5 acre tract, the northwest corner of the Star Ranch 2181.28
15 acre tract described in a deed recorded in Vol. 211, Page 197,
16 Bastrop County Deed Records for an angle corner of this tract.

17 THENCE continuing with the east line, as fenced, of the said
18 1489 acre tract, the west line, as fenced, of the Star Ranch 2181.28
19 acre tract, S 35 deg 06 min 34 sec W, 287.13 feet to an 5/8 inch iron
20 rod found at a fence corner where same intersects the north line of
21 the before mentioned Austin-Cedar Road (Pearce Lane), for the
22 southeast corner of this tract.

23 THENCE with the north line of the Austin-Cedar Road (Pearce
24 Lane), N 66 deg 06 min 03 sec W, 200.87 feet to an 3/8 inch iron rod
25 found; N 71 deg 12 min 32 sec W, 465.12 feet to an 5/8 inch iron rod
26 found; N 65 deg 56 min 10 sec W, 692.14 feet to an 5/8 inch iron rod
27 found; N 68 deg 31 min 53 sec W, 526.57 feet to an 1/2 inch iron rod

1 found; N 64 deg 09 min 44 sec W, 1334.80 feet to an 1/2 inch iron rod
2 found; N 37 deg 52 min 04 sec W, 425.24 feet to an 1/2 inch iron rod
3 found; N 53 deg 21 min 07 sec W, 200.39 feet to an 1/2 inch iron rod
4 found; N 56 deg 58 min 14 sec W, 427.71 feet to an 1/2 inch iron rod
5 found; N 64 deg 06 min 42 sec W, 2431.40 feet to the POINT OF
6 BEGINNING, containing 769.524 acres of land, less and except that
7 certain 0.517 acre tract described in a deed from Will Thurman, Jr.,
8 to Aqua Water Supply Corp. recorded in Vol. 365, Page 620, Bastrop
9 County Deed Records. Said 0.517 acre tract being included in the
10 description of the before described 769.524 acre tract and being
11 more particularly described by metes and bounds as follows;

12 COMMENCING for reference at a 5/8 inch iron rod found at the
13 northeast corner of the before described 769.524 acre tract and an
14 interior corner of the Caldwell 1145.5 acre tract.

15 THENCE with the north line of the said 769.524 acre tract, N
16 59 deg 28 min 21 sec W, 2791.62 feet to a point.

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

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

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

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

26 THENCE S 75 deg 02 min 45 sec E, 150.00 feet to the POINT OF
27 BEGINNING, containing 0.517 acres of land.

1 (b) FIELD NOTES FOR A 28.941 ACRE TRACT IN THE JOSE ANTONIO
2 NAVARRO SURVEY IN BASTROP COUNTY, TEXAS.

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

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

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

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

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

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

1 Records for the southwest corner of this tract.

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

7 THENCE with the west line of the said 769.524 acre tract, the
8 lower east line of the Carr 951.10 acre tract, N 30 deg 49 min 37 sec
9 E, 869.89 feet to the POINT OF BEGINNING, containing 28.941 acres of
10 land.

11 (c) LEGAL DESCRIPTION: BEING 120.000 ACRES OF LAND LYING IN
12 AND SITUATED OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT 53 IN
13 BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN REMAINDER
14 PORTION OF A 769.524 ACRE TRACT (TRACT 2) OF LAND CONVEYED TO CARR
15 FAMILY PARTNERSHIP, LTD. BY DEED RECORDED IN VOLUME 736, PAGE 233
16 AND THAT CERTAIN 951.10 ACRE TRACT OF LAND CONVEYED TO ROBERT C.
17 CARR BY DEED RECORDED IN VOLUME 612, PAGE 225, ALL RECORDED IN THE
18 OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS; SAID 120.000 ACRE TRACT
19 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS
20 SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN
21 FEBRUARY, 2000:

22 BEGINNING at an iron rod found in the west line of said 769.524 acre
23 tract and the east line of the Elm Ridge Subdivision, Phase 1-B, a
24 subdivision recorded in Cabinet 2, Page 301-A of the Plat Records of
25 Bastrop County, Texas, for the southwest corner of that certain
26 28.941 acre tract conveyed to the City of Austin, Texas by deed
27 recorded in Volume 707, Page 158 of said official records and an ell

1 corner hereof from which an iron pipe found in the west line of said
2 28.941 acre tract for the southeast corner of said 951.10 acre tract
3 and the northeast corner of said Elm Ridge Subdivision bears North
4 27°15'38" East a distance of 300.29 feet;

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

9 THENCE North 25°57'55" East a distance of 1170.38 feet along the
10 east line of the said 28.941 acre tract to an iron rod found for the
11 northeast corner of the said 28.941 acre tract and an interior
12 corner hereof;

13 THENCE North 62°26'06" West a distance of 1060.18 feet along the
14 north line of the said 28.941 acre tract to an iron rod found in the
15 east line of the said 951.10 acre tract for the northwest corner of
16 the said 28.941 acre tract and an interior corner hereof;

17 THENCE South 27°43'05" West a distance of 869.54 feet along the
18 common line of the said 28.941 acre tract and said 951.10 acre tract
19 to said iron pipe found for the common corner of said 951.10 acre
20 tract, said 28.941 acre tract, said Elm Ridge Subdivision, and
21 hereof;

22 THENCE along the common line of said 951.10 acre tract and said Elm
23 Ridge Subdivision North 62°25'42" West a distance of 782.90 feet to
24 an iron rod found for an angle point and North 62°25'03" West a
25 distance of 1817.11 feet to an iron rod set for the southwest corner
26 hereof;

27 THENCE North 27°43'05" East a distance of 1641.30 feet to an iron rod

1 set for the northwest corner hereof;
2 THENCE South 62°25'13" East a distance of 2599.71 feet to an iron rod
3 set in the common line of said 951.10 acre and said 769.524 acre
4 tracts for an ell corner hereof;
5 THENCE South 27°41'45" West a distance of 143.05 feet along said
6 common line to an iron rod set for an interior corner hereof;
7 THENCE South 62°25'13" East a distance of 1141.24 feet to an iron rod
8 set for the northeast corner hereof;
9 THENCE South 25°57'55" West a distance of 1899.08 feet to an iron rod
10 set for the southeast corner hereof;
11 THENCE North 62°25'47" West a distance of 1195.92 feet to an iron rod
12 set in the common line of said Elm Ridge Subdivision and said
13 769.524 acre tract for an ell corner hereof;
14 THENCE North 27°16'46" East a distance of 100.00 feet along said
15 common line to the POINT OF BEGINNING and containing 120.000 acres
16 of land, more or less, and as shown on map prepared herewith.

17 (d) FIELD NOTES FOR TRACT NO. 2, A 716.641 ACRE TRACT OUT OF
18 A 1489 ACRE TRACT IN THE JOSE ANTONIO NAVARRO SURVEY IN BASTROP
19 COUNTY, TEXAS.

20 Being a 716 acre tract or parcel of land out of and being a part of
21 the JOSE ANTONIO NAVARRO SURVEY, A-53, in Bastrop County, Texas,
22 and being a part of that certain 1489 acre tract described in a deed
23 from Ellis Brejcha and wife, Claudia Brejcha to Clyde Nelson and
24 Wesley Nelson, dated July 19, 1961, recorded in Vol, 154, Page 565,
25 Bastrop County Deed Records. Herein described 716.641 acre tract or
26 parcel being the same tract described as Tract No. 2 in a deed from
27 Wesley Clyde Nelson, et ux, to Will Thurman, Jr., recorded in Vol.

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1 337, Page 153, Bastrop County Deed Records. Herein described
2 716.641 acre tract or parcel being more particularly described by
3 metes and bounds as follows;

4 BEGINNING at a 3/4 inch iron pipe found at a fence corner in the
5 occupied south line of the before mentioned JOSE ANTONIO NAVARRO
6 SURVEY, the occupied north line of the REUBEN GAGE SURVEY, the north
7 line of Thousand Oaks, a subdivision in the said same being the
8 southwest corner of the Star Ranch 2181.28 acre tract described in a
9 deed recorded in Vol. 211, Page 197, Bastrop County Deed Records for
10 the southeast corner of this tract.

11 THENCE with the south line, as fenced, of the JOSE ANTONIO NAVARRO
12 SURVEY, the north line of the REUBEN GAGE SURVEY, a north line of
13 Thousand Oaks, the before mentioned subdivision, the south line of
14 the said 1489 acre tract, as fenced, N 57 deg 28 min 05 sec W,
15 1775.81 feet to a 5/6 inch iron rod found at a fence corner, the
16 occupied northwest corner of the REUBEN GAGE SURVEY, the northeast
17 corner of the ISAAC LINDSEY SURVEY, for an angle corner of this
18 tract.

19 THENCE continuing with the south line, as fenced, of the JOSE
20 ANTONIO NAVARRO SURVEY, the south line, as fenced, of the said 1489
21 acre tract, the occupied north line of the ISAAC LINDSEY SURVEY, N
22 44 deg 51 min 59 sec W, 22.04 feet to an 5/8 inch iron rod found; N 59
23 deg 29 min 33 sec W, 4243.31 feet to a 1/2 inch iron rod found at a
24 fence corner, the occupied northwest corner of the ISAAC LINDSEY
25 SURVEY, the occupied northeast corner of the MICHAEL GREEN SURVEY,
26 the northeast corner of Charro Estates, a subdivision in the said
27 MICHAEL GREEN SURVEY, as recorded in Plat Cabinet 1, Page 83-B for

1 an angle corner of this tract.

2 THENCE continuing with the south line, as fenced, of the JOSE
3 ANTONIO NAVARRO SURVEY, the south line of the said 1489 acre tract,
4 the occupied north line of the MICHAEL GREEN SURVEY, the north line
5 of Charro Estates, N 59 deg 44 min 59 sec W, 621.07 feet to a 1/2
6 inch iron rod found at a fence corner in the east line of the Charles
7 Graham 583.070 acre tract surveyed by the undersigned in 1976, the
8 occupied southwest corner of the said 1489 acre tract, an angle
9 corner of Charro Estates for the southwest corner of this tract.

10 THENCE with the west line, as fenced, of the said 1489 acre tract,
11 the west line of the Charles Graham 583.070 acre tract, N 30 deg 27
12 min 23 sec E, 2677.44 feet to a steel fence corner post; S 65 deg 51
13 min 00 sec E, 23.76 feet to a steel fence corner post; N 29 deg 52
14 min 54 sec E, 1852.29 feet to a 1/2 inch iron rod found in the south
15 line of the Austin-Cedar Creek Road (Pearce Lane), the northeast
16 corner of the Charles Graham 583.070 acre tract, for the northwest
17 corner of this tract.

18 THENCE with the south line of the Austin-Cedar Creek Road (Pearce
19 Lane), S 64 deg 09 min 16 sec E, 2387.68 feet to a 1/2 inch iron rod
20 found; S 56 deg 24 min 03 sec E, 619.18 feet to a 1/2 inch iron rod
21 found; S 50 deg 39 min 41 sec E; 79.14 feet to a 1/2 inch iron rod
22 found; S 46 deg 53 min 18 sec E, 97.29 feet to a 1/2 inch iron rod
23 found; S 35 deg 29 min 54 sec E, 202.53 feet to an iron rod 1/2 inch
24 iron rod found; S 42 deg 01 min 24 sec E, 120.46 feet to a 1/2 inch
25 iron rod found; S 60 deg 26 min 10 sec E, 285.70 feet to an 5/8 iron
26 rod found; S 70 deg 20 min 31 sec, E, 88.00 feet to a 3/4 inch iron
27 rod found; S 64 deg 27 min 52 sec E, 1,000.19 feet to a 5/8 inch iron

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1 rod found; S 68 deg 56 min 31 sec E, 526.59 feet to a 5/8 inch iron
2 rod found; S 66 deg 00 min 39 sec E, 742.01 feet to a 1/2 inch iron
3 rod found; S 69 deg 11 min 51 sec E, 362.16 feet to a 5/8 inch iron
4 rod found; S 71 deg 22 min 18 sec E, 173.67 feet to a 3/8 inch iron
5 rod found; S 60 deg 47 min 04 sec E, 69.60 feet to a 5/8 inch iron rod
6 found at a fence corner where same intersects the east line of the
7 said 1489 acre tract, the west line of the before mentioned Star
8 Ranch 2181.28 acre tract for the northeast corner of this tract.
9 THENCE with the west line, as fenced, of the Star Ranch 2181.28 acre
10 tract, the east line of the said 1489 acre tract, S 30 deg 53 min 30
11 sec W, 4983.66 feet to the POINT OF BEGINNING, containing 716.641
12 acres of land.

13 (e) 951.10 ACRE TRACT TRAVIS AND BASTROP COUNTIES
14 A DESCRIPTION OF A 951.10 ACRE TRACT OF LAND OUT OF THE JOSE ANTONIO
15 NAVARRO GRANT, IN TRAVIS AND BASTROP COUNTIES, TEXAS AND BEING
16 COMPRISED OF THE FOLLOWING FOUR (4) TRACTS OF LAND: FIRST TRACT 9.01
17 ACRES, SECOND TRACT 141.52 ACRES, THIRD TRACT 562.24 ACRES, AND
18 FOURTH TRACT 240.25 ACRES ALL BEING DESCRIBED IN A GENERAL WARRANTY
19 DEED FROM LEWIS N. LITTLE TO NCNB TEXAS NATIONAL BANK AS RECORDED IN
20 VOLUME 10874, PAGE 1964 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS
21 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
22 FOLLOWS:

23 BEGINNING at a 1/2-inch iron rod found being the intersection of the
24 east right-of-way line of Bastrop County Road No. 214 and the south
25 right-of-way line of State Highway No. 71 as described in Volume
26 125, Page 114 of the Deed Records of Travis County, Texas, said iron
27 rod being the northwest corner of said 9.01 acre tract;

1 THENCE N 82° 44' 36" E, with the south right-of-way line of said
2 State Highway No. 71, the north line of said 9.01 acre tract, a
3 distance of 106.99 feet to a broken concrete monument found for
4 corner;

5 THENCE S 56° 47' 12" E, continuing with said south right-of-way line
6 and the north line of said 9.01 acre tract, a distance of 550.52
7 feet to a 3/4-inch rebar set for the northeast corner of said 9.01
8 acre tract;

9 THENCE S 30° 18' 48" W, with the east line of said 9.01 acre tract, a
10 distance of 615.28 feet to a 1/2-inch rebar set for the southeast
11 corner of said 9.01 acre tract same being the northeast corner of
12 said 141.52 acre tract;

13 THENCE S 30° 40' 09" W, with the east line of said 141.52 acre tract,
14 a distance of 3030.36 feet to a 1/2-inch rebar set;

15 THENCE S 30° 26' 39" W, continuing with the east line of said 141.52
16 acre tract, a distance of 6637.23 feet to a 1/2-inch rebar found for
17 the southeast corner of said 141.52 acre tract;

18 THENCE N 59° 44' 24" W, with the south line of said 141.52 acre
19 tract, a distance of 627.59 feet to a 1/2-inch rebar found for the
20 southwest corner of said 141.52 acre tract same being the northwest
21 corner of a 769.524 acre tract conveyed to Will Thurman, Jr. as
22 recorded in Volume 337, Page 153 of the Deed Records of Bastrop
23 County, Texas;

24 THENCE S 30° 48' 56" W, with the east line of said 562.24 acre tract,
25 and the west line of said 769.524 acre tract, a distance of 3068.02
26 feet to a 1-1/2 inch iron pipe found for the southeast corner of
27 said 562.74 acre tract same being the northeast corner of Elm Ridge

1 Phase 1-B, a subdivision recorded in Cabinet 2, Page 301-A of the
2 Plat Records of Bastrop County, Texas;
3 THENCE N 59° 18' 30" W, with the south line of said 562.24 acre
4 tract, passing a brass monument found stamped "Lower Colorado River
5 Authority" at a distance of 3022.11 feet, and continuing with the
6 south line of said 562.24 acre tract for a total distance of 3422.49
7 feet to a 1/2-inch iron rod found for the southwest corner of said
8 562.24 acre tract same being the northwest corner of a 1.80 acre
9 tract conveyed to Billy G. Radford and Pat L. Poehl as recorded in
10 Volume 332, Page 724 of the Deed Records of Bastrop County, Texas;
11 THENCE N 30° 46' 24" E, with the west line of said 562.24 acre tract,
12 a distance of 3831.98 feet to a 3/4-inch iron rod found for the
13 southeast corner of a 19.82 acre tract conveyed to Charles C.
14 Johnstone as recorded in Volume 7753, Page 184 of the Deed Records
15 of Travis County, Texas;
16 THENCE N 30° 35' 08" E, continuing with the west line of said 562.24
17 acre tract, being the east line of said 19.82 acre tract and also
18 continuing with the east line of a 20.00 acre tract conveyed to
19 Charles Johnstone as recorded in Volume 7753, Page 194 for a
20 distance of 976.77 feet to a 3/4-inch iron rod found being the
21 northeast corner of said 20.00 acre tract;
22 THENCE N 30° 34' 39" E, continuing with the west line of said 562.24
23 acre tract, a distance of 2350.23 feet to a 1/2-inch iron rod found
24 for the northwest corner of said 562.24 acre tract;
25 THENCE S 59° 09' 56" E, with the north line of said 562.24 acre
26 tract, the south line of the remainder of a 66.00 acre tract
27 conveyed to Gwen Ericson as recorded in Volume 7465, Page 141 of the

1 Deed Records of Travis County, Texas, for a distance of 1147.35 feet
2 to a 1/2-inch iron rod found for the southwest corner of said 240.25
3 acre tract;

4 THENCE N 30° 40' 00" E, with the west line of said 240.25 acre tract,
5 a distance of 4636.76 feet to a 3/4-inch rebar found for the
6 northwest corner of said 240.25 acre tract said rebar being in the
7 south line of 19.43 acre tract conveyed to Patti J. Higginbothan as
8 recorded in Volume 10689, Page 481 of the Deed Records of Travis
9 County, Texas;

10 THENCE S 59° 30' 16" E, with the north line of said 240.25 acre
11 tract, passing at 1207.06 feet a 1-1/2 inch iron pipe found marking
12 the Travis/Bastrop County Line, and continuing for a total distance
13 of 2246.51 feet to a 1-1/4-inch iron pipe found for the northeast
14 corner of said 240.25 acre tract same being the southeast corner of
15 a 6.00 acre tract conveyed to Gordon and Velda V. Griffin as
16 recorded in Volume 561, Page 610 of the Deed Records of Bastrop
17 County, Texas;

18 THENCE N 30° 36' 07" E, with the west line of said 141.52 acre tract
19 and continuing with the west line of said 9.01 acre tract, a
20 distance of 1513.41 feet to the POINT OF BEGINNING and containing
21 951.10 acres of land more or less.

22 (f) TRACT ONE: 808.872 acres of land, more or less, being
23 out of and a part of the ISAAC LINDSEY SURVEY, A-226 and RUBEN GAGE
24 SURVEY, A-31, Bastrop County, Texas; Said 808.872 acres being more
25 particularly described by metes and bounds.

26 Being a 808.872 acre tract or parcel of land out of and being a part
27 of the ISAAC LINDSEY SURVEY, A-226, and the REUBEN GAGE SURVEY,

1 A-31, in Bastrop County, Texas, and being a part of that certain
2 1613.909 acre tract in the ISAAC LINDSEY, REUBEN GAGE, HIRAM
3 BEALES, and MICHAEL GREEN SURVEYS described in a deed from W.D.
4 Moore, Jr., and Sylvia Moore-Fowler to The Bastrop 1600, an Arizona
5 Partnership, dated Jan. 8, 1985, recorded in Vol. 357, Page 376,
6 Bastrop County Deed Records. Herein described tract being all of
7 that certain 199.1 acre tract described in a deed from Alameda W.
8 Carter, individually and as independent executrix of the Estate of
9 Arthur E. Carter, deceased, to James L. Moore, et, al, dated Jan. 4,
10 1947, recorded in Vol. 120, Page 596, Bastrop County Deed Records;
11 and being a part of that certain 1735 acre tract described as Lot
12 1-289 acres, Lot 4-152.4 acres, Lot 5-205.3 acres, Lot 7-191.6
13 acres, Lot 8-258.5 acres, Lot 10-191.6 acres, Lot 11-258.5 acres,
14 Lot 16-199.6 acres, said tracts being described in a Divorce
15 Judgment recorded in Vol. 139, Page 20, Bastrop County Deed
16 Records. Said tracts being a part of the subdivision of the Mark
17 Young Ranch, according to the map of said subdivision as recorded in
18 the deed Records of Bastrop County, Texas. Herein described
19 808.872 acre tract or parcel being more particularly described by
20 metes and bounds, as follows:

21 BEGINNING at an iron rod found at a fence corner in the
22 occupied southeast corner of the DANIEL GRAY SURVEY, the most
23 easterly corner of the before mentioned ISAAC LINDSEY SURVEY, the
24 northwest line of the before mentioned REUBEN GAGE SURVEY, the most
25 northerly east corner of the said 1613.989 acre tract for the most
26 northerly corner of this tract. Said point being a north corner of
27 Thousand Oaks, a subdivision as recorded in Plat Cabinet 1, Page

S.B. No. 1922

1 129A-133B, Bastrop County Plat Records and being the most easterly
2 corner of Lot 16 of the before mentioned Mark Young Ranch
3 Subdivision.

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

12 THENCE continuing with the upper southeast line of the said
13 1613.989 acre tract, the northwest line of Thousand Oaks, the
14 southeast line of said Lot 12, S 45° 20' 53" W, 1054.06 feet to an
15 iron rod found at a fence corner, the most westerly corner of
16 Thousand Oaks, the most northerly corner of Lot 10 of said Mark
17 Young Ranch Subdivision, an Interior corner of the said 1613.989
18 acre tract for an interior corner of this tract.

19 THENCE with the southwest line of Thousand Oaks, the
20 northeast line of Lots 10 and 11 of Mark Young Ranch Subdivision, a
21 lower northeast line of the said 1613.989 acre tract, S 44° 47' 30"
22 E, 3764.01 feet to an iron rod found at the most southerly east
23 corner of the said 1613.989 acre tract for the most southerly east
24 corner of this tract.

25 THENCE with the southeast line of the said 1613.989 acre
26 tract, S 45° 00' 00" W, 4641.20 feet to an iron rod found for the most
27 southerly corner of this tract.

1 THENCE crossing said 1613.989 acre tract, N 44° 47' 30" W,
2 3807.00 feet to an iron rod found in a northwest line of same, the
3 occupied southeast line of the HIRAM BEALES SURVEY, the northwest
4 line of the REUBEN GAGE SURVEY, the northwest line of Lot 7 of the
5 Mark Young Ranch Subdivision for the most southerly west corner of
6 this tract.

7 THENCE with the occupied southeast line of the HIRAM BEALES
8 SURVEY, the northwest line of said Lot 7, N 45° 15' 01" E, 519.50
9 feet to an iron rod found at the east corner of the Ranch
10 Subdivision, the south corner of Forest Lakes Subdivision; S 82° 08'
11 40" E 34.74 feet to an iron rod found; N 44° 58' 13" E, 1112.95 feet
12 to an iron rod found at the north corner of Lot 7, the west corner of
13 Lot 10 of said Mark Young Ranch Subdivision, the east corner of
14 Forest Lakes Subdivision, the south corner of Escondido
15 Subdivision, an angle corner of the said 1613.989 acre tract for an
16 angle corner of this tract.

17 THENCE continuing with the southeast line, as fenced, of the
18 HIRAM BEALES SURVEY and Escondido Subdivision, the northwest line
19 of the REUBEN GAGE SURVEY, N 45° 18' 09" E, 769.68 feet to an iron rod
20 found; N 45° 13' 55" E, 1231.00 feet to an iron rod found; N 45° 06'
21 13" E, 681.68 feet to an iron rod found; N 10° 00' 21" E, 52.14 feet
22 to an Iron rod found; N 45° 08' 33" E, 328.00 feet to an iron rod
23 found; N 45° 31' 19" E, 988.72 feet to an iron rod found at a fence
24 corner in the southwest line of Lot 16 of said Mark Young Ranch
25 Subdivision, the most easterly corner of Escondido Subdivision, an
26 interior corner of the said 1613.989 acre tract for an interior
27 corner of this tract.

1 THENCE with the northeast line of Escondido Subdivision, the
2 south-west line, as fenced, of Lots 16 and 15 of Mark Young Ranch
3 Subdivision, N 44° 51' 25" W, 3960.58 feet to an iron rod found at a
4 fence corner in the southeast line of Charro Estates Subdivision,
5 the occupied west corner of Lot 15, a west corner of the said
6 1613.989 acre tract for a west corner of this tract.

7 THENCE with the southeast line of Charro Estates, N 45° 08'
8 46" E, 414.45 feet to an iron rod found; N 27° 18' 33" W, 29.88 feet
9 to an iron rod found, N 43° 32' 45" E, 385.65 feet to an iron rod
10 found; N 45° 03' 46" E, 806.14 feet to an iron rod found; N 55° 18' 54"
11 E, 197.22 feet to an iron rod found; N 44° 23' 45" E, 1526.67 feet to
12 an iron rod found; N 40° 48' 42" E, 458.50 feet to an iron rod found
13 lit the southwest line of the before mentioned DANIEL GRAY SURVEY,
14 the northeast line of the ISAAC LINDSEY SURVEY, the most northerly
15 corner of the said 1613.989 acre tract for the most northerly corner
16 of this tract.

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

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